



Hackney Council
Planning Service
1 Hillman Street
London E8 1DY
www.hackney.gov.uk
Hackney Reference:2026/1916

London Borough of Haringey

25-09-2026

Dear Consultee

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application Number: 2026/1916

Site Address: Woodberry Down, Site Known As Phase 5, Land Bounded By Seven Sisters Road And Newnton Close, Hackney, London, N4 2R

Development Description: Approval of reserved matters (appearance, landscape, scale and layout) for Phase 5 of the Woodberry Down Masterplan pursuant to Condition 3 of Outline Planning Permission ref. 2024/2817 (as amended) (Outline planning application (all matters reserved with the exception of access) for the redevelopment and master planning of a residential-led development of Phases 5-8 (inclusive) of the Woodberry Down Estate for up to 3,083 homes (C3 Use Class), up to 950m2 Non Residential Uses (F2 'Local Community Use' Use Class) and up to 300m2 Energy Centre (Sui Generis), This is to also include associated landscaping, open space, play provision, public realm and servicing), and submission of information to discharge the following planning conditions for phase 5: 7, 10, 12, 20, 21, 22, 23, 25, 26, 27, 28, 29, 32, 34, 42, 43, 46, 47, 48, 49, 51 and 52 and partially discharge the following planning conditions for phase 5: 44 and 45

The Council has received an application seeking planning permission for the above address. This application is being dealt with by James Bellis who may be contacted on 020 8356 4757 or by email at james.bellis@hackney.gov.uk

You are invited to submit your comments regarding the proposal before a decision is made. To ensure your comments are automatically linked to the planning application, please submit them online via the following link: <https://hackney.gov.uk/planning-searches>.

Please note that application documents may take up to 24 hours to be available online. For your observations to be considered in the assessment of the planning application, please ensure they are received no later than **24** days from the date of this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Natalie Broughton', is displayed on a light grey rectangular background.

Natalie Broughton

Assistant Director Planning and Building Control
Housing, Climate and Economy