

Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	748
Suffix	
Property name	Tottenham Hotspur Football Club
Address line 1	High Road
Address line 2	Tottenham
Address line 3	
Town/city	London
Postcode	N17 0AP
Description of site location must be completed if postcode is not known:	
Easting (x)	534049
Northing (y)	191157
Description	

2. Applicant Details

Title	Mr
First name	Richard
Surname	Serra
Company name	Meldene Ltd
Address line 1	Lilywhite House
Address line 2	782 High Road
Address line 3	Tottenham
Town/city	London
Country	

2. Applicant Details

Postcode

N17 0BX

Are you an agent acting on behalf of the applicant?

YesNo

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Development Description

Please indicate all those reserved matters for which approval is being sought

- ☐ Access
- ☐ Appearance
- ☐ Landscaping
- ☐ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Proposed demolition and comprehensive phased redevelopment for stadium (Class D2) with hotel (Class C1), Tottenham Experience (sui generis), sports centre (Class D2); community (Class D1) and / or offices (Class B1); housing (Class C3); and health centre (Class D1); together with associated facilities including the construction of new and altered roads, footways; public and private open spaces; landscaping and related works. Details of "appearance" and "landscape" are reserved in relation to the residential buildings and associated community and / or office building. Details of "appearance" and "scale" are reserved in relation to the sports centre building. Details of "appearance" are reserved in relation to the health centre building. Proposal includes the demolition of 3 locally listed buildings and includes works to a Grade II Listed building for which a separate Listed Building application has been submitted (Ref: HGY/2015/3001). The proposal is EIA development.

Reference number

HGY/2015/3000

Date of decision (date must be pre-application submission)

15/04/2016

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

This application seeks approval for one of the two remaining reserved matters - scale. The scheme to which this application relates was subject to EIA and an ES was submitted and approved at that time.

Has the work already started?

YesNo

If Yes, please state when the work was started (date must be pre-application submission)

28/05/2016

Has the work already been completed?

YesNo

5. Site Area

What is the measurement of the site area?
(numeric characters only).

8.97

Unit

Hectares

6. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

6. Site Information

Title Number	AGL111807
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Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ☐ Yes ☒ No

Public/Private Ownership

What is the current ownership status of the site? ☐ Public ☒ Private ☐ Mixed

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria? ☐ Yes ☒ No

Do the proposals cover the whole existing building(s)? ☒ Yes ☐ No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed? ☐ Yes ☒ No
If the proposal does not include affordable housing, select 'No'.

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	Extreme Sports Building
Maximum height (Metres)	51
Number of storeys	13

Loss of garden land

Will the proposal result in the loss of any residential garden land? ☐ Yes ☒ No

Projected cost of works

Please provide the estimated total cost of the proposal	Between £2m and £100m
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8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit? ☐ Yes ☒ No

9. Superseded consents

Does this proposal supersede any existing consent(s)? ☐ Yes ☒ No

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development.
If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
Single phase	April	2023	October	2024

11. Scheme and Developer Information

Scheme Name

11. Scheme and Developer Information

Does the scheme have a name? ☒ Yes ☐ No

Please enter the scheme name

Currently known as 'Extreme Sports Building/Hub'

Developer Information

Has a lead developer been assigned? ☐ Yes ☒ No

12. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
D2 - Assembly and leisure	0	0	2500
Total	0	0	2500

13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cycle Spaces	0	16	16

14. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? ☐ Yes ☒ No

15. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? ☐ Yes ☒ No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? ☐ Yes ☒ No

16. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? ☐ Yes ☒ No

16. Water Management

Please state the expected internal residential water usage of the proposal (litres per person per day)

0.00

Does the proposal include the harvesting of rainfall?

☐ Yes ☒ No

Does the proposal include re-use of grey water?

☐ Yes ☒ No

17. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

☐ Yes ☒ No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

☐ Yes ☒ No

18. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

19. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

0

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

20. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

☒ Yes ☐ No

21. Utilities

Water and gas connections

Number of new water connections required

1

Number of new gas connections required

1

Fire safety

Is a fire suppression system proposed?

☒ Yes ☐ No

Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

1

Mobile networks

Has consultation with mobile network operators been carried out?

☒ Yes ☐ No

22. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation? ☐ Yes ☒ No

Heat pumps

Will the proposal provide any heat pumps? ☐ Yes ☒ No

Solar energy

Does the proposal include solar energy of any kind? ☐ Yes ☒ No

Passive cooling units

Number of proposed residential units with passive cooling 0

Emissions

NOx total annual emissions (Kilograms) 0.00

Particulate matter (PM) total annual emissions (Kilograms) 0.00

Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013? ☐ Yes ☒ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres) 0.00

Urban Greening Factor

Please enter the Urban Greening Factor score 0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating 0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled 0

23. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Please refer to covering letter.

Please list all drawing numbers submitted with this application for approval

Please refer to covering letter.

If applicable, please state the reasons for any changes to the original drawings

Please refer to covering letter.

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

25. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

26. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)