



## Hannah Cox Associate

BA Geography, MSc Spatial Planning and  
Development and MRTPI

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### Areas of expertise

Hannah is a Chartered Member of the Royal Town Planning Institute with eight years in the planning industry, specialising in large-scale residential, commercial and mixed-use development projects, as well as small scale schemes.

Since joining Quod in 2019, Hannah has gained valuable experience across a variety of sectors and all aspects of the planning process, from site promotion at the Local Plan stage, through to coordinating a range of planning applications and appeals.

Hannah's expertise includes preparing planning documents, managing and coordinating project teams, and navigating complex urban regeneration projects, particularly in and around London.

### Key experience

**Juniper Crescent** – On behalf of Riverside and Countryside Partnerships, Hannah is coordinating the detailed application for the redevelopment of the Juniper Crescent housing estate. Hannah is responsible for coordinating the design and consultant team during the submission and determination of the application.

**St Pancras Hospital** – On behalf of Argent, Hannah is coordinating the detailed application to deliver the mixed-use redevelopment of the St Pancras Hospital site in Camden. Hannah was responsible for coordinating the design and consultant team during the pre-application stage and will help manage the planning application during the determination period.

**49-59 Millharbour** – Hannah is leading the submission of detailed application for a student-led scheme in the Isle of Dogs. The scheme involves 918 student beds and 62 affordable homes provided in three towers up to 27 storeys in height.

**8 Canada Square (HSBC)** – Hannah is advising on the re-purposing of the 1.1 million sqft HSBC tower at Canary Wharf, helping to consider potential uses, the extent of the external changes and relevant sustainability planning considerations.

### Key projects

49-59 Millharbour  
8 Canada Square  
Bluewater Shopping Centre  
Chobham Manor  
East Village  
Goods Yard and Depot  
Hale Wharf  
Juniper Crescent  
London City Airport  
St Pancras Hospital  
The Printworks  
Tottenham Hotspur Football Stadium

### Key clients

Canary Wharf Group  
Countryside Partnerships  
Get Living  
Land Securities  
Muse  
Related Argent  
Riverside  
Slingsby Property Group  
Tottenham Hotspur Football Club

**Tottenham Hotspur Football Club** – Hannah has coordinated the submission of two Section 73 applications for minor material amendments to the stadium consent. The first involved detailed design changes to the design, layout and massing of the hotel building; and the second involved allowing additional major non-football events per year at the stadium. Hannah also advises the Club on other regeneration sites to provide new homes, student accommodation and supporting commercial uses. The Goods Yard and Depot site includes a number of tall buildings in an area surrounded by heritage sensitivities. Hannah was responsible for managing the planning process and coordinating planning appeals for the Club.

**Hale Wharf, LB Haringey** – Hannah is the lead planning consultant for the Hale Wharf project which is a residential development of over 500 homes comprising 10 buildings up to 21 storeys in height. Hannah is in charge of discharging the conditions for completion as well as providing general planning advice for the scheme including any proposed design amendments.

**London City Airport** – Hannah helped coordinate the submission of a Section 73 application and subsequent planning appeal. The Secretary of State allowed the appeal in August 2024 which involved increasing the number of passengers permitted per year from 6.5 million to 9 million.

**Bluewater, Dartford** – Hannah is the lead planning consultant and provides planning advice to Land Securities on strategic and asset management projects. This involves the coordination and submission of planning applications as well as temporary seasonal events outside the shopping centre.

**Chobham Manor and East Village, LLDC** – Hannah coordinates various applications across Chobham Manor and East Village including the discharge of conditions and signage applications for the commercial tenants.