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13 February 2026

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

Case Reference	HGY/2026/0305
Location	103-107 North Hill, Hornsey, London, N6 4DP
Proposal	Non-Material amendment to planning permission (HGY/2024/3240) to amend the wording of condition 20 (Biodiversity Net Gain)
Received	4 February 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
Location Plan		4 February 2026
ApplicationFormRedacted		4 February 2026

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

Informatives:

For the avoidance of doubt:

Condition 20 (Biodiversity Net Gain Plan) of planning permission reference HGY/2024/3240 will now read:

- a) Prior to the commencement of the development, (excluding demolition) hereby permitted, a Biodiversity Net Gain Plan shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include the details of ecological enhancement measures and ecological protection measures, plans showing the proposed location of ecological enhancement measures, 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.
- (b) Prior to the occupation of development hereby permitted, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures are in accordance with the approved measures and in accordance with CIEEM standards.
- (c) A biodiversity net gain of 10% must be achieved firstly by maximising all on-site biodiversity enhancement measures, and then, if needed, through off-site credits

The development shall accord with the details as approved, and the details shall be retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change and to be in accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan 2017, and Policies SP4, SP5, SP11 and SP13 of the Local Plan 2017.