

Our ref: Q220730
PP ref: PP-14707098
Email: matt.eyre@quod.com
Date: 13 February 2026



London Borough of Haringey
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

Dear Sir/Madam,

**APPLICATION FOR THE APPROVAL OF DETAILS PURSUANT TO CONDITIONS B8
(LIVING ROOF) OF PLANNING PERMISSION HGY/2018/2223**

PLOT B (FERRY ISLAND), TOTTENHAM HALE CENTRE, N17

On behalf of Midgard, please find enclosed an application for the approval of details pursuant to Condition B8 (Living Roof) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. The full wording of the is set out in **Annex 1**.

This enclosed application seeks to fully discharge the requirements of Condition B8.

Accordingly, please find enclosed the following documentation, which has been submitted via the Planning Portal (ref: PP-14707098) in support of this application:

- This Covering Letter;
- Completed application form; and
- Drawings:
 - TH-IS-02-001-A-22061-27-157;
 - TH-IS-02-001-A-22061-27-163;
 - TH-IS-02-001-A-22061-27-164;
 - TH-IS-00-001-A-22061-27-601;
 - TH-IS-00-001-A-22061-27-602;
 - TH-IS-01-001-A-22061-27-157;
 - TH-IS-01-001-A-22061-27-169;
 - TH-IS-01-001-A-22061-27-170;





- TH-IS-01-001-A-22061-27-187; and
- TH-IS-01-001-A-22061-27-188.

The application fee of £298 has been paid via the Planning Portal in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023.

I trust that this enables you to register and validate the application but please do not hesitate to contact me should you require any further information or if you have any queries at this stage.

Yours sincerely

Matt Eyre
Associate



Annex 1 – Condition wording

Condition B8 states that:

“B8) Green/living Roof Plan (LBH Carbon Management)”

Part A – Building 1

Prior to installation of green/living roofs on Building 1 of Plot B, a Green/Living Roof Plan in respect of Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

Part B – Building 2

Prior to installation of green/living roofs on Building 2 of Plot B, a Green/Living Roof Plan in respect of Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

The Plans submitted for Part A and Part B shall include:

- A roof(s) plan identifying where the living roofs will be located;*
- Confirmation of the substrates depth ranges;*
- Details on the diversity of substrate depths across the roof to provide contours of substrate;*
- Details on the diversity of substrate types and sizes;*
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;*
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;*
- Details of the location of log piles / flat stones for invertebrates; and*
- Schedule of ongoing maintenance and management*

The approved measures for Building 1 of Plot B shall be incorporated prior to the occupation of Building 1 of Plot B. The approved measures for Building 2 of Plot B shall be incorporated prior to the occupation of Building 2 of Plot B. The development within Plot B shall be carried out in accordance with the approved Plans and maintained thereafter.



REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall."

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