

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

S73 APPLICATION

PLANNING STATEMENT



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Northumberland Development Project Hotel

S73 Application

Planning Statement

AUGUST 2023

Q200691

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1 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Tottenham Hotspur Property Company Limited (“THFC”) (“the Applicant”) in support of an application for minor material amendments to the London Borough of Haringey (“LBH”) made under Section 73 (“S73”) (“S73 Application”) of the Town and Country Planning Act 1990 (as amended), following the grant of planning permission for the Northumberland Park Development Project (“NDP”) (“the Site”) on 15 April 2016 (LPA ref HGY/2015/3000).
- 1.2 The NDP permission is a ‘hybrid consent’ (“the Hybrid Consent”) which comprises of: full planning permission for Plot 1 (The Stadium), Plot 2 (The Tottenham Experience) and Plot 3 (Hotel); and outline planning permission for Plot 4 (The Extreme Sports Building), Plot 5 (The Residential Buildings and Flexible B1/D1 Space) and Plot 6 (The Community Health Building).
- 1.3 This S73 Application proposes amendments focusses on Plot 3. The revisions are intended to enhance the deliverability of the proposals and respond to the evolving regeneration of the surrounding area.
- 1.4 The changes to the Plot 3 hotel building relate to:
- Changes to the building form and layout
 - Increase to the height of the building from 23 to 29 storeys
 - An increase in the site wide hotel floorspace to 16,132 m²
- 1.5 As part of the design work for the hotel, studies have shown alternative lower proposals for the adjacent Extreme Sports Building (Plot 4). It is not proposed to amend the design of this building at this time on the basis that this is likely to be change again in due course as discussions with occupiers progress.
- 1.6 The description of development for the S73 Application (“the Proposed Development”) is as follows:
- “Application under Section 73 of the Town and Country Planning Act for variations to Condition A4 (Consented Drawings and Documents) and Condition A7 (Maximum Quantity/Density) of the hybrid planning permission HGY/2015/3000 (as amended) for the proposed demolition and comprehensive redevelopment of the Northumberland Park Development Project (the amendments consist of revisions to the design, height and maximum floorspace at Plot 3 Hotel and other changes).”*
- 1.7 The S73 Application proposes to modify planning conditions attached to the Hybrid Consent which requires development to come forward in accordance with consented drawings and documents (Condition A4) and within maximum quantities/densities (Condition A7).

- 1.8 This Planning Statement explains the Proposed Amendments in the S73 Application and considers the acceptability of them in the context of planning policy and other relevant material considerations. It is structured as follows:
- **Section 2** – sets out the relevant planning background including site description and planning history
 - **Section 3** – describes the proposed development
 - **Section 4** – describes the pre-application consultation that has been undertaken
 - **Section 5** – sets out the relevant planning policy context
 - **Section 6** – considers the principle of the application proposals
 - **Section 7** – considers the design of the application proposals
 - **Section 8** – considers other matters relating to the application proposals
 - **Section 9** - explains the approach to planning conditions and Section 106 (“S106”) obligations
 - **Section 10** – provides a summary and conclusions

Planning Application Documents and Drawings

- 1.9 This Planning Statement forms part of a comprehensive suite of documents which are submitted in support of the S73 Application. Each of these documents and their authors are listed in Table 1 below.
- 1.10 The red line planning application boundary for the S73 Application remains the same as that of the Hybrid Consent.
- 1.11 The Drawings Schedule (provided at Appendix 1 of the Cover Letter) differentiates between those drawings that have been amended and those drawings that are unamended from those previously approved under the Hybrid Consent. It also identifies those drawings that have been superseded and are no longer required.

Table 1: List of Application Documents

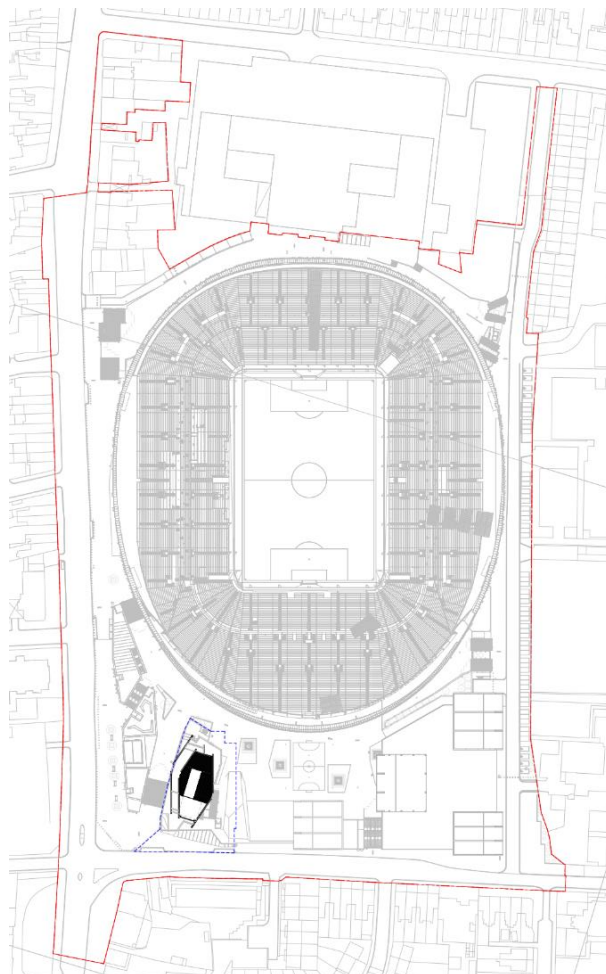
	Document	Author
1	Application Form including Ownership Certificates	Quod
2	CIL Additional Information Form	Quod
3	Cover Letter (inc. Drawing Schedule at Appendix 1)	Quod
4	Design and Access Statement Addendum	F3 & Arup
5	Drainage Strategy	Buro Happold
6	Energy Strategy Addendum	Buro Happold
7	Environmental Statement (ES) Addendum	Quod (ES coordinators) with specialist input
8	Environmental Statement Non-Technical Summary Addendum	
9	Fire Statement and Gateway 1 Fire Form	OFR
10	Flood Risk Assessment	Buro Happold
11	Internal DSO Report	GIA
12	Lighting Statement	Buro Happold
13	Planning Statement (inc. S106 Draft Head of Terms)	Quod
14	Revised Application Drawings (refer to Drawing Schedule at Appendix 1 of Cover Letter)	F3
15	Sustainability Statement Addendum	Buro Happold
16	Transport Assessment Addendum (inc. Framework Travel Plan)	Arup
17	Utilities Planning Report Addendum	Buro Happold
18	Whole Life Carbon Assessment	Buro Happold

2 Relevant Planning Background

Site and surroundings

- 2.1 The Plot 3 Site forms part of the ongoing phased redevelopment of the Tottenham Hotspur Stadium and associated surrounding land, as approved by the Hybrid Consent. The phased redevelopment includes the Tottenham Hotspur Stadium, Tottenham Experience, and the hotel and extreme sports centre.
- 2.2 The Plot 3 Site is located to the south-west of the new Tottenham Hotspur Stadium on the junction of Park Lane and High Road. It is bound by the stadium to the north; two temporary five a-side football pitches and events space to the east (granted planning permission in July 2022 (HGY/2022/0167)); Park Lane to the south; and the Tottenham Experience building to the west.
- 2.3 The Plot 3 Site currently comprises a temporary podium (associated with the stadium) which includes areas of public realm and temporary structures.
- 2.4 The location of the Plot 3 Site is illustrated in Figure 1 below.

Figure 1: Site Location



- 2.5 The Plot 3 Site is in a highly accessible with a PTAL rating of 5/6. It is a six minute walk to White Hart Lane Overground Station to the north west, a ten minute walk to Northumberland Park Rail Station to the east and also within walking distance of various bus stops.
- 2.6 The Site is located in Flood Zone 1 and partially located within Flood Zone 2.
- 2.7 The Tottenham High Road / North Tottenham Conservation Area lies adjacent to the Site to the north west and south west. There are several statutorily and locally listed buildings surrounding the site including the Grade II Listed Warmington House (744 High Road), located to the west of the Site which has been incorporated into the Tottenham Hotspur Experience building. Other listed buildings located near the site include 774 (Fletcher House), 790 (Dial House), 792, 794, 796 (Percy House), 798-802, 808 & 810 High Road. 732 High Road (Beavertown Corner Pin pub) is locally listed and located opposite the Site.

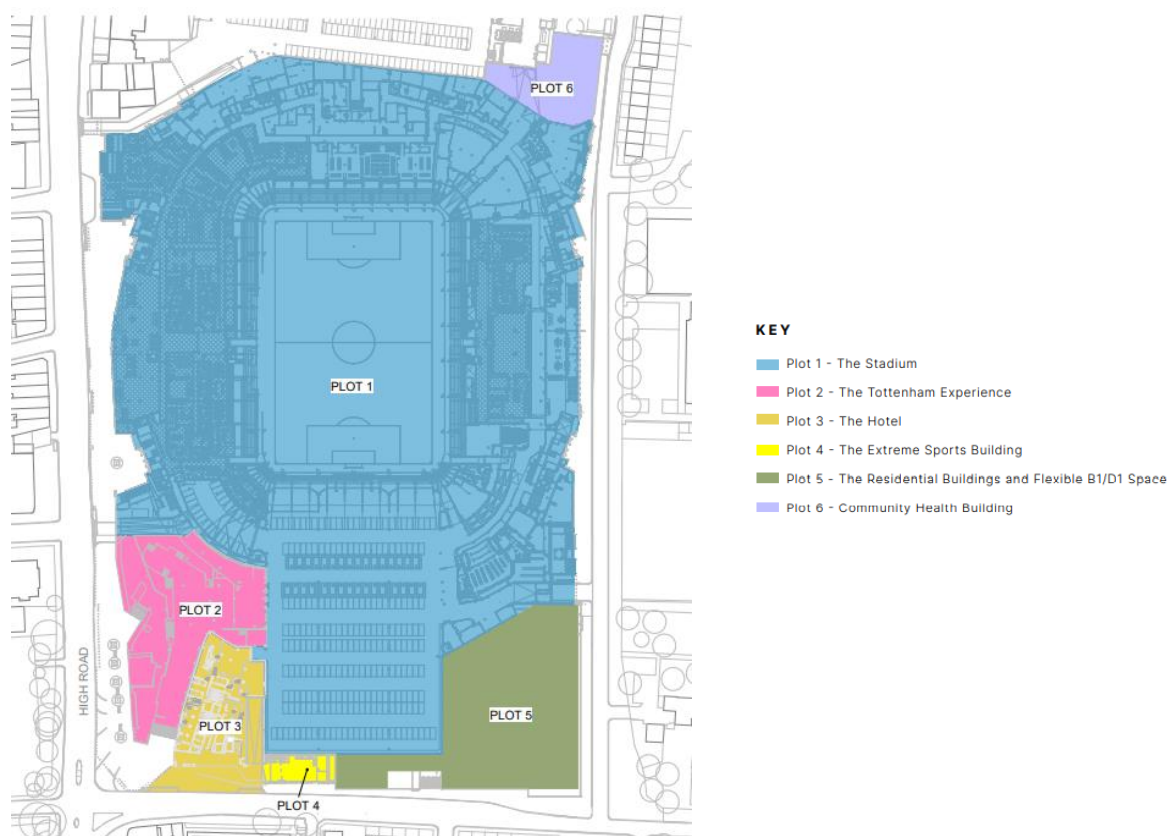
Planning History

- 2.8 A summary of the Site's planning history is provided in **Appendix 1**. The most relevant planning permissions are described below.
- 2.9 As outlined in the previous section, the Plot 3 Site forms part of the ongoing phased redevelopment of the NDP for which the Hybrid Consent was approved in 2016 (ref. HGY/2015/3000). The 'Hybrid Consent' granted planning permission for the following 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 (Ref: HGY/2015/3001)."

- 2.10 The Hybrid Consent was subject to an Environmental Impact Assessment (EIA).
- 2.11 In parallel with this, listed building consent for internal and external works to No.744 High Road, all in connection with the use of the building for ancillary museum uses associated with a separate planning application for the Northumberland Development Project was granted at the same time (ref. HGY/2015/3001).
- 2.12 The Hybrid Consent for phased redevelopment of the NDP Site comprises 6 development plots and is shown in Figure 2 below for illustrative purposes. Full planning permission was granted for the Stadium (Plot 1: Blue in the diagram below), the Tottenham Experience (Plot 2: Pink) and the Hotel (Plot 3: Dark Yellow); and outline planning permission was granted for the Extreme Sports Building (Plot 4; Light yellow), the Residential Buildings and Flexible B1/D1 Space (Plot 5: Green) and the Community Health Building (Plot 6).

Figure 2: Indicative Plot Location



- 2.13 Plots 1 and 2 have been implemented and were completed in 2019. Plot 3 has been implemented up to ground level.
- 2.14 The Hybrid Consent granted full planning permission for a 22-storey tower to accommodate a 180-bedroom hotel with an additional 49 serviced apartments on Plot 3.
- 2.15 The following reserved matters applications have been submitted in respect of Plots 4-6 for which outline planning permission was granted under the Hybrid Consent:
- An application for the approval of reserved matters relating to the scale of Plot 4 (the Extreme Sports Building) was approved by LBH on 19/07/2021 (ref. HGY/2021/1039).
 - An application for the approval of reserved matters relating to the landscaping of Plot 5 (the residential buildings and flexible B1/D1 space) was submitted on 21/12/2022 and is currently being considered by LBH (ref. HGY/2022/4504).
 - An application for the approval of reserved matters relating to the appearance of Plot 6 (the Community Health Building) was approved by LBH on 15/06/2021 (ref. HGY/2021/1043).
- 2.16 Since the Hybrid Consent was approved in 2016, LBH has granted approval for various non-material amendment applications ('S96A applications') which have made amendments to the

Hybrid Consent. The details of each application are summarised in the Planning History provided in **Appendix 1**.

- 2.17 One of these S96A approvals is of direct relevance to the S73 Application which is the non-material amendment or 'NMA' approved in May 2017 which authorised removal of the 90 day restriction (Condition D16) to allow operation of hotel serviced apartments as C3, rather than C1 Use Class, along with consequential amendments to Conditions A4, A7 and D1 (ref. HGY/2017/1183). Following this NMA, the currently approved site wide floorspace set out in Condition A7 is as follows:

Table 2: Amended site wide floorspace (Condition A7)

Land Use	Use Class	Area GIA (m ²)	Units
Leisure (including stadium)	D2	122,000	n/a
Hotel	C1	15,537	180 rooms
Residential	C3	53,298	634
Sui Generis/Tottenham Experience	Sui Generis	4,311	n/a
Business	B1	4,000 (max)	n/a
Community and Culture	D1	6,000 (max)	n/a

Consultation

- 2.18 Because the principle of the hotel and its design has already been accepted through the approval of the NDP Hybrid Permission (and remains the fallback), consultation and engagement has been targeted towards Borough Officers (planning, design, heritage and sustainability) and the Council's Quality Review Panel. This has been supplemented with engagement with local community and other groups, with the proposals tabled at the 13 June and 11 July meetings of the Business Community Liaison Group (BCLG).

