

Update on progress of proposals for Major Sites

July 2018

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
Iceland, Land at Brook Road, N22 HGY/2017/2886	Redevelopment of site and erection of four independent residential blocks providing 148 residential units	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. Awaiting GLA Stage II approval	Samuel Uff	John McRory
Chocolate Factory, N22 HGY/2017/3020	Partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks ranging in height from three up to 16 storeys. Mixed use development comprising 9,376 sqm of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 216 Class C3 residential units together with associated residential and commercial car parking, public realm works and access.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. Awaiting GLA Stage II approval	John McRory	John McRory
St John's Great Cambridge Road HGY/2016/4095	Internal reordering and extension of St John's Church to the west. The demolition of the existing Church Hall at the east end of the church and the development of the land to the north, south, east and on the opposite side of Acacia Avenue with a mix of two and three storeys 1, 2, 3 & 4 bed residential mixed tenure accommodation including a new	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Gareth Prosser	John McRory

	Vicarage.			
APPLICATIONS SUBMITTED TO BE DECIDED				
Marks & Spencer 44-46 High Road	Mixed use redevelopment of 150 residential units and 2 retail units totalling 200sqm	Application at consultation stage	Chris Smith	John McRory
168 Park View Road HGY/2018/0076	Proposal for an additional residential floor comprising 1x 1 bed, 1x 2 bed and 1x 3 bed and extension of a residential unit on the second floor to an approved planning scheme (HGY/2015/3398) for part 2 and part 4 storey building to provide 12 residential units	Awaiting on date from Applicant for viability discussion.	Tobias Finlayson	John McRory
26-28 Brownlow Road	Demolition of existing dwellings and erection of part 4 and part 5 storey block of 27 flats and 3 house to the rear with the new access.	Awaiting on date from Applicant for viability discussion.	Tobias Finlayson	John McRory
Units 1, 2 and 3 Tealedown Works Cline Road HGY/2018/0258	Partial demolition of Units 1, 2 and 3 to facilitate roof replacement and installation of additional mezzanine floor levels and facade alterations. Alterations to hardstanding area for deliveries and parking and change of use of Units 2 & 3 to B1 use.	Amended application following previous approval HGY/2014/0054 To be dealt with under delegated powers. S106 agreed awaiting completion.	Laurence Ackrill	Robbie McNaugher
Monohouse, 50-56 Lawrence Road HGY/2018/0120	S73 to amend HGY/2016/2824 - 47 residential units (use class C3) and 176sqm of commercial floor space (use class B1)	S106 discussions ongoing. To be dealt with under delegated powers.	Valerie Okeiyi	Robbie McNaugher

	Granted 26/05/2017.			
Goods Yard Site 44-52 White Hart Lane HGY/2018/0187	330 residential units, 1,200m ² of non-residential floorspace, refurbish the locally listed Station Master's House	Updates to scheme received since initial submissions. GLA Stage 1 received.	James Hughes	Robbie McNaugher
Westbury Court, 423-425 Lordship Lane HGY/2017/3679	Demolition of existing building and erection of part 1, part 5, part 6, part 7, part 8 storey building comprising commercial uses at ground floor and 58 dwellings above. Provision of waste refuse storage, cycle parking, disabled car parking and amenity space.	Awaiting on date from Applicant for viability discussion.	Chris Smith	John McRory
Coppetts Wood Hospital HGY/2018/1429	Section 73 planning application to remove basement-parking area from recent approval, and other minor amendments.	Application at consultation stage	Chris Smith	John McRory
Mowlem Trading Estate HGY/2018/0683	Section 73 planning application - Variation of a Condition 2 (plans and specifications) attached to planning application ref. HGY/2014/1648 to: increase car parking to Unit A from 13 to 17; decrease no. of disabled parking bays from 2 to 1; secure parking area; external storage up to 5m proposed along the northern and eastern boundaries and parking island; and amendment to servicing	Awaiting solicitors details	Laurence Ackrill	John McRory
Kwik Fit' 163 Tottenham Lane	Section 73 planning application - amendment to permitted scheme to allow Gym use in place of MOT / Garage	Pre-application discussions taking place – June submission	Tobias Fillayson	John McRory

423 West Green Road HGY/2018/1126	Mix use residential development, including the erection of an A1-A3 unit at ground floor level, replacement of existing church /community/nursery including ancillary offices, is acceptable. Amended scheme on verge of being resubmitted for follow-up advice.	Application at consultation stage	Chris Smith	John McRory
Tottenham Chances 399-401 High Road N17 VOID/2018/1582	Refurbishment of existing premises and extensions to provide 24 flats	Application invalid and will remain so until ownership and applicants details are resolved	Valerie Okeiyi	John McRory
Tottenham Hale Station	Various alterations to existing consent	Application submitted but not yet valid.	Gareth Prosser	Robbie McNaugher
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
48-54 High Road N22	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide: 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space,	Principle acceptable – in pre-application discussion; Revised scheme to be submitted	Chris Smith	John McRory
Industrial Estate at Crawley Road	Three options for residential development ranging from 89, 84 and 77 residential units.	Principle acceptable in principle subject to compliance with site allocation	Chris Smith	John McRory
Lynton Road/Park Road	Demolition of existing buildings and redevelopment of the site to create a mixed-use development comprising employment	Principle acceptable – in pre-application discussion; Revised scheme to be	Tobias Finlayson	John McRory

