

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2021/1043

Ward: Northumberland Park

Address: Tottenham Hotspur Football Club 748 High Road N17 0AP

Proposal: Application for the approval of reserved matters relating to the scale of Plot 6 'The Community Health Building' of planning permission HGY/2015/3000 granted on 15.04.2016 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.

Applicant: Mr Richard Serra, Meldene Ltd

Ownership: Private

Case Officer Contact: Neil McClellan

Date received: 09/04/2021

Plans and documents: See Appendix 1(List of plans and application documents).

2. SUMMARY OF KEY REASONS FOR RECOMMENDATION

The application site forms part of the ongoing phased redevelopment of the former White Hart Lane Stadium and the land around it, granted planning permission by Haringey in 2016.

The current reserved matters application forms an important phase of the ongoing redevelopment of the stadium site and will contribute to the regeneration of the wider area. It will provide a 2500 m² new health care facility for the local community. This will help secure the additional health care provision needed to support the area's planned growth in population.

3. RECOMMENDATION

3.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability is authorised to issue the planning permission and impose conditions and informatives.

3.2 Conditions – Summary (the full text of recommended conditions is contained in Section 13 of this report):

1. Approved Drawings
2. Reserved Matters Time Limit
3. Construction Environmental Management Plan
4. Air Quality Dust Management Plan
5. Construction Waste Management Plan
6. Construction Hours
7. Lighting
8. Waste and Refuse
9. Green/Brown Roof
10. Cooling Demand
11. Business and Community Liaison Construction Group
12. Conformity with Environmental Statement
13. Materials Boards
14. Flood Risk Management
15. Drainage
16. Plant Noise
17. Plant and Machinery
18. Carbon Savings

3.3 Informatives – Summary (the full text of recommended conditions is contained in Section 12 of this report).

1. Original Planning Permission
2. Co-operation
3. Numbering and naming of new development
4. Sprinkler installation
5. Community Infrastructure Levy

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4. PROPOSED DEVELOPMENT AND LOCATION DETAILS

4.1 Proposed development

4.1.1 The National Planning Practice Guidance (NPPG) states that Reserved Matters are those aspects of a proposed development which an applicant can choose not to submit with an outline planning application, (i.e. they can be 'reserved' for later determination). These are 'Access', 'Appearance', 'Landscaping', 'Layout' and 'Scale'.

4.1.2 The proposal seeks approval of reserved matters relating to the 'appearance' of Plot 6 'The Community Health Building', a structure with a maximum height of 21.0 m, over three floors, providing up to 2500 m² of health care use (formerly the D1 Use Class but now part of the new E Use Class), pursuant to the hybrid planning permission (Ref. HGY/2015/3000) for the redevelopment approved on 15th April 2016 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.

4.1.3 This reserved matters application does not seek permission in respect to the principle of development, the land use, the scale of the building, the amount of floor space, layout, access arrangements or landscaping which were all approved as part of the outline planning permission granted for Plot 6 under HGY/2015/3000. Under that permission only appearance was reserved for later consideration. It must be in accordance with the outline consent to which it relates including any indicative masterplan, parameter plans, design guidance, conditions and s.106 obligations.

4.1.4 This reserved matters application has been informed by the development specification, the indicative masterplan, the parameter plans and design codes established by the hybrid consent and its outline planning requirements.

Proposal Location

4.1.5 The proposed development is for Plot 6 of the approved masterplan, which is located in the north eastern corner of the wider masterplan site, with a frontage onto Worcester Avenue. The site currently acts as the delivery and service yard for the stadium, with access via Sainsbury's service yard. It will continue to do so

with the 2 floors of the health centre being built over the yard. Vehicle access to the yard will continue to be via Sainsbury's service yard.

Compliance with Hybrid Consent – Reference HGY/2015/3000

- 4.1.6 The Health Centre Building development complies fully with the outline requirements of the Hybrid consent – HGY/2015/3000 including the approved parameter plans and design guidance. The appearance of the development under consideration is consistent with these requirements.

4.2 Site and Surroundings

Application site

- 4.2.1 Plot 6 of the indicative masterplan approved as part of the hybrid consent – HGY/2015/3000 is located to the north east of the new stadium. It will have a frontage on to Worcester Avenue and an additional entrance onto the north podium and Lilywhite. It will be located next to the terraced housing at the northern end of Worcester Avenue.

Wider development site

- 4.2.2 The wider development site consists of approximately 8.97 hectares of land located around the new Tottenham Stadium. The site is bounded by Park Lane to the south, Tottenham High Road, to the west, Worcester Avenue to the east and Lilywhite House to the north.
- 4.2.3 The Public Transport Accessibility Level (PTAL) for the site ranges from 3 (moderate accessibility) on the eastern side to 5 (good accessibility). Bus service No's 149, 259, 279, 349 and W3 pass the site frontage along the High Road. The site lies within the Tottenham North CPZ and the much larger the Tottenham Event Day CPZ. Sainsbury operate a large customer car park on Northumberland Avenue. Northumberland Park station is approximately 750m east of the site and White Hart Lane station is approximately 200m west of the site.
- 4.2.4 Immediately to the east of Worcester Avenue is Northumberland Park Community Secondary School and Saint Paul and All Hallows Church of England Infant and Junior Schools. Immediately to the west of High Road lies St Francis

de Sales Roman Catholic infant and junior school and further west is the Lancastrian Primary School.

- 4.2.5 The area to the west of the Stadium forms part of the proposed NT5 High Road West site allocation in the emerging Tottenham Area Action Plan DPD.

5. RELEVANT PLANNING HISTORY

5.1 Stadium redevelopment scheme

5.1.1 The current stadium redevelopment scheme, reference HGY/2015/3000 was granted hybrid planning permission on the 15 April 2016 it comprises the now completed new 61,000 seat stadium and Tottenham Experience and the as yet unbuilt phases Plots 3 to 6. This current application is for the reserved matters relating to Plot 4 'The Extreme Sports Building'.

5.1.2 Listed building consent was also granted, reference HGY/2015/3001, for works to the Grade II Listed Warmington House to allow it to be incorporated into the Tottenham Experience building.

5.1.3 All conditions relevant to the completed elements of the hybrid permission have been complied with.

6. PLANNING BACKGROUND

6.1 Planning designations

6.1.1 The site forms part of the wider strategic regeneration area designated in the new 2021 London Plan as the Upper Lee Valley Opportunity Area. It is designated a Growth Area in the Haringey Local Plan: Strategic Policies 2013-2026 (with Alterations 2017).