- 2.19 Meetings included:

LBH Officer Meeting 1 (November 2022)

- 2.20 An initial overview of the S73 proposals was presented to officers in November 2022 to explain the rationale for the Proposed Development and obtain initial feedback. Officers expressed their in principle support for the Proposed Development.

LBH Officer Meeting 2 (March 2023)

- 2.21 The Applicant held a second meeting with Officers in March 2023. The presentation at this meeting had been informed by the previous pre-application meeting and other discussions with Officers.

Quality Review Panel (April 2023)

- 2.22 LBH has established a Quality Review Panel (QRP) to assist in delivering high quality development. It brings together a team of independent professionals from a range of backgrounds to scrutinise all major development proposals. The QRP advises applicants,

council officers and the Planning Committee on their consideration of how well a development scheme is meeting the principles of the Haringey Development Charter (see Policy DM1 of Haringey's Development Management DPD)¹.

- 2.23 The proposals were presented to the LBH Quality Review Panel in April 2023 who supported the overall approach to design, including the building form and height and sought refinement to the design particularly in respect of ensuring that it responded the character and community in the local area.

LBH Officer Meeting 3 (June 2023)

- 2.24 The third meeting with LBH discussed updates to the design including the massing, height and tower top; the ground and podium interface; the proposed landscaping; the materiality and façade detail; the lighting strategy; and townscape implications.

LBH Officer Meeting 4 (July 2023)

- 2.25 The fourth meeting with LBH discussed the energy strategy and sustainability targets. The importance of DEN connectivity was stressed and ensuring the building responded positively to targets in local policy.

LBH Officer Meeting 5 (July 2023)

- 2.26 The fifth meeting with LBH included discussions around the public realm and servicing strategy. Officer sought clarity on the approach to servicing and sought to ensure that the entrances and area in front of the hotel were as legible as possible.

LBH Officer Meeting 6 (July 2023)

- 2.27 This meeting provided an update on the servicing approach and refinement of the design of the public realm in front of the hotel and responded to the issues raised in meeting 5.

LBH Officer Meeting 7 (July 2023)

- 2.28 In this meeting, the approach to the housing component and engagement going forward was discussed with Officers.

¹ <https://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/design-and-conservation/quality-review-panel>

3 Proposed Amendments

- 3.1 This S73 Application proposes to amend planning conditions attached to the Hybrid Consent, pursuant to S73 of the Town and Country Planning Act 1990 (as amended).
- 3.2 The description of development for the S73 Application (“the Proposed Amendments”) is as follows:

“Application under Section 73 of the Town and Country Planning Act for variations to Condition A4 (Consented Drawings and Documents) and Condition A7 (Maximum Quantity/Density) of the hybrid planning permission HGY/2015/3000 (as amended) for the proposed demolition and comprehensive redevelopment of the Northumberland Park Development Project (the amendments consist of revisions to the design, height and maximum floorspace at Plot 3 Hotel and other changes).”

National Guidance on Amendments to Conditions

- 3.3 National Planning Practice Guidance (“NPPG”) (paragraph 013 Reference ID: 17a-013-20230726) states that:

“In contrast to section 96A, an application made under section 73 of the Town and Country Planning Act 1990 can be used to make a material amendment by varying or removing conditions associated with a planning permission. There is no statutory limit on the degree of change permissible to conditions under s73, but the change must only relate to conditions and not to the operative part of the permission.

Provisions relating to statutory consultation and publicity do not apply. However, local planning authorities have discretion to consider whether the scale or nature of the change warrants consultation, in which case the authority can choose how to inform interested parties..”

- 3.4 The NPPG explains (ID17a-015-20140306) that a decision notice describing the new permission should clearly express that it is made under section 73. It should set out all of the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect.
- 3.5 The NPPG goes on to state (ID: 21a-040-20190723) that the original planning permission will continue to exist whatever the outcome of the application under section 73. The conditions imposed on the original permission still have effect unless they have been discharged.
- 3.6 The Proposed Amendments are focussed on the detailed design and heights of Plot 3 and surrounding public realm. No amendments are proposed to the other five development plots which comprise the majority of the NDP Site (i.e. Plot 1, Plot 2, Plot 4, Plot 5 and Plot 6). The Proposed Amendments do not seek to alter the Hybrid Consent description of development nor the approved red line boundary of the Site.

Proposed Amendments to the NDP Hybrid Consent Conditions²

- 3.7 The S73 Application seeks to amend two conditions attached to the Hybrid Consent (which is subject to a total of 133 planning conditions).

Condition A4 Consented Drawings and Documents

- 3.8 Condition A4 of the Hybrid Consent requires the development to be constructed in accordance with the drawings and details submitted with the original NDP application. The full list of drawings, parameter plans and documents including the Design Code is set out in Schedule 1 (Consented drawings and documents) of the Hybrid Consent.
- 3.9 The Drawings Schedule submitted in support of the S73 Application differentiates between those drawings that have been amended and those drawings that are unamended from those previously approved under the Hybrid Consent. It also identifies those drawings that have been superseded and are no longer required.
- 3.10 It is proposed to update Schedule 1 of the Hybrid Consent accordingly.

Condition A7 Maximum Quantity/Density

- 3.11 Condition A7 of the Hybrid Consent requires that the total quantum of built floorspace across the development shall not exceed the specified floorspace and unit quantum.
- 3.12 The S73 Application proposes to amend only the maximum hotel floorspace quantum specified in the wording of Condition A7³ as follows:

“Maximum quantum / density

The total quantum of built floorspace across the development shall not exceed the following:

<i>Land Use</i>	<i>Use Class</i>	<i>Area GIA (sqm)</i>	<i>Units</i>
<i>Leisure (including stadium)</i>	<i>D2</i>	<i>122,000</i>	<i>n/a</i>
<i>Hotel</i>	<i>C1</i>	<i>15,537</i> <i>16,132</i>	<i>180 rooms</i>
<i>Residential</i>	<i>C3</i>	<i>53,298</i>	<i>634</i>
<i>Sui Generis/Tottenham Experience</i>	<i>Sui Generis</i>	<i>4,311</i>	<i>n/a</i>
<i>Business</i>	<i>B1</i>	<i>4,000 (max)</i>	<i>n/a</i>
<i>Community and Culture</i>	<i>D1</i>	<i>6,000 (max)</i>	<i>n/a</i>

Reason: In order to avoid doubt and in the interests of good planning.”

² A non-material amendment approval dated 9 May 2017 (LPA ref HGY/2017/1183) allowed the removal of the 90 day restriction (Condition D16) to allow operation of hotel serviced apartments as C3, with consequential amendments to Conditions A4, A7 and D1.

³ The existing wording of Condition A7 incorporates amendments to the wording which have been previously approved by a non-material amendment application (S96A approval) granted in May 2017 (ref. HGY/2017/1183).

Other Consequential Changes

- 3.13 In addition, it may also be necessary to make minor consequential amendments to the drawing and document references in other conditions on the Hybrid Consent e.g. condition D1 (Consented Drawings (Relating to the Hotel (Plot 3)) and Condition A6 (Conformity with Environmental Statement).
- 3.14 The suggested amendments which are proposed to the wording of the Hybrid Consent conditions are provided in **Appendix 2** (Proposed Amendments to Planning Conditions).

Rational for Proposed Amendments

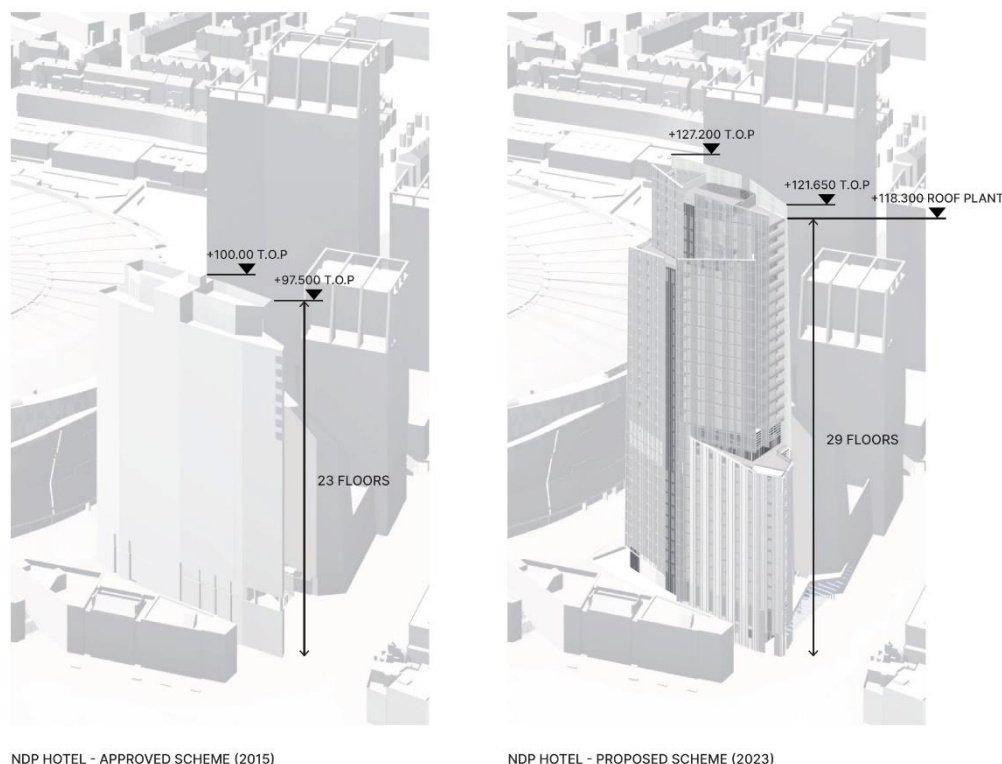
- 3.15 The revisions are intended to enhance the deliverability of the NDP Scheme and respond to the evolving regeneration of the surrounding area. They have been informed by engagement with hotel operators and their requirements as well as emerging and post Covid pandemic trends. This includes:
- The need to provide a second stair for fire safety
 - Variation in hotel room types in terms of layout and sizing
 - Demand for flexible dining arrangements and communal social and workspaces
 - Balancing business and leisure needs with a focus on ancillary space to support health, wellbeing and guest experience
- 3.16 This application also recognises changes in planning policy and guidance with specifically regards to sustainability.
- 3.17 Furthermore, since the existing consent's design was approved the adjoining context of the Site has changed significantly. The revised design therefore seeks to respond to a range of significant schemes that have been approved since the NDP was granted consent in 2016.
- 3.18 The main TH Stadium and Tottenham Experience completed in 2019 along with the refurbishment of the Club's former ticket office back into a Public House immediately opposite the application site. Whilst the majority of these developments were integral to the original proposals conception, they can now be appreciated in their full form as an important part of the areas town and streetscape. In parallel matters relating to Stadium operation and crowd flow, as well as non- event day activation are to be addressed within the revised design. This specifically results in amendments to ground and podium interfaces and associated public realm landscaping to create an active and more open approach to the Hotel building.
- 3.19 Across the High Road the Council's development partner Lendlease has Outline Planning Permission for 2,600-2,900 new homes within the High Road West masterplan. This scheme includes a substantial densification of development and increases height in the area immediately west of the Stadium over that of the envisages Arup HRWMF in place at the time the 2015 application.

Plot 3 Design Changes

Building Design and Form

- 3.20 As shown in Figure 3, building storey heights increase from 23 to 29 storeys. The height of the building has been increased by between 21.6m (121.65m AOD) and 27m (to 127.2m AOD), with the high point representing the peak of the sloped roof. This compares to 100.00m AOD for the currently consented hotel, i.e. an increase in height of 21.6 and 27 metres.

Figure 3: Heights comparison: consented vs proposed



- 3.21 The revised design is intended to maintain the slender profile of the consented NDP hotel when viewed from the north and south, respecting the linear experience of the Conservation Area. The increase in height is intended to enhance the building's role as a legible landmark along the High Road. The increase in height in conjunction with a reduction in the overall length of the east and west elevations adds to the slenderness of the building, creates larger gaps to its neighbours and creates better public realm at podium level.
- 3.22 The design has evolved with the desire to address the developed client brief, emerging context and maintain the successful design rationale of the approved scheme. The key drivers behind the form and mass of the building are to maintain and increase the reading of slenderness in all aspects, open up views and visual connections at both high and low levels, and to create a legible wayfinding landmark on this key site.
- 3.23 The building is comprised of three primary elements: planar blades; folding blades; and recessed glazed infills. These are intended to present a clear, sharp and dynamic character

in relation to their form and articulation referencing both the TH Stadium and Tottenham Experience.

- 3.24 The blade components are composed to further breakdown the proportions of the facades and create a series of terraces relating to both internal uses of the building and datums from the adjoining context, accentuating the verticality of the 'shard-like' main facades.
- 3.25 The planar blades are a crisp and striking element consisting of a vertically emphasised grid framework, with a combination of solid, perforated, and glazed panels to provide views out of the building and add variation within the grid. The blades emerge from the stadium podium and roof terraces, angled towards an apex reaching for the sky.
- 3.26 The lower rise folded blades adopt the similar articulation as the upper portions of the taller planar elements with subtly different metallic tones and variations to the framework to create a solid base to the building. They are folded in plan, wrapping around the façade and offset from the planar blades.
- 3.27 The glazed recessed infills act as the 'shadow gap' infill between the blades and the building's core. They contrast with the blades, remaining secondary, providing openings and a lightness to the envelope of the building.
- 3.28 The building transitions tonally from darker colours at the base (with reference to the Tottenham Experience and High Road Buildings), to lighter colours at the top of the building (with to the stadium).
- 3.29 A series of roof terraces are proposed throughout the building to provide private and shared amenity spaces for residents and hotel guests. In addition to breaking up the massing, they provide external amenity space and views across London for all to experience. All residential apartments within the scheme will be provided with separate outdoor private amenity spaces.

Landscape

- 3.30 The landscape design has been developed to increase space for pedestrians and the amount of greening. This has been achieved through planting at the street level and podium level.
- 3.31 A revised landscape design at the junction between Park Lane and the High Road proposes an entrance plaza/square at street level measuring 725.9 m², creating an enhanced civic public realm at the southern approach from the High Road to the Hotel and wider stadium precinct. A combination of paving is proposed including the existing herringbone block paving, high quality stone paving and stone sets. Two large seating areas are proposed adjacent to Park Lane which are integrated with a raised steel edge planter to include three trees. Bollards are proposed in the paving and are required for safety purposes.
- 3.32 At podium level, an enclosed terrace measuring 163.7 m² for the hotel restaurant is proposed at the northern edge for spill out seating. This will be paved with high quality stone and include planting in raised planters and four trees set in a structural slab pocket. A southern terrace is also proposed which will measure 205.3 m² and include a planter edge with integrated seating and small multi-stem trees.

