

Update on progress of proposals for Major Sites

May 2016

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
255 Lordship Lane	Erection of a four storey building consisting of 3 mixed use commercial units, 30 residential units comprising 13 x 1 bed units, 11 x 2 bed units & 6 x 3-4 bed units– includes a land swap.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Robbie McNaugher	Emma Williamson
624 High Road, N17	Design amendments to previously consented scheme (for 42 mixed tenure residential units and 1 commercial unit) planning app ref HGY/2009/1532.	Approved subject to the signing of 106 agreement	Samuel Uff	John McRory
122-124 High Road (Travelodge)	Change of use application of the second, third and fourth floors from B1 office to C1 hotel and roof top extension to create an additional floor. Works also include external refurbishment of existing and small extension into the car park on the second floor.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Robbie McNaugher	John McRory
St Luke's section 73	Lift age restriction on co-housing, Locally listed buildings amendments and deed of variation on restrictions on occupation	Approved subject to the signing of 106 agreement	17 May 2016	John McRory
Raglan Hall	Conversion of hotel into 4 x 3 bed, 10 x 2 bed, 3 x 1 bed and 1 studio flat.	Approved subject to the signing of 106 agreement	Valerie Okeiyi	John McRory

APPLICATIONS SUBMITTED TO BE DECIDED				
Cross Lane next to Hornsey depot	Redevelopment of the site with employment space and residential units.	Principle of development acceptable. However, issues regarding height, scale, design and impact on amenity require addressing. The submission of a viability report also required.	Adam Flynn	John McRory
Gisburn Mansions Tottenham Lane, N8	Erection of new third storey and new roof to provide 12no. two bedroom flats	The planning application is currently under consideration. June committee targeted	Aaron Lau	John McRory
Pacific House Vale Road N4	Erection of a third floor roof extension to provide 3 x 1 bed and 1 x 2 bed flats. Erection of three floors over the single storey part of the building to provide 12 x 1 bed flats.	No pre-application meetings etc. Recommendation to refuse under delegated authority w/e 22 April 2016	Samuel Uff	John McRory
Hale Village, Ferry Lane, Tottenham, N15	Submission of Reserved Matters (including appearance, layout, access, scale and landscaping) in relation to outline consent no HGY/2010/1897 for Plot SW forming part of the Hale Village Masterplan.	Planning application is in to keep permission alive.	Adam Flynn	John McRory
Section 73 for Hale Village	The S73 is to remove the hotel from the tower.	Awaiting action from applicant.	Adam Flynn	John McRory
Tottenham Hotspur Stadium	Submission of Reserved Matters relating to scale in respect of outline consent HGY/2011/2351 for the redevelopment of site to provide housing (Use Class C3) college (Use Class D1) and/or health centre (Use Class D1) and/or health club	Planning application is in to keep permission alive. To be withdrawn at end of JR period.	Emma Williamson	Emma Williamson

	(Use Class D2).			
Apex House	Residential led mix use scheme. 22 storeys.	May committee	Robbie McNaugher	Emma Williamson
2 Chestnut Road, N17	Variation of condition 2 (approved plans) following a grant of planning permission HGY/2013/0155 to amend approved plans – 2016/0697	July Committee	Valerie Okeiyi	John McRory
168 Park View Road	Demolition of existing buildings and erection of a four storey block of flats comprising 9 x 1 bed flats, 9 x 2 bed flats and 3 x 3 bed flats.	Scheme acceptable in principle. June planning committee targeted.	Malachy McGovern	John McRory
109 Fortis Green, N2	Re-development to provide 9 residential units (4x3 bed, 3x2 bed and 2x1 bed) and a commercial unit.	Principle acceptable in principle. June committee targeted.	Valerie Okeiyi	John McRory
500 White Hart Lane	Redevelopment to provide approx 120 residential units, supermarket and employment floorspace.	Application submitted – July / September committee targeted	Malachy McGovern	Emma Williamson / John McRory
Lock up Garages Cline Road, N11	Demolition of existing lock-up garages and construction of 8No. 4 bed town houses with associated access road, parking areas and cycle stores	Application is being revised.	Wendy Robinson	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
Hale Wharf	Demolition of existing structures and	In pre-application discussions. Is EIA	Robbie	Emma