6.1.2 The application site also has a site allocation (NT7) in Haringey's Tottenham Area Action Plan DPD (adopted 2017). The proposed allocation is for the redevelopment of the existing stadium (completed), and the introduction of residential, commercial, education, community, leisure and hotel uses, and improved public realm across the site. It states the Council will support a mix of leisure uses around Tottenham Stadium to ensure it is a destination on match and non-match days.

6.1.3 At the time of the original hybrid application, the western edge of the wider development site was located in the North Tottenham/Tottenham High Road Conservation Area. Since that application was granted this stretch of the conservation area has been de-designated. The Grade II Listed Building located on the site's High Road frontage has been retained and incorporated into the Tottenham Experience development.

6.1.4 Local and strategic planning policy supports the regeneration of the wider development site for the creation of employment, residential, retail, educational, community, leisure and hotel uses. It promotes development that will contribute to making the area a wider commercial and visitor destination.

6.2 Hybrid Planning Permission

6.2.1 The detailed element of the hybrid consent granted permission in full for the demolition of the existing stadium and club shop, three locally listed buildings (746, 748 and 750 High Road), and a terrace of seven houses (20 to 32 (evens) Worcester Avenue and the construction of the following:

6.2.2 The detailed element of the hybrid consent granted permission in full for the demolition of the existing stadium and club shop, three locally listed buildings (746, 748 and 750 High Road), and a terrace of seven houses (20 to 32 (evens) Worcester Avenue and the construction of the following:

- Plot 1 - A new 61,000 seat stadium and surrounding public realm works.
- Plot 2 - 'The Tottenham Experience', a multi-use building incorporating the Grade II Listed Warmington House and comprising the club megastore, stadium ticket office, museum, club cinema, café, stadium tour and 'Skywalk' reception area.
- Plot 3 - A 22-storey hotel comprising 180 bedrooms and 49 serviced apartments.

6.2.3 Outline planning permission was granted for the following:

- Plot 4 - The Extreme Sports building (Class D2) providing up to 2500 m² of floor space in a structure up to a maximum height of 51.2 metres. Detailed approval was granted for matters relating to "access" and "layout", with matters relating to "appearance" and "scale" reserved. (Application relating to "scale" submitted concurrently with this application Ref HGY/2021/1039)

- Plot 5 – Residential development and flexible community/office space (Class D1/B1) comprising 4 residential towers (2 blocks up to 16 storeys (69m) in height above podium level; 1 block up to 24 storeys (96m) in height above podium level; and 1 block up to 32 storeys (123m) in height above podium level) providing a maximum residential floor space of 49,000 m² or a maximum of 585 units, and the construction of 4,000 m² flexible community (Class D1)/office (Class B1) floorspace in the lower floors of the podium below the residential blocks in the SE corner of the site. Detailed approval was granted for matters relating to “access”, “layout” and “scale”, with matters relating to “appearance” and “landscape” reserved.
- Plot 6 - The Community Health Building (Class D1). Detailed approval was granted for matters relating to “access”, “layout” and “scale” with only matters relating to “appearance” reserved. (The subject of this application)

6.2.4 The application was accompanied by an Environmental Impact Assessment.

6.2.4 The permission is subject to a Section 106 Agreement and a series of planning conditions including parameter plans and design codes which control the form and implementation of the redevelopment of the site, including the outline components, a part of which is under consideration.

Section 106 provisions

6.2.5 The key Section 106 obligations relevant to the Health Centre Development include:

- Travel Plan and Cycling Strategy.
 - Required to submit and have approved by the Council a travel plan and a cycling strategy prior to the occupation of the Health Centre and not to occupy or permit occupation of the centre other than in compliance with the approved travel plan and cycling strategy.
- Energy.
 - To work with the Council in exploring the feasibility of creating a district energy network to serve the Health Centre.
 - Ensure the centre is capable of being connected to a district energy network and that its heating and hot water requirements are capable of being met by that connection.
 - Subject to technical and financial feasibility to connect the Health Centre to the energy network.

- Prior to the commencement of the Health Centre Development, to submit an energy statement for the centre.
- If the wider development implements its own energy centre and heat distribution network, the Health Centre is required to connect to it.
- Employment & Training.
 - Prior to the start of construction of the Health Centre the developer is required to submit to the Council for its approval an employment and skills strategy for the construction phase of the Health Centre, and to carry out the development in accordance with the approved strategy.
 - Prior to the occupation of the Health Centre the developer is required to submit to the Council for its approval an employment and skills strategy for the occupation phase of the Extreme Sports Centre, and not to occupy or allow occupation of the centre other than in accordance with the approved strategy.
- Business Opportunities.
 - To work with the Council in supporting and promoting local business and attracting new business to Tottenham.
 - To advertise supply chain opportunities arising from the Health Centre development to local businesses in the boroughs of Haringey and Enfield.
 - To hold four workshops per year for three years from the commencement of the Health Centre development in accordance with a programme to be agreed with the Council to advertise and inform local businesses on how to obtain contracts arising from the centre's development.
- Service and Delivery Plan.
 - Prior to the occupation of the Health Centre the developer is required to submit to the Council for its approval a service and delivery plan, and not to occupy or allow occupation of the centre other than in accordance with the approved plan.
- Considerate Constructors.

6.3 Matters already approved

6.3.1 In relation to Plot 6, the principle of development, the land use, the amount of floor space, the scale of the building, its layout, access arrangements and landscaping have all been approved as part of the outline planning permission granted for Plot 6 under HGY/2015/3000.

6.4 Matters to be approved

6.4.1 Under the outline permission for Plot 6 appearance was reserved for later consideration. The current application seeks consent for scale only. The final appearance of the building will be the subject of a separate further reserved matters application.

7. CONSULTATION RESPONSE

7.1 The following were consulted regarding the application:

Internal:

- LBH Design Officer
- LBH Conservation Officer
- LBH Regeneration
- LBH Transportation
- LBH Health in all Policies
- LBH NHS

External:

- Greater London Authority
- Environment Agency
- Historic England
- Tottenham Conservation Area Advisory Committee
- Tottenham Civic Society

7.2 The following responses were received:

Internal:

- LBH Transportation Group – The proposal is acceptable in transport terms, providing all relevant planning obligations and conditions relating to transport remain binding as part of any planning consent.
- LBH Design Officer – Supportive of proposals.
- LBH Regeneration – No objections received.
- LBH Conservation – No objection received.

External:

- Historic England – No objection.
- Environment Agency – No objection.

7.3. A summary of comments from internal and external consultees responding to the consultation exercise is contained in Appendix 2.

