

## Update on progress of proposals for Major Sites

July 2018

| Site  | Description   | Timescales/comments  | Case Officer   | Manager     |
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| <b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>  |   |  |                |             |
| <b>Iceland, Land at Brook Road, N22<br/>HGY/2017/2886</b> | 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.<br><br>Awaiting GLA Stage II approval.<br><br>GLA reviewing amended energy information and S106 with applicant. | Samuel Uff     | John McRory |
| <b>Chocolate Factory, N22<br/>HGY/2017/3020</b>           | 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.<br><br>Awaiting GLA Stage II approval   | John McRory    | John McRory |
| <b>St John's Great Cambridge Road<br/>HGY/2016/4095</b>   | 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   | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.   | Gareth Prosser | John McRory |

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|  | Acacia Avenue with a mix of two and three storeys 1, 2, 3 & 4 bed residential mixed tenure accommodation including a new Vicarage.   | Not yet signed.   |                  |                  |
| <b>APPLICATIONS SUBMITTED TO BE DECIDED</b>                |  |   |                  |                  |
| <b>Marks &amp; Spencer 44-46 High Road</b>                 | Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A5) plus associated site access, car and cycle parking, landscaping works and ancillary development.      | Application under assessment. Discussions ongoing re level of affordable.         | Chris Smith      | John McRory      |
| <b>168 Park View Road HGY/2018/0076</b>                    | 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 | Going to committee sept   | Tobias Finlayson | John McRory      |
| <b>Goods Yard Site 44-52 White Hart Lane HGY/2018/0187</b> | 330 residential units, 1,200m <sup>2</sup> of non-residential floorspace, refurbish the locally listed Station Master's House  | Non-determination appeal received.<br><br>To be reported to committee in October. | James Hughes     | Robbie McNaugher |
| <b>Westbury Court, 423-425 Lordship Lane HGY/2017/3679</b> | 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.  | Refusal report drafted.   | Chris Smith      | John McRory      |

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| <b>Coppetts Wood Hospital<br/>HGY/2018/1429</b>                       | Section 73 planning application to remove basement-parking area from recent approval, and other minor amendments.   | Dele report being drafted. Chair has re-delegated decision to officers.  | Chris Smith      | John McRory |
| <b>Mowlem Trading Estate<br/>HGY/2018/0683</b>                        | 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 |
| <b>Kwik Fit'<br/>163 Tottenham Lane</b>                               | Section 73 planning application - amendment to permitted scheme to allow Gym use in place of MOT / Garage   | Potential minor amendments to be added – meeting with officers scheduled for 07/09/2018  | Tobias Finlayson | John McRory |
| <b>423 West Green Road<br/>HGY/2018/1126</b>                          | Proposed erection of four buildings of a maximum 6 storeys in height, and conversion of former public house, to provide a relocated Church and nursery, café, flexible use commercial unit (Use Class A1/A2/B1/D1/D2) and 83 residential units, associated car and cycle parking spaces (including within new basement) and improved connections to adjacent park                                 | Application submitted, under assessment. Potential issues due to: lack of affordable (12%) and loss of former public house use (now bar/restaurant). Other minor issues where further information is required. | Chris Smith      | John McRory |
| <b>Tottenham Chances<br/>399-401 High Road N17<br/>VOID/2018/1582</b> | 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 |

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| <b>Tottenham Hale Station</b>   | Various alterations to existing consent  | Application submitted further justification for the changes has been requested.  | Gareth Prosser   | Robbie McNaugher |
| <b>Wellbourne Centre, Ashley Road South and Tottenham Hale Island sites</b> | Strategic Development Partner proposal for Tottenham Hale Masterplan. 5 mixed used proposal including retail, medical centre and residential.  | Out to consultation until 17/09/2018<br>Discussions taking place about affordable housing. November committee targeted.                                | James Hughes     | Robbie McNaugher |
| <b>IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON</b>                |  |  |                  |                  |
| <b>48-54 High Road N22</b>  | 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      |
| <b>Industrial Estate at Crawley Road</b>                                    | Three options for residential development ranging from 89, 84 and 77 residential units.  | Principle acceptable subject to compliance with site allocation. Second pre-app being drafted. Will sign PPA – DMF, PAC and QRP (26/9) being arranged. | Chris Smith      | John McRory      |
| <b>Lynton Road/Park Road</b>  | Demolition of existing buildings and redevelopment of the site to create a mixed-use development comprising employment floor space and new residential accommodation circ. 88 units.   | Principle acceptable – in pre-application discussion; Revised scheme to be submitted   | Tobias Finlayson | John McRory      |

