


**Hackney Planning Service**

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## Application for a Non-Material Amendment Following a Grant of Planning Permission

### Town and Country Planning Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

02070892121

Secondary number

Fax number

Email address

neil.mckenna@tibbonalds.co.uk

## Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

Yes

No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

Yes

No

Not applicable

Please add details of all persons notified

**Name of person notified:**

Angela Wood

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

Peabody Housing Association

**Address Line 2:**

45 Westminster Bridge Road

**Town/City:**

London

**Postcode:**

SE1 7JB

**Date notice served:**

19/02/2026

## Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Demolition of all existing buildings and structures and construction of five buildings ranging in height from 3 to 12 storeys comprising 160 mix tenure new and replacement homes (Class C3); commercial (Class B1) floorspace; mixed retail (Class A1/ A2/ A3) floorspace; new/ replacement community (Class D1) floorspace; a new east/ west pedestrian, cycle and service route and parking for 8 on street disabled vehicles; creation of new public spaces and courtyards and new and upgraded pedestrian links; landscaping, including new tree planting and all associated infrastructure, including a new energy centre.

Reference number

2017/5024

Date of decision

22/07/2020

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage
- Other:** Anything not covered by the above category

## Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendments to the description of development, to move the consented quantum of development to a new condition, and move the list of approved plans into Condition 1.

Please state why you wish to make this amendment

Amendments are being made to simplify the description of development. The Approved Plans currently sit after the operative part of the planning permission and before the conditions, and we wish to ensure these are explicitly referenced under Condition 1.

Are you intending to substitute amended plans or drawings?

- Yes
- No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

The following Pre-application meetings have taken place:

PPA 1: 19th June 2024

PPA 2: 13th August 2024

PPA Landscape: 17th September 2025

PPA 3: 8th October 2025

PPA Energy: 5th November

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

**(a) a member of staff**

**(b) an elected member**

**(c) related to a member of staff**

**(d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

If yes, please provide details of their name, role, and how they are related:

Ron Greenwood is Senior Development Manager within Housing Regeneration and Delivery at London Borough of Hackney.

## Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Tibbalds Planning and Urban Design

Date

19/02/2026