8. LOCAL REPRESENTATIONS

8.1 The following were consulted:

- 450 neighbouring properties
- 1 site notice erected close to the site
- Press notice

8.2. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

- No of individual responses: 1 (which include a petition – see below)
- Objecting: 0
- Supporting: 0
- Others: 1

8.3. The main issues raised in representations from adjoining occupiers are summarised below:

Other:

- A petition from the Worcester Avenue Residents Association signed by the occupiers of 11 properties has been received stating that while they do not object to the proposal they would like to express the following comments:
- No construction traffic should use Worcester Avenue at any time.
- Construction work should take place between 08:00 and 18:00 Monday to Saturday and between 10:00 and 18:00 on Sundays.
- No vehicles to be left overnight in Worcester Avenue.
- The barriers between Worcester Avenue and Paxton Lane to be kept closed at all times. No traffic (other than emergency vehicles should be allowed to pass through the gates to access Northumberland Avenue or vice versa. This should apply not just to construction traffic but also to deliveries to the stadium.
- The stadium's coach park should be accessed from Park Lane and not Worcester Avenue.
- The comments state that the residents of Worcester Avenue suffered from heavy traffic during and after the construction of the stadium. It wasn't until they approached THFC directly that the problem stopped. They do not wish this to change as a result of any new construction.

- 8.4 Officer comments in response the matters raised by neighbouring occupiers can be found in Appendix 2.

9. MATERIAL PLANNING CONSIDERATIONS

9.1. Background

- 9.1.1. As has already been stated the Hybrid Planning consent – HGY/2015/3000 granted outline planning permission for the development of Plot 6 of the indicative masterplan to provide the ‘Community Health Centre’, a building providing up to 2500 m² of health care use (now E Use Class). Permission was granted for a structure up to a maximum height of 21 metres above ground level. Detailed approval was granted for matters relating to “scale”, “access”, “layout” and “landscaping” with matters relating to “appearance” reserved. All matters relating to the use, the maximum amount of floor space, the scale of the building, its transport impacts, energy and sustainability, drainage, noise, pollution and air quality in relation to Plot 6 have been approved at outline stage subject to any relevant conditions and s106 obligations. These requirements of the outline permission will continue to apply to this phase of the development. They have been listed at the beginning of this report and set out in full in Section 13.

9.2 Appearance

Hybrid planning consents requirements

- 9.2.1 As indicated previously, the hybrid consent granted outline planning permission for the quantum of development to be delivered by Plot 6. The detailed and outline elements of the scheme set out the amount of floor space, its use and the maximum height of the building. The scale of the building – its exact shape, size and massing in relation to the site boundaries were also approved at outline stage. All that remains to be considered is the exterior treatment of the building’s envelope.

Proposals

- 9.2.2 The Health Centre building will sit within an unusual context between a 1930’s residential terrace, Lilywhite House and the new stadium. It will sit within the streetscape as an intermediary between the terrace and the stadium.

- 9.2.3 The building will be sited above the stadium service and delivery yard. Vehicle access to the goods yard will continue to be via Sainsbury's good yard. The Health Centre building will conceal the back of house facilities of Sainsbury's, the stadium goods yard and the back door to the stadium. This will provide a more attractive frontage to the street and to the podium public realm.
- 9.2.4 Most of the street level element of the building will be a screen in front of the yard. However, a lift and stair core to serve the health centre will drop down from above providing a visitor entrance onto Worcester Avenue and some activity at street level. At podium level a second entrance and reception to the health centre will be provided to allow stair and lift access offering an alternative for visitors arriving to the health centre from the High Road.
- 9.2.5 The building steps up in scale from the neighbouring two storey terrace. Its front façade facing Worcester Avenue holds the street frontage of the adjoining residential terrace before curving away to reveal the sweep of steps that link the street level to the stadium podium.
- 9.2.6 The outer skin is a powder coated, louvered metal exoskeleton. At street level the slatted treatment allows for ventilation to the service yard while providing visual screening. At the upper levels this external screen will offer a buffer of privacy to the offices and treatment rooms while still allowing natural light to penetrate. At roof level the screen will wrap over the rooftop plant to help to conceal the plant while still allowing adequate ventilation.
- 9.2.7 The slatted screen will be white to link to Lilywhite House, and the white render of the terraced houses. It will give the surface of the building visual depth, light and shadow, giving it a façade similar manner to the perforated metal skin of the stadium. The roof, which will be visible from the adjacent building, will have a combination of the slatted louvres to screen the plant areas, ecological green roof and accessible terraces from the accommodation below.
- 9.2.8 The details presented in this reserved matter application in relation to the proposed appearance of the development are acceptable and comply with the design principles and design codes established by the hybrid consent. The proposed building will deliver a high-quality and attractive piece of townscape in this prominent part of the masterplan.
- 9.2.9 The proposed building is therefore considered to meet the requirements of DMDPD Policy (2015) DM1 'Delivering High Quality Design' which states that

development proposals should relate positively to their locality. The final appearance of the building is also considered to comply with Local Plan (2017) Policy SP11 that requires development to be of the highest standard of design that respects its local context and to contribute to the creation and enhancement of Haringey's sense of place and identity, requirements echoed by Policies D3 'Optimising site capacity through the design-led approach' and D4 'Delivering good design' of the London Plan (2021).

9.2.10 The details presented in the reserved matters submission relating to the appearance of the Health Centre building are acceptable and compliant with the parameters established by the hybrid consent.

9.2.11 The Quality Review Panel's response to the hybrid application were taken into account when granting outline planning permission for Plot 6 and the Health Centre building. Following its final review on 21 October 2015, the panel had the following comments to make with respect to the appearance of the building:

- Careful consideration of the entrances is required as the use of the building is public facing. The panel would welcome a more visible and accessible entrance at street level.
- The panel supports the scale of the community health building, and welcomes the stepping-down of the massing to the neighbouring buildings.
- The panel understands that more detailed design will be undertaken when a specific user for the building has been found, and would welcome the opportunity to comment on the detailed proposals.

9.2.12 The Quality Review Panel's response to the hybrid application with respect to the appearance of the ere taken into account when granting outline planning permission for Plot 6. Their concerns regarding creating a more active frontage onto Worcester Avenue by creating a visitor entrance at street level were taken into account through revisions to the Hybrid Scheme which are carried through in to this proposal. Given that most matters relating to the Community Health building were approved at outline stage, officers did not feel the exterior treatment of the building under consideration in this application would benefit from further input from the QRP.

