

Mr James Beynon
Capitol
Bond Court
Leeds
United Kingdom
LS1 1SP

13 October 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2022/4504
Location	Tottenham Hotspur Football Club, 748, High Road, London, N17 0AP
Proposal	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.
Received	21 December 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
0966-RFM-SR-XX-DR-L-0010-S2-P01-Illustrative Sections.pdf	Section - Proposed	21 December 2022
Residential Drawings 1007_07_PP_000 - Hybrid Application Boundary-Site Plan P4.pdf	The location plan	21 December 2022
0966-RFM-SR-XX-DR-L-0002-S2-P02-Plinth Level Landscape Layout.pdf	Block plan of the site	21 December 2022
0966-RFM-SR-XX-DR-L-0003-S2-P02-Plinth Level Planting Strategy.pdf	Additional plans	21 December 2022
0966-RFM-SR-XX-DR-L-0004-S2-P02-Roof Level Layout.pdf	Additional plans	21 December 2022
0966-RFM-SR-XX-DR-L-0005-S2-P02-Roof Level Planting Strategy.pdf	Additional plans	21 December 2022
0966-RFM-SR-XX-RP-L-0101-S2-P02-Landscape Design Development Report.pdf	Other relevant information	21 December 2022
RMA Compliance Statement 20.12.22 inc. Appendices.pdf	Planning statement	21 December 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (6)

- 1 The development of Plot 5 shall be constructed in accordance with the approved plans.

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

- 2 The development on Plot 5 hereby permitted shall be begun before the expiration of seven years from the date of the original permission (15.04.2016), or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 3 Prior to the commencement of the landscaping works hereby approved for Plot 5 full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. Notwithstanding the approved drawings these details shall conform with the approved Design Code for reserve matters and include information regarding, as appropriate: Hard landscaping works shall include:
 - a) Proposed finished levels or contours;
 - b) Means of enclosure – siting and design of screens, private terrace treatment, walls, railings and planting screens;
 - c) Hard surfacing materials and levels of permeability;
 - d) Minor artefacts and structures (e.g. furniture, lightwells, storage units, signs, lighting, etc.); and
 - e) Proposed functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).

Soft landscape works shall include:

- f) Planting plans;
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment and ability to thrive in shaded or sunny areas);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- i) Implementation and management programmes;
- j) Any new trees and shrubs to be planted together with a schedule of species to provide at least a net gain of tree canopy;
- k) Satisfactory breakdown of landscaping, referencing the approved 30% green roof and amenity space zoning diagram and figures with the approved

Design and Access Statement; and
I) Integrated SuDS infrastructure and associated furniture.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy D4 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

- 4 Prior to the commencement of the landscaping works hereby approved, an outline secure by design strategy outlining how the private and communal areas are designed to ensure that secure by design certification can be achieved. Such strategy shall ensure direct access provision between the private amenity space of approved Park Lane townhouse dwellings and the shared amenity space at plinth level and clarify any means for accessing adjacent communal amenity spaces.

Reason: To comply with outline permission and approved Design Code and to ensure a safe and secure development and reduce crime in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM12 of the Development Management Development Plan Document 2017.

- 5 The reserved matters hereby approved shall not be implemented until such time as a Deed of Variation to the S106 attached to outline permission HGY/2015/3000 has been agreed with the Council to amend the S106 to include the final calculation of shortfall for child play space to be obliged to be submitted at the same time as the final reserved matter (appearance).

Reason: In order for the Local Planning Authority to assess the acceptability of any playspace provision and suitability in relation to the detailed design of the residential cores, thereby ensuring a satisfactory relationship and future living conditions consistent with Policies D6 and S4 of the London Plan 2021, Policies DM1 and DM12 of the Development Management Development Plan Document 2017 and the Mayor's Play and Informal

Recreation SPG, or any subsequent revision of these documents.

- 6 The reserved matters hereby approved shall not be implemented until such time as a Deed of Variation to the S106 attached to outline permission HGY/2015/3000 has been agreed with the Council to amend Schedule 11 Clause 3.6 to the effect that the Development Energy Statement be obliged to be submitted at the same time as the final reserved matter (appearance).

Reason: To ensure a sustainable development.

Informatives:

INFORMATIVE: The original planning permission HGY/2015/3000 still stands and all its conditions and informatives still apply, in particular materials, landscaping, public realm, bio-diversity play space, lighting, accessibility and SuDS conditions include ongoing requirements. This approval and that permission should be read together.

INFORMATIVE: The submission of the detailed appearance submission shall reiterate compliance of landscaping sections of the Design Code in the Design Code Compliance Statement.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.