	erection of 15 blocks of primarily residential accommodation ranging from 4 to 20 storeys and providing around 500 dwellings with some commercial floor space, parking and retention of 3 no commercial barges.	development. PPA series of meetings. Application likely to be submitted in May 2016.	McNaugher	Williamson
Haringey Heartlands Section 73	To move Pressure Reduction Station and other condition variations	Application to be granted imminently.	Adam Flynn	John McRory
Hornsey Town Hall, Crouch End, N8	Erection of extensions and buildings including refurbishment of Hornsey Town Hall	In pre-application discussions – concern over massing	Zulema Nakata	John McRory
Clarendon Road Gas Works, Wood Green	Reserved matters application	In pre-application discussions. PPA has been signed Scheme likely to be submitted in May.	Adam Flynn	John McRory / Emma Williamson
Warehouse, 590-594 Green Lanes, N8 (Hawes and Curtis)	Demolition of existing building and construction of residential units and provision of 700 - 900 square metres of health centre at ground floor.	Application likely to be submitted in July / August 2016.	Adam Flynn	John McRory
Hale Road (Station Square West)	Comprehensive mix use residential led development	Residential next to Premier Inn. Design discussions on going with GLA. Application may be submitted mid 2016.	Robbie McNaugher	Emma Williamson
Steel Yard Station Approach, Hampden Road	Change of use from steel yard to residential and construction of a new building in residential and commercial use.	The site has been sold and acquired by Fairview. Pre-applications taking place – QRP, DM forum and pre-application to Members taken place	Valerie Okeiyi	John McRory

		Possible July / August submission		
Coppetts Wood Hospital, Coppetts Road, N10	Re-Development of site to provide 90 dwellings; 29 x 1 bed flats; 45 x 2 bed flats; 6 x 3 bed flats; 10 x 4 bed houses	Pre-application meeting held. Possible August submission.	Zulema Nakata	John McRory
Chocolate Factory	Redevelopment of the site to provide 220 units on Workspace land, with an additional 14,835 sqm of commercial space.	Pre-application meeting held – PPA signed and possible submission in July/August	Adam Flynn	John McRory
47, 66 and 67 Lawrence Road	Redevelopment mixed use residential led scheme for 83 dwellings (34 x 1b, 33 x 2b, 7 x 3b and 9 x 4b)	Supported in principle as land use but issues with regards to loss of employment floor space. PPA sent and signed – application to be submitted in May	Valerie Okeyi	John McRory
69 Lawrence Road	Redevelopment mixed use residential led scheme	Supported in principle as land use. Pre-application meeting has taken place and further meetings are envisaged.	Valerie Okeyi	John McRory
50-56 Lawrence Road (mono house)	Redevelopment mixed use residential led scheme	Supported in principle regarding land use. Pre-application meetings have taken place. Possible August submission.	Valerie Okeyi	John McRory
Land at Plevna Crescent	Reserved matters (appearance, landscaping, layout, and scale) following granted of outline planning permission for residential development under ref: APP/Y5420/A/14/2218892	Pre-application held – principle acceptable subject to further design revisions and biodiversity measures	Wendy Robinson	John McRory

	(HGY/2013/2377)			
Hale Village Tower, Ferry Lane, Tottenham, N15	Revised proposal for a 28 storey tower (replacing the consented 18 storey outline permission) to provide housing with commercial and/or community uses at ground floor.	Initial pre-app meeting held on the 8 th June 2015. Scheme has been delayed.	Adam Flynn	Emma Williamson / John McRory
IN PRE-APPLICATION DISCUSSIONS				
163 Tottenham Lane N8	The application proposes the demolition of the existing Kwik-Fit Garage and a two storey building at the rear. Erection of a five storey building for commercial and residential development.	Pre-application meetings held and principle acceptable.	Malachy McGovern	John McRory
Highgate train depot	Demolition of the existing shed and construction of a new maintenance facility. Erection of a depot shed (with some ancillary 1st Floor Accommodation) of 6749 sqm.	Principle acceptable subject to design, biodiversity issues and slight loss of MoL	Neil Collins	John McRory
Fortismere School -	Feasibility Study - Proposed New 6th form Wing/Condition works	Three schemes discussed.	Valerie Okeiyi	John McRory
163 Tottenham Lane N8	The application proposes the demolition of the existing Kwik-Fit Garage and a two storey building at	Principle unacceptable at the moment as further information required	Tobias Finlayson	John McRory