10. Other matters

10.1 Petition from Worcester Avenue Residents Association.

10.1.1 A petition from the Worcester Avenue Residents Association signed by the occupiers of 11 properties has been received stating that while they do not object to the proposal they would like to express the following comments:

- No construction traffic should use Worcester Avenue at any time.
- Construction work should take place between 08:00 and 18:00 Monday to Saturday and between 10:00 and 18:00 on Sundays.
- No vehicles to be left overnight in Worcester Avenue.
- The barriers between Worcester Avenue and Paxton Lane to be kept closed at all times. No traffic (other than emergency vehicles should be allowed to pass through the gates to access Northumberland Avenue or vice versa. This should apply not just to construction traffic but also to deliveries to the stadium.
- The stadium's coach park should be accessed from Park Lane and not Worcester Avenue.
- The comments state that the residents of Worcester Avenue suffered from heavy traffic during and after the construction of the stadium. It wasn't until they approached THFC directly that the problem stopped. They do not wish this to change as a result of any new construction.

10.1.2 The transport and construction impacts of the development were assessed and considered acceptable within the limitations of the indicative masterplan, the parameter plans and design codes established by the hybrid consent and its outline planning requirements. That permission includes a number of conditions and legal obligations to mitigate the transport impacts during the construction and eventual occupation of each phase of the development. These conditions and obligations will apply to Plot 6 and are set out in this report. They include the following conditions:

- Submission of an Air Quality and Dust Management Plan for Plot 6 to protect the environment and amenities of the locality. (Condition 4, in Section 13 of this report).
- A condition on construction hours restricting all demolition, deliveries and building works associated with the development construction of the Plot 6 development to be carried out only between the hours of 08:00-20:00 unless otherwise agreed in writing by the Council. (Condition 6, in Section 13 of this report).

- A condition requiring that for the duration of the construction phase of development and for five years after the first occupation of the Stadium whichever is the later the Applicant will establish and maintain a Business and Community Liaison Construction Group to meet every 2 months for the duration of development works. Officers will expect the liaison group to resume prior to any new contraction work taking place. (Condition 11, in Section 13 of this report).

10.1.3 In addition, the following s106 obligations will apply to all future phases of construction:

- Prior to the occupation of the Community Health Centre the developer is required to submit to the Council for its approval a service and delivery plan, and not to occupy or allow occupation of the centre other than in accordance with the approved plan.
- Submission of a Construction Environmental Management Plan for Plot 6 to ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area. (Condition 3, in Section 13 of this report).

10.1.4 Given the scale and complexity of the development that has already been carried out the, officers feel that in the main these measures have proved successful in mitigating the environmental and amenity impacts of the works. It is regrettable that these measures were not able to prevent the problems experienced by the Worcester Avenue residents. It is noted that since the residents approached the club these problems have been resolved. Officers are confident that with the conditions and obligations summarised above there will be no repeat of these issues.

10.2 Conservation Area

10.2.1 The impacts of the masterplan development on the Tottenham High Road Conservation and other heritage assets within or close to the site were assessed as being acceptable in granting the hybrid consent. The proposed scale of the building under consideration complies with the limitations and parameters approved at outline stage and as such the impact of the Community Health Centre remains acceptable in terms of its impact on local heritage assets.

10.2.2 In approving the hybrid consent, the Council's overall assessment was that the masterplan development as a whole would cause substantial harm to the setting of the Tottenham High Road Conservation Area, but this harm was outweighed substantial public benefits of the scheme. In making this assessment, great weight was given to the preservation or enhancement of affected heritage assets as per the Council's statutory requirement.

10.2.3 With the demolition of the locally listed buildings within the masterplan site, the incorporation of the Grade II listed Warrington House into the Tottenham Experience and the de-designation of the North Tottenham/Tottenham High Road Conservation Area in front of the completed Stadium Phase of the development, the area has already absorbed the majority of the negative impact on heritage assets arising from the scheme set out in the report. Give these changes to the site and surrounding area, any remaining impact on heritage from the implementation of the remaining phases of the masterplan development would be minor in nature and the harm less than substantial and more than outweighed by the overall public benefit of the masterplan development.

10.3 Climate Change

10.3.1 A number of conditions and section 106 obligations relating to climate change mitigation and adaptation strategies were attached to the Hybrid consent. They include:

S106 Legal Obligations

- To work with the Council in exploring the feasibility of creating a district energy network to serve the Health Centre.
- Ensure the centre is capable of being connected to a district energy network and that its heating and hot water requirements are capable of being met by that connection.
- Subject to technical and financial feasibility to connect the Health Centre to the energy network.
- Prior to the commencement of the Health Centre Development, to submit an energy statement for the centre.
- If the wider development implements its own energy centre and heat distribution network, the Health Centre is required to connect to it.

Conditions

- **Cooling Demand:** Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modelling for Plot 6 shall be submitted and approved by the Council prior to the commencement of development on Plot 6. (Condition 10, in Section 13 of this report).
- **Carbon Savings:** Further details of how the carbon savings for the development have been calculated shall be submitted to and approved by the Council prior to the submission of the final reserved matters application. (Condition 19, in Section 13 of this report).

10.3.2 The above conditions and obligations are to ensure that the carbon saving targets set out in the Energy Strategy approved for the development as a whole as part of the Hybrid consent are achieved. The strategy proposes, connection of the development into the Haringey district heating network and the employment of sustainable design practices and strategies to reduce cooling demand and overheating risk. The 22% CO₂ reduction compared to a Part L 2013 gas-boiler TER baseline that the strategy is estimated to achieve was considered the greatest result feasible within the context of the development.

11. CONCLUSIONS

- 11.1 The proposed development presented in this reserved matters application complies with the approved development specification, parameter plans and necessary elements of the design codes established by the hybrid consent.
- 11.2 The height and extent of the proposed building falls within the parameters defined by the hybrid scheme.
- 11.3 The reserved matter associated with the appearance of the Plot 6 building is therefore considered acceptable.
- 11.4 In determining this planning application, the Council is required to have regard to its obligations under equalities legislation including obligations under the Equality Act 2010. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and to foster good relations between persons who share a protected characteristic and persons who do not share it. Members must have regard to these duties in taking a decision on this application.

11.5 As discussed above, the proposed development of the Community Health Centre on Plot 6 forms an important phase of the ongoing redevelopment of the stadium site and will contribute to the regeneration of the wider area. It will provide a 2500 m² new health care facility for the local community. This will help secure the additional health care provision needed to support the area’s planned growth in population. Local residents and businesses will also be able to benefit from employment and commercial opportunities arising from this phase of the development. The nature and scale of the proposed development is strongly supported by its location within a major regeneration and growth areas as identified by local and strategic planning policy.

