

Officer Report

Application Number:	HGY/2026/1159
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) and (b) of Condition 6 (Block A – Noise Attenuation 1) 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:	23/04/2026
	6
Applicant:	Mr Richard Serra
Agent:	Miss Laura Young

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2026/1159

Ward: Bruce Castle

Date received: 23/04/2026

Last amended date: N/A

Drawing number of plans: Memorandum Report by Arthian Ltd - 807 High Road HGY/2024/0692 Condition 6 - 21/04/2026.

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

Proposal: Approval of details reserved by Parts (a) and (b) of Condition 6 (Block A – Noise Attenuation 1) 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. ANALYSIS/ASSESSMENT

Condition 6 reads as follows:

6) Block A – Noise Attenuation 1

(a) No development of Block A at slab level or above shall commence until such times as full details of the ceiling slab/walls and any other noise attenuation measures between the commercial unit and accommodation on the upper floors of the approved scheme and between this unit and existing homes in Nos. 803-805 High Road and No. 809 High Road have been submitted to and approved in writing by the Local Planning Authority.

(b) The details shall be designed to ensure that at any junction between existing and proposed dwellings and the first floor commercial unit, the internal noise insulation level for the dwellings is no less than 60 dB DnT,w + Ctr.

(c) The approved ceiling slab/walls and any other noise attenuation measures shall be completed prior to the occupation of the second-floor dwelling directly above the commercial unit is first occupied and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of these dwellings.

Pursuant Condition 6 the applicant has submitted a memorandum report which seeks to provide evidence to support the partial discharge of Planning Condition 6. The report states the following:

“Allowing for a 5dB tolerance between laboratory performance and on-site performance the floor construction is expected to meet the performance requirements and therefore is in favour for a partial discharge for Planning Condition 6 on the assumption good craftsmanship is undertaken.”

Part (b) of the condition requires the internal noise insulation level for the dwellings to be no less than 60 dB DnT,w + Ctr and the proposed separating wall would achieve this provided it is installed as required. The proposed details are therefore acceptable and can be approved.

4. RECOMMENDATION

APPROVE BLOCK A – NOISE ATTENUATION DETAILS RESERVED BY CONDITION 6 ATTACHED TO PLANNING PERMISSION HGY/2024/0692.

As shown on approved drawings/documents: Memorandum Report by Arthian Ltd - 807 High Road HGY/2024/0692 Condition 6 - 21/04/2026.

