



Officer Report

Application Number:	HGY/2026/0998
Application Type:	Non-Material Amendment
Address:	Tottenham Hale Centre, Tottenham Hale, London
Proposal:	Non-Material Amendment (NMA) to vary Condition 2 (Development in Accordance with Approved Drawings and Documents (LBH Development Management)) of the Tottenham Hale Centre Development (SDP Sites, London, N17) Planning Permission (ref: HGY/2018/2223) dated 27 March 2019 - seeking approval for: amendments to the ground floor plan of Plot A (North Island site) to amalgamate three flexible units into two units.
Case Officer:	Philip Elliott
Valid Date:	07/04/2026
Applicant:	Refer to Company Name
Agent:	Matthew Eyre

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2026/0998

Ward: Tottenham Hale

Date received: 07/04/2026

Title/Drawing number of plans and documents: TH-IS_ZZ_001_A_16_092_(P00)_P100B P06 Proposed Ground Floor Plan – Option B; and TH-M_ZZ_001_A_17013_P(00)_P100 P 06 Proposed Site Plan Ground Floor.

Address: Tottenham Hale Centre, Tottenham Hale, London

Proposal: Application for a Non-Material Amendment (NMA) to vary Condition 2 (Development in Accordance with Approved Drawings and Documents (LBH Development Management)) of the Tottenham Hale Centre (THC) Development (SDP Sites, London, N17) Planning Permission (ref: HGY/2018/2223) dated 27 March 2019 - seeking approval for: amendments to the ground floor plan of Plot A (North Island site) to amalgamate three flexible units into two units.

Applicant: TH Investment Limited

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

2.1. Planning permission 'PP' (Reference: HGY/2018/2223) was granted on 27/03/2019 for: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works..

2.2. A series of NMA's to the THC PP have subsequently been approved:

- February 2020 NMA (ref: HGY/2019/2934) – Involving minor design changes to the Welbourne Plot (Plot C) and amendments to the wording of Conditions A13, B13, C13, D13 and E13;
- May 2020 NMAs (refs: HGY/2020/1076; HGY/2020/1194; and HGY/2020/1075) – Relating to minor internal and external alterations to Plots A (North Island), D (Ashley Road West) and E (Ashley Road East) and an amendment to the overall floorspace figure stated in the Description of Development. Together, the three NMA applications resulted in an increase of 84 sqm (GIA) to the overall floorspace permitted across the Site.
- May 2021 NMA (ref: HGY/2021/1149) – Relating to minor external alterations to Plot D (Ashley Road West);
- October 2021 NMA (ref: HGY/2021/1661) – Comprising minor internal and external design modifications to Buildings 2 and 3 in Plots A and B;
- April 2022 NMA (ref: HGY/2022/0721) – Amended the wording of conditions A6, B6, C6, D6 and E6 of the THC PP;
- April 2022 NMA (ref: HGY/2022/0631) – For minor internal and external design modifications to Buildings 1 and 2 on Plot B;
- May 2022 NMA (ref: HGY/2022/1103) – For non-material amendments to Plot C (Welbourne site) involving minor external design changes to the building;
- November 2022 NMA (HGY/2022/2484) - to introduce a leisure use (Use Class D2) to the approved land uses for the flexible use non-residential unit at ground floor level of the building;
- November 2022 NMA (HGY/2022/2581) - for the provision of ground floor plant enclosure and external louvres to 3 windows into the Welbourne building; and
- May 2023 NMA (HGY/2023/1190) – for minor internal and external design changes to Buildings 1 and 2 of Plot B in order to incorporate a second staircase within each building. Associated updates to the landscaping plans are also proposed to reflect the building modifications.

3. ANALYSIS/ASSESSMENT

Legal/ policy context

3.1. S96 of the Town and Country Planning Act 1990 (as amended) allows the Council to make a change to any planning permission if satisfied that the change is not material. An application for a non-material amendment can only be made by or on behalf of a person with an interest in the land to which the planning permission relates and the application may be made only in respect of so much of the planning permission as affects the land in which the person has an interest.

3.2. The National Planning Practice Guidance (NPPG) sets out that there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application.