Play Space

- 3.33 A total of 35 m² of play space is provided on the residential amenity terrace (located on Level 13). This provides accessible doorstep playable space for under 5's which is safe, overlooked and easily accessible for residents and visitors of residents. Adults can sit and watch children play or choose to sit on eastern portion of the terrace, away from the play area. There is an additional benefit of having an internal room that could be used by residents and booked for parties directly adjacent to the play space.

Access Strategy

- 3.34 The landscaping strategy aims to improve pedestrian access and permeability into the Site at street level with a more open aspect incorporating a wider canopy. Within the canopy, fully accessible lifts and stairs are provided externally to podium level.
- 3.35 Three separate, secure and covered pedestrian entrances are proposed from street-level from Park Lane – the first provides access to the hotel lobby; the second to the serviced apartment residential lobby; and the third to a shared amenity area.
- 3.36 Cycle access is taken via the back-of-house access. Short-stay cycle parking for visitor and long-stay cycle parking for hotel employees and guests will be located on the ground floor and will be accessed from this point; concierge service will be provided for hotel guests. Residential cycle parking is provided at the basement level; the cycle lift is proposed to be located adjacent to the visitors cycle parking area on the ground floor.
- 3.37 Access arrangements to the car parking area in the basement of the hotel will remain unchanged via the constructed ramped access provided immediately to the east of the hotel.

Parking

Cycle parking

- 3.38 Under the Hybrid Consent, 12 cycle parking spaces were proposed for the hotel. Under this S73 Application, cycle parking has been increased to align with London Plan (2021) cycle parking standards. A total of 112 cycle parking spaces are proposed which is broken down into the provision outlined in Table 3 below.

Table 3: Proposed cycle parking provision

Land use	Long stay (provided in basement)	Short stay (Sheffield stands provided in public realm)
C3 - Residential (49 units)	95	4
C1 - Hotel (180 rooms)	9	4
Total	104	8

Car Parking

- 3.39 The Hybrid Consent included 76 car parking spaces at basement level and these have been constructed as part of the wider NDP. Due to the increase in the cycle parking provision, the number of car parking spaces will be reduced. Seven wheelchair accessible spaces and 57 standard spaces will be retained.
- 3.40 Electric vehicle charging will be provided to 20% of the spaces as active charging facilities and the remaining 80% will have passive provision meaning that all spaces can be upgraded to provide electric vehicle charging if there is demand.

Servicing and Deliveries

- 3.41 Since the Hybrid Consent, delivery and servicing patterns have changed significantly. The Transport Consultants, Arup, have therefore reviewed the requirements and identified the need to accommodate up to four vehicles during a peak period. This could not be accommodated under the consented arrangement without a significant loss of public realm. As such, delivery and servicing is proposed to be taken from a designated loading area at the forecourt of the hotel accessed from Park Lane. Swept path analysis confirms this can accommodate a 6m van accessing and egressing the designated residential loading area and a 15m coach accessing and egressing the hotel forecourt.
- 3.42 Delivery and serving for the hotel land use will be split between the basement and podium. Car-derived vans will be used for smaller deliveries in the basement and large deliveries and refuse collection will take place at the podium level.
- 3.43 Coaches and taxi drop off will be accommodated in front of the hotel, separate to the loading facilities to ensure demand is managed appropriately. Fire tenders are also able to access the drop off zone.

Summary

- 3.44 In summary, the Proposed Amendments achieve a higher quality scheme which retains the overall design intent and responds positively to the principles of the Tottenham Area Action Plan (“the TAAP”).
- 3.45 Table 4 below summarises the principal changes between the approved scheme and the revised scheme for Plot 3. Further explanation of the changes is outlined within the DAS Addendum. As Table 4 demonstrates, there are minimal changes to the consented scheme and overall increase to the quality of residential accommodation.

Table 4: Comparison between proposed and approved scheme for Plot 3

Topic	Approved Scheme	Revised Scheme
Residential homes Inc. family homes ⁴	49 (0)	49 (32)
Heights	23 storeys	29 storeys
Private residential amenity space	3 m ² balconies provided on 14 units (29% of total units)	External terraces measuring 12 – 62 m ² on all units (100% of total units)
Shared residential amenity space	None	112 m ²
Play space	None	35 m ²
Cycle parking	None	112 spaces

⁴ As defined in Annex 3 of the London Plan (2021) which defines family housing as: A dwelling that by virtue of its size, layout and design is suitable for a family to live in and generally has three, four, five, or more bedrooms.

4 Planning Policy

- 4.1 This Section summarises the national, strategic and local planning policy and guidance which is relevant to assessing the acceptability of the proposals. It also explains the planning designations that affect the Site.

The Development Plan

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant Development Plan unless other material considerations indicate otherwise. The relevant Development Plan comprises:

- LBH Strategic Policies 2013 (with alterations adopted July 2017) (“SP”)
- LBH Development Management DPD (adopted July 2017) (“DM DPD”)
- Site Allocations DPD (adopted July 2017) (“SA DPD”)
- Tottenham Area Action Plan (adopted July 2017) (“TAAP”)
- London Plan (March 2021) (“LP”).

- 4.3 The National Planning Policy Framework (“NPPF”) (July 2021) and accompanying Planning Practice Guidance (“PPG”) are the principal material considerations in this case, alongside various Supplementary Planning Guidance/Documents (“SPDs/SPGs”) as noted below.

Planning Policy Designations

- 4.4 Table 5 below sets out the relevant designations affecting the site and Figures 4 and 5 illustrate the extent of these.

Table 5: Summary of Development Plan Site Designations

Designation	Policy
Upper Lea Valley Opportunity Area (“OA”)	LP Policy SD1
Tottenham Hotspur Stadium Site Allocation	LBH Policy NT7
Northumberland Park Growth Area	LBH Policy SP1
Tottenham AAP	Tottenham Area Action Plan
Tall Building Growth Areas	LBH Policy DM6
Archaeological Priority Area	LBH Policies SP12 and DM9
North Tottenham High Road Conservation Area (adjacent to)	LBH Policy CSV1
Critical Drainage Area	LBH Policy DM26
Listed Buildings within or surrounding (statutory & locally)	LBH Policy CSV1
Flood Zone 2 (in part)	LBH Policy DM26

Figure 4: Extract of Policies Map for the NDP Site

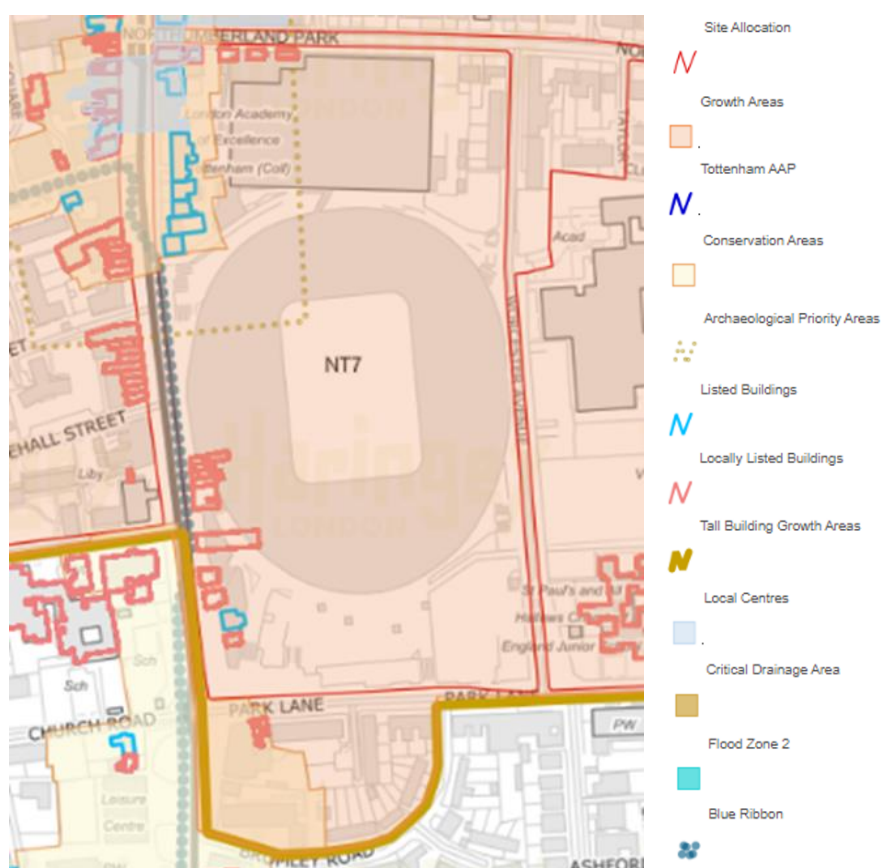


Figure 5: Extract of Policies Map with indicative Plot 3 Location Outlined in Red



London Plan (March 2021)

- 4.5 The LP is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. It defines the London Borough of Haringey within 'Outer London'⁵ and the Upper Lee Valley Opportunity Area⁶ (the "OA"). Significant growth is projected in the OA, indicatively estimated at 21,000 new homes and 13,000 new jobs. Paragraph 2.1.29 states:

"The Lee Valley occupies a strategic position in the London-Stansted-Cambridge-Peterborough growth corridor and provides a range of development opportunities for higher density development. These opportunities include...other accessible sites within and on the edge of town centres...Crossrail 2 will transform transport connectivity and capacity in the Upper Lee Valley and is vital to support the full, long-term potential development capacity."

- 4.6 Policy SD1 'Opportunity Areas' sets out how Local Planning Policy should encourage and deliver growth in OAs.
- 4.7 Policy D3 states that all developments *"must"* make the best use of land by following a designed approach *"that optimises the capacity of sites, including site allocations"*.

⁵ London Plan 2021, Annex 2.

⁶ London Plan 2021, Table 2.1 and Figure 2.6.

- 4.8 Policy H5 (Threshold Approach to applications) of the London Plan requires scheme amendments (via S73) to only include viability information in circumstances where the changes would materially alter the economic circumstances of the scheme or where Proposed Amendments result in a reduction in affordable housing, affordability or other obligations or requirements of the original permission.

LBH Strategic Policies

- 4.9 The strategic policies of the SP DPD set out a vision and key policies for the future development of the borough up to 2026.
- 4.10 Policy SP1 (Managing Growth) states that the Council will focus growth and promote development in three Growth Areas, one of which is North Tottenham (which includes Northumberland Park, the redevelopment of Tottenham Hotspur Football Stadium, and High Road West). Amongst other things, policy SP1 states:

“...The Council will expect development in the Growth Areas to:

- Provide approximately 20,410 new homes and the majority of new business floorspace up to 2026;
- Maximise site opportunities;
- Provide appropriate links to, and benefits for, surrounding areas and communities;
- Provide the necessary infrastructure; and
- Be in accordance with the full range of the Council’s planning policies and objectives...”

- 4.11 Paragraph 1.3.35 of the SP states:

“...the area is due to benefit from the proposed major redevelopment and expansion of Tottenham Hotspur Football Club. Proposals include a new stadium, hotel, club shop, museum, supermarket and new homes, as well as associated improvements to local transport and the public realm. This redevelopment has the potential to deliver employment and training opportunities to local residents.”

- 4.12 With regard to Northumberland Park, the SP states:

“As a result of the proposed redevelopment of the existing Tottenham Hotspur Football Stadium, investment in the Northumberland Park area has started. Northumberland Park is an area with the potential for significant change and investment over the next 15 years. The redevelopment of the stadium provides opportunities for the ward to maximise the regeneration benefits to the local community.

Tottenham Hotspur Football Club has been based at White Hart Lane for over a century. The Stadium is an established part of the landscape, giving an identity to Tottenham. The Club is one of Haringey’s largest businesses and most significant visitor attraction.

The area in which the Club is set has, however, seen a long period of decline moving from relative prosperity to an area with high unemployment and deprivation and a poor local environment.

The Council's aspirations for Northumberland Park include:

- Provision of a mix of land uses including the redevelopment of the football stadium;
- Provision of appropriate residential use, including new build and renewal;
- Provision of appropriate retail and leisure uses to deliver a premier leisure destination in London;
- Appropriate contributions to open space, community facilities, regeneration initiatives and employment and training schemes;
- High quality, sustainable design that respects its surroundings and preserves and enhances the area's historic environment;
- Improving community safety, including reducing opportunities for crime and antisocial behaviour."

4.13 Policy SP2 (Housing) in the SP states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum). It provides density and design standards to deliver quality homes, and also seeks to secure high quality affordable housing stating amongst other things that:

"Subject to viability, sites capable of delivering 10 units of more will be required to meet a Borough wide affordable housing target of 40%, based on habitable rooms"

4.14 Policy SP11 (Design) states:

"All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;

- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.
- Applications for tall buildings will be assessed against the following criteria:

an adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;

assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;

compliance with the Development Management Policies criteria for Tall and Large Buildings siting and design; and

compliance with all the relevant recommendations as set out in CABE / English Heritage “Guidance on Tall Buildings”, 2007.”

LBH Development Management DPD

- 4.15 The DM DPD sets criteria-based policies against which planning applications will be assessed, including policies which give effect to the designations relevant to the Site.
- 4.16 Policy DM1 (Delivering High Quality Design) states all new development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Design-led development proposals which meet a set criteria will be supported.
- 4.17 Where development forms part of an allocated site, Policy DM55 requires a masterplan to be prepared for the wider area to demonstrate that the proposal would not prejudice the future development of other parts of the allocation. Supporting Table 7.1 lists Tottenham Hotspur Football Stadium as a sites with requirements for comprehensive development.

Tottenham Area Action Plan

- 4.18 The TAAP is the key statutory planning document for delivering the regeneration strategy for Tottenham. It establishes the local spatial planning framework for the area, giving detailed expression to the overall growth objectives for Tottenham as contained in the SP DPD.
- 4.19 The Site lies within the Tottenham Hotspur Stadium site allocation (NT7) for which the TAAP provides the following indicative development capacity:
- 285 net new homes
 - 122,045 m² of leisure floorspace
 - 6,000 m² of community floorspace

- 4,000 m² of commercial floorspace
- 18,830 m² of hotel floorspace

4.20 The TAAP allocates the Tottenham Hotspur Stadium site for comprehensive stadium-led development will be required across the site (Site Allocation NT7). More specifically, the site allocation is for the following development:

“A Redevelopment of the existing football stadium to increase match day capacity, with the introduction of residential, commercial, retail, education, community, leisure and hotel uses, and improved public realm across the site.

B The Council will support a mix of leisure uses around Tottenham Stadium to ensure it is a destination on match and non-match days;

C Development will contribute to creating a wider commercial and visitor destination for the area;

D Walking and cycling are important modes of transport around the Stadium, and links will be encouraged, particularly between nearby stations at White Hart Lane and Northumberland Park, and the Stadium;

E New health uses will be incorporated into the Stadium”

4.21 The TAAP also sets out site requirements and development guidelines for Site Allocation NT7.

Other Material Considerations

National Planning Policy Framework (July 2021)

4.22 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions.

