

Our ref: Q200691
Your ref: PP-12250975
Email: Hannah.Cox@quod.com
Date: 4 August 2023



Samuel Uff
Housing, Regeneration and Planning
Haringey Council
River Park House
225 High Road
London
N22 8HQ

By Planning Portal, reference **PP-12250975**

Dear Samuel

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PROPOSED S73 REVISIONS TO PLOT 3 (THE HOTEL) IN THE NORTHUMBERLAND PARK DEVELOPMENT (LPA REF. HGY/2015/3000)

TOTTENHAM HOTSPUR STADIUM, 748 HIGH ROAD, TOTTENHAM

On behalf of Tottenham Hotspur Property Company Limited ("THFC") ("the Applicant") please find enclosed an application for minor material amendments made under Section 73 ("S73") of the Town and Country Planning Act 1990 (as amended), following to the grant of planning permission for the Northumberland Park Development Project ("NDP") ("the Site") on 15 April 2016 (LPA ref HGY/2015/3000).

The proposed description of development for 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)."

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).



This S73 Application proposes amendments focussed on Plot 3 (the “Plot 3 Site”). The revisions are intended to enhance the deliverability of the proposals and respond to the evolving regeneration of the surrounding area.

The requisite planning application fee of £234 has been paid via the Planning Portal. The Planning Portal reference is PP-12250975.

Table 1 below provides a list of the documents which support both applications. This is consistent with the London Borough of Haringey’s (“LBH”) validation requirements and was agreed during pre-application discussions.

Table 1: Application Scope (as agreed with the LBH)

	Document	Author
1	Application Form including Ownership Certificates	Quod
2	CIL Additional Information Form	Quod
3	Cover Letter (inc. Drawing Schedule)	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 Assessment	GIA
12	Lighting Statement	Buro Happold
13	Planning Statement (inc. S106 Draft Head of Terms)	Quod
14	Revised Application Drawings (refer to Appendix 1 of this letter for Drawing Schedule)	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



The CIL Additional Information Form has been submitted in respect of the chargeable development set out within this application.

I trust the enclosed is acceptable, but please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely

Hannah Cox
Senior Planner

enc.

cc. Richard Serra – Tottenham Hotspur Football & Athletic Co. Ltd



Appendix 1

Drawing Schedule

Drawing Title	Drawing Reference	Revision (2016)	Revision (July 23)
Application Site Boundary	POP-4494-PLN-GA-0119 THHTL-F3A-XX-EX-ST-A-089020	Rev-0	Rev P01.01
Comparison to Consented Scheme	POP-4494-PLN-GA-0140 THHTL-F3A-XX-ZZ-GA-A-089021	Rev-0	Rev P01.01
Sections – Comparison to Consented Scheme	POP-4494-PLN-SC-0142 THHTL-F3A-XX-ZZ-SE-A-089022	Rev-0	Rev P01.01
NPD Hotel LB1 - Southern Development	THHTL-F3A-XX-B1-GA-A-082020	Rev-0	Rev P01.01
NPD Hotel L00 - Southern Development	THHTL-F3A-XX-00-GA-A-082021	Rev-0	Rev P01.01
NPD Hotel L01 - Southern Development	THHTL-F3A-XX-01-GA-A-082022	Rev-0	Rev P01.01
Hotel Basement General Arrangement NDP Hotel Basement General Arrangement	POP-4494-PLN-GA-0300-0 THHTL-F3A-XX-B1-GA-A-082030	Rev-0	Rev P01.01
Hotel Level 00 General Arrangement NDP Hotel Level 00 General Arrangement	POP-4494-PLN-GA-0301-0 THHTL-F3A-XX-00-GA-A-082031	Rev-0	Rev P01.01
Hotel Level 01 General Arrangement NDP Hotel Level 01 General Arrangement	POP-4494-PLN-GA-0302-1 THHTL-F3A-XX-00-GA-A-082032	Rev-0	Rev P01.01
Hotel Level 02 General Arrangement	POP-4494-PLN-GA-0303-0	Rev-0	Rev P01.01
Hotel Typical Floor Plan (Levels 03-14) General Arrangement NDP Hotel Typical Hotel Floor Plan (Levels 02-10) General	POP-4494-PLN-GA-0304-1 THHTL-F3A-XX-02+-GA-A-082033	Rev-0	Rev P01.01
NDP Hotel Level 11 General Arrangement	THHTL-F3A-XX-11-GA-A-082034	New drawing	Rev P01.01
NDP Hotel Level 11 Mezzanine General Arrangement	THHTL-F3A-XX-11M-GA-A-082035	New drawing	Rev P01.01
NDP Hotel Level 12 General Arrangement	THHTL-F3A-XX-12-GA-A-082036	New drawing	Rev P01.01