3.3. As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore, local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

3.4. The NPPG states that when making a decision the local planning authority must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

3.5. The primary consideration arising from this application is whether the amendments to the original scheme are non-material or whether they warrant a new grant of planning permission. As such, it is pertinent to assess this application against planning permission reference: HGY/2018/2223.

3.6. Assessment

3.6.1. The changes relate to refinements to the ground floor layout within the North Island Plot (Plot A) to replan the flexible units from three to two units. The original permission granted a total of 317sqm (GIA) of flexible retail/office/leisure floorspace within three units on the ground floor.

3.6.2. These amendments do not change the total 317sqm (GIA) of flexible retail/office/leisure floorspace or any external elevations and are proposed to provide more usable sized flexible units for prospective tenants.

3.6.3. The proposed internal amendments respond to initial tenant inquiries and would provide more usable sized units. The works would involve changes to internal walls but would not result in changes to floorspace or external elevations. Accordingly, the proposed amendments are minor in nature and non-material in the context of the THC development planning permission.

3.7. Changes to Approved Plans

3.7.1. The changes result in the following changes to the wording of Condition 2 (changes are in **bold** and underlined with the superseded plans ~~struck out~~):

Condition 2 (Development in Accordance with Approved Drawings and Documents (LBH Development Management))

The approved plans comprise drawing nos:

Masterplan

~~TH-M_ZZ_001_A_17013_P(00)_P001 P 01 (Unchanged from HGY/2018/2223)~~

~~TH-M_ZZ_001_A_17013_P(00)_P003 P 01 (Unchanged from HGY/2018/2223)~~

~~TH-M_ZZ_001_A_17013_P(00)_P100 P 05~~

TH-M_ZZ_001_A_17013_P(00)_P100 P 06

~~TH-M_ZZ_001_A_17013_P(00)_P101 P 05 (Updated in HGY/2023/1190)~~

North Island and Ferry Island

~~TH-IS_ZZ_001_A_16092_(P00)_P099A P 01 (Option A - without a cinema – Not progressed)~~

~~TH-IS_ZZ_001_A_16_092_(P00)_P99B P 04 (Updated in HGY/2023/1190)~~

~~TH-IS_ZZ_001_A_16092_(P00)_P100A P 01 (Option A - without a cinema – Not progressed)~~

~~TH-IS_ZZ_001_A_16_092_(P00)_P100B P 05~~

TH-IS_ZZ_001_A_16_092_(P00)_P100B P 06

~~TH-IS_ZZ_001_A_16092_(P00)_P100MA P 04 (Option A - without a cinema – Not progressed)~~

~~TH-IS_ZZ_001_A_16_092_(P00)_P100MB P 05 (Updated in HGY/2023/1190)~~

~~TH-IS_ZZ_001_A_16_092_(P00)_P101 P 04 (Updated in HGY/2023/1190)~~

~~TH-IS_ZZ_001_A_16_092_(P00)_P102 P 04 (Updated in HGY/2023/1190)~~

~~TH-IS_ZZ_001_A_16_092_(P00)_P103 P 04 (Updated in HGY/2023/1190)~~

~~TH-IS_ZZ_001_A_16_092_(P00)_P107 P 04 (Updated in HGY/2023/1190)~~

~~TH-IS_ZZ_001_A_16_092_(P00)_P108 P 04 (Updated in HGY/2023/1190)~~

~~TH-IS_ZZ_001_A_16_092_(P00)_P109 P 04 (Updated in HGY/2023/1190)~~

TH-IS_ZZ_001_A_16_092_(P00)_P111 P03 (Added in HGY/2023/1190)
TH-IS_ZZ_001_A_16_092_(P00)_P112 P04 (Updated in HGY/2023/1190)
TH-IS_ZZ_001_A_16_092_(P00)_P113 P04 (Updated in HGY/2023/1190)
TH-IS_ZZ_001_A_16_092_(P00)_P114 P04 (Updated in HGY/2023/1190)
TH-IS_ZZ_001_A_16_092_(P00)_P118 P03 (Updated in HGY/2023/1190)
TH-IS_ZZ_001_A_16_092_(P00)_P119 P03 (Updated in HGY/2023/1190)
TH-IS_ZZ_001_A_16_092_(P00)_P120 P02 (Updated in HGY/2023/1190)
TH-IS_ZZ_001_A_16_092_(P00)_P136 P02 (Updated in HGY/2023/1190)
TH-IS_ZZ_001_A_16_092_(P00)_P137 P02 (Updated in HGY/2023/1190)
TH-IS_ZZ_001_A_16_092_(P00)_P138 P04 (Added in HGY/2023/1190)
TH-IS_ZZ_001_A_16_092_(P00)_P210 P03 (Updated in HGY/2023/1190)
TH-IS_ZZ_001_A_16092_(P00)_P211 P02 (Updated in HGY/2022/0631)
TH-IS_ZZ_001_A_16092_(P00)_P212 P02 (Updated in HGY/2022/0631)
TH-IS_ZZ_001_A_16092_(P00)_P213 P02 (Updated in HGY/2022/0631)
TH-IS_ZZ_001_A_16092_(P00)_P220 P 01 (Added in HGY/2021/1661)
TH-IS_ZZ_001_A_16_092_(P00)_P221 P04 (Updated in HGY/2023/1190)
TH-IS_ZZ_001_A_16092_(P00)_P230 P 01 (Added in HGY/2021/1661)
TH-IS_ZZ_001_A_16092_(P00)_P231 P 01 (Added in HGY/2021/1661)

Welbourne

TH-WEL-01-001-A-16063-00-100 03 (Updated in HGY/2022/1103)
TH-WEL-01-001-A-16063-00-101 03 (Updated in HGY/2022/1103)
TH-WEL-01-001-A-16063-00-102 01 (Updated in HGY/2019/2934)
TH-WEL-01-001-A-16063-00-103 01 (Updated in HGY/2019/2934)
TH-WEL-01-001-A-16063-00-104 01 (Updated in HGY/2019/2934)
TH-WEL-01-001-A-16063-00-105 01 (Updated in HGY/2019/2934)
TH-WEL-01-001-A-16063-00-106 01 (Updated in HGY/2019/2934)
TH-WEL-01-001-A-16063-00-107 01 (Updated in HGY/2019/2934)
TH-WEL-01-001-A-16063-00-108 01 (Updated in HGY/2019/2934)
TH-WEL-01-001-A-16063-00-109 01 (Updated in HGY/2019/2934)
TH-WEL-01-001-A-16063-00-110 01 (Updated in HGY/2019/2934)
TH-WEL-01-001-A-16063-00-300 02 (Updated in HGY/2022/1103)
TH-WEL-01-001-A-16063-00-301 03 (Updated in HGY/2022/1103)
TH-WEL-01-001-A-16063-00-302 03 (Updated in HGY/2022/1103)

3348 MPA XX 00 DR A 01501 (Added in HGY/2022/2581)
3348 MPA XX ZZ DR A 02200 (Added in HGY/2022/2581)
3348 MPA XX ZZ DR A 02201 (Added in HGY/2022/2581)
3348 MPA XX ZZ DR A 02205 (Added in HGY/2022/2581)
3348 MPA XX ZZ DR A 02206 (Added in HGY/2022/2581)
3348 MPA XX ZZ DR A 02207 (Added in HGY/2022/2581)

Ashley Road East

TH-ARE-01-001-A-2452-00-100 02 (Updated in HGY/2022/2484)
TH-ARE-01-001-A-2452-00-100M 02 (Updated in HGY/2022/2484)
TH-ARE-01-001-A-2452-00-101 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-102 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-103 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-104 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-105 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-106 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-107 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-108 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-113 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-114 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-120 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-300 01 (Updated in HGY/2020/1075)

TH-ARE-01-001-A-2452-00-301 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-302 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-303 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-304 01 (Updated in HGY/2020/1075)
TH-ARE-01-001-A-2452-00-305 01 (Updated in HGY/2020/1075)

Ashley Road West

TH-ARW-01-001-A-16098-00-101 01 (Updated in HGY/2020/1194)
TH-ARW-01-001-A-16098-00-102 01 (Updated in HGY/2020/1194)
TH-ARW-01-001-A-16098-00-103 01 (Updated in HGY/2020/1194)
TH-ARW-01-001-A-16098-00-301 02 (Updated in HGY/2020/1194)
TH-ARW-01-001-A-16098-00-302 02 (Updated in HGY/2020/1194)

Pavilion

TH-IS_ZZ_001_A_17040_(00)_P120 P 00
TH-IS_ZZ_001_A_17040_(00)_P200 P 00
TH-IS_ZZ_001_A_17040_(00)_P301 P 00
TH-IS_ZZ_001_A_17040_(00)_P500 P 00

Landscaping

North Island and Ferry Island

TH-IS-PR-001-LA-TOT494-(90)-3001 P05 (Updated in HGY/2023/1190)
TH-IS-PR-001-LA-TOT494-(90)-5001 P05 (Updated in HGY/2023/1190)

Ashley Road

TH-AR-PR-001-LA-288-(90)-104 P01 (Updated in HGY/2020/1075)
TH-AR-PR-001-LA-288-(90)-105 P01 (Updated in HGY/2020/1075)

Welbourne

TH-WB-PR-001-LA-283-(90)-104 P00
TH-WB-PR-001-LA-283-(90)-105 P00

Demolition

TH-M_ZZ_001_C_040204_(P00)_P710 P01

The approved documents comprise:

Planning Statement (July 2018) and Addendum (October 2018) prepared by Quod; Arboricultural Impact Assessment and Method Statement (July 2018) and Addendum (October 2018) prepared by RPS; Flood Risk Assessment (July 2018) and Addendum (October 2018) prepared by Whitby Wood; Archaeological Desk Based Assessment (July 2018) prepared by GgMs; Ecological Appraisal (July 2018) prepared by RPS; Environmental Statement (ES) Volumes I – III and Non Technical Summary (July 2018) and Addendum (October 2018) prepared by Quod.

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission or S106 obligations related to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

REASON: In order to ensure the development is carried out in accordance with the Approved details and in the interests of amenity.

Summary

3.8. Given their minor nature and negligible impact, the proposed amendments would be non-material. On this basis, the non-material amendments can be granted.

4. RECOMMENDATION

GRANT Non-Material Amendment.

Conditions:

- 1 For the avoidance of doubt, Condition 2 of planning permission reference HGY/2018/2223 is updated to read as follows:

Condition 2:

Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawing nos:

Masterplan

TH-M_ZZ_001_A_17013_P(00)_P001 P 01
TH-M_ZZ_001_A_17013_P(00)_P003 P 01
TH-M_ZZ_001_A_17013_P(00)_P100 P 06
TH-M_ZZ_001_A_17013_P(00)_P101 P 05

North Island and Ferry Island

TH-IS_ZZ_001_A_16_092_(P00)_P99B P04
TH-IS_ZZ_001_A_16_092_(P00)_P100B P06
TH-IS_ZZ_001_A_16_092_(P00)_P100MB P05
TH-IS_ZZ_001_A_16_092_(P00)_P101 P04
TH-IS_ZZ_001_A_16_092_(P00)_P102 P04
TH-IS_ZZ_001_A_16_092_(P00)_P103 P04
TH-IS_ZZ_001_A_16_092_(P00)_P107 P04
TH-IS_ZZ_001_A_16_092_(P00)_P108 P04
TH-IS_ZZ_001_A_16_092_(P00)_P109 P04
TH-IS_ZZ_001_A_16_092_(P00)_P111 P03
TH-IS_ZZ_001_A_16_092_(P00)_P112 P04
TH-IS_ZZ_001_A_16_092_(P00)_P113 P04
TH-IS_ZZ_001_A_16_092_(P00)_P114 P04
TH-IS_ZZ_001_A_16_092_(P00)_P118 P03
TH-IS_ZZ_001_A_16_092_(P00)_P119 P03
TH-IS_ZZ_001_A_16_092_(P00)_P120 P02
TH-IS_ZZ_001_A_16_092_(P00)_P136 P02
TH-IS_ZZ_001_A_16_092_(P00)_P137 P02
TH-IS_ZZ_001_A_16_092_(P00)_P138 P04
TH-IS_ZZ_001_A_16_092_(P00)_P210 P03
TH-IS_ZZ_001_A_16092_(P00)_P211 P02
TH-IS_ZZ_001_A_16092_(P00)_P212 P02
TH-IS_ZZ_001_A_16092_(P00)_P213 P02