Sustainable Development

4.23 Paragraphs 7 and 8 of the NPPF state that the purpose of the planning system is to contribute to the achievement of sustainable development, which has the following three overarching objectives:

- “an economic role – to help build a strong, responsive and competitive economy...
- a social role – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations...
- an environmental role to contribute to protecting and enhancing our natural, built and historic environment...”

- 4.24 The NPPF is underpinned by a presumption in favour of sustainable development. Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development and approve development proposals that accord with an up-to-date development plan without delay.
- 4.25 Paragraphs 81 and 83 of the NPPF are also relevant. These require policies and decisions to create the conditions for businesses to invest and expand, support economic growth and allow areas to build on their strengths.

Housing

- 4.26 Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Design

- 4.27 Paragraph 126 states that good design is a key aspect of sustainable development, with Paragraph 130 setting out that design considerations for planning decisions, including ensuring proposals:
- "Will function well and add to the overall quality of the area;
 - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - Are sympathetic to local character and history, including the surrounding built environment and landscape setting;
 - Establish or maintain a strong sense of place;
 - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and
 - Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users."

Decision-taking

- 4.28 The NPPF also contains policy on decision taking, with Paragraph 38 stating that local planning authorities should approach decisions on proposed development in a positive and creative way and that decision-makers at every level should seek to approve applications for sustainable development where possible.

Planning Practice Guidance

- 4.29 The National Planning Practice Guidance (NPPG) was published in 2014 to provide supporting guidance to the NPPF. The supporting guidance covers a broad range of topics.
- 4.30 The NPPG states that good design is set out in the National Design Guide under the following 10 characteristics: context; identity; built form; movement; nature; public spaces; uses; homes and buildings; resources; and lifespan (Reference ID: 26-001-20191001).
- 4.31 The National Design Guide was first published by the Government in October 2019 and updated January 2021 as planning practice guidance to ensure that all aspects of good design are considered in planning proposals. The guidance outlines the Government's priorities for well-designed places in the form of following ten characteristics:
- Context – enhances the surroundings.
 - Identity – attractive and distinctive.
 - Built form – a coherent pattern of development.
 - Movement – accessible and easy to move around.
 - Nature – enhanced and optimised.
 - Public spaces – safe, social and inclusive.
 - Uses – mixed and integrated.
 - Homes and buildings – functional, healthy and sustainable.
 - Resources – efficient and resilient.
 - Lifespan – made to last.
- 4.32 In August 2021 the NPPG was updated to include new guidance on fire safety and high-rise residential buildings in response to the Grenfell Tower fire in 2017. The guidance applies to buildings that:
- Contain two or more dwellings or educational accommodation; and
- Meet the height condition of 18m or more in height, or 7 or more storeys.
- 4.33 Planning applications that relate to such buildings must be accompanied by a fire statement setting out fire safety considerations specific to the development with a relevant application for planning permission for development which involves one or more relevant buildings. The Health and Safety Executive is a statutory consultee for relevant planning applications (Reference ID: 71-001-20210624).

Upper Lee Valley Opportunity Area Planning Framework (OAPF) (July 2013)

- 4.34 The Upper Lee Valley OAPF was adopted in July 2013 and provides a framework for the regeneration of the OA. Objective 2 of the OAPF specifically refers to optimising development and redevelopment opportunities along the A10/A1010 Corridor, in particular the Tottenham High Road Corridor and Northumberland Park.

Supplementary Planning Guidance

4.35 Regional and local SPGs/SPDs include:

- Mayor of London: Optimising Site Capacity: A Design-led Approach London Plan Guidance (LPG) (June 2023)
- Mayor of London: Accessible London Supplementary Planning Guidance (SPG) (October 2014).
- Mayor of London: Affordable Housing and Viability SPG (August 2017).
- Mayor of London: Housing SPG (March 2016).
- Mayor of London: Housing Design Standards LPG (June 2023)
- Mayor of London: Play and Informal Recreation SPG (September 2012).
- Mayor of London: Sustainable Design and Construction SPG (April 2014).
- Mayor of London: 'Be Seen' Energy Monitoring Statements LPG (September 2021).
- Mayor of London: Public Land Charter LPG (October 2021)
- Mayor of London: Whole Life-Cycle Carbon Assessments LPG (March 2022).
- Mayor of London: Circular Economy Statements LPG (March 2022).
- LBH Open Space and Biodiversity Study (October 2014).
- LBH Open Space and Recreation Standards SPD (March 2008).
- LBH Sustainable Design and Construction SPD (February 2013).

4.36 The Mayor of London issued a draft Fire Safety LPG for consultation in 2022. This document has not been adopted as yet.

4.37 With regard to fire safety, the GLA website states that, given the requirements of London Plan Policy D12 that all developments should achieve the highest standards of fire safety, all planning applications which involve residential buildings over 30 metres in height will need to be designed to provide two staircases before they are referred at Stage 2 for the Mayor's decision⁷.

⁷ <https://www.london.gov.uk/programmes-strategies/planning/planning-applications-and-decisions/referral-process-lpas>

New Local Plan

- 4.38 The LBH are in the early stages of updating their Local Plan. This carries little weight currently and does not impose any design standards or policies in its current form. The Draft Local Plan is expected to be published in summer 2023.

5 Principle of Development

- 5.1 This section considers the overall principle of the proposed development against all levels of planning policy.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, this comprises:
- LBH Strategic Policies 2013 (with alterations adopted July 2017) (“SP”)
 - LBH Development Management DPD (adopted July 2017) (“DM DPD”)
 - Site Allocations DPD (adopted July 2017) (“SA DPD”)
 - Tottenham Area Action Plan (adopted July 2017) (“TAAP”)
 - London Plan (March 2021) (“LP”).
- 5.3 The NPPF is a material consideration for determining the S73 Application and it is underpinned by a presumption in favour of sustainable development. Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development and approve development proposals that accord with an up-to-date development plan without delay.

The Development Plan

- 5.4 The Proposed Amendments will enhance the deliverability of the NDP Scheme and respond to the evolving regeneration of the surrounding area. They have been informed by engagement with hotel operators and their requirements (e.g. second stairs for fire safety) as well as matters relating to stadium operation and crowd flow.
- 5.5 No significant changes are proposed to the housing element of the overall NDP scheme as the amendments only seek to change the design and configuration of the hotel. No change is proposed to the maximum number of apartments (49no.) nor the overall number of residential units which will remain within the overall site wide cap (634no.). Residential floorspace within the building to accommodate larger units and due to the need to accommodate a second staircore within the hotel building. However, the overall approved residential floorspace for NDP will remain unchanged.
- 5.6 The proposed uses are entirely consistent with the TAAP NT7 site allocation. Indeed that policy and its supporting text refer to the consented NDP land uses and floorspace amounts including the those for the hotel. These are listed as indicative and there is nothing within the site allocation which precludes an increase in floorspace for the hotel.
- 5.7 This application is consistent with LP Policy E10 (Visitor infrastructure) which supports London’s visitor economy by enhancing and extending its attractions, inclusive access,

legibility, visitor experience and management and supporting infrastructure, particularly to parts of outer London well-connected by public transport.

- 5.8 The Proposed Amendments are also consistent with the London Plan's design-led approach as required by Policy D3 (Optimising site capacity through the design-led approach) which requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth. Since the existing consent's design was approved the adjoining context of the site has changed significantly. The main TH Stadium and Tottenham Experience has been completed along with the refurbishment of the Club's former ticket office back into a Public House immediately opposite the application site. The proposals will better respond to the surrounding context through the design. The solid base responds to the context of Tottenham and the High Road, mediating the scale of the tower with the surrounding context with its materiality of solid masonry and glass, contrasting to the perforated metal of the tower above and grounding the building to the street and podium.
- 5.9 The Proposed Amendments will also respond to the site requirements of Site Allocation NT7 as it proposes high quality design which responds positively to the heritage context. The proposals will also improve pedestrian permeability across the NDP site and across to the southern High Road approach.
- 5.10 The delivery of the enhanced hotel proposals are also entirely consistent with criteria B of Site Allocation NT7 which states that: *"The Council will support a mix of leisure uses around Tottenham Stadium to ensure it is a destination on match and non-match days"*. To assist with matters relating to stadium operation and crowd flow, this application proposes amendments to ground and podium interfaces and associated public realm landscaping to create an active and more open approach to the Hotel building. These amendments will also complement the stadium and enhance Tottenham's function on match days and non-match days.

Material Considerations

- 5.11 The NPPF is underpinned by a presumption in favour of sustainable development. Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development and approve development proposals that accord with an up-to-date development plan without delay.
- 5.12 The NPPF encourages achieving well-designed places. Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 5.13 Paragraph 130 states that planning decisions should ensure developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping as well as being sympathetic to local character and history.
- 5.14 Whilst the NPPF does not explicitly mention hotel development, the NPPF require policies and decisions to create the conditions for businesses to invest and expand, support economic growth and allow areas to build on their strengths (Paragraph 81).

Summary

- 5.15 As demonstrated above, the principle of the Proposed Amendments is in accordance with the London Plan and the Haringey development plan documents, which comprise the statutory development plan, and with national policy.

6 Design

- 6.1 This section of the Planning Statement considers the acceptability of the Proposed Amendments in respect of design.
- 6.2 The Proposed Amendments have been informed by a thorough analysis of the surrounding context, the site requirements of Site Allocation NT7 and the principles of the TAAP.
- 6.3 The Proposed Amendments are focussed on the detailed design and height of the hotel building and the surrounding public realm. It seeks to enhance the deliverability of the scheme, respond to the evolving surrounding context, specifically by building on the success of the completed stadium, whilst adhering to the design principles and intent established through the consented scheme and the building on the.

Building Form

- 6.4 LP Policy D3 (Optimising site capacity through the design-led approach) states that development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. This means that development must be the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity.
- 6.5 Policy DM1 (Delivering high quality design) requires development to achieve a high-quality standard of design and contribute to the distinctive character and amenity of the local area. The proposals have been subject to a design-led process including in-depth pre-application discussions and a Design Review Panel to satisfy this requirement.
- 6.6 Policies SP11 and SP12 set out the Council's approach to ensuring that design in the borough is of the highest possible quality as well as being sustainable and conserving the borough's heritage. Of specific note, Policy SP11 (Design) sets out the Council's general policy on design, which is that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- 6.7 The Hybrid Consent granted full permission for a 23 storey tower to accommodate a 180-bedroom hotel with an additional 49 serviced apartments. The original design intent comprised a 'shard-like' form linked in style and materiality to the stadium and to frame views from the High Road south and reveal the stadium, while filtering pedestrians between it and the adjacent buildings. The façade comprised of glazing on the front of the building, perforated metal screens to offer privacy to the hotel rooms and a solid masonry and glass base to match the surrounding buildings.
- 6.8 The Proposed Amendments seek to revise the building form and design by proposing a blade-like tower design with a more slender appearance and an enlarged entrance canopy. The principal changes include:

- An increase to the overall height of the building to enhance the buildings role as a legible landmark along the High Road. The height of the lower tower in particular has been amended to align with the height of the stadium
- A reduction to the in the elliptical shape and overall length of the east and west elevations to improve building proportions. This, in in conjunction with the increase in height, adds to the slenderness of the building, creating larger gaps to its neighbours and a better public realm at podium level.
- Redesign of the massing to further enhance the building as a landmark whilst maintaining its slender profile when viewed from the north and south, respecting the linear experience of the Conservation Area. This is achieved by simplifying the façade and creating indentations to further break down the building mass and enhance a reading of verticality
- Creation of two distinctive but related massing elements: the tower and the shoulder. This seeks to better respond to High Road context specifically the kink in the High Road.
- Introduction of terracing to create lower volumes that relate to the podium and High Road building. The large roof terrace on the top of the building has been omitted which has reduced the building footprint and structural load
- Simplification to the building geometry to improve views and connections to the stadium. The planar blades have been divided to create openings for the recessed infill panels and the folding blades help break up massing

- 6.9 In summary, the above changes result in a more elegant, well-proportioned and visually interesting structure that meets policy requirements in that it acts a visual landmark identifying a location as a destination.
- 6.10 Given the Site's visibility and its location which is established as an important stadium destination, it is appropriate that the design quality establishes the building as a landmark that responds to the built and cultural context. The Proposed Amendments will ensure the building is recognised more clearly and signalled as the main arrival point into the stadium, connecting the High Road, stadium and residential buildings. As such the Proposed Amendments align with LP Policy D.3 specifically Part D which seeks developments to respond to the existing character and enhance the local context.
- 6.11 The DAS Addendum explains that a distinctive character is achieved by adopting a materials palette that draws reference from the history of the local area.
- 6.12 In summary, the scale, massing and appearance of the revised building design provides a high quality, sustainable design and layout, that contributes positively to local spatial character.

Building Height

- 6.13 LP Policy D9 (Tall buildings) permits tall buildings where they are within an area that is identified as suitable by the local authority. Part C of Policy D9 sets out how development proposals should assess visual, functional, environmental and cumulative impacts.
- 6.14 Policy SP11 (Design) assesses proposals for tall buildings against several criteria, including the adopted Area Action Plan or masterplan framework for a site (i.e. the TAAP in this case); assessment supporting tall buildings in a Characterisation Study; compliance with the Development Management Policies; and compliance with all relevant recommendations as set out in the CABE/English Heritage “*Guidance on Tall Buildings*” (2007).
- 6.15 Policy DM6 (Building Heights) provides further criteria for the design of tall buildings, including to conserve and enhance the significance of heritage assets, their setting and the wider historic environment that would be sensitive to taller buildings. It notes that tall buildings will only be acceptable in areas identified as being suitable for tall buildings. Figure 4.2 in the AAP confirms that the Site is within an area that is suitable for tall buildings. Figure 2.2 of the Development Management DPD also identifies the Site within a ‘Potential Location Appropriate for Tall Buildings’, with Figure 2.1 confirming that the Site does not directly interact with any locally significant views and vistas.
- 6.16 Policy DM6 also seeks to protect and preserve existing locally important and London-wide strategy views in accordance with Policy DM5. An urban design analysis is required to be submitted with applications for tall buildings assessing the proposal in relation to the surrounding context.
- 6.17 Policy AAP 6 (Urban Design and Character including Tall Buildings) states that development should ensure the heights of new buildings respond to and help to define the surrounding character, whilst optimising opportunities for intensification and regeneration.
- 6.18 The building storeys are proposed to increase from 23 to 29 storeys and the building height is proposed to increase from 21.6m (121.65m AOD) and 27m (to 127.2m AOD), with the high point representing the peak of the sloped roof. The increase in height is intended to enhance the buildings role as a legible landmark along the High Road.
- 6.19 The principle of locating tall building has already been accepted through the Hybrid Consent and through policy as the Site is located in area appropriate for tall buildings. The building will remain lower than the tallest residential building which can extend to up to 131.20. As set out in the DAS Addendum, the increase in height as proposed in this S73 application is acceptable and accords to Part C of LP Policy D9 as follows.

