



Officer Report

Application Number:	HGY/2026/1300
Application Type:	Approval of details reserved by a condition
Address:	807 High Road, Tottenham, London, N17 8ER
Proposal:	Approval of details reserved by part (a) of Condition 20 (Mechanical Ventilation and Heat Recovery) 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:	08/05/2026
Applicant:	Mr Richard Serra
Agent:	Miss Laura Young

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2026/1300

Ward: Bruce Castle

Date received: 08/05/2026

Last amended date: N/A

Drawing number of plans: VENTILATION

- 179-EDC-B1-00-DR-M-57001 Mechanical Services - Ground Floor - Ventilation Layout - Sheet 1 of 3 C01
- 179-EDC-B1-00-DR-M-57002 Mechanical Services - Ground Floor - Ventilation Layout - Sheet 2 of 3 C01
- 179-EDC-B1-00-DR-M-57003 Mechanical Services - Ground Floor - Ventilation Layout - Sheet 3 of 3 C01
- 179-EDC-B1-01-DR-M-57102 Mechanical Services - First Floor - Ventilation Layout - Sheet 1 of 3 C01
- 179-EDC-B1-01-DR-M-57103 Mechanical Services - First Floor - Ventilation Layout - Sheet 2 of 3 C01
- 179-EDC-B1-01-DR-M-57104 Mechanical Services - First Floor - Ventilation Layout - Sheet 3 of 3 C01
- 179-EDC-B1-02-DR-M-57201 Mechanical Services - Second Floor - Ventilation Layout - Sheet 1 of 3 C01
- 179-EDC-B1-02-DR-M-57202 Mechanical Services - Second Floor - Ventilation Layout - Sheet 2 of 3 C01
- 179-EDC-B1-02-DR-M-57203 Mechanical Services - Second Floor - Ventilation Layout - Sheet 3 of 3 C01

- 179-EDC-B1-03-DR-M-57301 Mechanical Services - Third Floor - Ventilation Layout - Sheet 1 of 3 C01
- 179-EDC-B1-03-DR-M-57302 Mechanical Services - Third Floor - Ventilation Layout - Sheet 2 of 3 C01
- 179-EDC-B1-03-DR-M-57303 Mechanical Services - Third Floor - Ventilation Layout - Sheet 3 of 3 C01
- 179-EDC-B1-04-DR-M-57401 Mechanical Services - Fourth Floor - Ventilation Layout - Sheet 1 of 2 C01
- 179-EDC-B1-04-DR-M-57402 Mechanical Services - Fourth Floor - Ventilation Layout - Sheet 2 of 2 C01
- 179-EDC-B1-05-DR-M-57501 Mechanical Services - Fifth Floor - Ventilation Layout - Sheet 1 of 2 C01
- 179-EDC-B1-05-DR-M-57502 Mechanical Services - Fifth Floor - Ventilation Layout - Sheet 2 of 2 C01
- 179-EDC-B1-06-DR-M-57601 Mechanical Services - Sixth Floor - Ventilation Layout - Sheet 1 of 2 C01
- 179-EDC-B1-06-DR-M-57602 Mechanical Services - Sixth Floor - Ventilation Layout - Sheet 2 of 2 C01
- 179-EDC-B1-RF-DR-M-57701 Mechanical Services - Roof Level - Ventilation Layout - Sheet 1 of 2 P01
- 179-EDC-B1-RF-DR-M-57702 Mechanical Services - Roof Level - Ventilation Layout - Sheet 2 of 2 P01