12. COMMUNITY INFRASTRUCTURE LEVY (CIL)

12.1 With Outline permissions, the CIL liability for each phase is calculated at reserved matters stage for that phase. In this case the proposed is liable to the Mayoral CIL only.

12.2 Based on the information given on the plans, the Mayor's CIL charge will be £151,375.00 (2500.0 sqm x £60.55) (Indexation included)). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

13. RECOMMENDATION

13.1 **GRANT PLANNING PERMISSION** subject to conditions and informatives.

13.2 Conditions and Informatives:

Conditions

1. (G1) Consented Drawings

The development of Plot 6 shall be constructed in accordance with the plans listed under “Plot 6” in condition A4.

Plot 6 Drawings	
POP_4494_PLN_GA_0119 – REV 00	POP_4494_PLN_GA_0522 – REV 01
POP_4494_PLN_GA_0120 – REV 00	POP_4494_PLN_GA_0523 – REV 01

POP_4494_PLN_GA_0501 – REV 01	POP_4494_PLN_EL_0530 – REV 01
POP_4494_PLN_GA_0502 – REV 01	POP_4494_PLN_EL_0531 – REV 01
POP_4494_PLN_GA_0510 – REV 01	POP_4494_PLN_EL_0532 – REV 01
POP_4494_PLN_GA_0511 – REV 01	POP_4494_PLN_SC_0540 – REV 01
POP_4494_PLN_GA_0512 – REV 01	POP_4494_PLN_SC_0541 – REV 01
POP_4494_PLN_GA_0513 – REV 01	POP_4494_PLN_EL_0542 – REV 01
POP_4494_PLN_GA_0520 – REV 01	POP_4494_PLN_EL_0543 – REV 01
POP_4494_PLN_GA_0521 – REV 01	

Reason: In order to avoid doubt and in the interests of good planning.

2. (G2) **Reserved Matters**

The development on Plot 6 hereby permitted shall be begun before the expiration of seven years from the date of the original permission (15.04.2016), or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

3. (G3) **Construction Environmental Management Plan**

The construction of the Plot 6 development above ground (excluding temporary landscape works or works associated with the Stadium) shall not commence until a CEMP in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

4. (G4) **Air Quality Dust Management Plan**

The construction of the Plot 6 development above ground (excluding temporary landscape works or works associated with the Stadium) shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 6

development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To protect the environment and amenities of the locality as required by Policy SI1 of the London Plan (2021).

5. (G5) **Construction Waste Management Plan**

The construction of the Plot 6 development above ground (excluding temporary landscape works or works associated with the Stadium) shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017.

6. (G6) **Construction Hours**

No demolition, deliveries or construction or building works associated with the construction of the Plot 6 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing with the Council.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Policy DM1 of The Development Management DPD 2017.

7. (G7) **Lighting**

Prior to the first occupation of the Plot 6 development an external lighting strategy for the Plot 6 development shall be submitted to and approved in writing by the Council and the development shall be implemented in accordance with the approved strategy.

Reason: To protect public safety and the amenities of neighbouring residents.

8. (G8) **Waste and Refuse**

A waste and refuse strategy for the Plot 6 development to be submitted and approved by the Council prior to occupation of the Plot 6 development and the development shall be implemented in accordance with the approved strategy.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI7 and SI8 of the London Plan 2021.

9. (G9) **Green/Brown Roof**

Prior to installation of the roof a scheme for green or brown roofs on the Plot 6 development shall be submitted to and approved by the Council. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

10. G10 **Cooling Demand**

Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modelling for Plot 6 shall be submitted and approved by the Council prior to the commencement of development on Plot 6.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy SI4 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM21 of The Development Management DPD 2017.

11. (A5) **Business and Community Liaison Construction Group**

For the duration of the construction phase of development and for five years after the first occupation of the Stadium whichever is the later the Applicant will establish and maintain a Liaison Group having the purpose of:

- a) informing local residents and businesses of the design and development proposals;
- b) informing local residents and businesses of progress of preconstruction and construction activities;
- c) considering methods of working such as hours and site traffic;
- d) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;

- e) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group;
- f) providing advanced notice of exceptional works or deliveries;
- g) providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become bimonthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

Reason: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

12. (A6) **Conformity with Environmental Statement**

The development is to be constructed in accordance with the standards etc. set out in the Environmental Statement accompanying the planning application.

Reason: To ensure the development complies with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended and that it has an acceptable impact on the environment.

13. (A8) **Materials**

Full details of the development, including samples of all materials to be used for the external surfaces of each phase of the development as set out in the agreed phasing plan included in the section 106 agreement shall be submitted to, and approved in writing by, the Council prior to the relevant material being installed into the relevant phase of development. Samples shall include sample panels, glazing and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

14. (A9) **Materials Boards**

All approved materials for each Plot shall be erected in the form of a samples board to be retained on the site of each Plot throughout the works period for the Plot concerned and the relevant parts of the works shall not be carried out otherwise than in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

15. (A10) Flood Risk Management

The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA).

Reason: To promote a sustainable development consistent with Policy SI2 of the London Plan 2021 and Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017.

16. (A11) Drainage

The development shall be carried out in accordance with the Drainage Strategy and the details for the drainage of each Plot shall be submitted to and approved by the Council in advance of commencement of development for that phase (excepting any works of demolition or piling).

Reason: To promote a sustainable development consistent with Policy SI13 of the London Plan 2021, Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

17. (A13) Plant Noise

No plant or machinery in operation shall omit noise that exceeds the maximum noise levels set out in Table 13.19 of the Environmental Statement September 2015 (noise levels to be confirmed).

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

18. (A14) Plant and Machinery

All plant and machinery shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall be registered at <http://nrmm.london/>.

Reason: To protect local air quality and comply with SI1 of the London Plan and the GLA Non Road Mobile Machinery (NRMM) Low Emission Zone.

19. (A17) Carbon Savings

Further details of how the carbon savings for the development have been calculated shall be submitted to and approved by the Council prior to the submission of the final reserved matters application.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policies SI2, SI3 and SI4 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017.

Informatives

Original Planning Permission

The original planning permission HGY/2015/3000 still stands and all its conditions and informatives still apply, in particular materials, landscaping, bio-diversity play space, lighting, wheelchair units and SuDS conditions include ongoing requirements. This approval and that permission should be read together.

Working with the applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.

Numbering and naming of new development (LBH Street Naming and Numbering)

INFORMATIVE: The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (020 8489 5573) to arrange for the allocation of a suitable address.