Visual impacts

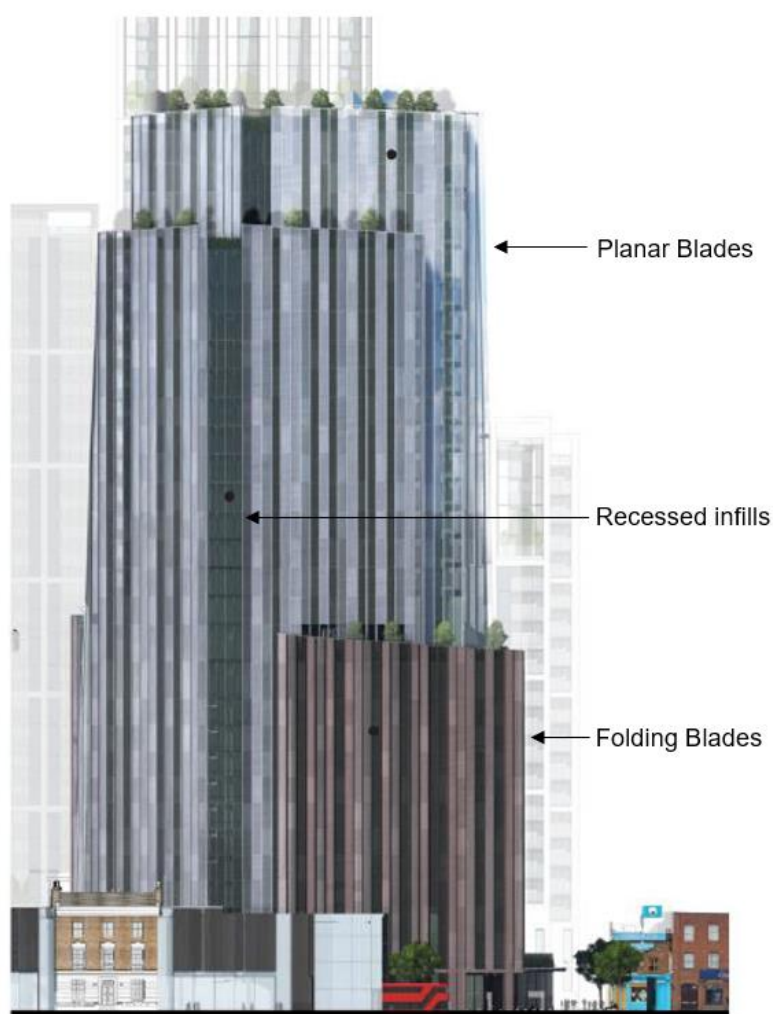
- 6.20 The Proposed Amendments create a building that responds more positively to the local context and provides a height which further aids legibility and wayfinding whilst respecting the surrounding heritage context, including both the listed buildings to the High Road and White Hart Lane, and the North Tottenham Conservation Area.
- 6.21 The proposed architecture and materiality will be of high quality and echo the colour and textural quality of the surrounding context, notably Warmington House and the stadium. The

architectural façade design will comprise a combination of opaque and glazing elements including:

- **Planar blades** across the entire façade of the building. These will be clad with aluminium and back-insulated with fritted glass tied together with anodic light bronze PPC aluminium projected mullions
- **Recessed infills** comprising of dark coated back painted glass matched with charcoal grey PPC aluminium fins. Recessed infills balconies will be proposed along the opaque areas of the façade on the south and north elevation.
- **Folding blades** at the base of the building that will comprise of bronze coloured PPC aluminium panels

6.22 The main façade types outlined above are illustrated in Figure 6:

Figure 6: Facade treatment



Functional impacts

6.23 The Proposed Amendments improve building efficiency, residential quality and views out. As outlined in the DAS Addendum, the building has been remodelled to better utilise maximum

amount of existing foundations and superstructure design. This improves efficiency whilst providing additional area to accommodate the revised design. The hotel and residential amenity areas have also been relocated to the middle of the building which reduces the amount of lifts and services to the top of the building whilst maintaining the amenities as a destination that is accessible and inclusive.

Environmental impacts

- 6.24 Chapter 16 of the ES Addendum considers the wind microclimate assessment provided as part of the 2015 ES and whether the Proposed Amendments to the consented scheme materially affect the environmental information presented within the 2015 ES. It concludes that the wind conditions for the proposed scheme are materially the same as the consented scheme in terms of their comfort suitability for designated uses and pedestrian safety.
- 6.25 Chapter 17 of the ES Addendum considers the daylight, sunlight, overshadowing, solar glare and light pollution assessments provided as part of the 2015 ES and whether the Amendments to the Consented Scheme (the Development) or other changes in circumstances materially affects the environmental information presented within the 2015 ES. It concludes that there is no change to the assessment presented within the 2015 ES with regards to daylight, sunlight and overshadowing impacts to existing receptors. It finds there is a negligible impact to the daylight impacts to future receptors and a negligible impact overall on solar glare to road viewpoints.

Cumulative impacts

- 6.26 Chapter 8 of the ES Addendum provides a Statement of Conformity on whether this S73 application materially affects the environmental information pertaining to cultural heritage effects provided within the 2015 ES. It concludes that the increase to building height would not introduce any significant changes and that the principle of introducing a new and very modern landmark within the surrounding heritage context remains unchanged.
- 6.27 Chapter 12 of the ES Addendum provides a Townscape Visual Impact Assessment ("TVIA"). This considers: the effects on the townscape character of the Site and surrounding context, and a selection of townscape views potentially affected by the development. It concludes that the proposals are acceptable in relation to townscape and visual effects. It outlines that the development of a landmark building would have beneficial effects on townscape receptors in the surrounding context of the Site. With regards to views, it found that the majority of views would have a beneficial effect when the development is seen in conjunction with other cumulative developments. Overall, the TVIA concludes that the design is in accordance with the national, regional and local planning policy relating to design, townscape and views and is of a high calibre that will lead to a beneficial development.
- 6.28 Accordingly, the increase in height is acceptable as the Site is in an acceptable location for tall buildings and is respectful to the surrounding heritage context. Importantly, the proposals adhere to the design principles for tall buildings that are set out by the Development Plan.

Landscaping and public realm

- 6.29 LP Policy D8 (Public Realm) states that where appropriate, developments should create new public realm. This should be well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable. Lighting, including for advertisements, should be carefully considered and well-designed in order to minimise intrusive lighting infrastructure and reduce light pollution.
- 6.30 As outlined in the landscaping section of the DAS Addendum, the Proposed Amendments will include the enhancements to the public realm. The proposals specifically seek to enhance and activate both the street corner of Park Lane and the podium.
- 6.31 The proposed terrace and spill out areas from the restaurant will encourage people to sit outside and views towards these spaces from the High Road and Park Lane will bring a sense of activity and place. The landscape design of the terraces will also provide a comfortable and pleasant environment which will encourage people to sit outside will help to activate and bring life to the podium.
- 6.32 Section 6 of the DAS Addendum provides further details on the proposed approach to landscaping and public realm improvements.
- 6.33 In summary, the proposals adhere to the landscape design principles that are set out by the Development Plan.

7 Housing

- 7.1 This section of the Planning Statement considers the acceptability of the Proposed Amendments in respect of the housing component which continues to provide 49 homes consistent with the extant consent for Plot 3.
- 7.2 The proposed revisions do not alter the floorspace (53,298 m² GIA) nor the number of homes (634no) permitted site wide.
- 7.3 The proposed apartments on levels 14 to 18 inclusive will be for sale or rent. They may also be used in conjunction with the hotel where owners could sublet them for hotel stays for instance on event or match days. With this in mind, and to complement the hotel offer and prominent location adjacent to the Stadium, the residential units have generous internal space standards (see below). They are intended to complement the overall housing mix in the rest of the consented NDP and other development nearby, including the Club's own Goods Yard and Depot Scheme and the High Road West proposals which have a more conventional housing offer.

Housing Mix

- 7.4 Policy DM11 states that the Council will not support proposals which result in an overconcentration of 1 or 2 bed homes overall unless they are part of larger developments or located in neighbourhoods where such provision would deliver a better mix of units sizes.
- 7.5 The total number of homes remains as per the hybrid consent (49no) with the following unit mix: 5 x 1b2p units; 12 x 2b4p units; 5 x 3b5p units; and 27 x 3b6p units. With over 65% of the units being 3 bedroom and above, the proposals clearly comply with the objective of policy DM11 to avoid an over concentration of 1 and 2 bedroom units. Site wide the NDP scheme will remain consistent with the site wide dwelling mix in Condition F10 of the Hybrid Permission which states that no more than 5% of units shall be studios, no less than 5% shall be three bed units and no more than 50% shall be 1 bed units⁸.
- 7.6 All of the units exceed the minimum internal space standards for new dwellings set out in table 3.1 of the London Plan. For example, as shown on the submitted application drawings the 1B 2 person units are 91 sq.m (compared to a minimum requirement of 50 sq.m) and 2 bed 4 person units are 127 sq.m compared to a minimum requirement 70 sq.m. As noted in paragraph 3.6.2 of the London Plan, applicants are encouraged to exceed the minimum space standards and in this instance, the larger homes will provide an aspirational offer and help with regeneration imperatives for the wider area.

⁸ The indicative housing mix for Buildings A, B, C & D is 3% studios (20no.), 46% 1 bed (268no), 46% 2 bed (268no.) and 5% 3 bed (29no.) Across the whole site Building A is assumed to provide 167 homes, Building B 91 homes, Building C 231 homes, Building D 91 homes, the podium 5 homes and Plot 3 (this application) 49 homes: totaling 634 homes

- 7.7 As explained above, the S73 Application relates solely to Plot 3 (Hotel) of the approved NDP which, overall, comprises a total of 6 plots. Plot 3 comprises one small distinct element of overall NDP.
- 7.8 The S73 Application for Plot 3 proposes no change to the permitted residential floorspace and changes to the maximum permitted number of dwellings approved pursuant to the Hybrid Permission.

Affordable Housing and viability

- 7.9 Consistent with the consented position, the proposals do not include affordable housing. The issues of viability and affordable housing were closely scrutinised by LBH, the GLA and their expert advisors when the planning application for the Hybrid Consent was considered and determined. Due to the specific viability and funding challenges of the NDP, together with the wider benefits of this sports led regeneration project, it was accepted that it was unviable to provide affordable housing within the NDP, subject to inclusion of a review mechanism in the Hybrid Consent. As part of the Hybrid Consent, it was agreed that the other phases were intended to cross-subsidise the development of the Stadium and that the funding strategy which underpinned the ability to deliver the Stadium remained dependent on the other phases, in this case for Plot 3 to be bought forward with no affordable housing. These principles continue to apply.
- 7.10 Local Plan Policy SP2 'Housing' in the LBH SP includes a Borough wide affordable housing target of 40% subject to viability. Simultaneously, the SP recognises the wider regenerative benefits that the NDP has for Northumberland Park and the Borough as a whole, the stadium itself, a mix of complementary uses, employment and training opportunities, and improvements to local transport and the public realm.
- 7.11 London Plan Policy H5 'Threshold Approach to applications' requires scheme amendments (via S73) to only include viability information in circumstances where the changes would materially alter the economic circumstances of the scheme or where Proposed Amendments result in a reduction in affordable housing, affordability or other obligations or requirements of the original permission.
- 7.12 The amendments proposed by the S73 Application comprise a modest increase in the floorspace of the Plot 3 (without any changes to the number of units), which forms one component of the overall NDP. The proposals respond to changes in market circumstances and user requirements which could not have been envisaged at the time of the Hybrid Consent. A note has been submitted separately to this application and explains why there has been no change in economic circumstances which would trigger the requirement for viability information now to be provided. It explains how any rising construction costs and changes necessary for second stair cores increase costs and would more than outweigh a rise in values in the local area.
- 7.13 The following sub-sections set out the key residential design quality standards and how these are met by the proposals.

Internal Daylight and Sunlight

- 7.14 Chapter 17 of the ES Addendum considers the daylight, sunlight, overshadowing, solar glare and light pollution assessments provided as part of the 2015 ES and whether the Amendments to the Consented Scheme (the Development) or other changes in circumstances materially affects the environmental information presented within the 2015 ES. It concludes that there is no change to the assessment presented within the 2015 ES with regards to daylight, sunlight and overshadowing impacts to existing receptors. It finds there is a negligible impact to the daylight impacts to future receptors and a negligible impact overall on solar glare to road viewpoints.
- 7.15 The Internal DSO Report also concludes that the scheme meets or exceeds the BRE recommendations with regards to daylight within the habitable rooms, sunlight within the dwellings and overshadowing within the amenity areas.
- 7.16 In summary, the revised scheme offers future residents an acceptable level of daylight and sunlight amenity in line with Policy DM1.

Open Space

- 7.17 LP Policy D3 (Optimising Site Capacity through the design led approach) states that development proposals should provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity.
- 7.18 Policy DM3 (Public Realm) states that privately owned public spaces within new developments should promote secure, accessible and inclusive environments that positively relate to local context and incorporate high quality design and public realm features. These spaces should be positively managed, maintained to a high standard, and public access secured.
- 7.19 Policy SP13 (Open Space and Biodiversity) states that development should provide amenity space in accordance Council's Open Space and Recreational Standards Supplementary Planning Document (SPD).
- 7.20 Policy DM20 (Open Space and Green Grid) states that on sites over 1Ha in size which are located in identified areas of open space deficiency should seek to create new publicly accessible open space on the site, in accordance with the open space standards set out in the Haringey Open Space and Biodiversity Study (2013), subject to viability. This study calls for 1.64 hectares of open space per 1,000 people within those areas of open space deficiency.
- 7.21 Figure 7 below shows the Site in the context of larger open space in the wider area, with the pink areas indicating the areas of open space deficiency, which the site is entirely located within. Based on an estimated population of 122 people, the study would target a provision of approximately 200 sq.m of publicly accessible open space.

Figure 7: Extract of Figure 4.1 of Haringey DMDPD



- 7.22 As explained in Section 3, the landscaping design has been developed to increase space for pedestrians and enhance the civic public realm. A large plaza with seating measuring 725.9 m² is proposed at street level and two terraces totalling 369 m² (associated with the hotel restaurant) are proposed at podium level.
- 7.23 Publicly accessible space is provided in several parts of the NDP scheme including the podium to the south of the Stadium (subject to match/event requirements). Situated between the High Road West and Northumberland Park regeneration areas the southern podium provides the opportunity for future connections and will also be animated by visitors and residents from the NDP development itself. The design and access statement sets out the indicative phasing of the NDP development to the south of the Stadium including the public realm which includes play and amenity space for the Plot 5 residential. Access to and through the podium will be phased taking into account construction and security requirements.
- 7.24 In addition to this, a residential amenity area is proposed at Level 13 which includes an area of play space. Private amenity space in the form of balconies is also proposed for each unit. By comparison, the Hybrid Consent did not include any shared amenity space nor play space for the hotel building and only 29% of the units included a small balcony.
- 7.25 Furthermore, the proposals sit within a wider NDP site which includes associated landscape and public realm amenities. This includes the provision of a water feature, play area and MUGA.
- 7.26 In summary, the proposals are considered to result in an improvement when compared to the Hybrid Consent with regards to publicly accessible amenity space.