SCHEMATICS

- 179-EDC-B1-ZZ-DR-M-30114 Mechanical Services - Ground Floor - Ventilation Schematic - Sheet 1 of 2 C01
- 179-EDC-B1-ZZ-DR-M-30115 Mechanical Services - Ground Floor - Ventilation Schematic - Sheet 2 of 2 C01
- 179-EDC-B1-ZZ-DR-M-30116 Mechanical Services - First Floor - Ventilation Schematic - Sheet 1 of 5 C01
- 179-EDC-B1-ZZ-DR-M-30117 Mechanical Services - First Floor - Ventilation Schematic - Sheet 2 of 5 C01
- 179-EDC-B1-ZZ-DR-M-30118 Mechanical Services - First Floor - Ventilation Schematic - Sheet 3 of 5 C01
- 179-EDC-B1-ZZ-DR-M-30119 Mechanical Services - First Floor - Ventilation Schematic - Sheet 4 of 5 C01
- 179-EDC-B1-ZZ-DR-M-30120 Mechanical Services - First Floor - Ventilation Schematic - Sheet 5 of 5 C01
- 179-EDC-B1-ZZ-DR-M-30121 Mechanical Services - Second Floor - Ventilation Schematic - Sheet 1 of 3 C01
- 179-EDC-B1-ZZ-DR-M-30122 Mechanical Services - Second Floor - Ventilation Schematic - Sheet 2 of 3 C01
- 179-EDC-B1-ZZ-DR-M-30123 Mechanical Services - Second Floor - Ventilation Schematic - Sheet 3 of 3 C01
- 179-EDC-B1-ZZ-DR-M-30124 Mechanical Services - Third Floor - Ventilation Schematic - Sheet 1 of 3 C01
- 179-EDC-B1-ZZ-DR-M-30125 Mechanical Services - Third Floor - Ventilation Schematic - Sheet 2 of 3 C01
- 179-EDC-B1-ZZ-DR-M-30126 Mechanical Services - Third Floor - Ventilation Schematic - Sheet 3 of 3 C01
- 179-EDC-B1-ZZ-DR-M-30127 Mechanical Services - Fourth Floor - Ventilation Schematic - Sheet 1 of 2 C01
- 179-EDC-B1-ZZ-DR-M-30128 Mechanical Services - Fourth Floor - Ventilation Schematic - Sheet 2 of 2 C01
- 179-EDC-B1-ZZ-DR-M-30129 Mechanical Services - Fifth Floor - Ventilation Schematic - Sheet 1 of 2 C01
- 179-EDC-B1-ZZ-DR-M-30130 Mechanical Services - Fifth Floor - Ventilation Schematic - Sheet 2 of 2 C01
- 179-EDC-B1-ZZ-DR-M-30131 Mechanical Services - Sixth Floor - Ventilation Schematic C01

SCHEDULES

- 179-EDC-B1-ZZ-SH-M-00409 Printworks MVHR Schedule P01
- 179-EDC-B2-ZZ-SH-M-00204 807 MVHR Schedule P01

Specification

- 178-EDC-ZZ-XX-SP-M-10001 Mechanical Particular Specification C02

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

Proposal: Approval of details reserved by part (a) of Condition 20 (Mechanical Ventilation and Heat Recovery) 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

Carbon Management (summarised)

The submitted information is acceptable.

4. ANALYSIS/ASSESSMENT

Condition 20 reads as follows:

20) Mechanical Ventilation and Heat Recovery

(a) Prior to installation, written and drawn details of the Mechanical Ventilation and Heat Recovery (MVHR) systems shall be submitted to the Local Planning Authority. Details shall include the efficiency, location of the units to ensure easy access for servicing and plans showing the rigid ducting.

(b) The approved MVHR details shall be installed prior to first occupation of the Block to which they relate and shall be retained thereafter for the lifetime of the development.

REASON: To ensure the new homes are adequately ventilated as required by London Plan (2021) Policy SI 4.

Pursuant Condition 20 the applicant has submitted details of the Mechanical Ventilation and Heat Recovery (MVHR) systems. The Carbon Management team have confirmed that the details would ensure that the new accommodation would be adequately ventilated as required by London Plan (2021) Policy SI 4.

5. RECOMMENDATION

APPROVE MECHANICAL VENTILATION AND HEAT RECOVERY DETAILS RESERVED BY PART A OF CONDITION 20 ATTACHED TO PLANNING PERMISSION HGY/2024/0692.

As shown on approved drawings/documents:

VENTILATION

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Informatives:

Prior Approval

The applicant is reminded of the requirement to comply with Part (b) of Condition 20.