



Officer Report

Application Number:	HGY/2026/2387
Application Type:	Non-Material Amendment
Address:	810 High Road, Tottenham, London, N17 0DH
Proposal:	Non-Material Amendment to amend condition 5 (Landscaping) to allow greater flexibility in potential re-planting attached to Planning Permission HGY/2017/1181 approved on 08/06/2017, in relation to 810-812 High Road, Tottenham, London, N17 0DH
Case Officer:	Samuel Uff
Valid Date:	26/08/2026
Applicant:	Mr Richard Serra
Agent:	Miss Laura Young

RECOMMENDATION

Approve

RECOMMENDATION

GRANT Non-Material Amendment

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved development

HGY/2017/1181

Change of use, restoration and repair works and the erection of a single-storey rear extension to permit a multifunctional, flexible occupation (Sui Generis) to include a mix of uses within Use Classes D1, A3 and B1; demolition of a rear wall structure; associated hard and soft landscaping; and other ancillary works

Proposed amendments

The application seeks to amend the wording of the landscaping condition (5) to allow greater flexibility in the type of trees required to be replanting.

Additional wording underlined:

"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:

• 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 Local Planning Authority

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."

ANALYSIS/ASSESSMENT

Legislation came into force on 1 October 2009 which legally allows the Council to approve non-material changes to approved developments (Statutory Instruments 2009 No. 2261 Town & Country Planning (General Development Procedure) (Amendment no 3) (England) Order 2009.Assessment.

The revised wording is considered to be appropriate and will ensure that the future user has flexibility to suggest suitable alternatives. The NMA is considered to be reasonable and proportional.

Conclusion

Therefore, given the comments above, it is considered that the proposed non-material amendments can be granted. An informative will highlight the amended condition.

RECOMMENDATION

GRANT Non-Material Amendment

Informatives:

Condition 5 of planning permission reference HGY/2017/1181 shall now read as follows:

5) Hard and Soft Landscaping

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:

- 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 Local Planning Authority
- 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.

Reason: to protect the amenity of the locality and ensure high quality landscaping.