



Our ref: Q220951
Your ref: PP-15184682
Email: laura.young@quod.com
Date: 25 August 2026

London Borough of Haringey
Planning and Regeneration
Level 6, River Park House
225 High Road
Wood Green
London
N22 8HQ

Planning Portal ref. PP-15184682.

Dear Samuel Uff,

Non-Material Amendment to Condition 5 of Planning Permission HGY/2017/1181 at 810-812 High Road, Tottenham

Enclosed is an application for a non-material amendment to Condition 5 of planning permission reference HGY/2017/1181 (as amended). The application proposes the following description of development:

“Non-material amendment to Condition 5 (landscaping) of planning permission reference HGY/2017/1181 (as amended).”

Changes to Condition 5 are necessary to ensure that the development's landscaping scheme (submitted separately via an approval of details application) are fully compliant with the condition wording. As currently worded, Condition 5 allows a prescriptive type of tree planting only with no flexibility for changes. Due to the availability of tree species, an alternative mix of tree planting is now proposed but which importantly retains the approved principles of the consented landscaping scheme.

As agreed with Officers during pre-application discussions therefore, the following amendments to Condition 5 are proposed (outlined in red) which would allow the condition to be approved in full compliance with the associated requirements:

“5. Prior to the use of the site as a gallery, café or office full details of hard and soft landscaping shall be submitted in writing to and for approval by the Local Planning Authority. Details of hard landscaping works shall include:

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Details shall include:

- *garden furniture (including full product specification)*
- *planting plans (including plants in front forecourt)*
- *a full schedule of species of new trees and shrubs proposed to be removed and planted. The schedule shall include provision of:*
 - o *A = Ginkgo biloba 16-18 cm girth 85L pot*
 - o *B = mulberry (Morus alba 'Platanifolia') 14-16cm girth 85L pot*
 - o *or other suitable replacement planting as agreed by the LPA*

To replace removed trees T2 and T3, in accordance with the Tree Report

- *written specifications (including cultivation and other operations) associated with plant establishment*
- *schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and*
- *an implementation programme.*

The hard and soft landscaping shall be implemented in accordance with the approved details. The approved soft landscaping details shall be implemented in the first planting and seeding season following the occupation of the approved development. The approved hard landscaping details shall be implemented as soon as is practicable following the commencement of the use."

Procedural Matters and Assessment

The Planning Practice Guidance (PPG) notes that there is no statutory definition of non-material as it will be dependent upon the scale of change relevant to the overall context of the scheme. In this case, the proposals must be considered against the development as a whole.

The proposed alteration to the condition wording is to allow for a degree of flexibility with regards to the tree planting on site. The alteration is considered non-material in nature, and would not materially affect the consented development, ensuring that new planting remains consistent with that of the approved permission. Indeed, it has been agreed through pre-application discussions that the change is non-material in nature and capable of being regularised via this route.

I trust that the above is acceptable and I look forward to receiving confirmation of validation in due course. Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Laura Young

Laura Young
Planner

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