



# Officer Report

**Application Number:** HGY/2026/1210  
**Application Type:** Approval of details reserved by a condition  
**Address:** Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH  
**Proposal:** Partial approval of details (Plot D of Phase 1A only ) pursuant to Condition 55 (Landscaping - excluding part xii: signage) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.  
**Case Officer:** Samuel Uff  
**Valid Date:** 29/06/2026  
**Applicant:** Mr James Meehan  
**Agent:**

## **RECOMMENDATION**

**Approve**

## **REPORT FOR CONSIDERATION UNDER DELEGATED POWERS**

### **APPROVED DEVELOPMENT**

**HGY/2022/1833** Hybrid Planning Application for:

- (1) Detailed planning permission for Phase 1A, for:
- (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2;
  - (b) the demolition of other existing buildings (in accordance with the demolition plan);
  - (c) the erection of new buildings for residential uses (Use Class C3);
  - (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses;
  - (e) landscaping including enlargement of the Peace Garden; and,
  - (f) associated car and cycle parking spaces and servicing spaces;
- (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and
- (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for:
- (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2;
  - (b) provision of associated pedestrian and cycle accesses;
  - (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and,
  - (d) car and cycle parking spaces and servicing spaces.

## CONSULTATION RESPONSE

LBH Transportation: No objection to short stay cycle storage.

LBH Design: No objection to additional play equipment in the courtyards as this is optimal place for such equipment.

## ANALYSIS/ASSESSMENT

Condition 55 (landscaping) reads:

*Notwithstanding the details submitted as part of the application, three months prior to the beginning of relevant works in Phase 1A, full details of hard and soft landscaping shall be submitted to and approved in writing by*

*i) Hard surfacing materials;*

*ii) Children's play areas and equipment;*

*iii) Boundary treatments*

*iv) Any relevant SUDs features and associated SUDS management and maintenance plans, detailing future management and maintenance responsibilities for the lifetime of the development*

*v) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.);*

*vi) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);*

*vii) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;*

*viii) If T47 black mulberry is damaged during construction and associated works and needs to be removed this shall be replaced with a high quality tree of an appropriate size, standard and species;*

*ix) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and*

*x) Implementation programme.*

*xi) Long term management*

*xii) Full details of wayfinding signage including their location, material and mounting (developed in consultation with the Council's Regeneration team);*

*xiii) details of short stay parking to be provided in accordance with the London Cycle Design Standards.*

*xiv) existing and proposed land levels.*

*The development within Phase 1A shall thereafter be carried out in accordance with the approved details, management and maintenance plan and implementation programme unless otherwise agreed in writing by the Local Planning Authority.*

*Reason: To ensure a satisfactory level of residential amenity, children's play opportunities, food growing opportunities, biodiversity enhancement and boundary treatments along with appropriate management and maintenance arrangements.*

It is important to note that the landscaping details provided relate solely to Plot D. Pursuant to this partial landscaping discharge the applicant has provided the following;

**i) Hard surfacing materials** - These provide robust paving and detailing consistent with the approved permission. Similar materials has been used elsewhere on site.

**ii) Children's play areas and equipment** - Additional information has been provided for the play equipment in this area, including the details of natural play equipment highlighted in the DAS and wider strategies. Unlike other plots, this is a reasonably substantial quantum of play area. The approved DAS references play equipment in these courtyards would have integrated 'doorstep' and 'natural' play design, integrated with the soft landscaping, which has been achieved and enhanced in this submission.

The development of this part of the site is substantially progressed and much landscaping and infrastructure has been installed. However, the proposal has still been able to incorporate additional play equipment with additional balance beams, timber stepping stones, structural play, as well as the boulders and tree trunk integrated play outlined in the DAS. Additional seating for parents around the play area has also been integrated into this proposal.

The applicant has also provided greater context of how this play equipment will fit in with the wider 'offer' elsewhere on site, although that remains indicative at this time and does not form part of this approval.

