



Officer Report

Application Number:	HGY/2026/0578
Application Type:	Approval of details reserved by a condition
Address:	808 High Road, Tottenham, London, N17 0DH
Proposal:	Partial approval of details reserved by a condition 14 (landscaping) for details of parts i) (Boundary screens and gates); ii) (Hard surfacing materials and seating); iv) (Planting plans and species); vi) (Lighting columns) and viii) (Implementation programme) for no.808 only in relation to 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: No objection

ANALYSIS/ASSESSMENT

Condition 14 (Landscaping Details) reads:

14. (a) The following external landscaping details of the proposed courtyard space between the Linear Building and the rear of Nos. 798 to 814 and the roof terrace of the approved extension at Nos. 804-806 shall be submitted to and approved by the Local Planning Authority before the Linear Building, or in relation to the roof terrace on the approved extension to Nos. 804-806 the extension itself, commences above ground floor slab level:

i) Boundary screens and gates;

ii) Hard surfacing materials and seating;

iii) Hard and soft landscaping of the roof terrace on the approved extension at Nos. 804-806, with substrate levels for planted areas to be at least 250mm in depth; iv) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate; v) Bird and bat boxes and 'insect hotels';

vi) Lighting columns;

vii) SuDS management and maintenance arrangements; and viii) Implementation programme.

(b) The external landscaping and SuDS measures shall be carried out in accordance with the approved details and implementation programme and the SuDS measures shall be managed and maintained in accordance with approved arrangements unless otherwise agreed in writing by the Local Planning Authority.

(c) 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 biodiversity enhancement and boundary treatments.

Pursuant to condition 14 the applicant has partial details for only part of the site relating to no.808. This is due to the development including a restoration and extension to the existing buildings, which has now been successfully implemented, and the new build 'Linear Development' at the rear of the site. As such, partial approval is considered acceptable.

The applicant has also not provided details for parts iii) (Roof terrace of Nos. 804-806); v) (Bird / bat boxes and insect hotels); and vii) SuDS all of which will remain outstanding for no.808 and for the wider site. An informative will be added to this decision highlighting that these are outstanding.

Details of the following parts of condition 14 have been submitted:

i) Boundary screens and gates;

ii) Hard surfacing materials and seating;

iv) Planting plans and species;

vi) Lighting columns; and

viii) Implementation programme

These details have been reviewed and align with the approved development and continue the high quality design and landscaping around these buildings and the THFC Stadium. As such these are recommended for approval.

Officers have reviewed these collectively and are considered to be acceptable. As such the details are considered to be acceptable from a design and heritage perspective, functionally acceptable and will not harm any adjacent residential amenity.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 14

Informatives:

The applicant is advised that condition 14 has been discharged in part and for No. 808 only.

Further details for parts iii) Nos. 804-806 roof terrace; v) Bird / bat boxes and insect hotels; and vii) SuDS of condition 14 remain outstanding for this and the wider site.