Playspace

- 7.27 LP Policy S4 (Play and informal recreation) requires the provision of play space to be calculated in accordance with the Mayor of London's Play and Informal Recreation SPD. This requires 10 m² of play space per child. Based on the GLA's child yield calculator, a total of 220.6 m² play space is required which is calculated from a total yield of 22 children. It also estimates that 100 m² would be required for a total population yield of 10 children within the 0-4 age category. Accommodating this policy requirement within the Site is challenging and as such a balance of providing high quality communal amenity space and playable space on the amenity terrace has been explored.

7.28 As Figure 8 outlines, a number of locations have been discounted:

- 1. North Terrace: Area identified for hotel restaurant outdoor terrace. Play area not suitable at this location.
- 2. Circulation Space: Area required to be free of obstructions at all times for access to the stairs/lift as well as the podium vent. Play area not suitable at this location.
- 3. South Terrace: Area identified for hotel restaurant outdoor terrace. Play area not suitable at this location.

Figure 8: Play constraints plan



7.29 The proposals involve 35 m² of playable space on the residential amenity terrace at Level 13. This provides accessible doorstep playable space for under 5's which is safe, overlooked and easily accessible for residents and visitors of residents.

7.30 As explained in the DAS Addendum, in order to accommodate the population yield of 10 children within the age category of 0-4, it would fulfil the entire terrace. To ensure that the terrace functions for all age groups and provide a balance of providing high quality communal residential amenity space, a small amount of playable space on the residential terrace is proposed. Figure 9 illustrates the spatial arrangement of play space and amenity space on the residential terrace.

Figure 9: Proposed Play Space



- 7.31 In addition to this provision, residents will be able to access the podium level playable spaces for the approved housing for NPD located approximately 30 to 40m to the east (see Figure 10 below).

Figure 10: Locations of playable spaces within the approved housing for NPD



- 7.32 Furthermore, a study of existing play areas has been carried out to understand offsite play provision. The Site is located within a reasonable and easy distance to a number of existing playspace facilities for older children. This includes:

- Bruce Castle Park which is 640m from the site
- Love Lane play space which is 480m from the site
- Somerford Grove OpenSpace which is 480m from the site
- Ashford Mews play space which is 320m from the site

7.33 In summary, the Proposed Amendments represent a significant improvement to the hybrid consent which provided no play space for the residential units, no shared residential amenity space and limited little private amenity space.

Residential Amenity and Design Standards

7.34 Policy DM1 (Design) states that developments proposals must ensure a high standard of privacy and amenity.

7.35 LP Policy D6 (Housing quality and standards) requires all housing developments to be of high quality design and provide adequately-sized rooms. All residential homes proposed comply with the minimum space standards as set out in Table 3.1 of the LP.

7.36 The approved drawings and accommodation schedules indicate the following provision was permitted under the hybrid consent for resident amenity space:

- Provision of balconies and outdoor space (3 m²) on two of the seven apartments on each floor 15 to 21 (Flat type 01 and 07). This represents 14 of proposed 49 apartments (29% of the total)
- No shared residential amenity or playspace

7.37 This limited provision is highlighted in red in the approved drawing below:

Figure 11: Approved location of amenity provision



7.38 By comparison, each of the proposed 49 apartments will have its own dedicated balcony which meets the London Plan size requirements.

7.39 A total of 460 m² of residential amenity space will be provided. This includes:

- A shared external terrace on Level 13 which extends to approximately 112 m². This will include an element of playable spaces for younger (under 5 years) children

measuring 35 m². A play room is located adjacent to the terrace which will measure 36 m² and provide internal play space

- A library measuring 73 m²
- A screening/cinema room measuring 75 m²
- Two business suites measuring 7 m² and 12 m²

7.40 The DAS Addendum shows how the proposals meet or exceed design standards set out in Policy D6. This includes:

- All homes are dual aspect and there are no single aspect north facing homes.
- All homes comply with the internal amenity standards of Policy D6, such as those relating to individual room sizes and floor to ceiling heights.
- All homes have private outdoor amenity space in the form of balconies or terraces that meet or exceed the London Plan guidance. The balconies and terraces are predominantly recessed in order to achieve good levels of protection from wind
- A maximum of four homes are proposed per floor.
- Bedrooms have been designed away from circulation cores and lifts to mitigate any noise/vibration effects.
- Large family sized units are often provided with a second bathroom.
- All units have storage space that meets or exceeds the London Plan guidance.

8 Other Matters

8.1 This section of the Planning Statement considers the acceptability of the proposed development in respect of other matters, notably:

- Transport
- Heritage
- Environmental considerations
- Energy and sustainability

Transport

8.2 The NPPF supports focussing significant developments in accessible locations (Paragraph 105), promoting sustainable transport modes and safe and suitable access to the site for all users (Paragraph 110). The NPPF considers that developments should prioritise pedestrian and cycle movements, minimise conflicts between pedestrians, cyclists and vehicles and allow for the efficient delivery and servicing.

8.3 LP Policy T1 (Strategic approach to transport) states that development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.

8.4 LP Policy T6.4 requires hotel uses in locations with a PTAL of 4-6 to be limited to operational needs, disabled persons parking and parking required for taxis, coaches and deliveries or servicing.

8.5 Policy SP7 seeks to locate public trip generating developments in accessible locations, adopting maximum car parking standards and car free housing wherever possible. Policy DM32 also supports this and seeks for the LP parking standards to be applied.

8.6 The Site has a PTAL rating of Level 5-6 (the highest possible level – 1 being poor and 6 being excellent) and is well served by buses in the immediate vicinity. It is well positioned to nearby railway stations and bus routes, notably White Hart Lane railway station which lies to the north west.

8.7 A total of 112 cycle parking spaces are proposed which is be in accordance with the minimum cycle parking standards set out within Policy T5 of the London Plan. Table 3 summarises the proposed cycle parking provision. This is an improvement to the Hybrid Consent which made a provision for 12 spaces for the hotel.

8.8 A total of 64 car parking spaces will be retained (a reduction from the consented 76 spaces). Seven of these retained parking spaces will be accessible. This recognises changes in policy

since the original permission was issued, notably the introduction of requiring car free developments in highly accessible locations and a higher provision of cycle parking.

- 8.9 The access strategy also represents an improvement to the Hybrid Consent as three separate pedestrian entrances are now proposed for the hotel building in contrast to the single building entrance as shown in the approved plans. Separate access is provided for cyclists and vehicles. The Proposed Amendments will therefore improve access and permeability across the Site as it will minimise conflicts between users of the hotel building, cyclists and vehicles and allow for the efficient delivery and servicing as required by planning policy.
- 8.10 The planning application is supported by a Transport Assessment Addendum (TAA). This demonstrates that despite the increase to the overall floor area, because there is no change in the number of hotel rooms or residential units, the proposed scheme will not generate more trips on the transport network when compared to the Hybrid Consent. Other uses including the bar and restaurant are proposed as ancillary to the hotel and they are not expected to be a trip attractor on their own.
- 8.11 As such, the TAA notes that the impact assessment set out in the 2015 Transport Assessment remains relevant to this proposal. This provided a detailed impact assessment of the scheme and concluded that the development as a whole would not negatively impact the surrounding transport network and capacity.
- 8.12 Swept path analysis (provided at Appendix B of the TAA) has been undertaken for delivery and servicing vehicles as well as for coaches, refuse vehicles and taxis. The TAA outlines that the scheme is expected to generate four delivery and servicing trips in the peak hour for both the hotel and residential use. Amendments are proposed to the servicing arrangements to accommodate this requirement and to enhance the development's positive impact on the public realm.
- 8.13 Chapter 15 of the ES provides a Statement of Conformity that reports the findings related to whether the S73 Amendment Application, or other changes in circumstances, materially affect the transport effects provided within the 2015 ES. It finds that there are no likely changes to the activities assessed in the 2015 ES. This includes construction vehicle traffic and during the completed development phase: vehicle trip generation associated with those occupiers who will hold a car parking space; operational emissions; additional passengers on public transport.
- 8.14 Chapter 15 of the ES concludes that the Proposed Amendments will not significantly vary the consented scheme and, provided that all mitigation measures suggested in the 2015 ES are implemented, the assessment conclusions reported in the 2015 ES are considered to remain valid.
- 8.15 In summary, the Proposed Amendments accord with relevant policy and guidance in respect of transport matters and represent an improvement when compared to the Hybrid Consent. The proposed development is therefore acceptable in this regard.

Heritage

- 8.16 In terms of nearby heritage assets, the Site is located adjacent to the North Tottenham High Road Conservation Area and is within close proximity to Warmington House (Grade II Listed), No. 707 High Road (Grade II Listed), 2 and 4 Park Lane (two locally listed buildings) as well as the cluster of locally listed buildings related to the St. Francis de Sales church.
- 8.17 The starting point for the considerations on heritage is the statutory duty to have special regard to the desirability of preserving the buildings/conservation areas or their settings, or any features of special architectural or historical interest which they possess, as required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It follows that proposals which preserve or enhance listed buildings or their settings should be given considerable importance and weight.
- 8.18 Paragraph 199 of the NPPF states that great weight should be given to an asset's conservation. The test that applies to proposals that lead to 'less than substantial harm' is set out in Paragraph 202 of the Framework: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'
- 8.19 The NPPG (Paragraph: 020 Reference ID: 18a-020-20190723) states that public benefits may follow from many developments and could be anything that delivers economic, social and environmental objectives as described in the NPPF and it goes on to stress that they should flow from the proposed development and be of a nature and scale to be of benefit to the public at large and not just be a private benefit.
- 8.20 Chapter 8 of the ES Addendum provides a Statement of Conformity on whether this S73 application materially affects the environmental information pertaining to cultural heritage effects provided within the 2015 ES. It concludes that the Proposed Amendments would not materially affect the surrounding cultural heritage receptors or the conclusions stated for the construction or completed development assessment.
- 8.21 Chapter 8 continues and notes that the proposed scheme would have a similar effect on the significance and appreciation of the heritage assets when compared to the Hybrid Consent. The existing heritage assets would be juxtaposed with a very different, large scale new development that would change part of their settings but in a way which does not materially alter the fundamental change inherent in the Hybrid Consent, when experienced in conjunction with the heritage assets. It concludes that the Proposed Amendments would not result in any additional effects that were not already inherent to the Hybrid Consent.
- 8.22 When assessing the Hybrid Consent, Officers found that the degree of harm to the heritage assets was necessary to deliver the substantial public benefits and this outweighed the harm. It was concluded by Officer's⁹ that the harm was outweighed by the proposed public realm and the provision of the hotel:

⁹ Paragraph 10.14.5 of the Special Planning Sub Committee Report Dated 16th December 2015

“...even accepting that there is substantial harm in this particular respect, it is the officers’ opinion that given the overall benefits of the terrace leading to the stadium, and the integrated and holistic design of this part of the scheme, the harm is necessary and the substantial public benefits outweigh the harm to heritage assets in respect of this part of the scheme...”

“...Given the substantial public benefit of the hotel, and its impact on economic regeneration of the area and levels of employment, this is considered necessary to deliver the substantial benefits of the scheme.”

- 8.23 It is important to note that the substantial harm arose largely as a result of the demolition of buildings along the High Road. Such demolition was essential for the delivery of the Stadium and has already taken place. Specific consideration was also given to the heritage harm arising from hotel in the original 2015 Officers Report¹⁰ where it was identified that the (now consented) hotel would cause substantial harm to the setting of listed Warmington House, there was some harm to the setting to the conservation area and, by virtue of its visibility, there was some harm to the setting of Alexandra Palace Park and Bruce Castle Park. The ES Addendum concludes that the impacts of the Proposed Development are unchanged from the fallback consented position. The harms are therefore comparable, and taking into account and balancing the (unchanged) substantial public benefits, the acceptability of the proposals in heritage terms remains entirely acceptable.

Townscape and Visual Amenity

- 8.24 LP Policy D9 states that the views of buildings from different distances should make a positive contribution to the local townscape in terms of legibility, proportions and materiality.
- 8.25 Policy DM6 seeks to protect and preserve existing locally important and London-wide strategy views in accordance with Policy DM5. An urban design analysis is required to be submitted with applications for tall buildings assessing the proposal in relation to the surrounding context.
- 8.26 Policy AAP6 of the TAAP considers that the significant changes planned for Tottenham’s Growth Areas provides the opportunity to establish a new urban character for these areas. Applications for tall buildings should have regard to the Urban Characterisation Study, with the highest density development to be located adjacent to public transport nodes and in Growth Areas where the Site is located.
- 8.27 The cluster of tall buildings as part of the Hybrid Consent will inform the overall townscape composition of the southern portion of the wider NDP site.
- 8.28 The TVIA provided at Chapter 12 of the ES Addendum assessed the townscape effects on the wider and local area and found that the development would have beneficial effects on townscape receptors in the surrounding context of the Site. These would vary in significance from minor to major.

¹⁰ Paragraph 10.4.54 of the Special Planning Sub Committee Report Dated 16th December 2015

- 8.29 In terms of visual effects, local and distant views were assessed from 29 viewpoints. The TVIA found that the majority of the effects would be of a beneficial nature. Only four views would be likely to have a neutral or balanced effect. The majority of views would have a beneficial effect cumulatively when the development is viewed in conjunction with other developments.
- 8.30 In summary, the Proposed Amendments accord with relevant policy and guidance in respect of townscape matters and represent an improvement when compared to the Hybrid Consent. The proposed development is therefore acceptable in this regard.

Environmental Considerations

Microclimate

- 8.31 LP Policy D8 requires development to ensure an acceptable amenity of land and buildings in relation to wind, which is particularly important for tall buildings. Policy DM6 also requires tall buildings to consider their impact on microclimate, whilst the TAAP (Policy AAP6) requires a high-quality public realm for all developments in Tottenham.
- 8.32 The public realm and amenity space has been designed with sufficient wind mitigation features to accommodate the intended uses safely and comfortably. Raised planters and hedge planting on the terraces will provide wind mitigation.
- 8.33 Chapter 16 of the ES Addendum considers the wind microclimate assessment provided as part of the 2015 ES and whether the Proposed Amendments to the consented scheme materially affect the environmental information presented within the 2015 ES. It concludes that the wind conditions are materially the same in terms of their comfort suitability for designated uses and pedestrian safety.

Daylight, Sunlight and Overshadowing

- 8.34 LP Policies D6 and D9 require new development to achieve sufficient daylight and sunlight to new and surrounding development. Policy DM1 states that development proposals must ensure a high standard of privacy and amenity for users and neighbours of a development.
- 8.35 Both Chapter 17 of the ES Addendum and the standalone Internal DSO Report show that minor to moderate effects would occur to surrounding properties, with an acceptable standard of internal living environments achieved when assessed against BRE guidelines.