	the rear. The erection of a part 4 and 5 storey building (with basements) for 60 mini apartments and works space on basement and ground levels.			
70-72 Shepherds Hill, N6	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor. Two Mews houses are also proposed to the rear with associated car parking, landscaping and amenity space. Proposals comprise 19 residential units.	Proposal unacceptable – loss of building within a conservation area.	Gareth Prosser	John McRory
Edmanson's Close, Tottenham	Alterations, extensions and infill across the site to provide more improved family accommodation. Existing number of units on site is 60. Following changes the total number of units will be 35.	Principle acceptable subject to re-provision of elderly accommodation.	Tobias Finlayson	John McRory
Cross House, 7 Cross Lane, N8	Demolition of existing building & erection of new 6 storey structure with replacement commercial across, ground, 1st & 2nd & 9 flats across 3rd, 4th & 5th storeys.	Principle acceptable subject to re-provision of employment use. Scheme too high and requires amending.	Adam Flynn	John McRory
Former Brantwood	Use of land for a waste transfer station, the provision of fixed plant	Principle may be acceptable subject to further information regarding nature of	Malachy McGovern	John McRory

Autos, Brantwood Road, N17	and equipment and partial demolition of buildings and structure within the site.	operation, transport routes and impact on amenity.		
Land at Brook Road, N22 (ICELAND SITE)	Redevelopment of site and erection of four independent residential blocks providing 148 residential units comprising a mix of one, two and three bedrooms.	New pre-app meeting shortly.	Aaron Lau	John McRory
Wider Station Square West Development, Station Road, N17	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor. Two Mews houses are also proposed to the rear with associated car parking, landscaping and amenity space. The proposals comprise 19 residential dwellings in total. The dwelling mix comprises 2x1 bedroom units, 14x2 bedroom units and 3x3 bedroom units.	Principle acceptable	Robbie McNaugher	John McRory
The Mall, High Road, N22	Provision of a new car park and refurbishment and enhancement of existing facades in association with the reconfiguration of existing retail space to create a new food store and refurbished market hall.	Likely to be acceptable subject to further design details and information regarding parking.	Aaron Lau	John McRory
30 Chester	Creation of 24 plus residential units	Principle may be acceptable subject to	TBC	John McRory

House, Pages Lane		design, scale and siting – within a conservation area and a SINC site. Pre-application note sent.		
Car wash Site, Broad Lane	A new build for B1 offices	Principle of B1 office development within this defined employment site is acceptable.	Aaron Lau	John McRory
r/o 55 Cholmeley Park N6	Demolition of existing building and redevelopment to re-provide health care facility and 8 residential units	Pre-application discussion has taken place. Principle may be acceptable subject to re-providing the facility for existing user group both permanently and whilst the development is built and adherence to planning policies relevant to the scheme and the Highgate Bowl.	Tobias Finlayson	John McRory
Keston Centre	Pre-application discussion for residential scheme.	Informal pre-app held. Likely to be a PPA with October submission.	Adam Flynn	John McRory
52-68 Stamford Road N15	Mixed use development including 50 dwellings and 335 sq.m. B1/B2	First formal pre-application discussion took place on Monday October 13 th . Not acceptable with loss of employment space.	Gareth Prosser	John McRory
MAJOR APPLICATION CONDITIONS				
Pembroke Works	Approval of details pursuant to conditions 6 (landscaping and surroundings), condition 10 (desktop study for uses and contaminants) attached to planning permission HGY/2012/1190	Landscaping and verification details to be finalised.	Adam Flynn	John McRory
165 Tottenham Lane	Approval of details pursuant to condition 5 (construction management plan) planning permission HGY/2013/1984	Awaiting comments from internal parties.	Aaron Lau	John McRory
Hornsey Depot, Hornsey Refuse	A number of conditions have been submitted.	A number of pre-commencement conditions have been discharged and others awaiting	Adam Flynn	John McRory

and Recycling Centre, High Street, N8		comments.		
St Lukes	Conditions to be submitted soon. A meeting is being arranged in order to set up monitoring meetings	Awaiting dates for meeting	Aaron Lau	John McRory