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30 January 2026

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND)
ORDER 2010**

Case Reference	HGY/2026/0260
Location	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal	Non-Material Amendment to amend condition 32(a) (ecological enhancements) to amend the trigger for submission of the details attached to the approved Hybrid Consent for application ref. HGY/2022/1833 for detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces
Received	29 January 2026

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on the above date, APPROVE your application as a non-material amendment.

Title	Description	Date
ApplicationFormRedacted.pdf	Application Form - Without Personal Data	29 January 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Informatives:

For the avoidance of doubt, Condition 32(a) (Ecological Enhancements) of planning permission reference HGY/2022/1833 shall now read as follows:

Prior to occupation of no more than 50% of the residential units in Phase 1a and prior to occupation of all future residential units in all phases of the development details of ecological enhancement measures, monitoring and maintenance for that Phase shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures (including bat boxes, bird boxes and bee bricks), a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats