



Officer Report

Application Number: HGY/2026/1045
Application Type: Approval of details reserved by a condition
Address: PLOT B (FERRY ISLAND) AND F (PAVILLION),
Tottenham Hale Centre, London
Proposal: Approval of details pursuant to Sitewide Condition 21
(Public Lighting Strategy (LBH Development
Management)) in relation to Plots B (FERRY ISLAND
site) and F (PAVILLION site) of the Tottenham Hale
Centre development planning permission (LPA ref:
HGY/2018/2223) dated 27 March 2019.
Case Officer: Philip Elliott
Valid Date: 13/04/2026
Applicant: Please refer to Company name
Agent: Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2026/1045

Ward: Tottenham Hale

Date received: 13/04/2026

Last amended date: N/A

Drawing number of plans: TH-IS-00-001-J-2613-63-1GF1 Public Realm Lighting Arrangement Floor - Plan 1 C02; TH-IS-00-001-J-2613-63-1GF2 Public Realm Lighting Arrangement Floor - Plan 2 C03; TH-IS-00-001-J-2613-63-5GF0 Ground Floor Passage Lighting Details C02; TH-IS-00-001-J-2613-63-500 Landscape Lighting Details - 1 C01; TH-IS-00-001-J-2613-63-501 Landscape Lighting Details - 2 C01; TH-IS-00-001-J-2613-63-502 Landscape Lighting Details - 3 C01; TH-IS-00-001-J-2613-63-503 Landscape Lighting Details - 4 C01; TH-IS-00-001-J-2613-63-700 Public Realm Lighting Control Schedule C02; TH-IS-00-001-J-2613-63-850 Luminaire Specification C02; TH-IS-00-001-J-2613-63-910 Exterior Options Report P01; TH-IS-02-001-J-2613-63-11F0 Building 2 Ground Floor Lighting Arrangement Ceiling Plan C03; TH-IS-02-001-J-2613-63-500 Building 02 Exterior Lighting Details C01.

Address: Strategic Development Partnership (SDP) Sites - Plot B (Ferry Island) and Plot F (Pavilion site), Tottenham Hale Centre, London, N17

Proposal: Approval of details pursuant to Sitewide Condition 21 (Public Lighting Strategy (LBH Development Management)) in relation to Plots B (FERRY ISLAND site) and F (PAVILION site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Applicant: Midgard Ltd

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (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.

3. ANALYSIS/ASSESSMENT

Condition 21 reads:

21) Public Lighting Strategy (LBH Development Management)

Details of a Public Realm Lighting Strategy shall be submitted in writing to and approved by the Local Planning Authority prior to installation of any lighting. The Strategy shall be in broad conformity with Vol 8 – Lighting Strategy of the Design and Access Statement (July 2018). The strategy shall be implemented as approved and maintained thereafter and shall be delivered in line with the timescales set out in the Public Access Areas Phasing Details as defined in the s106 Agreement relating to, and of even date with, this permission.

REASON: To ensure a high quality public realm.

Pursuant to Site Wide Condition 21 the applicant has submitted drawings and details of the public realm lighting strategy for the final phases of the scheme – Plots B and F. The proposed lighting would be in broad conformity with Vol 8 – Lighting Strategy of the Design and Access Statement (July 2018) and would provide sufficient lighting for public realm areas in these plots to ensure a high quality public realm.

4. RECOMMENDATION

APPROVE PUBLIC LIGHTING STRATEGY DETAILS RELATING TO CONDITION 21 (FOR PLOT B (FERRY ISLAND SITE) AND PLOT F (PAVILION SITE) ONLY) ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents: TH-IS-00-001-J-2613-63-1GF1 Public Realm Lighting Arrangement Floor - Plan 1 C02; TH-IS-00-001-J-2613-63-1GF2 Public Realm Lighting Arrangement Floor - Plan 2 C03; TH-IS-00-001-J-2613-63-5GF0 Ground Floor Passage Lighting Details C02; TH-IS-00-001-J-2613-63-500 Landscape Lighting Details - 1 C01; TH-IS-00-001-J-2613-63-501 Landscape Lighting Details - 2 C01; TH-IS-00-001-J-2613-63-502 Landscape Lighting Details – 3 C01; TH-IS-00-001-J-2613-63-503 Landscape Lighting Details – 4 C01; TH-IS-00-001-J-2613-63-700 Public Realm Lighting Control Schedule C02; TH-IS-00-001-J-2613-63-850 Luminaire Specification C02; TH-IS-00-001-J-2613-63-910 Exterior Options Report P01; TH-IS-02-001-J-2613-63-11F0 Building 2 Ground Floor Lighting Arrangement Ceiling Plan C03; TH-IS-02-001-J-2613-63-500 Building 02 Exterior Lighting Details C01.