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NDP Hotel Level 13 General Arrangement	THHTL-F3A-XX-13-GA-A-082037	New drawing	Rev P01.01
Hotel Typical Floor Plan (Levels 15-21) General Arrangement	POP-4494-PLN-GA-0305-0	Rev 0	Rev P01.01
NDP Hotel Typical Resi Floor Plan (Levels 14-18) General Arrangement	THHTL-F3A-XX-14+-GA-A-082038		
Hotel Level 22 General Arrangement	POP-4494-PLN-GA-0306-0	Rev 0	Rev P01.01
NDP Hotel Typical Resi Floor Plan (Levels 19-25) General Arrangement	THHTL-F3A-XX-19+-GA-A-082039		
Hotel Level 23 General Arrangement	POP-4494-PLN-GA-0307-0	Rev 0	Rev P01.01
NDP Hotel Level 26 General Arrangement	THHTL-F3A-XX-26+-GA-A-082040		
NDP Hotel Level 27 General Arrangement	THHTL-F3A-XX-27-GA-A-082041	New drawing	Rev P01.01
NDP Hotel Levels 28-29 General Arrangement	THHTL-F3A-XX-28+-GA-A-082042	New drawing	Rev P01.01
Hotel Roof Plant General Arrangement	THHTL-F3A-XX-RFP-GA-A-082043	New drawing	Rev P01.01
Hotel Roof General Arrangement	POP-4494-PLN-GA-0308-0	Rev 0	Rev P01.01
Hotel Roof General Arrangement	THHTL-F3A-XX-RF-GA-A-082044		
Hotel Western Elevation	POP-4494-PLN-EL-0330-0 THHTL-F3A-XX-ZZ-EL-A-082501	Rev 0	Rev P01.01
Hotel Eastern Elevation	POP-4494-PLN-EL-0331-0 THHTL-F3A-XX-ZZ-EL-A-082531	Rev 0	Rev P01.01
Hotel Northern Elevation	POP-4494-PLN-EL-0332-0 THHTL-F3A-XX-ZZ-EL-A-082532	Rev 0	Rev P01.01
Hotel Southern Elevation	POP-4494-PLN-EL-0333-0 THHTL-F3A-XX-ZZ-EL-A-082533	Rev 0	Rev P01.01
Hotel Section A-A	POP-4494-PLN-SC-0320-0 THHTL-F3A-XX-ZZ-SE-A-082630	Rev 0	Rev P01.01
Hotel Section B-B	POP-4494-PLN-SC-0321-0 THHTL-F3A-XX-ZZ-SE-A-082631	Rev 0	Rev P01.01
Hotel Accessible Rooms Apt Variations Enlarged Plan	POP-4494-PLN-EP-0340-0	Rev 0	Rev P01.01



Appendix 1

Hotel Accessible Residential Units Enlarged Plan	THHTL-F3A-XX-XX-DE-A-082100		
Hotel Accessible Residential Units Enlarged Plan II	THHTL-F3A-XX-XX-DE-A-082101	New drawing	Rev P01.01
Wall Types - Scope	THHTL-F3A-XX-XX-DE-A-082110	New drawing	Rev P01.01
Wall Type 01 - Residential Planar Blade	THHTL-F3A-XX-XX-DE-A-082111	New drawing	Rev P01.01
Wall Type 02 - Recessed Infill N/S	THHTL-F3A-XX-XX-DE-A-082112	New drawing	Rev P01.01
Wall Type 03 - Recessed Infill E/W	THHTL-F3A-XX-XX-DE-A-082113	New drawing	Rev P01.01
Wall Type 04 - Recessed Infill Balconies	THHTL-F3A-XX-XX-DE-A-082114	New drawing	Rev P01.01
Wall Type 05 - Folding Blade	THHTL-F3A-XX-XX-DE-A-082115	New drawing	Rev P01.01
Wall Type 06 - Pre-Cast Panels	THHTL-F3A-XX-XX-DE-A-082116	New drawing	Rev P01.01
Landscape General Arrangement	POP-4494-PLN-GA-8000	Rev 0	P01
Landscape General Arrangement Strategic Sitewide	278880-ARP-00-DR-L-15001		
Landscape Detailed Area Sheet 03 of 04	POP-4494-PLN-GA-8003	Rev 0	
Landscape General Arrangement Street Level	278880-ARP-00-DR-L-15101	New drawing	P01
Landscape General Arrangement Podium Level	278880-ARP-01-DR-L-15102	New drawing	P01

Notes

- Drawings with a ~~strike through~~ have been superseded
- Drawings outlined in red are new drawings