



Officer Report

Application Number:	HGY/2026/0419
Application Type:	Approval of details reserved by a condition
Address:	Tottenham Hale Centre, London
Proposal:	Approval of details pursuant to Condition B8 (Green/living Roof Plan (LBH Carbon Management)) in relation to Plot B (FERRY ISLAND site) ONLY of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer:	Philip Elliott
Valid Date:	16/02/2026
Applicant:	Please refer to Company name
Agent:	Matthew Eyre

RECOMMENDATION

Approve

1. 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.

2. CONSULTATION RESPONSE

LBH Carbon Management

The applicant has confirmed the following:

- The location and the extent of the brown roofs match that of the consented scheme with additional areas of brown roofs on Building 1 North and Building 2 lift overrun.
- The substrate depth ranges from 80-150mm.

Actions:

- Applicant is strongly encouraged to increase the minimum substrate depth to be 120mm as this helps the brown roof to buffer against extreme climate fluctuations.
- With regard to the outstanding information on diversity of substrate depths, types and sizes, details on bare areas of substrate, range of native plant species, log piles/ flat stones and schedule

of maintenance & management, applicant has referred to the specification of the biodiverse mix for the brown roof. However, this information has not been provided.

Officer note: The data sheets submitted by the applicant confirm that the substrate depth shall be between 80-150mm but in most cases this would be around 120mm as confirmed on drawing "TH-IS-00-001-A-22061-27-601 - ROOF TYPES 1".

The applicant has submitted a Maintenance and management schedule, the Seed mix and microhabitat specification to be provided on the 406m2 area of the Building B1 roof (matching the area secured at the planning application stage), and a Biodiverse mix for the brown roof. The "HYDRO-BIODIVERSE-BROWN-LIVING-ROOF_0619" document identifies Microhabitat Creation which includes Seasoned logs, rocks and a variety of substrates (sand, gravel, crushed concrete, etc) used to create different roof top environments each supporting a different species, to maximise biodiversity.

3. ANALYSIS/ASSESSMENT

Condition B8 reads:

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.

Pursuant to Condition B8 the applicant has submitted drawings and information sheets that identify the proposed green/living roof arrangements as well as a maintenance and management schedule. The data sheets submitted by the applicant confirm an appropriate substrate depth and the

submitted documents indicate the type of microhabitat creation that will be incorporated. Including seasoned logs, rocks and a variety of substrates (sand, gravel, crushed concrete, etc) to create different roof top environments each supporting a different species, to maximise biodiversity. As such, the details can be approved.

4. RECOMMENDATION

APPROVE GREEN/LIVING ROOF PLAN DETAILS RELATING TO PLOT B BUILDINGS 1 AND 2 (FERRY ISLAND SITE) RESERVED BY CONDITION B8 ATTACHED TO HGY/2018/2223

As shown on approved drawings/documents: BD01 - Biodiverse Substrate 1.0; A8016-Maintenance-Guide-Living-Roof-v3; TDS-Hydrosol-Seed-Mix; HYDRO-BIODIVERSE-BROWN-LIVING-ROOF_0619; TDS-Axter-Hydrosol-Microhabitat-Accessories; TH-IS-00-001-A-22061-27-601 - ROOF TYPES 1; TH-IS-02-001-A-22061-27-164 - BUILDING 2 - ROOF LEVEL ROOFS SCOPE; TH-IS-01-001-A-22061-27-169 - BUILDING 1 - LEVEL 19 ROOFS SCOPE; TH-IS-01-001-A-22061-27-188 - BUILDING 1 - ROOF NORTH TOWER ROOFS SCOPE; TH-IS-01-001-A-22061-27-170 - BUILDING 1 - LEVEL 20 ROOFS SCOPE; TH-IS-02-001-A-22061-27-163 - BUILDING 2 - PLANT LEVEL ROOFS SCOPE; TH-IS-01-001-A-22061-27-157 - BUILDING 1 - LEVEL 07 ROOFS SCOPE; TH-IS-00-001-A-22061-27-602 - ROOF TYPES 2; TH-IS-01-001-A-22061-27-187 - BUILDING 1 - PLANT LEVEL NORTH TOWER ROOFS SCOPE; TH-IS-02-001-A-22061-27-157 - BUILDING 2 - LEVEL 07 ROOFS SCOPE; A8016-Maintenance-Guide-Living-Roof-v3; Barren Roof System Diagram 1.0.