Sprinkler installation (London Fire Brigade)

INFORMATIVE: The authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs to businesses and housing providers and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

Community Infrastructure Levy

INFORMATIVE: Based on the information given on the plans, the Mayor's CIL charge will be £151,375.00 (2500.0 sqm x £60.55) (Indexation included)). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

APPENDIX 1 – List of plans and application documents

POP_4494_PLN_GA_0119 – REV 00
POP_4494_PLN_GA_0120 – REV 00
POP_4494_PLN_GA_0501 – REV 01
POP_4494_PLN_GA_0502 – REV 01
POP_4494_PLN_GA_0510 – REV 01
POP_4494_PLN_GA_0511 – REV 01
POP_4494_PLN_GA_0512 – REV 01
POP_4494_PLN_GA_0513 – REV 01
POP_4494_PLN_GA_0520 – REV 01

POP_4494_PLN_GA_0521 – REV 01

POP_4494_PLN_GA_0522 – REV 01

POP_4494_PLN_GA_0523 – REV 01

POP_4494_PLN_EL_0530 – REV 01

POP_4494_PLN_EL_0531 – REV 01

POP_4494_PLN_EL_0532 – REV 01

POP_4494_PLN_SC_0540 – REV 01

POP_4494_PLN_SC_0541 – REV 01

POP_4494_PLN_EL_0542 – REV 01

POP_4494_PLN_EL_0543 – REV 01

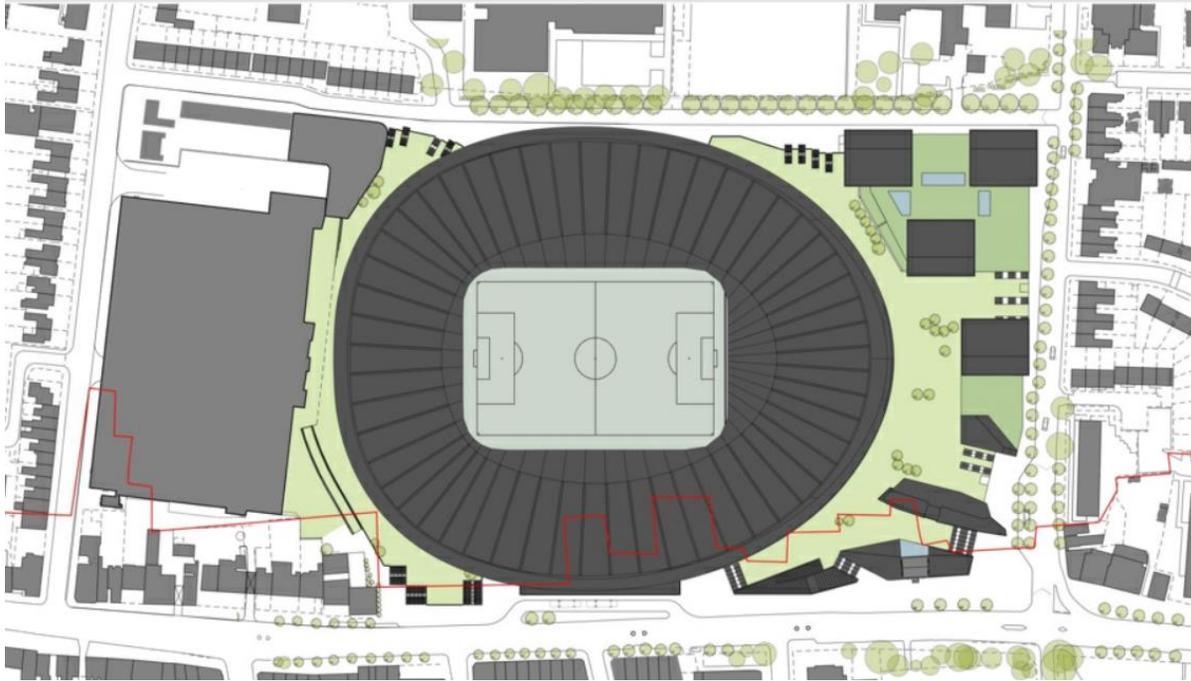
Design and Access Statement S12 Extract (April 2021)

Appendix 2 – Summary of consultation responses

Stakeholder	Representations	Officer comments
INTERNAL		
Design Officer	Impressed at the design quality and architectural ingenuity of those proposals, and am entirely happy to commend those proposals as an excellent piece of design. The principle, including its bulk and height, were established at the time of the original Reserved Mattes Approval, with a promise that the detailed design would be along the lines now detailed, with an abstract rock-like quality appropriate for its intended use, distinctive and different, forming a family with the other individual and distinctive buildings in this distinctive landscape of the raised podium around the much greater scale of the stadium itself, whilst at the same time this proposal will have a rational and humane relationship to the more traditional street frontage to Park Lane on its south side, with a clearly identifiable entrance in a spacious, handsomely paved frontage.	Noted.
Transportation	The proposal is acceptable in transport terms, providing all relevant planning obligations and conditions relating to transport remain binding as part of any planning consent.	Noted. All relevant obligations and conditions relating to transport imposed on the original hybrid permission remain in place.
Conservation Officer	No objection.	Noted.
EXTERNAL		
Environment Agency	We have no comments on the RMA.	Noted.
Historic England	On the basis of the information available to date, we do not wish to offer any comments. It is not necessary for us to be consulted on this application again, unless there	Noted.

Stakeholder	Representations	Officer comments
	are material changes to the proposals.	
Design Officer	Impressed at the design quality and architectural ingenuity of those proposals, and am entirely happy to commend those proposals as an excellent piece of design. The principle, including its bulk and height, were established at the time of the original Reserved Mattes Approval, with a promise that the detailed design would be along the lines now detailed, with an abstract rock-like quality appropriate for its intended use, distinctive and different, forming a family with the other individual and distinctive buildings in this distinctive landscape of the raised podium around the much greater scale of the stadium itself, whilst at the same time this proposal will have a rational and humane relationship to the more traditional street frontage to Park Lane on its south side, with a clearly identifiable entrance in a spacious, handsomely paved frontage.	Noted.
Transportation	The proposal is acceptable in transport terms, providing all relevant planning obligations and conditions relating to transport remain binding as part of any planning consent.	Noted. All relevant obligations and conditions relating to transport imposed on the original hybrid permission remain in place.
Conservation Officer	No objection.	Noted.
NEIGHBOURING PROPERTIES		
Worcester Avenue Residents Association.	Submitted an 11 signature petition.	The contents of the petition and the officers response are set out in detail in Section 10.1 of the report.

Appendix 3 - Plans and Images



Site Plan of the whole stadium redevelopment site.