Air Quality

- 8.36 Policies DM4 and DM23 require development proposals to consider air quality and be designed to improve or mitigate the impact on air quality, for the occupiers and users of a scheme. LP Policies GG3 and S1 seeks to improve London's air quality and reduce public exposure to poor air quality. Policy S1(b) requires new development to achieve air quality neutral as a minimum and Part (C) furthers that masterplans for large-scale development proposals subject to an Environmental Impact Assessment should consider how local air quality can be improved across the area as part of an air quality positive approach.

- 8.37 Chapter 6 of the ES Addendum provides a Statement of Conformity assesses whether the S73 Application would materially affect the environmental information pertaining to air quality effects provided within the 2015 ES. It concludes that the impact of the development is anticipated to be less than the predicted impacts in the 2015 ES and that no further mitigation is required beyond those already detailed within the 2015 ES.
- 8.38 Section 6.4.2 of the 2015 ES outlines a number of measures which contribute towards making the scheme Air Quality Positive. This includes, but not limited to, the residential properties being located away from pollution sources (roads), the provision of a car club parking space, provision of EV charging infrastructure and cycle parking.

Surface Water Drainage and Flood Risk

- 8.39 LP Policy SI13 states that developments should aim to achieve greenfield runoff rates and ensure that surface water is managed as close to its source as possible.
- 8.40 Policy SP5 requires all development to be water efficient during construction and operation to reduce all forms of flood risk. Policies DM24, 25 and 29 continues the NPPF and LP approach to flood risk management and SuDS to ensure that all proposals do not increase the risk of flooding. Policy DM27 seeks to protect and improve the quality of groundwater.
- 8.41 A Flood Risk Assessment (“FRA”) that supports this S73 application confirms that Plot 3 is located within Flood Zone 1 with a small section of the site boundary being located within Flood Zone 2. The proposed hotel building is located entirely within Flood Zone 1.
- 8.42 The FRA concludes that the actual risk of flooding from all sources is low when required mitigation measures are included and that the proposed development will not increase the risk of flooding elsewhere. The inclusion of SuDS will also reduce the risk associated with surface water flooding.
- 8.43 Overall, the FRA and Drainage Strategy demonstrate that the development has a low probability of flooding and will manage surface water runoff sustainably, so that it is not exacerbated elsewhere. The proposals satisfy LP Policy SI13 and Policies SP5, DM24, DM25, DM27 and DM29.

Noise and Vibration

- 8.44 LP Policy D14 requires proposals to avoid significant noise impacts arising. Policy DM23 states that developments should not have a detrimental impact on air quality, noise or light pollution.
- 8.45 LP Policy D13 also addressed the agent of change principle, ensuring that proposals take account of surrounding operations and ensure that established noise and other nuisance-generating uses remain viable and can continue to operate without unreasonable restrictions being placed on them.
- 8.46 Chapter 13 of the ES Addendum provides a Statement of Conformity assesses whether the S73 Application would materially affect the environmental information pertaining to noise and vibration effects provided within the 2015 ES. It confirms that the residual noise and vibration

effects will remain as stated in the 2015 ES and that no further mitigation is required beyond those already detailed within the 2015 ES and the existing planning condition(s).

Ecology

- 8.47 LP Policy GG2 of the London Plan promotes the creation of new green infrastructure and urban greening, including aiming to secure net biodiversity gains where possible. Policy G6 similarly requires proposals to manage impacts on biodiversity and aim to secure net biodiversity gain.
- 8.48 Chapter 9 of the ES Addendum provides a Statement of Conformity assesses whether the S73 Application would materially affect the environmental information pertaining to ecology effects provided within the 2015 ES. It notes that the 2015 ES did not identify significant effects during the construction and operational stage, and it is not expected that the proposals will change these conclusions.

Climate Change

- 8.49 LP Policy SI2 states that major developments should be net zero carbon and reduce greenhouse gas emissions.
- 8.50 Chapter 19 of the ES Addendum presents an assessment of the likely significant Climate Change effects of the Development. It concludes that the development is resilient to likely climatic changes within its lifetime and the effects are not significant. It also notes that cumulative effects with respect to climate resilience are not significant.
- 8.51 The Sustainability Statement Addendum states that the proposed development will address climate change resilience through an overheating strategy which utilises dynamic thermal modelling. Due to acoustics constraints comfort cooling is provided which will also provide mitigation against future weather predictions.

Energy and Sustainability

- 8.52 Major development is required to be net zero carbon by the LP, achieving a minimum on-site reduction of at least 35% beyond Building Regulations (Policy SI2). Residential development should achieve 10%, and non-residential should achieve 15%, through energy efficiency measures with any shortfall to be provided through either a cash in lieu contribution, or off-site via an alternative proposal where delivery is certain.
- 8.53 LP Policy SI2 also requires referrable schemes to calculate whole lifecycle carbon emissions.
- 8.54 Policy SP4 requires new development to take measures to reduce energy use and carbon emissions during design, construction and occupation in line with London Plan policy, also requiring new non-residential development to achieve at least BREEAM 'Very Good' standard.
- 8.55 Policy SP4 requires development to assess and implement, where viable, site or area-wide decentralised energy facilities and for new developments to achieve a reduction on carbon dioxide emissions of 20% from on-site renewable energy generation.

- 8.56 The accompanying Energy Strategy Addendum and Sustainability Statement Addendum address any updates to policy and guidance since the Hybrid Consent was approved in 2016. Both reports confirm that the proposals will achieve:
- Total savings of 50% above the Part L (2021) baseline
 - Regulated carbon dioxide savings of 80% over the LBH baseline (20% - Policy SP4) and LP baseline (35% - Policy SI 2) for all homes
 - BREEAM 'Very Good' standard is achievable if all mandatory requirements are met and BREEAM 'Excellent' standard is attainable with some additional requirements for non-domestic uses
- 8.57 As Energy Statement Addendum explains, it is unfeasible to achieve the non-domestic target reduction of carbon emissions by 15% due to the low domestic hot water demand, as stipulated by the building typology.
- 8.58 Whilst the non-domestic element of the building does not meet policy requirements, the Mayor published an update to the Energy Assessment Guidance in June 2022 following the introduction of the new Part L (2021) building regulations. This states that:
- "Initially, non-residential developments may find it more challenging to achieve significant on-site carbon reductions beyond Part L 2021 to meet both the energy efficiency target and the minimum 35 per cent improvement. This is because the new Part L baseline now includes low carbon heating for non-residential developments but not for residential developments. However, planning applicants will still be expected to follow the energy hierarchy to maximise carbon savings before offsetting is considered."*
- 8.59 Across the site as a whole however, the proposals achieve the overall carbon reduction target through on-site measures. On-site renewable energy generation has also been maximised through the use of roof-mounted PVs and a cash-in-lieu carbon offset payment has been calculated using the GLA Carbon Emissions Reporting Tool.
- 8.60 Local Plan Policy DM22 (F) also requires major development within 500m of a future planned District Energy Network (DEN) to secure connection subject to feasibility and viability, and where the DEN is likely to be operational within 3 years of consent being granted.
- 8.61 Schedule 9 of the NDP S106 Agreement (dated 7 March 2016) sets out the requirements for the hotel building. This states that the feasibility and deliverability of securing a connection to the District Energy Network ("DEN") for the hotel for heating and hot water should be explored.
- 8.62 In line with the above requirements, Section 7 of the Energy Strategy Addendum confirms that there is potential for the proposed hotel building to be connected to the existing Energetik DEN pipework in late 2025. The Energy Strategy Addendum proposes a fallback solution if this becomes unavailable or unviable.

- 8.63 Part F of LP Policy SI2 states that development proposals referable to the Mayor should calculate whole lifecycle carbon emissions through a Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.
- 8.64 A Whole Life Carbon Assessment is submitted in support of this application. This confirms that the total emissions were ~824 kgCO₂e/m² and that there is an overall embodied carbon value of 1,171 kgCO₂e/m². The Whole Life Carbon Assessment provides recommendations to further reduce embodied carbon.
- 8.65 In summary, whilst the non-domestic element of the proposals are not fully compliant, the proposals do achieve a total saving of 50% above the Part L (2021) baseline on a site wide basis. There is also potential for the building to connect to an existing DEN.

Summary

- 8.66 This Section demonstrates that the proposals comply with the Development Plan and other material considerations, including the NPPF and various supplementary planning documents.
- 8.67 The Proposed Amendments improve permeability and legibility across the site and create a greater active frontage on the south podium. The increase to building height is suitable in this location as it is on the corner of the junction of Park Lane and High Road an ideal opportunity for a new landmark building in the area.
- 8.68 Importantly, all other technical and environmental matters remain consistent and unchanged in principle from the Hybrid Consent and they are appropriate in policy terms.

9 Planning Obligations and Conditions

- 9.1 This Section summarises the main legislation, policy and guidance underpinning planning obligations and the Community Infrastructure Levy (CIL).

National Legislation and Policy

Community Infrastructure Levy Regulations 2010 (as amended)

- 9.2 Regulation 122 states that a planning obligation may only constitute a reason for granting planning permission if the obligation is:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonable related in scale and kind to the development.

NPPF

- 9.3 Paragraph 56 of the NPPF repeats the above tests. Paragraph 54 notes that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

London Plan

- 9.4 Policy DF1 states that proposals should provide the infrastructure to ensure that they are sustainable and to support the delivery of the London Plan. Policy T9 confirms that Mayoral CIL will secure funding towards strategic infrastructure such as Crossrail 2, and that S106 planning obligations will be sought to mitigate impacts from development. Such obligations may include the provision of new and improved public transport services, capacity and infrastructure; the expansion of the London-wide cycle networks and supporting infrastructure; and making streets pleasant environments for walking and socialising, in line with the Health Streets Approach.
- 9.5 Haringey lies within Mayoral CIL Charging Zone 2 of the Mayor's CIL Charging Schedule (MCIL2, adopted February 2019) where a charging rate of £60 per square applies, with exemptions for social housing and development by charities.

Local Policy and Guidance

- 9.6 LBH's Revised CIL Charging Schedule was adopted in September 2022. The Site is located within the 'Eastern' area where the CIL liability is £50 per square metre for residential development and nil for other proposed uses for the Site.
- 9.7 The LBH Planning Obligations SPD (March 2018) states that S106 Agreements will continue for obligations such as affordable housing, energy and sustainability, travel plans and on-site open space requirements.

Planning Conditions

- 9.8 The S73 Application seeks to amend Condition A4 (Consented Drawings and Documents) and Condition A7 (Maximum Quantity/Density).
- 9.9 In addition, it may also be necessary to make minor consequential amendments to the drawing and document references in other conditions on the Hybrid Consent e.g. condition D1 (Consented Drawings (Relating to the Hotel (Plot 3)) and Condition A6 (Conformity with Environmental Statement).
- 9.10 The detailed amendments which are proposed to the wording of the Hybrid Consent conditions are provided in **Appendix 2** (Proposed Amendments to Planning Conditions).
- 9.11 In accordance with national guidance, it is anticipated that, subject to approval of the S73 Application, LBH will issue a new decision notice which incorporates amended versions of those conditions necessary.

Planning Obligations

- 9.12 The Hybrid Consent is subject to a S106 agreement which included a comprehensive package of obligations to manage and mitigate impacts.
- 9.13 The Proposed Amendments do not significantly alter the size of the hotel nor the residential component of Plot 3, with the same number of hotel bedrooms (180) and residential apartments (49). Consistent with the conclusions of the ES Addendum and other supporting information, there are no significant changes to impacts and therefore no requirement to revisit previously agreed planning obligations.
- 9.14 A deed of variation to the S106 will be required to reflect the modified scheme and this can also address any changes necessary due to changes in circumstances, e.g. excluding obligations that have already been discharged.

10 Conclusion

- 10.1 This S73 application is proposing to make adjustments to Plot 3 of the NDP Hybrid Consent (LPA ref. HGY/2015/3000).
- 10.2 The revisions seek to enhance the deliverability of the proposals, respond to the evolving surrounding context, specifically by building on the success of the completed stadium as well the evolving regeneration of the surrounding area in accordance with the broader planning and regeneration objectives of planning policy. The proposals have also been informed by engagement with hotel operators and their requirements
- 10.3 It is evident that the approach to affordable housing and viability established by the Hybrid Consent and controlled by the accompanying S106 agreement should remain unchanged and that at this stage of the project it would be inappropriate and disproportionate to re-open the viability matters for the overall scheme.
- 10.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 10.5 As demonstrated in this Planning Statement, the Proposed Amendments are in accordance with national, strategic and local policy. It is therefore considered that planning permission should be granted for the proposed development.



Appendix 1

Planning History



Planning Historyⁱ

Planning Application	Description of Development	Supporting Environmental Information	Development Status
Hybrid Planning Permission Ref. HGY/2015/3000 <i>Approved</i> 15/04/2016	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 (Ref: HGY/2015/3001).	ES ('2015 ES')	Completed Consented Scheme components: ▪ Plot 1; ▪ Plot 2; ▪ Temporary football pitches in south east of the Site; and ▪ Landscaping within Plot 5 extent. Consented Scheme components under construction: ▪ N/A
Listed Building Consent Ref. HGY/2015/3001 <i>Approved</i> 15/04/2016	Listed building consent for internal and external works to No.744 High Road, all in connection with the use of the building for ancillary museum uses associated with a separate planning application for		



Planning Application	Description of Development	Supporting Environmental Information	Development Status
	the Northumberland Development Project.		
Non-Material Amendment Application Ref. HGY/2016/1409 <i>Approved 26/05/2016</i>	Non Material Amendment following a grant of planning permission HGY/2015/3000 for amendment to the wording of condition C14 to bring the timing of the requirement of the information required by the condition more into line with the construction programme.	N/A	
Non-Material Amendment Application Ref. HGY/2016/1816 <i>Approved 20/07/2016</i>	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.	N/A	
Non-Material Amendment Application Ref. HGY/2016/1790 <i>Withdrawn 13/06/2016</i>	Non Material Amendment following a grant of planning permission HGY/2015/3000 for amendment to the wording of condition C14 to bring the timing of the requirement of the information required by the condition more into line with the construction programme.	N/A	
Non-Material Amendment Application Ref. HGY/2016/1976 <i>Approved 04/11/2016</i>	Non-material amendment following a grant of planning permission HGY/2015/3000 to introduce modifications to the wording of conditions A12, D19 and E15	N/A	
Non-Material Amendment Application Ref. HGY/2017/0791	Non-material amendment to Condition A4 (consented drawings and documents) attached to planning permission HGY/2015/3000: Proposed replacement of approved stadium	N/A	



