



Officer Report

Application Number:	HGY/2026/0152
Application Type:	Approval of details reserved by a condition
Address:	807 High Road, Tottenham, London, N17 8ER
Proposal:	Approval of details reserved by Parts (a) of Conditions 25 (Archaeology 2) and 32 (Impact Piling Method Statement) attached to 807 High Road Planning Permission ref. HGY/2024/0692 dated 4 July 2025 [for PBSA and Class E].
Case Officer:	Philip Elliott
Valid Date:	19/01/2026
Applicant:	Mr Richard Serra
Agent:	Miss Laura Young

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2026/0152

Ward: Bruce Castle

Date received: 19/01/2026

Last amended date: N/A

Drawing number of plans: 807HR-WAL-ZZ-FD-DR-S-1000-P02; INTEGRATED MANAGEMENT SYSTEM WORKS PACKAGE PLAN - 10.12.2025 - 4478.

Address: 807 High Road, Tottenham, London, N17 8ER

Proposal: Approval of details reserved by parts (a) of Conditions 25 (Archaeology 2) and 32 (Impact Piling Method Statement) attached to 807 High Road Planning Permission ref. HGY/2024/0692 dated 4 July 2025 [for PBSA and Class E].

Applicant: High Road West (Tottenham) Ltd [Tottenham Hotspur Football Club 'the Club']

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2024/0692) was granted on 04/07/2025 for: ...the demolition of existing buildings and the erection of a replacement building of up four storeys to include purpose-built

student accommodation (Sui Generis) and flexible commercial, business and service uses (Class E), hard and soft landscaping, and associated works.

Previously planning permission (Reference: HGY/2021/0441) was granted on 03/09/2021 for: ...the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential (C3), retail (Class E, a) and flexible medical / health (Class E, e) and office (Class E, g, i) uses; hard and soft landscaping works including a residential podium; and associated works.

The previous buildings on the site were demolished under HGY/2021/0441 with CLPs being approved for demolition works under approvals HGY/2025/0360 and HGY/2024/2354.

3. CONSULTEE RESPONSES

Greater London Archaeological Advisory Service (GLAAS) (summarised)

Having considered the submitted document I recommend its approval. No further archaeological work is necessary and the archaeological condition under this application has been satisfied.

Thames Water

Thames Water have reviewed the information provided and agree to partially discharge Condition 32. This is based on the understanding that piling/demolition works are carried out in accordance with drawing 807HR-WAL-ZZ-FD-DR-S-1000 (Building B807 Foundations General Arrangement - 05.09.2025) and document No. 4478 (Work Package Plan SFA Load Bearing Piles - 10.12.2025). Please advise Thames Water if these plans change so that we can re-assess the risk to our assets. Please partially discharge Condition 32.

4. ANALYSIS/ASSESSMENT

Condition 25 reads as follows:

25) Archaeology 2

(a) No development, excluding above ground demolition, shall take place until a detailed scheme showing the complete scope and arrangement of the foundation design and other below ground works has been submitted to and approved in writing by the Local Planning Authority.

(b) Development, including demolition, shall only take place in accordance with a detailed scheme approved under (a) above.

REASON: The Local Planning Authority wishes to ensure that any significant remains are not disturbed or damaged by foundation works but are, where appropriate, preserved in situ.

Condition 32 reads as follows:

32) Impact Piling Method Statement

(a) No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(b) Any piling must be undertaken in accordance with the terms of the approved piling method statement

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services to discuss the details of the piling method statement.

Pursuant Conditions 25 and 32 the applicant has submitted a piling layout plan and details. GLAAS have considered the submitted information and have recommended it is approved as have Thames Water. No further archaeological work is necessary and the archaeological condition under this application has been

satisfied. Provided the piling is carried out in accordance with the submitted details no further piling information is required.

5. RECOMMENDATION

APPROVE ARCHAEOLOGY 2 AND IMPACT PILING METHOD STATEMENT DETAILS RESERVED BY PARTS (A) OF CONDITIONS 25 AND 32 ATTACHED TO PLANNING PERMISSION HGY/2024/0692.

As shown on approved drawings/documents: 807HR-WAL-ZZ-FD-DR-S-1000-P02; INTEGRATED MANAGEMENT SYSTEM WORKS PACKAGE PLAN - 10.12.2025 - 4478.

Informatives:

The applicant is advised that part (b) of conditions 25 and 32 require the works to be carried out in accordance with the approved details.