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| <b>Former BHS, 22-42 High Road</b>                     | Re-development of the site with a mix use development including a hotel   | EIA Screening response sent.<br><br>Submission of application imminent   | Samuel Uff     | John McRory      |
| <b>1-6 Crescent Mews, N22</b>                          | Redevelopment of site to create residential development comprising approximately 30 residential units   | Redevelopment acceptable in principle;<br>Loss of employment requires justification. Density currently excessive   | Valerie Okeiyi | John McRory      |
| <b>Former Newstead's Nursing Home, Broadlands Road</b> | 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<br>Concern over underdevelopment of the site.  | Valerie Okeiyi | John McRory      |
| <b>Hornsey Parish Church, Cranley Gardens, N10</b>     | Retention of church and creation of additional community space and 15 residential units   | Pre-application discussions taking place – principle acceptable  | Valerie Okeiyi | John McRory      |
| <b>Ashley Gardens</b>                                  | 80 residential units as final part of Ashley Road South Masterplan.   | Pre-application discussions taking place.<br>Submission later in 2018  | James Farrar   | Robbie McNaugher |
| <b>162 St Anns Road (Kerswell Close)</b>               | Re-development of the car-park area to provide new residential units.<br><br>Pocket living development.   | Pre-application meetings have taken place. Concerns with tenure mix and design. Further advice from drainage and carbon also required.<br><br>DM Forum 4 <sup>th</sup> Oct | Chris Smith    | Robbie McNaugher |

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|   |  | Reporting to Oct committee as pre-app before submission.<br><br>Not signing PPA.   |                |             |
| <b>IN PRE-APPLICATION DISCUSSIONS</b>             |  |  |                |             |
| <b>48-50 Park Avenue, N22</b>                     | Demolition of existing buildings and redevelopment of the site to provide 18 residential units, arranged of a single block of accommodation.   | Demolition requires justification before principle of development is accepted  | Chris Smith    | John McRory |
| <b>44-46 Hampstead Lane, Highgate</b>             | Demolition of 3 dwellings and construction of nursing home   | Preapp sent - Concerns over demolition, scale and that public benefit would not outweigh impact on conservation area.                              | Samuel Uff     | John McRory |
| <b>25-27 Clarendon Road off Hornsey Park Road</b> | 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 |
| <b>Fortismere School, Tetherdown</b>              | Retention of school and introduction of residential land use   | Principle likely acceptable subject to further details.  | Valerie Okeiyi | John McRory |
| <b>300-306 West Green Road N15</b>                | Demolition of existing buildings and erection of a part three/ part four / part five storey  | Pre-application on 8 <sup>th</sup> June 2018   |                |             |

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|   | 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 second, third and fourth floor levels |  |                  |                  |
| <b>Warehouse living proposals:<br/>Eade Road and Arena Design Centre sites,<br/>Haringey Warehouse District<br/>PRE/2017/0112</b> | 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 |
| <b>Peacock Industrial Estate,<br/>White Hart Lane</b>   | 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 |
| <b>22, 22a &amp; 24 Broadlands Road and 13 Denewood Road</b>  | Revised scheme for circa 35 retirement apartments that now retains buildings based on previous advice as they positively contribute of the Highgate CA.  | Follow-up to PRE/2017/0387 Meeting held 05/07 Further revisions required QRP 08/08   | Tobias Finlayson | John McRory      |
| <b>Earlham Primary School<br/>PRE/2018/0160</b>   | EFA proposal for replacement 2-storey new school.<br><br>Require use of adjoining playing fields (MOL) for temporary construction compound and access as well as temporary school play area.                 | Follow up meeting from PRE/2017/0186.<br><br>Meeting held 31/07 – still issues with construction access across adjacent park and design needs                  | Tobias Finlayson | John McRory      |

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|  |   | improvement<br>QRP meeting scheduled for 12 /09                               |                |                  |
| <b>157-159 Hornsey Park Road</b>       | Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.           | Early pre-application discussions taking place                                | Valerie Okeiyi | John McRory      |
| <b>Northwood Hall</b>                  | Erection of an additional storey to existing building to provide 24 residential units                           | Pre-application discussions taking place                                      | Martin Cowie   | John McRory      |
| <b>Ashley House, 235-239 High Road</b> | 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      |
| <b>311 Roundway</b>                    | Mixed Use Redevelopment – 66 Units  | Pre-app meeting scheduled for Sept.   | James Hughes   | Robbie McNaugher |
| <b>High Road West</b>                  | 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 |