

Our ref: Q230777/sr
Your ref: PP-12824314
Email: sean.rawling@quod.com
Date: 5 March 2024



Philip Elliot
London Borough of Haringey
Planning Services
6th Floor, River Park house
225 High Road
Wood Green
N22 8HQ

By Planning Portal (ref. **PP-12824314**)

Dear Philip

Application for Full Planning Permission at 807 High Road, Tottenham

Please find enclosed a full application submitted on behalf of 'High Road West (Tottenham) Limited' ("the Applicant") in respect of 807 High Road, Tottenham ("the Site").

The application has been submitted via the Planning Portal (ref. **PP-12824314**) and seeks full planning permission for the following development:

"Full planning application 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".

This application follows approval at the Site in 2021 (HGY/2021/0441) for a development of 9no. residential units together with associated flexible retail spaces. This application retains the established architectural principles of the approved scheme, with the uses of the Site now to comprise of 25no. purpose-built student accommodation (PBSA) units, together with a flexible retail unit at ground floor level.

The Applicant have recently secured planning and listed building consent to redevelop the 'Printworks' site at 819-829 High Road for student-led development alongside commercial use (ref. HGY/2023/2306 & HGY/2023/2307). The enclosed application offers the potential to be operated alongside the Printworks development; however, it is submitted on a standalone basis and is both policy compliant and deliverable on its own.

The Applicant has a strong track record of delivering high-quality development in North Tottenham round the Site. The enclosed application will continue this, being compliant with policy at the national, London and local levels alongside adhering to the published High Road West Masterplan Framework (2014).

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The scheme will deliver a a significant range of planning benefits, including:

- The provision of new high quality student accommodation to meet an identified need.
- An effective re-use of previously developed land in a highly sustainable location.
- Providing a visual and physical enhancement to the Site and its location within the Conservation Area.
- Contributing to the implementation of the High Road West Masterplan Framework.
- Provide new employment opportunities during the construction and operations phases of the development.
- Significantly improve the Site's sustainability credentials and energy efficiency – achieving zero carbon through a combination of on-site measures and financial offset payments.

The proposals have been subject to pre-application discussion with Officers at the London Borough of Haringey (LBH), whereby the principle of development was accepted, and the scope of supporting documentation agreed.

The agreed scope of the submission is enclosed at **Appendix 1** of this letter.

Payment to the sum of £12,544 (inclusive of the Planning Portal's £64 administrative charge) has been made via the Planning Portal. This is based on the gross floor space of the development, and is calculated in full accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023.

I trust the above and enclosed information is acceptable and I look forward to receiving confirmation of formal validation in due course. Should you require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely

Sean Rawling
Associate

enc. As per Appendix 1
cc. Richard Serra – Tottenham Hotspur Football Club

Appendix 1

Scope of Application Submission

No	Document	Author
1	This Cover Letter	Quod
2	Planning Application Forms, including Certificates of Ownership	Quod
3	Community Infrastructure Levy (CIL) Forms	Quod
4	Planning and Heritage Statement, to include: - Draft Section 106 Heads of Terms - Statement of Community Involvement - Heritage Statement	Quod
5	Design and Access Statement, including: - Photographs and photomontages - Crime prevention, movement & inclusive design assessment - Landscape statement - Development Management Charter response	F3 Architects
7	Application Drawings	F3 Architects
8	Drawing Schedule	Quod
9	Arboricultural Impact Assessment	Hallwood
10	Archaeological Desk Based Assessment	MOLA
11	BREEAM Pre-Assessment	Focus
12	Construction Management Plan	WPSCC
13	Daylight and Sunlight Assessment	DPR
14	Flood Risk Assessment and Drainage Strategy	Waterman
15	Ecological Impact Assessment including: - BNG Assessment	Logika
16	Fire Assessment	OFR
17	Land Contamination Assessment	Waterman
18	Letter of Support	Middlesex University
19	Noise Impact Assessment	Loven Acoustics
20	Sustainability and Energy Statement, including: - Carbon emissions reporting spreadsheet - Overheating Report	P3R
21	Structural Report	Symmetrys
22	Transport Assessment and Waste Management Plan, to include: - Servicing and Delivery Plan	Arup