



Officer Report

Application Number:	HGY/2026/1527
Application Type:	Approval of details reserved by a condition
Address:	819-829 High Road, Tottenham, London, N17 8ER
Proposal:	Approval of details reserved by part (a) of Condition 12 (Landscape Details); part (a) of Condition 19 (Living roofs); and Condition 27 (Urban Greening Factor) attached to 'The Printworks' 819-829 High Road N17 Planning Permission ref. HGY/2023/2306 dated 04th March 2024 for PBSA and Class E.
Case Officer:	Philip Elliott
Valid Date:	01/06/2026
Applicant:	Mr Richard Serra
Agent:	Miss Laura Young

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2026/1527

Ward: Bruce Castle

Date received: 01/06/2026

Last amended date: 29/07/2026

Drawing number of plans: 179-DCA-B1-06-GA-L-90001-C03 - RF Landscape Layout; 179-DCA-B1-05-DR-L-90002-C01 - RF Terrace Landscape Layout; 179-DCA-B1-00-DR-L-90004-C01 - Landscape Layout; 179-DCA-B1-00-DR-L-90007-C01 - Landscape Planting Plan Western Boundary; 179-DCA-B1-00-GA-L-90006-C01 - Landscape Planting Plan; 179-DCA-B1-06-DR-L-90008-C01 - RF Terrace Landscape Planting Plan; 179-DCA-B1-06-DR-L-90010-C02 - RF Landscape Planting Plan; 179-DCA-B1-00-DR-L-90015-C01 - Landscape Layout Courtyard West; 179-DCA-B1-00-GA-L-90016-C01 - Landscape Layout Courtyard East; 179-DCA-B1-00-GA-L-90017-C01 - Landscape Details Courtyard East; 179-DCA-B1-00-DR-L-90018-C01 - Landscape Details Courtyard West; 179-DCA-ZZ-00-DR-L-90021-C01 - Landscape Details Entrance; 179-DCA-ZZ-05-DR-L-90022-C01 - RF Landscape Details Terrace; 179-DCA-B1-00-DR-L-90024-C01 - GF Paving Details; 179-DCA-B1-00-DR-L-90004-C01 - Gate Details 1; 179-DCA-B1-06-DR-L-90013-C01 - RF Irrigation Requirements; 179-DCA-ZZ-ZZ-SP-L-090026-C01 - Landscape Management Schedule; Flood Risk Assessment & Drainage Strategy and Drainage & SUDS Maintenance Plan Revision: 01 Date: 17.07.26 by Walsh; Flood Risk Assessment & Drainage Strategy and Drainage & SUDS Maintenance Plan Revision: 01 Date: 04.06.26 by Walsh; 179-DCA-ZZ-06-GA-L-90001 - UGF Calculations; PRINT-F3A-ZZ-RF-GA-A-89040 Rev P1 - Living Roof Planning Condition Discharge 19a; Document prepared by Re-Form which includes:

1002-RFM-XX-00-DR-L-0010 Rev P01, 1002-RFM-XX-00-DR-L-0005 Rev P05, and Product Data Sheet for Hydro-Biodiverse Seed Living Roof by Axter; and Living Roof Maintenance Guide prepared by Axter.

Address: 'Printworks' 819-829, High Road, London, N17 8ES

Proposal: Approval of details reserved by part (a) of Condition 12 (Landscape Details); part (a) of Condition 19 (Living roofs); and Condition 27 (Urban Greening Factor) attached to 'The Printworks' 819-829 High Road N17 Planning Permission ref. HGY/2023/2306 dated 04th March 2024 for PBSA and Class E.

Applicant: High Road West (Tottenham) Limited

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2023/2306) was granted on 04th March 2024 for: ...the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.

Previously on 31/08/2022 planning permission was granted for ...the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for a residential-led, mixed-use development comprising residential units (C3), flexible commercial, business and service uses (Class E), a cinema (Sui Generis), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to flexible residential (C3), cinema (Sui Generis), and commercial, business and service uses (Class E)

3. CONSULTEE RESPONSES

Carbon Management

The submitted information is acceptable, and we can recommend that Condition 19(a) is discharged.

Flood & Water Management Lead

Having reviewed the applicant's submitted report reference number 6056-WAL-ZZ-XX-SW-RP-D-0003 Revision 01 dated 17th July 2026 as prepared by Walsh – Civil, Structural and Geotechnical Engineers along with Drainage Strategy document reference number HRW-BHE-PW-XX-RP-CI-03000 – 0049225 Revision PO3 dated 16th August 2023 as prepared by Buro Happold Consultant and other related documents and drawings accompanying the planning application for the discharge of Conditions 12 (Landscape), we have no observation to make on the above discharge of condition application.

We are satisfied that sufficient information has been received in terms of assessing the above discharge of planning condition and if the site is to build, manage and maintain as per the above referred documents we are content that the impact of surface water drainage have been adequately addressed.

Senior Arboricultural Officer (Planning)

I hold no objections to the submitted details; therefore the conditions can be discharged without delay.

4. ANALYSIS/ASSESSMENT

Condition 12 reads:

12) Landscape Details

(a) The following external landscaping details of external areas and amenity areas shall be submitted to and approved in writing by the Local Planning Authority before the relevant works listed below commence:

i) Hard surfacing materials;

- ii) Boundary treatments;
- iii) Any relevant SuDS features (as identified in the Drainage Strategy (HRW BHE-PW-XX-RP-C1-0300, Revision P03), dated 16 August 2023);
- iv) A SuDS management and maintenance plan for the proposed SuDS features, 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) A planting management and maintenance / aftercare plan for the proposed planting, detailing future management and maintenance responsibilities for the lifetime of the development;
- ix) Any food growing areas and soil specification;
- x) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and
- xi) Implementation programme.

