



Our ref: Q230007/ag/jb
Your ref: PP-11941447
Email: james.beynon@quod.com
Date: 21 February 2023

London Borough of Haringey
Planning Services
6th Floor, River Park House
225 High Road
Wood Green
N2 8HQ

By Planning Portal, Reference **PP-11941447**

Dear Officers,

Land to the rear of, 790-796, High Road, London, N17 0DH, London – Application to Partially Discharge Condition 7

On behalf of our client, Tottenham Hotspur Ltd, please find enclosed an application for the partial approval of details pursuant to Condition 7 of planning permission reference HGY/2016/3310 (as amended). Condition 7 requires approval of hard and soft landscaping details associated with the 'Paxton' development, located to the north-west of the Tottenham Hotspur Stadium.

This application been submitted via Planning Portal (ref. **PP-11941447**). **Table 1** outlines all documents submitted in support of the application.

The planning application fee of £116 has been made via the Planning Portal, exclusive of the applicable Portal service charge. This is calculated in full accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017.

Relevant Context

The Site benefits from an extant full planning permission (ref. HGY/2016/3310, as amended) approved in December 2016. Consent was granted for a new, four-storey mixed-use building (known as the Paxton Building), the demolition of rear extensions to 792 and 794 High Road, and associated public realm works. Given the Grade II listed status of both High Road properties, an accompanying listed building consent was also granted for the demolition and associated works (ref. HGY/2016/3540).

The Applicant has delivered the Paxton Building and the majority of the external public realm. Following the demolition works to the rear of 792 and 794 High Road, this area has been separated from the public realm with hoarding and remained as cleared and enclosed land ever since.

The hard and soft landscaping works for the entire public realm were approved under a full discharge of Condition 7 of the planning permission, reference HGY/2017/0834. The works have been implemented with the sole exception of the hoarded area to the rear of 792 and 794 High Road.

Following further design development, the Applicant are now proposing an alternative public realm layout within this hoarded area to complete the landscaping works associated with the Paxton scheme. The enclosed application therefore relates solely to this part of the application site. The wider public realm works would remain as approved and delivered.

A partial approval of Condition 7 is therefore sought relating part of the site area. In addition, the enclosed information only satisfies part of the information required by Condition 7 and a partial approval is also sought on this basis. Further approval(s) of the following outstanding information will follow under separate approval of details application, once confirmed: street furniture; schedule of planting including species/sizes where appropriate; and a soft landscaping implementation plan.

The landscaping details previously approved pursuant to Condition 7 (ref. HGY/2017/0834) included 2 accessible parking spaces within the enclosed application site. A Car Park Management Plan was subsequently approved by the Council pursuant to Condition 5 of the planning permission (ref. HGY/2018/1889) which approved the location of all associated accessible car parking within the adjoining Sainsbury's car park within Lilywhite House, whereby the Applicant control a quantum of spaces directly. The enclosed landscaping details therefore remove the accessible parking spaces from the public realm area and are consistent with the position more recently approved by the Car Park Management Plan.

Summary

I trust that the enclosed is to your satisfaction and look forward to receiving confirmation of validation in due course. In the meantime, should you have any queries please do not hesitate to contact me.

Yours sincerely



James Beynon
Associate Director

enc. As noted
cc Richard Serra – Tottenham Hotspur Football Club
Alan Carruthers – F3



Table 1: Submitted Information

No	Document
1	Site Location Plan, ref. 140922-NT-00-801-P1
2	Site Location Plan for Works, ref. NTRL-F3-XX-ZZ-ST-A-08-051 S2.PA
3	Existing Site Plan, ref. NTRL-F3-XX-ZZ-ST-A-08-052 S2.P1
4	Proposed Site Plan, ref. NTRL-F3-XX-ZZ-ST-A-08-053 S2.P1
5	Existing Plan Ground Floor, ref. NTRL-F3-XX-ZZ-EX-A-08-021 S2.P1
6	Proposed Plan Ground Floor, ref. NTRL-F3-XX-ZZ-GA-A-08-022 S2.P1
7	Existing and Proposed East Elevation, ref. NTRL-F3-XX-ZZ-EL-A-08-001 S2.P1
8	Proposed East Elevation 790, ref. NTRL-F3-XX-ZZ-EL-A-08-011 S2.P1
9	Proposed East Elevation 792, ref. NTRL-F3-XX-ZZ-EL-A-08-012 S2.P1
10	Proposed East Elevation 794, ref. NTRL-F3-XX-ZZ-EL-A-08-013 S2.P1
11	Proposed East Elevation 796, ref. NTRL-F3-XX-ZZ-EL-A-08-014 S2.P1
12	Proposed Part Plan Ground Floor 790, ref. NTRL-F3-XX-ZZ-GA-A-08-031 S2.P1
13	Proposed Part Plan Ground Floor 792, ref. NTRL-F3-XX-ZZ-GA-A-08-032 S2.P1
14	Proposed Part Plan Ground Floor 794, ref. NTRL-F3-XX-ZZ-GA-A-08-033 S2.P1
15	Proposed Part Plan Ground Floor 796, ref. NTRL-F3-XX-ZZ-GA-A-08-034 S2.P1
16	Proposed Sections 1, ref. NTRL-F3-XX-ZZ-SE-A-08-041 S2.P1
17	Proposed Sections 2, ref. NTRL-F3-XX-ZZ-SE-A-08-042 S2.P1
18	Proposed Sections to 794 Lightwell, ref. NTRL-F3-XX-ZZ-SE-A-08-043 S2.P1
19	Design & Access Statement (December 2022)