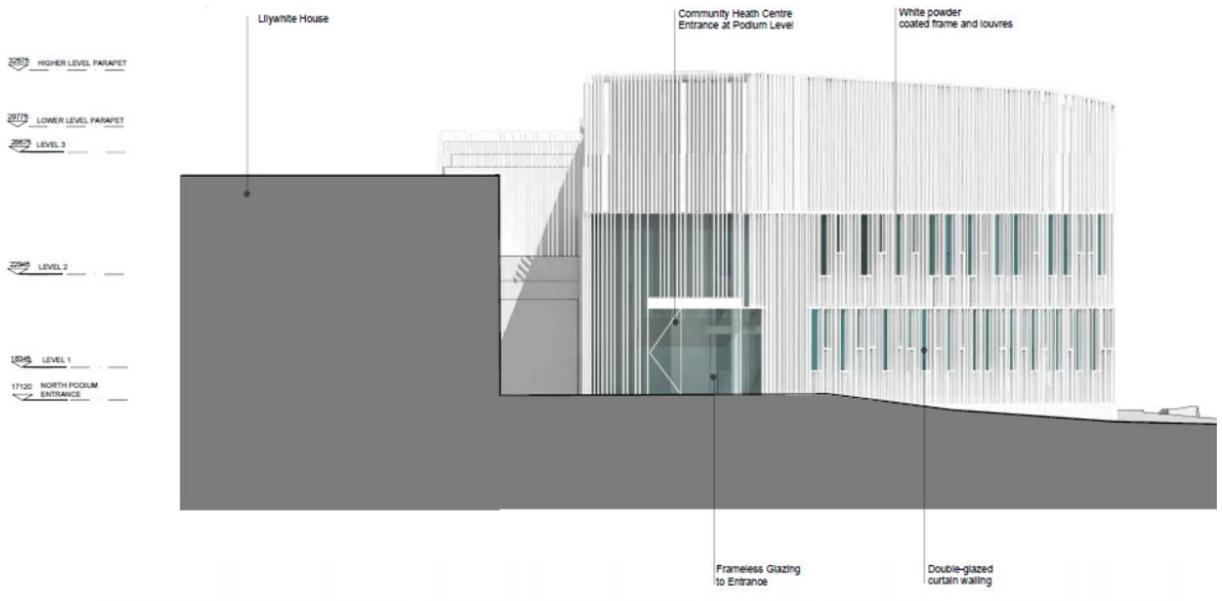
View of the Health Centre building from the end of Worcester Avenue



