



Officer Report

Application Number:	HGY/2026/1108
Application Type:	Approval of details reserved by a condition
Address:	Plot B (Ferry Island) , Tottenham Hale Centre, London
Proposal:	Approval of details pursuant to Conditions B1 (Materials Samples) [relating to Roof level and retail kitchen extracts following approval of wider materials under HGY/2024/1995] in relation to Plot B (FERRY ISLAND site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer:	Philip Elliott
Valid Date:	20/04/2026
Applicant:	6
Agent:	Please refer to Company name Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2026/1108

Ward: Tottenham Hale

Date received: 20/04/2026

Last amended date: N/A

Drawing number of plans: TH-IS-00-001-A-22061-21-900-Rev03 - Tottenham Hale Ferry Island External Materials - Building 1 and 2 - 27th March 2026.

Address: Strategic Development Partnership (SDP) Sites, Welbourne, North Island, **Ferry Island**, Ashley Road East and Ashley Road West, Station Road, London, N17

Proposal: Approval of details pursuant to Conditions B1 (Materials Samples) [relating to Roof level and retail kitchen extracts following approval of wider materials under HGY/2024/1995] in relation to Plot B (FERRY ISLAND 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.

Partial approval for all materials except for roof level materials and retail kitchen extracts were granted under HGY/2024/1995 on 12/09/2024.

3. ANALYSIS/ASSESSMENT

Condition B1 reads:

B1) Materials Samples

Part A – Building 1

Prior to the installation of materials on the external surfaces on Building 1 within Plot B, samples of materials to be used for the external surfaces of Building 1 hereby approved, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

Part B – Building 2

Prior to the installation of materials on the external surfaces on the Building 2 within Plot B, samples of materials to be used for the external surfaces of Building 2 hereby approved, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

REASON: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

Pursuant to Condition B1 a report identifying the materials to be used for both Buildings 1 and 2 in Plot B – Ferry Island site have been submitted. Physical samples to be used for the external surfaces of both buildings were reviewed on site by both the Planning Officer and Design Officer as part of the approval process for HGY/2024/1995.

The samples were suitable and safeguard the visual amenity of the emerging District Centre. This submission seeks further approval for the materials to be used at roof level and for the retail kitchen extracts. These materials would reflect those that have already been approved and would be acceptable. As such, the submitted details relating to Condition B1 can be approved.

4. RECOMMENDATION

APPROVE THE MATERIALS SAMPLES DETAILS RELATING TO PLOT B (FERRY ISLAND SITE) ONLY
RESERVED BY CONDITION B1 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents: TH-IS-00-001-A-22061-21-900-Rev03 - Tottenham Hale Ferry
Island External Materials - Building 1 and 2 - 27th March 2026.