Planning Application	Description of Development	Supporting Environmental Information	Development Status
<i>Approved 11/04/2017</i>	basement access ramp from High Road with new basement access ramp from Park Lane. Consequential amendment to Condition B23 (High Road Vehicular Access).		
Non-Material Amendment Application Ref. HGY/2017/1106 <i>Approved 04/05/2017</i>	Proposed non-material amendments to inner edge of roof profile. Rationalisation of maximum operational capacity to 61,559 (from 61,461 as originally applied for).	N/A	
Non-Material Amendment Application Ref. HGY/2017/1183 <i>Approved 09/05/2017</i>	Non-material amendment following a grant of planning permission HGY/2015/3000: proposed removal of 90 day restriction (Condition D16) to allow operation of hotel serviced apartments as C3, rather than C1 Use Class. Consequential amendments to Conditions A4, A7 and D1.	N/A	
Non-Material Amendment Application Ref. HGY/2017/1563 <i>Approved 23/06/2017</i>	Non-material amendment following a grant of planning permission HGY/2015/3000 for proposed re-siting of south east basement access ramp	N/A	
Non-Material Amendment Application Ref. HGY/2017/1564 <i>Approved 20/04/2018</i>	Non-material amendments following a grant of planning permission HGY/2015/3000 to drawings "Location Plan", "Block Plan", POP-4494-PLN-GA-0200 Rev 1, POP-4494-PLN-GA-0201Rev 1, POP-4494-PLN-PL-0208 Rev 1, POP-4494-PLN-EL-0220 Rev 1, POP-4494-PLN-EL-0231 Rev 1 and POP-4494-PLN-	N/A	



Planning Application	Description of Development	Supporting Environmental Information	Development Status
	DE-0233 Rev 1 under Conditions A4 and C1 of the permission, in conjunction with amendments to Warmington House		
Non-Material Amendment Application Ref. HGY/2017/2487 <i>Approved 16/04/2018</i>	Non-material amendment following a grant of planning permission HGY/2015/3000 for the deletion of Condition A9 (Materials Boards)	N/A	
Non-Material Amendment Application Ref. HGY/2017/2499 <i>Approved 24/04/2018</i>	Non-material amendment following a grant of planning permission HGY/2015/3000: scheme amendments in respect of Conditions A4 and B1 (Consented Drawings). Please refer to covering letter for further detail.	N/A	
Non-Material Amendment Application Ref. HGY/2018/0281 <i>Approved 05/03/2018</i>	Non-material amendment to the stadium seating bowl and a consequential amendment to the maximum seating capacity following a grant of planning permission HGY/2015/3000	N/A	
Non-Material Amendment Application Ref. HGY/2018/0848 <i>Approved 12/04/2018</i>	Non-Material Amendment under S96a to vary the approved plans and to HGY/2015/3000 (Stadium), permit the relocation of the north-west toilet block to beneath the existing podium access ramp to Lilywhite House.	N/A	
Non-Material Amendment Application Ref. HGY/2018/1797	Non material amendment for deletion on Condition B29 (Articulated Vehicles) to HGY/2015/3000.	N/A	



Planning Application	Description of Development	Supporting Environmental Information	Development Status
<i>Approved 17/07/2018</i>			
Non-Material Amendment Application Ref. HGY/2018/1796 <i>Approved 01/08/2018</i>	Non material amendment for deletion of Condition B18 (Landscape Management) to HGY/2015/3000.	N/A	
Non-Material Amendment Application Ref. HGY/2018/1798 <i>Approved 09/07/2018</i>	Non material amendment for deletion of Condition C9 (Security Shutters) to HGY/2015/3000.	N/A	
Non-Material Amendment Application Ref. HGY/2018/1799 <i>Approved 13/07/2018</i>	Non material amendment for Deletion of Condition C13 (Green Roof) to HGY/2015/3000.	N/A	
Non-Material Amendment Application Ref. HGY/2018/1817 <i>Approved 18/07/2018</i>	Non material amendment for amendment of Condition B10 (Fixed Illuminated Signage) to HGY/2015/3000.	N/A	
Non-Material Amendment Application Ref. HGY/2018/2171 <i>Approved 14/08/2018</i>	Application for Non-Material Amendment following a grant of planning permission Ref HGY/2015/3000 in respect of Condition B14 (External Stadium Screens)	N/A	



Planning Application	Description of Development	Supporting Environmental Information	Development Status
Non-Material Amendment Application Ref. HGY/2018/2183 <i>Approved</i> <i>15/02/19</i>	Application for Non-Material Amendment in respect of the wording of Condition H2 (Public Realm Strategy) attached to planning permission HGY/2015/3000	N/A	
Non-Material Amendment Application Ref. HGY/2019/1873 <i>Approved</i> <i>02/08/2019</i>	Application under S.96A of the Town and Country Planning Act 1990 to apply for non-material amendments to the stadium seating bowl and a consequential amendment to the maximum seating capacity.	N/A	
Non-Material Amendment Application Ref. HGY/2019/3178 <i>Approved</i> <i>17/12/2019</i>	Non-material amendments to the stadium seating bowl and a consequential amendment to the approved maximum seating capacity from 62,214 to 62,303 - an increase of 89 seats.	N/A	
Non-Material Amendment Application Ref. HGY/2020/2108 <i>Approved</i> <i>09/10/2020</i>	Non-material amendment to planning permission ref: HGY/2015/3000 granted on 15.04.2016, involving the stadium seating bowl and a consequential amendment to the approved maximum seating capacity from 62,303 to 62,850 - an increase of 547 seats	N/A	
Reserved Matters Application (RMA) for Plot 4 Ref. HGY/2021/1039 <i>Approved</i> <i>19/07/2021</i>	Application for the approval of reserved matters relating to the scale of Plot 4 'The Extreme Sports Building' of planning permission HGY/2015/3000 granted on 15.04.2016 for the demolition of the existing stadium and the phased redevelopment of	N/A	



Planning Application	Description of Development	Supporting Environmental Information	Development Status
	the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.		
Reserved Matters Application for Plot 5 Ref. HGY/2022/4504 <i>Submitted 21/12/2022</i>	Application for the approval of reserved matters approval is sought in respect of 'landscaping' associated with Plot 5 (residential and B1/D1) associated with planning permission HGY/2015/3000 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.	N/A	
Reserved Matters Application for Plot 6 Ref. HGY/2021/1043 <i>Approved 15/06/2021</i>	Application for the approval of reserved matters relating to the appearance of Plot 6 'The Community Health Building' of planning permission HGY/2015/3000 granted on 15.04.2016 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.	N/A	
Temporary football pitches	Retrospective application for temporary use of land known as the 'N17 Arena' for a period	N/A	Completed and built out



Planning Application	Description of Development	Supporting Environmental Information	Development Status
Ref. HGY/2022/0167 <i>Approved 22/07/2022</i>	of up to 3 years for community events, sports and activation space including football pitches, lighting and hoarding		
Non-Material Amendment Application Ref. HGY/2023/0823 <i>Submitted 05/04/2023</i>	Amendment following a grant of planning permission HGY/2015/3000, in order to amend condition B16 to remove the annual limit of 6 on concerts within the 16 major non-football events for the calendar year 2023 only	N/A	

ⁱ This Planning History comprises a concise summary of the principal planning applications that relate to the Northumberland Park Development Project Site. In the interests of brevity, it does not include more minor applications e.g. those for the approval of details pursuant to conditions.



Appendix 2

Proposed Amendments to Planning Conditions



Appendix 2

Proposed Amendments to Planning Conditions

Condition No.	Summary of Proposed Amendments	Proposed Wording of Condition	
Condition A4 Consented Drawings and Documents	Updated references to the latest relevant documents and drawings	Plot 1 Drawings	
		POP-4494 PLN-GA-0119 THHTL-F3A-XX-EX-ST-A-089020 POP-4494 PLN-GA-0140 THHTL-F3A-XX-ZZ-GA-A-089021 POP-4494 PLN-SC-0142 THHTL-F3A-XX-ZZ-SE-A-089022	
		Plot 3 Drawings	
		POP-4494 PLN-GA-0300-0-REV-0 THHTL-F3A-XX-B1-GA-A-082030 POP-4494 PLN-GA-0301-0-REV-0 THHTL-F3A-XX-00-GA-A-082031 POP-4494 PLN-GA-0302-1-REV-0 THHTL-F3A-XX-00-GA-A-082032 POP-4494 PLN-GA-0303-0-REV-0 POP-4494 PLN-GA-0304-1-REV-0 THHTL-F3A-XX-02+-GA-A-082033 POP-4494 PLN-GA-0305-0-REV-0 THHTL-F3A-XX-14+-GA-A-082038	POP-4494 PLN-SC-0320-0-REV-0 THHTL-F3A-XX-ZZ-SE-A-082630 POP-4494 PLN-SC-0321-0-REV-0 THHTL-F3A-XX-ZZ-SE-A-082631 POP-4494 PLN-EL-0330-0-REV-0 THHTL-F3A-XX-ZZ-EL-A-082501 POP-4494 PLN-EL-0331-0-REV-0 THHTL-F3A-XX-ZZ-EL-A-082531 POP-4494 PLN-EL-0332-0-REV-0 THHTL-F3A-XX-ZZ-EL-A-082532 POP-4494 PLN-EL-0333-0-REV-0



Appendix 2

POP-4494-PLN-GA-0306-0-REV-0 THHTL-F3A-XX-19+-GA-A-082039 POP-4494-PLN-GA-0307-0-REV-0 THHTL-F3A-XX-26+-GA-A-082040 POP-4494-PLN-GA-0308-0-REV-0 THHTL-F3A-XX-RF-GA-A-082044	THHTL-F3A-XX-ZZ-EL-A-082533 POP-4494-PLN-EP-0340-0-REV-0 THHTL-F3A-XX-XX-DE-A-082100 POP-4494-PLN-EE-0341-0-REV-0 THHTL-F3A-XX-B1-GA A-082020 THHTL-F3A-XX-00-GA-A-082021 THHTL-F3A-XX-01-GA-A-082022 THHTL-F3A-XX-11-GA A-082034 THHTL-F3A-XX-11M-GA-A-082035 THHTL-F3A-XX-12-GA-A-082036 THHTL-F3A-XX-13-GA-A-082037 THHTL-F3A-XX-27-GA-A-082041 THHTL-F3A-XX-28+-GA-A-082042 THHTL-F3A-XX-RFP-GA-A-082043 THHTL-F3A-XX-XX-DE-A-082101 THHTL-F3A-XX-XX-DE-A-082110 THHTL-F3A-XX-XX-DE-A-082111 THHTL-F3A-XX-XX-DE-A-082112 THHTL-F3A-XX-XX-DE-A-082113 THHTL-F3A-XX-XX-DE-A-082114 THHTL-F3A-XX-XX-DE-A-082115 THHTL-F3A-XX-XX-DE-A-082116 [INSERT REVISION NUMBERS]
Landscape Plans and Public Realm	



Appendix 2

POP-4494-PLN-GA-8000 278880-ARP-00-DR-L-15001 POP-4494-PLN-GA-8003 278880-ARP-00-DR-L-15101 278880-ARP-01-DR-L-15102	
Technical Reports	
Planning Statement Heritage Statement Design & Access Statement Residential Design Code Statement of Community Involvement Tree Survey Energy Strategy Water Strategy Utilities Planning Report Sustainability Report Transport Assessment Technical Reports approved under [INSERT REFERENCE]: Design and Access Statement Addendum Drainage Strategy Energy Strategy Addendum Environmental Statement Addendum Environmental Statement Non-Technical Summary Addendum Fire Statement and Gateway 1 Fire Form	



Appendix 2

		Flood Risk Assessment Lighting Statement Planning Statement Sustainability Statement Addendum Transport Assessment Addendum (inc. Framework Travel Plan) Utilities Planning Report Addendum Whole Life Carbon Assessment																												
Condition A7 Maximum Quantity / Density	Maximum quantum of built floorspace across the development	Maximum quantum / density The total quantum of built floorspace across the development shall not exceed the following: <table><tr><th>Land Use</th><th>Use Class</th><th>Area GIA (sqm)</th><th>Units</th></tr><tr><td>Leisure (including stadium)</td><td>D2</td><td>122,000</td><td>n/a</td></tr><tr><td>Hotel</td><td>C1</td><td>15,537 16,132</td><td>180 rooms</td></tr><tr><td>Residential</td><td>C3</td><td>53,298</td><td>634</td></tr><tr><td>Sui Generis/Tottenham Experience</td><td>Sui Generis</td><td>4,311</td><td>n/a</td></tr><tr><td>Business</td><td>B1</td><td>4,000 (max)</td><td>n/a</td></tr><tr><td>Community and Culture</td><td>D1</td><td>6,000 (max)</td><td>n/a</td></tr></table> Reason: In order to avoid doubt and in the interests of good planning	Land Use	Use Class	Area GIA (sqm)	Units	Leisure (including stadium)	D2	122,000	n/a	Hotel	C1	15,537 16,132	180 rooms	Residential	C3	53,298	634	Sui Generis/Tottenham Experience	Sui Generis	4,311	n/a	Business	B1	4,000 (max)	n/a	Community and Culture	D1	6,000 (max)	n/a
Land Use	Use Class	Area GIA (sqm)	Units																											
Leisure (including stadium)	D2	122,000	n/a																											
Hotel	C1	15,537 16,132	180 rooms																											
Residential	C3	53,298	634																											
Sui Generis/Tottenham Experience	Sui Generis	4,311	n/a																											
Business	B1	4,000 (max)	n/a																											
Community and Culture	D1	6,000 (max)	n/a																											
Condition D1	Minor consequential amendments to the	Consented Drawings																												



Appendix 2

Consented Drawings	drawing and document references in other conditions on the Hybrid Consent	<i>The development of Plot 3 shall be constructed in accordance with the plans listed under “Plot 3” in condition A4 and the plans approved under application [INSERT REFERENCE].</i> <i>Reason: In order to avoid doubt and in the interests of good planning.</i>
Condition A6		
Conformity with Environmental Statement		Conformity with Environmental Statement <i>The development is to be constructed in accordance with the standards etc set out in the Environmental Statement accompanying the planning application and the Environmental Statement Addendum approved under application [INSERT REFERENCE].</i> <i>Reason: To ensure the development complies with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended and that it has an acceptable impact on the environment.</i>



Appendix 2

Reference Updates to other Planning Conditions

Condition No.	Summary of Proposed Amendments	Proposed Wording of Condition
Various conditions	Changes to require compliance with already approved strategies, details or drawings. Revised wording needs to allow for any subsequent submissions for future phases and for any approved details to be changed and agreed in writing with LPA	A11 Drainage (HGY/2016/2054 Approved on 5 May 2017 for Plot 1 and HGY/2018/1878 Approved on 23 July 2018 for Plot 2) D2 Construction Environmental Management Plan (HGY/2016/2075 Approved on 15 June 2017) D6 Piling Method Statement (HGY/2016/2070 Approved on 1 May 2018) D14 Contamination (HGY/2016/2078 Approved on 4 November 2016) D15 Contamination Remediation (HGY/2018/2185 Approved on 29 October 2018)
Various conditions	Changes to reflect compliance with strategies submitted with S73 Application. Wording needs to allow for future changes to be agreed in writing with LPA	D9 Lighting D10 Waste and Refuse D12 Landscape Management