	floor space and new residential accommodation circ. 88 units.	submitted		
Former BHS, 22-42 High Road	Re-development of the site with a mix use development including a hotel	In pre-application discussions. Submission of application imminent	Chris Smith	John McRory
1-6 Crescent Mews, N22	Redevelopment of site to create residential development comprising approximately 30 residential units	Redevelopment acceptable in principle; Loss of employment requires justification. Density currently excessive	Valerie Okeiyi	John McRory
Former Newstead's Nursing Home, Broadlands Road	Proposed demolition and replacement of the former Newstead Nursing Home, including change of use from C2 to C3, to provide for nine new residential	Redevelopment and loss of vacant care home acceptable in principle. QRP support Concern over underdevelopment of the site.	Valerie Okeiyi	John McRory
Hornsey Parish Church, Cranley Gardens, N10	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle acceptable	Valerie Okeiyi	John McRory
Wellbourne Centre, Ashley Road South and Tottenham Hale Island sites	Strategic Development Partner proposal for Tottenham Hale Masterplan. 5 mixed used proposal including retail, medical centre and residential.	Pre-application discussions taking place, September submission targeted.	James Hughes	Robbie McNaugher
IN PRE-APPLICATION DISCUSSIONS				
48-50 Park Avenue, N22	Demolition of existing buildings and redevelopment of the site to provide 18 residential units, arranged of a single block of	Demolition requires justification before principle of development is accepted	Chris Smith	John McRory

	accommodation.			
44-46 Hampstead Lane, Highgate	Demolition of 3 dwellings and construction of nursing home	Concerns over demolition, scale and intensification of proposed replacement building and land use respectively and parking provision in a predominantly residential area. More detail required on the need for nursing home in the area.	Samuel Uff	John McRory
25-27 Clarendon Road off Hornsey Park Road	The demolition of existing buildings and structures and the comprehensive mixed redevelopment of the site to deliver a new part 6, part 8 storey building comprising office (Class B1) and flexible retail/café (Class A1/A3) floor space on ground floor level and circa 50 residential units (Class C3) on upper floor levels.	Pre-application discussions taking place – principle acceptable – discussions around strategic planning of the site and surrounding area required.	Valerie Okeiyi	John McRory
Fortismere School, Tetherdown	Retention of school and introduction of residential land use	Principle likely acceptable subject to further details.	Valerie Okeiyi	John McRory
300-306 West Green Road N15	Demolition of existing buildings and erection of a part three/ part four / part five storey building comprising 868.4sqm of retail/builders merchants at ground and basement level, 331.7sqm of B1 office space at first floor level and nine residential flats at	Pre-application on 8 th June 2018		

	second, third and fourth floor levels			
Warehouse living proposals: Eade Road and Arena Design Centre sites, Haringey Warehouse District PRE/2017/0112	Warehouse Living proposals across several sites.	Principle maybe acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy.	Martin Cowie	Robbie McNaugher
Peacock Industrial Estate, White Hart Lane	Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space.	Pre-application meeting has taken place, concerns raised with regard to compliance with the AAP allocation for the site and lack of comprehensive development.	James Hughes	Robbie McNaugher
Waltheof Gardens	Masterplan development for the entire site at Waltheof gardens to include re-provision of the Citizens' Advice Bureau and the Morris House Dental Surgery, a new GP surgery and 56 new build residential dwellings (mix yet unknown). Also proposing to retain the ornamental garden at the south end of the site and to provide the relevant amenity space, parking, cycle and bin storage.	In discussions at pre-application stage.	Tobias Finlayson	Robbie McNaugher
22, 22a & 24 Broadlands Road and 13 Denewood Road	Replacement of the detached Victorian villas and later unsympathetic extensions; New build development comprising high quality retirement apartments (circa 35 units) located within the Highgate Conservation Area	Loss of existing buildings unacceptable – positive contributors to the Conservation Area	Tobias Finlayson	John McRory
73-77 Clarence Road, N22	Demolition of the existing buildings and	Demolition acceptable but replacement poor design	Tobias Finlayson	John McRory

	erection of two detached buildings for use as a 44 bed HMO (Use Class Sui Generis) with associated access, landscaping and parking	Use as HMO within wholly residential area unacceptable because of the amount of rooms – over intensification which would likely have an adverse impact on the amenity of surrounding residents.		
Champa Close (Rear of 7 Bruce Grove)	Residential development with an area of open space. Several trees across the site will be removed	Pre-application meeting has taken place. Development on designated open space so contrary to Policy.	Valerie Okeiyi	Robbie McNaugher
162 St Anns Road (Kerswell Close)	Re-development of the car-park area to provide new residential units.	Pocket living development. Pre-application meeting has taken place. Concerns with tenure mix and design.	Chris Smith	Robbie McNaugher
157-159 Hornsey Park Road	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Valerie Okeiyi	John McRory
Northwood Hall	Erection of an additional storey to existing building to provide 24 residential units	Pre-application discussions taking place	Chris Smith	John McRory
Ashley House, 235-239 High Road	Redevelopment of site to provide a mixed used (residential and commercial) building up to 20 storeys in height.	Principle acceptable, in discussion on employment space and building heights.	Valerie Okeiyi	John McRory
311 Roundway	Mixed Use Redevelopment – 66 Units	Pre-app meeting taken place in October Unacceptable in principle. Major design concerns.	James Hughes	John McRory

23 Denewood Road	Facade retention/ reconstruction with new construction behind. Addition of a basement and a reduced height first storey extension over the garage.	Pre-app meeting occurred in October. Current consent for the site, so need to be mindful of fall-back position.	Tobias Finlayson	John McRory
High Road West	Comprehensive redevelopment of site for residential led mixed-use development in line with 2014 Masterplan.	Early pre-application discussions taking place	Martin Cowie	Robbie McNaugher
Ashley Gardens	80 residential units as final part of Ashely Road South Masterplan.	Pre-application meeting scheduled.	James Farrar	Robbie McNaugher