



Officer Report

Application Number:	HGY/2026/1290
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 10 (Landscape Details) 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/2026/1290

Ward: Bruce Castle

Date received: 08/05/2026

Last amended date: N/A

Drawing number of plans: 179-F3A-B2-ZZ-DR-A-41013_TECHNICAL ELEVATIONS - COURTYARD EAST

179-F3A-B2-ZZ-DR-A-41012_TECHNICAL ELEVATIONS – NORTH

179-F3A-B2-ZZ-DR-A-41011_TECHNICAL ELEVATIONS - HR WEST

179-DCA-B2-01-GA-L-90003-C05 - PM Landscape Layout

179-DCA-B2-01-DR-L-90009-C04 - PM Landscape Planting Plan

RF Landscape Layout, ref. 179-DCA-B1-06-DR-L90001 C01.

PM Irrigation Requirements, ref. 179-DCA-B2-01-DR-L-90012 C01.

PM Landscape Details Podium 1 of 3, ref. 179-DCA-B2-01-DR-L-90014 C01.

PM Landscape Details Podium 2 of 3, ref. 179-DCA-B2-01-DR-L-90019 C01.

PM Landscape Details Podium 3 of 3, ref. 179-DCA-B2-01-DR-L-90020 C01.

Landscape Management Plan, ref. 179-DCA-ZZ-ZZ-SP-L-90026 C01.

Planning Condition 10 – 807 Landscape

179-SPS-B1-RF-DR-X27-3002 P01 Blue Roof Build-Ups

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

Proposal: Approval of details reserved by Part (a) of Condition 10 (Landscape Details) 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.

Tree Officer

The submitted details are satisfactory.

4. ANALYSIS/ASSESSMENT

Condition 10 reads as follows:

10) Landscape Details

(a) The following external landscaping details of the proposed roof level communal amenity space and Percival Court surface treatment shall be submitted to and approved by the Local Planning Authority before the relevant works listed below commence:

- i) Hard surfacing materials;
- ii) Boundary treatments;
- iii) Planting plans and a full schedule of species of a range of native trees and shrubs proposed to be planted noting species, plant sizes, and proposed numbers/densities where appropriate;
- iv) Sections demonstrating substrate of no less than 250mm for the intensive living roof;
- v) Plans showing the inclusion of biodiversity measures for the living roof, to include:
 - bird boxes and insect hotels,
 - A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces),
 - Plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate,
 - Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays,
 - Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native),

- Plans and sections showing the relationship between the living roof areas and photovoltaic array,
- Management and maintenance plan, including frequency of watering arrangements,
- A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;
- vi) Written specifications (including cultivation and other operations) associated with plant and grass establishment;
- vii) Implementation programme;
- viii) Irrigation, management and maintenance arrangements.

(b) Prior to the occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition.

(c) The external landscaping shall be carried out in accordance with the approved details and implementation programme unless otherwise agreed in writing by the Local Planning Authority and shall be retained and managed in accordance with the approved irrigation, management and maintenance arrangements thereafter for the lifetime of the development.

(d) Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory level of residential amenity, food growing opportunities, biodiversity enhancement and boundary treatments in accordance with Policies G1, G5, G6, S11 and S12 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

Pursuant Condition 10 the applicant has submitted details of the landscaping. The Carbon Management team and Tree Officer have confirmed that the details would ensure a satisfactory level of residential amenity, food growing opportunities, biodiversity enhancement and boundary treatments.

5. RECOMMENDATION

APPROVE LANDSCAPE DETAILS RESERVED BY PART A OF CONDITION 10 ATTACHED TO PLANNING PERMISSION HGY/2024/0692.

As shown on approved drawings/documents: 179-F3A-B2-ZZ-DR-A-41013_TECHNICAL ELEVATIONS - COURTYARD EAST; 179-F3A-B2-ZZ-DR-A-41012_TECHNICAL ELEVATIONS – NORTH; 179-F3A-B2-ZZ-DR-A-41011_TECHNICAL ELEVATIONS - HR WEST; 179-DCA-B2-01-GA-L-90003-C05 - PM Landscape Layout; 179-DCA-B2-01-DR-L-90009-C04 - PM Landscape Planting Plan; RF Landscape Layout, ref. 179-DCA-B1-06-DR-L90001 C01; PM Irrigation Requirements, ref. 179-DCA-B2-01-DR-L-90012 C01; PM Landscape Details Podium 1 of 3, ref. 179-DCA-B2-01-DR-L-90014 C01; PM Landscape Details Podium 2 of 3, ref. 179-DCA-B2-01-DR-L-90019 C01; PM Landscape Details Podium 3 of 3, ref. 179-DCA-B2-01-DR-L-90020 C01; Landscape Management Plan, ref. 179-DCA-ZZ-ZZ-SP-L-90026 C01; Planning Condition 10 – 807 Landscape; and 179-SPS-B1-RF-DR-X27-3002 P01 Blue Roof Build-Ups.

Informatives:

PARTIAL APPROVAL ONLY

The applicant is advised that Parts (b), (c), and (d) of Condition 10 remain outstanding and must be complied with as advised.

