



Officer Report

Application Number:	HGY/2026/0577
Application Type:	Approval of details reserved by a condition
Address:	808 High Road, Tottenham, London, N17 0DH
Proposal:	Partial approval of details for no.808 only reserved by condition 23 (MVHR) for the S.73 amended application HGY/2022/1642 for the demolition of existing and redevelopment of a four storey commercial building and change of use and external alterations to the original building (original approval HGY/2020/1584)
Case Officer:	Samuel Uff
Valid Date:	02/02/2026
Applicant:	Mr Richard Serra
Agent:	Mr James Beynon

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2022/1642

Section 73 application for a minor material amendment to the planning permission (ref: HGY/2020/1584) for the erection of a four storey building with flexible A1/A2/A3/B1/D1/D2 uses; external alterations to 798-808 High Road; change of use of 798-808 High Road to a flexible A1/A2/A3/B1/D1/D2 uses; demolition of rear extensions to Nos. 798, 800-802, 804-806, 808 and 814 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; hard and soft landscaping works; and associated works.

The proposal seeks to vary Condition 2 (Approved Plans) and Condition 31 (Cycle Parking). Amendments include relocation of proposed cycle store to the adjacent Sainsbury's car park site (no 28-48 Northumberland Park), with part of the approved cycle storage and refuse area to revert to flexible commercial space (use Class E) and installation of new substation; installation of level 03 link between the site and level 02 of Paxton Building; internal reconfiguration of stair core, approved commercial space and refuse storage; installation of additional substation; and associated works; extended depth of proposed ground floor extension with associated excavation, rear landscaping and alterations to front ramp and internal layout of no.808

CONSULTATION RESPONSE

LBH Conservation: (Comments for condition 13 (ducting) relevant to this application as well): The proposed services will mainly impact low significance or newly built areas of the listed building, and the schematic drawings allow to understand the prevailing harmless nature of the proposed works.

LBH Carbon Management: No objection

ANALYSIS/ASSESSMENT

Condition 23 (Ventilation/Extraction Details) reads:

(a) Any Café/Restaurant (Use Class A3) shall not be brought in to use until such times as full details of ventilation and extraction of fumes have been submitted to and approved in writing by the Local Planning Authority.

(b) The approved ventilation and fume extraction measures shall be completed and made operational prior to the first occupation of the unit as a Café/Restaurant (Use Class A3) and shall be permanently maintained thereafter.

Reason: In order to prevent adverse impact on air quality.

Pursuant to condition 13 the applicant has provided details of the siting of the ducting and ventilation internally and externally.

The internal ducting was also previously presented in the listed building consent details for condition 4 (internal details) ref: HGY/2024/3205. These details have been reviewed again by LBH Conservation officers who are satisfied that these will not harm the character of the listed building.

The applicant has submitted detailed drawings, specifications, and technical information relating to the Mechanical Ventilation and Heat Recovery (MVHR) systems, including layouts, schematics, equipment schedules, and product specifications.

The submitted mechanical services specification confirms that:

- Systems include mechanical supply and extract ventilation with heat recovery, operated on a variable volume basis, controlled via CO₂ sensors;
- Details of ducting arrangements, attenuators, controls, and access for maintenance are provided;
- Systems are designed in accordance with relevant standards, including Building Regulations and ventilation guidance.

On this basis, the submitted information is considered sufficient to satisfy the requirements of Condition 23 in relation to providing efficiency and operation of MVHR systems; suitable location and access arrangements; and provision of rigid ducting layouts.

It is noted that the submitted documentation includes references to the wider mechanical system. However, the scope of this condition is limited to ventilation and MVHR systems only, and any matters relating to the wider heating or energy strategy fall outside the scope of this condition and should be addressed separately under the relevant energy strategy condition.

As such the details are considered to be acceptable from a design and heritage perspective, functionally acceptable and will provide suitable carbon efficient MVHR.

RECOMMENDATION

GRANT PARTIAL APPROVAL OF CONDITION 23