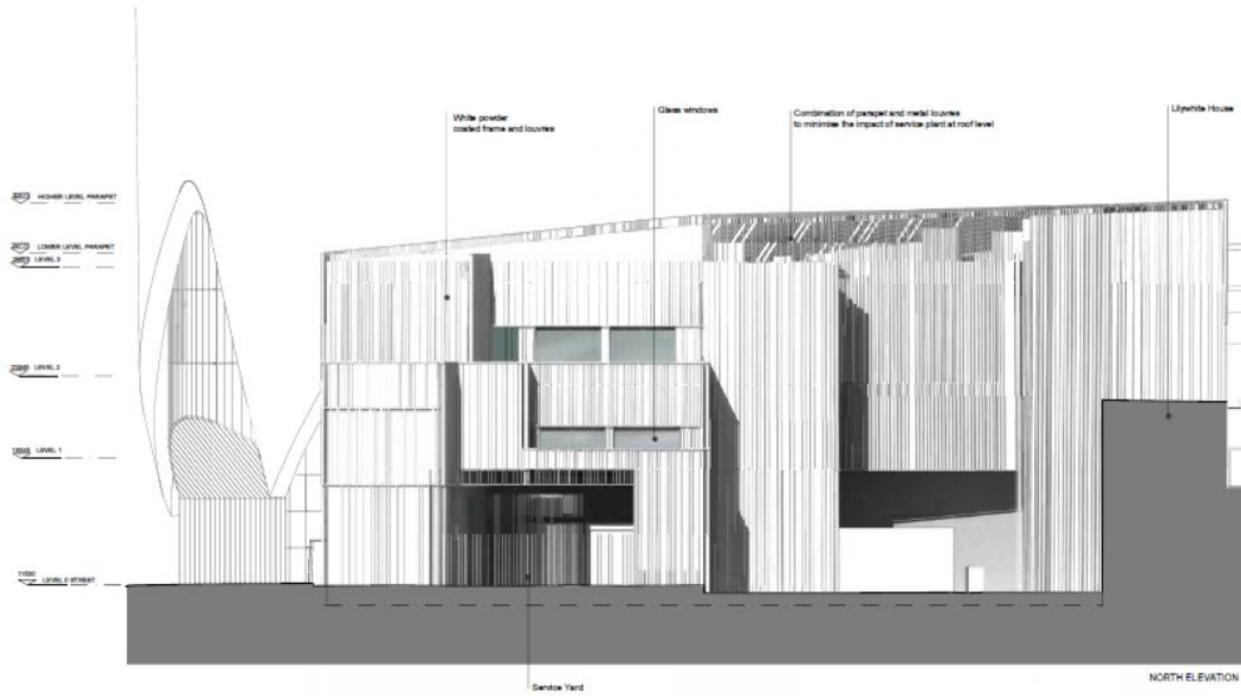
Worcester Avenue Elevation



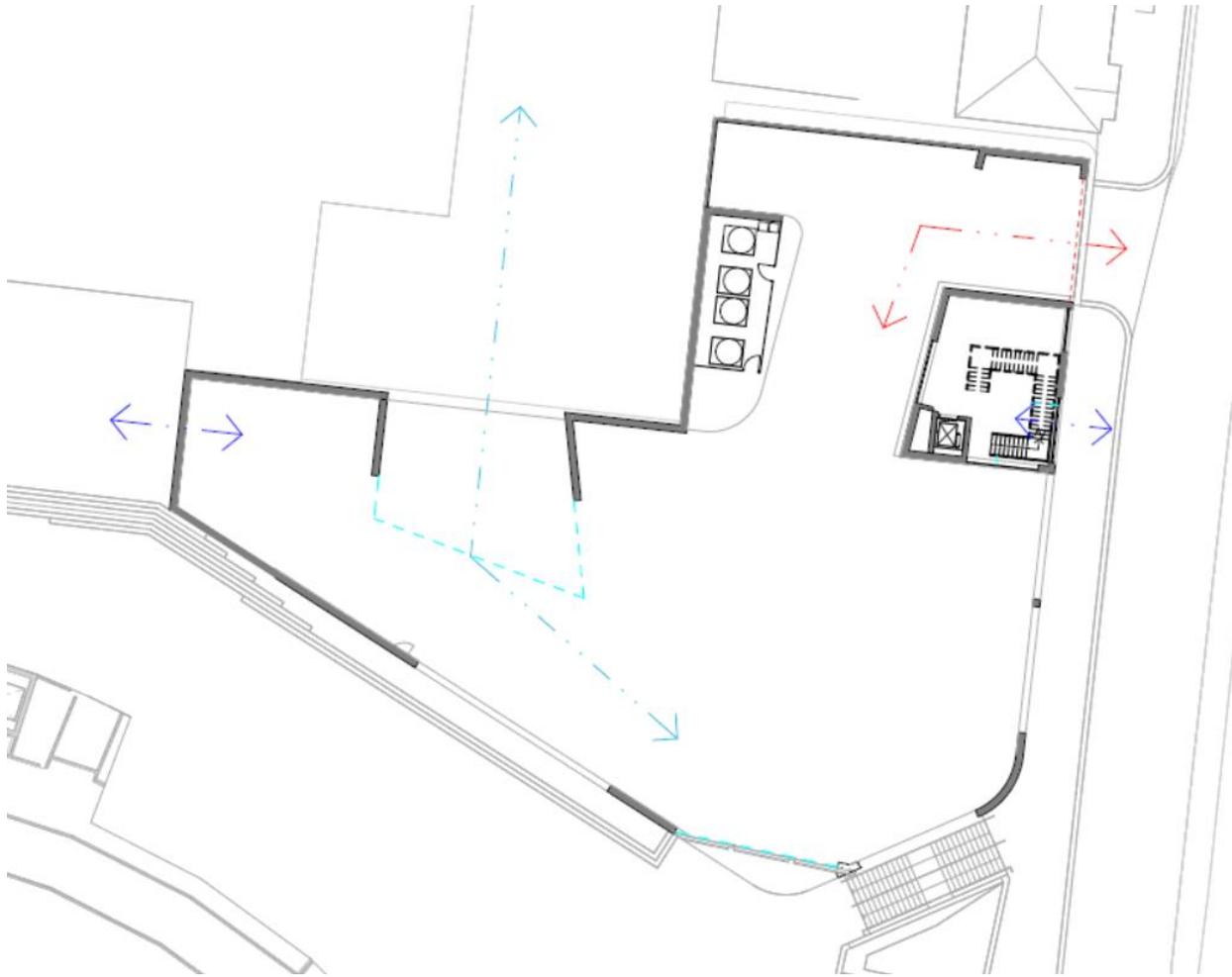
Elevation from the Podium.



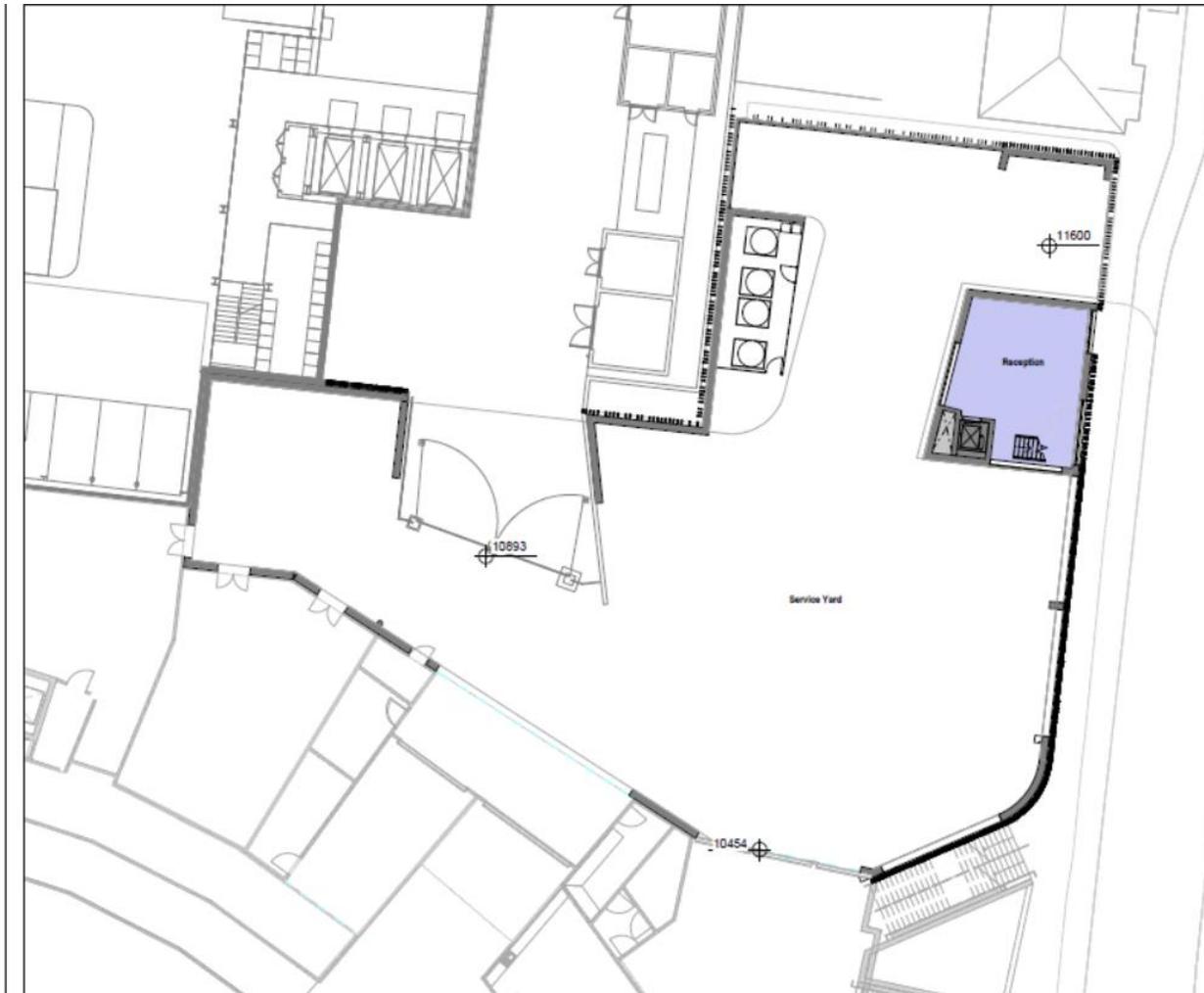
East Elevation



North Elevation



Ground floor service yard level.



First floor health centre.



Second floor health centre.



Third floor health centre.



Roof Plan