LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1816 **Ward:** Northumberland Park

Date received: 13/06/2016

Last amended date: NA

Drawing number of plans:

- Location Plan
- Block Plan
- Section A-A and B-B (POP/4494/PLN/SC/0180/Rev 1; replacing Rev 0)
- West Stand Section (POP/4494/PLN/SC/0182/Rev 1; replacing Rev 0)
- West and East Entrance Sections (POP/4494/PLN/SC/0198 Rev 1; replacing Rev 0)
- East and West Elevations (POP/4494/PLN/EL/0170/Rev 1; replacing Rev 0)
- West Entrance Elevation (POP/4494/PLN/EL/0194/Rev 1; replacing Rev 0)
- West Entrance Redesign – Plan Level 00 (POP/4494/SK/EE/XXXX/9298/Rev 0)

Address: Tottenham Hotspur Football Club 748 High Road N17 0AP

Proposal: Non-material amendment following a grant of planning permission HGY/2015/3000 to amend drawings listed under Condition A4 relating to the remodelling of the new stadium west stand main entrance.

Applicant: Mr Richard Serra Tottenham Hotspur Football & Athletic Co Ltd

Officer contact: Emma Williamson

2. RECOMMENDATION

GRANT Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

Proposed demolition and comprehensive phased redevelopment for stadium (Class D2) with hotel (Class C1), Tottenham Experience (sui generis), sports centre (Class D2); community (Class D1) and / or offices (Class B1); housing (Class C3); and health centre (Class D1); together with associated facilities including the construction of new and altered roads, footways; public and private open spaces; landscaping and related works. Details of "appearance" and "landscape" are reserved in relation to the residential buildings and associated community and / or office building. Details of "appearance" and "scale" are reserved in relation to the sports centre building. Details of "appearance" are reserved in relation to the health centre building. Proposal includes the demolition of 3 locally listed buildings and includes works to a Grade II Listed building for which a separate Listed Building application has been submitted.

3.2 Proposed amendments

Following the resolution to grant planning permission on December 18 2015 at planning committee, and the subsequent grant of consent following consideration by the Mayor and the Secretary of State, amendments to the entrance on the west elevation have been submitted. These amendments replace the angular escalator box on the west elevation with a more sculptural arch extending the glazing out to create a canopy, visually integrating the escalator.
In July 2015 the Council's Quality Review Panel (QRP) reviewed the design of the stadium and expressed concerns about the prominence of the 5 storey elevator projecting from the west elevation. The proposed new design was considered by the Council's Quality Review Panel in October 2015 and the panel welcomed the response to its previous comments of extending the glazing out to create a canopy, visually integrating the escalator.

3.3 Site and surrounds

The application site consists of approximately 8.97 hectares of land located around White Hart Lane Stadium. The site is bounded by Park Lane to the south, Tottenham High Road, to the west, Worcester Avenue to the east and the edge of the completed Phase 1'Northern Development' of the original planning permission.

4. ANALYSIS/ASSESSMENT

S96 of the Town and Country Planning Act 1990 (as amended) allows the Council to make a change to any planning permission if satisfied that the change is not material. An application for a non-material amendment can only be made by or on behalf of a person with an interest in the land to which the planning permission relates and the application may be made only in respect of so much of the planning permission as affects the land in which the person has an interest.

The National Planning Practice Guidance (NPPG) sets out that there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application. As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

The NPPG states that when making a decision the local planning authority must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

The amendment sought here is considered to be non-material in the context of the scale of the proposed development

3.3 Site and surrounds

The application site consists of approximately 8.97 hectares of land located around White Hart Lane Stadium. The site is bounded by Park Lane to the south, Tottenham High Road, to the west, Worcester Avenue to the east and the edge of the completed Phase 1'Northern Development' of the original planning permission.

3.4 Design and impact on the conservation area

In July 2015 the Council's Quality Review Panel (QRP) reviewed the design of the stadium and expressed concerns about the prominence of the 5 storey elevator projecting from the west elevation. The proposed new design was considered by the Council's Quality Review Panel in October 2015 and the panel welcomed the response to its previous comments of extending the glazing out to create a canopy, visually integrating the escalator.

The proposal is considered to be an improvement on that previously consented and is welcomed.

The Conservation Officer set out when assessing the planning application previously consented that the proposed stadium caused less than substantial harm to the conservation area and the nearby locally listed buildings. This less than substantial harm was considered to be outweighed by the heritage benefits of the new stadium as opposed to the stadium consented previously. It is considered that the change proposed to the entrance does not cause any additional harm to that proposed to be caused by the application HGY/2015/3000

On this basis, it is considered that a non-material amendment can be granted.

5. RECOMMENDATION

GRANT Non-Material Amendment