It is noted that such a strategy should seek to distinguish each play space and encourage residents to use these pockets of publicly open (from dusk until dawn) courtyards to encourage inter-connectivity of these new plots, whilst accepting that most play will be in the focal central parts of the Peace Garden and other pocket play areas. Overall, the amended detail is considered acceptable and will suffice for Block D only.

**iii) Boundary treatments** – Photo samples and elevations have been submitted in the associated emails and these build on the approved elevations. The boundary treatments in this part of the site are largely the brick and railing of front gardens and the railing and planting beds in the terraces onto the courtyard. The level of detail is considered appropriate for this submission.

**iv) Any relevant SUDs features and associated SUDS management and maintenance plans, detailing future management and maintenance responsibilities for the lifetime of the development** – This part of the site is largely soft landscaping as approved and other SUDS conditions are attached. Further information will be required for how this fits into the wider site and site wide strategy.

**v) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.);** - The application is supported by details of the tables and chairs and benches, as well as cycle and refuse stores. This is a shared public space, for daytime use, so the provision of the curved bench adjacent to the pergola and additional seating along the periphery is welcomed. The amended drawing focusing on the play area provides an additional bench adjacent to the play area and there are other boulders to perch on. This is considered to be acceptable in this locality.

The design of stores is reasonably consistent throughout. Details of the cargo bike store have been submitted in this application and the design and materials are acceptable although the floor plans are not relevant to this consideration and have been omitted from the application and will not form part of the consent.

**vi) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);** Drawings submitted show sufficient detail for the purposes of this condition.

**vii) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate** – The details are sufficient to confirm compliance with the approved design. Planting also aligns with the approval.

**viii) If T47 black mulberry is damaged during construction and associated works and needs to be removed this shall be replaced with a high quality tree of an appropriate size, standard and species** - This is located on the north east area of the whole site so not relevant to plot D.

**ix) Written specifications (including cultivation and other operations) associated with plant and grass establishment** – These details are sufficient and provide detail alongside other conditions, including condition 46, requiring maintenance and management of grassed areas.

**x) Implementation programme** – The implementation programme is acceptable.

**xi) Long term management** – This is more appropriately covered under condition 46.

**xii) Full details of wayfinding signage including their location, material and mounting (developed in consultation with the Council's Regeneration team)** – No substantial detail has been provided for this site. The level of signage in this part of the site will be fairly limited but would be consistent with the wider site and agreed strategy. It is considered that this information for Plot D can be provided in the wider strategy so this will be omitted from the application and will not form part of this consent.

**xiii) details of short stay parking to be provided in accordance with the London Cycle Design Standards** – The cycle stores for temporary storage are provided throughout the wider site. Transport officers have reviewed the application and raise no objection to the level of cycling and detail of cycle storage. It is accepted that the short stay bays in the public realm in front of Plot D will tie in with the wider landscaping when approved. As such this is considered to be acceptable.

**xiv) existing and proposed land levels.** Proposed levels are detailed and are acceptable. The information submitted for drainage (Condition 55) is sufficient for Plot D of Phase 1a only so this is a partial discharge, with further detail expected for all public realm and other plots. The landscaping is considered to be acceptable.

## **RECOMMENDATION**

**GRANT PARTIAL DISCHARGE OF CONDITION 55 FOR PLOT D1 ONLY**

### **Informatives:**

The applicant is advised that the play equipment and landscaping of the relevant part of the courtyard shall be in accordance with N15301-PLI-XX-ZZ-DR-L-60252/P01 as confirmed in the email dated 17/07/2026 and that all detail showing this part of the landscaping in other drawings is indicative only.

The applicant is reminded that this decision is a partial discharge of condition 55 in that it relates to all parts of condition 55 **other than - part xii: signage for Plot D of Phase 1A only.**

Further details for **part xii: signage** of condition 55 will be required to be submitted in the wider landscaping submissions for condition 55 of Phase 1a.