TH-IS_ZZ_001_A_16092_(P00)_P220 P 01
TH-IS_ZZ_001_A_16_092_(P00)_P221 P04
TH-IS_ZZ_001_A_16092_(P00)_P230 P 01
TH-IS_ZZ_001_A_16092_(P00)_P231 P 01

Welbourne

TH-WEL-01-001-A-16063-00-100 03
TH-WEL-01-001-A-16063-00-101 03
TH-WEL-01-001-A-16063-00-102 01
TH-WEL-01-001-A-16063-00-103 01
TH-WEL-01-001-A-16063-00-104 01
TH-WEL-01-001-A-16063-00-105 01
TH-WEL-01-001-A-16063-00-106 01
TH-WEL-01-001-A-16063-00-107 01
TH-WEL-01-001-A-16063-00-108 01
TH-WEL-01-001-A-16063-00-109 01
TH-WEL-01-001-A-16063-00-110 01
TH-WEL-01-001-A-16063-00-300 02
TH-WEL-01-001-A-16063-00-301 03
TH-WEL-01-001-A-16063-00-302 03

3348 MPA XX 00 DR A 01501
3348 MPA XX ZZ DR A 02200
3348 MPA XX ZZ DR A 02201
3348 MPA XX ZZ DR A 02205
3348 MPA XX ZZ DR A 02206
3348 MPA XX ZZ DR A 02207

Ashley Road East

TH-ARE-01-001-A-2452-00-100 02
TH-ARE-01-001-A-2452-00-100M 02
TH-ARE-01-001-A-2452-00-101 01
TH-ARE-01-001-A-2452-00-102 01
TH-ARE-01-001-A-2452-00-103 01
TH-ARE-01-001-A-2452-00-104 01
TH-ARE-01-001-A-2452-00-105 01
TH-ARE-01-001-A-2452-00-106 01
TH-ARE-01-001-A-2452-00-107 01
TH-ARE-01-001-A-2452-00-108 01
TH-ARE-01-001-A-2452-00-113 01
TH-ARE-01-001-A-2452-00-114 01
TH-ARE-01-001-A-2452-00-120 01
TH-ARE-01-001-A-2452-00-300 01
TH-ARE-01-001-A-2452-00-301 01
TH-ARE-01-001-A-2452-00-302 01
TH-ARE-01-001-A-2452-00-303 01
TH-ARE-01-001-A-2452-00-304 01
TH-ARE-01-001-A-2452-00-305 01

Ashley Road West

TH-ARW-01-001-A-16098-00-101 01
TH-ARW-01-001-A-16098-00-102 01
TH-ARW-01-001-A-16098-00-103 01
TH-ARW-01-001-A-16098-00-301 02
TH-ARW-01-001-A-16098-00-302 02

Pavilion

TH-IS_ZZ_001_A_17040_(00)_P120 P 00
TH-IS_ZZ_001_A_17040_(00)_P200 P 00
TH-IS_ZZ_001_A_17040_(00)_P301 P 00
TH-IS_ZZ_001_A_17040_(00)_P500 P 00

Landscaping

North Island and Ferry Island

TH-IS-PR-001-LA-TOT494-(90)-3001 P05
TH-IS-PR-001-LA-TOT494-(90)-5001 P05

Ashley Road

TH-AR-PR-001-LA-288-(90)-104 P01
TH-AR-PR-001-LA-288-(90)-105 P01

Welbourne

TH-WB-PR-001-LA-283-(90)-104 P00
TH-WB-PR-001-LA-283-(90)-105 P00

Demolition

TH-M_ZZ_001_C_040204_(P00)_P710 P01

The approved documents comprise:

Planning Statement (July 2018) and Addendum (October 2018) prepared by Quod; Arboricultural Impact Assessment and Method Statement (July 2018) and Addendum (October 2018) prepared by RPS; Flood Risk Assessment (July 2018) and Addendum (October 2018) prepared by Whitby Wood; Archaeological Desk Based Assessment (July 2018) prepared by GgMs; Ecological Appraisal (July 2018) prepared by RPS; Environmental Statement (ES) Volumes I – III and Non Technical Summary (July 2018) and Addendum (October 2018) prepared by Quod.

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission or S106 obligations related to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

REASON: In order to ensure the development is carried out in accordance with the Approved details and in the interests of amenity.