(b) The external landscaping and SUDS features shall be delivered in accordance with the approved details, management and maintenance plan and implementation programme and maintained as such thereafter.

(c) Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory level of amenity, food growing opportunities, biodiversity enhancement and boundary treatments.

Pursuant to part (a) of Condition 12 the applicant has submitted hard and soft external landscaping details of external areas and amenity areas. This includes SuDS features and their management and maintenance. The Flood & Water Management Lead and the Senior Arboricultural Officer support the proposals. The details satisfy the criteria of the condition and are acceptable.

Condition 19 reads:

19) Living roofs

(a) Prior to the commencement of the development above ground floor slab level (excluding demolition) details of the living roofs shall be submitted to and approved in writing by the Local Planning Authority. Living roofs shall be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants shall be grown and sourced from the UK and all soils and compost used must be peat-free. The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A ground floor plan identifying where the living walls will be rooted in the ground, if any;
- iii) Sections demonstrating installed and expected settled substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- iv) Roof plans annotating details of the diversity of substrate depths and substrate types across the roof to provide contours of substrate, including annotation of substrate mounds and sandy piles in areas with the greatest structural support to provide a variation in habitat, with a minimum of one feature per 10m² of living roof;
- v) Roof plans annotating details of the location of semi-buried log piles / flat stones for invertebrates, with a minimum footprint of 1m² and at least one feature per 10m² of living roof;
- vi) Details on the range of native species of (wild)flowers, herbs in the form of seeds and plug plants planted on the living roofs, or climbing plants planted against walls, to benefit native wildlife;
- vii) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- viii) Management and maintenance plan, including frequency of watering arrangements.

ix) A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;

(b) Prior to the occupation of 90% of the accommodation in the development, evidence must be submitted to and approved by the Local Planning Authority that the living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of soil/substrate planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof(s) and/or walls shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity, reduces the impact on climate change and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

Pursuant to Condition 19 the applicant has submitted drawings and documents detailing the living roof and identifying what habitats it would create, how it would reduce the impact on climate change and support water retention. The Council's Carbon Management team and Senior Arboricultural Officer both find the details submitted to be acceptable. The details demonstrate compliance with part (a) of the condition and can be approved.

Condition 27 reads:

27) Urban Greening Factor

Prior to completion of the construction work, an Urban Greening Factor calculation should be submitted to and approved by the Local Planning Authority demonstrating a target factor of 0.41 has been met through greening measures.

REASON: To ensure that the development provides the maximum provision towards the urban greening of the local environment, creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Pursuant Condition 27 the applicant has submitted a landscape layout plan that identifies the landscaping proposals would have an Urban Greening Factor value of 0.41. The submitted details satisfy Condition 27 and are acceptable.

The details demonstrate compliance with the conditions and, as such, the details are acceptable and can be approved.

5. RECOMMENDATION

GRANT DISCHARGE FOR EXTERNAL LANDSCAPE, LIVING ROOFS, AND URBAN GREENING FACTOR DETAILS RESERVED BY PART A OF CONDITIONS 12 AND 19 AND CONDITION 27 IN FULL ATTACHED TO HGY/2023/2306.

As shown on approved drawings/documents: 179-DCA-B1-06-GA-L-90001-C03 - RF Landscape Layout; 179-DCA-B1-05-DR-L-90002-C01 - RF Terrace Landscape Layout; 179-DCA-B1-00-DR-L-90004-C01 - Landscape Layout; 179-DCA-B1-00-DR-L-90007-C01 - Landscape Planting Plan Western Boundary; 179-DCA-B1-00-GA-L-90006-C01 - Landscape Planting Plan; 179-DCA-B1-06-DR-L-90008-C01 - RF Terrace Landscape Planting Plan; 179-DCA-B1-06-DR-L-90010-C02 - RF Landscape Planting Plan; 179-DCA-B1-00-DR-L-90015-C01 - Landscape Layout Courtyard West; 179-DCA-B1-00-GA-L-90016-C01 - Landscape Layout Courtyard East; 179-DCA-B1-00-GA-L-90017-C01 - Landscape Details Courtyard East; 179-DCA-B1-00-DR-L-90018-C01 - Landscape Details Courtyard West; 179-DCA-ZZ-00-DR-L-90021-C01 - Landscape Details Entrance; 179-DCA-ZZ-05-DR-L-90022-C01 - RF Landscape Details Terrace; 179-DCA-B1-00-DR-L-

90024-C01 - GF Paving Details; 179-DCA-B1-00-DR-L-90004-C01 - Gate Details 1; 179-DCA-B1-06-DR-L-90013-C01 - RF Irrigation Requirements; 179-DCA-ZZ-ZZ-SP-L-090026-C01 - Landscape Management Schedule; Flood Risk Assessment & Drainage Strategy and Drainage & SUDS Maintenance Plan Revision: 01 Date: 17.07.26 by Walsh; Flood Risk Assessment & Drainage Strategy and Drainage & SUDS Maintenance Plan Revision: 01 Date: 04.06.26 by Walsh; 179-DCA-ZZ-06-GA-L-90001 - UGF Calculations; PRINT-F3A-ZZ-RF-GA-A-89040 Rev P1 - Living Roof Planning Condition Discharge 19a; Document prepared by Re-Form which includes: 1002-RFM-XX-00-DR-L-0010 Rev P01, 1002-RFM-XX-00-DR-L-0005 Rev P05, and Product Data Sheet for Hydro-Biodiverse Seed Living Roof by Axter; and Living Roof Maintenance Guide prepared by Axter.