

## Update on progress of proposals for Major Sites

February 2019

Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed but final draft is near completion.  Awaiting GLA Stage II submission (requires S106 being finalised)	James Hughes	Robbie McNaugher
<b>Iceland, Land at Brook Road, N22 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 but final draft is near completion. Updating information regarding medical centre, highways agreement and profit margin.  Awaiting GLA Stage II submission (requires S106 being finalised).  Additional out sourced viability analysis requested by GLA at applicants' expense.  GLA satisfied with additional energy information.	Samuel Uff	John McRory
<b>Chocolate</b>	Partial demolition, change of use and extension of	Members resolved to grant	Martin Cowie	John McRory

<b>Factory, N22 HGY/2017/3020</b>	<p>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.</p>	<p>planning permission subject to the signing of a section 106 legal agreement. Not yet signed.</p> <p>Awaiting GLA Stage II approval.</p>		
<b>168 Park View Road HGY/2018/0076</b>	<p>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</p>	<p>Members resolved to grant planning permission subject to the signing of a S106 legal agreement. Awaiting mortgagee agreement of s106</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>
<b>Kwik Fit' 163 Tottenham Lane HGY/2018/1874</b>	<p>Section 73 planning application - amendment to permitted scheme to allow gym use in place of MOT/Garage</p>	<p>S106 deed of variation signed/sealed - decision to be issued shortly.</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>
<b>159 Tottenham Lane N8 9BT</b>	<p>Variation of Condition 2 (approved drawings) attached to planning permission HGY/2016/3176, namely to facilitate revised building heights, repositioned flank elevation walls, new green roof and glass balustrade at rear first floor level, relocation of PV panels to main roof, additional rear third floor balcony, changes to overall fenestration (including omission of oriel windows), reconfigured internal layout, reconfigured entrance gates and revised landscaping arrangements with enclosed cycle stores to rear. Also variation of Condition 3 (materials), Condition 5 (waste storage), Condition</p>	<p>S106 outstanding</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>

	8 (cycle parking) and Condition 24 (landscaping) attached to planning permission HGY/2016/3176, to reflect proposed changes to approved drawings			
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>Mowlem Trading Estate 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.	Draft 106 sent	Laurence Ackrill	John McRory
<b>Earlham Primary School HGY/2018/3112</b>	EFA proposal for replacement 2-storey new school.  Require use of adjoining playing fields (MOL) for temporary construction compound and access (although PD) as well as temporary school play area.	Principle acceptable  Aiming for 11/3 committee	Tobias Finlayson	John McRory
<b>423-435 West Green Road (former Red House Care Home) 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	Under assessment. Affordable level to be increased to above 50%. Amendments to detailed design also required.  Re-consultation to take place.  Committee March 11 <sup>th</sup> .	Chris Smith	John McRory

<b>Tottenham Chances 399-401 High Road N17 HGY/2018/1582</b>	Refurbishment of existing premises and extensions to provide 24 flats	Principle acceptable. Amended plans have been submitted for review.  Viability report being independently assessed	Valerie Okeiyi	John McRory
<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>Former BHS, 22-42 High Road HGY/2018/3145</b>	Demolition of the existing buildings and redevelopment to provide part 3-8 storey buildings providing mixed use development, comprising residential accommodation, flexible retail units, flexible workspaces, a hotel, and a public courtyard, with associated site access, car and cycle parking, and landscaping works.	197 Residential units (40% affordable (60% London Affordable Rent & 40% London Living Rent). 134 bed hotel. 525sqm commercial / retail space.  Consults finished on 28/11/2018. Decision date 23/01/2019. Aiming for March Committee. Main issue is Crossrail Safeguarded area of the site. Some additional low carbon / design / management of courtyard and access to amenity details requested	Samuel Uff	John McRory
<b>Former Newstead's Nursing Home, Broadlands Road HGY/2018/3205</b>	Demolition of existing building and erection of three buildings between two and three storeys in heights to provide ten residential dwellings, private and communal amenity space and other associated development.	Redevelopment and loss of vacant care home acceptable in principle.  Design and conservation concerns	Valerie Okeiyi	John McRory

		Concern over underdevelopment of the site.  Viability report being independently assessed		
<b>67 Lawrence Road N15 HGY/2018/3655</b>	Variation of Condition 2 pursuant to planning permission dated 17 January 2018 (ref: HGY/2016/1212) to substitute drawings involving separation of the live/work units, reduction in width of vehicle access, reconfiguration of the bin store, and provision of additional bicycle storage and basement plant room (amended floorspace figure of 6,643 GIA)	Viability assessment being independently assessed  Consults finished on 07/01/2019. Decision date 06/03/2019	Valerie Okeiyi	John McRory
<b>45-63 Lawrence Road N15 HGY/2018/3654</b>	Variation of Condition 2 pursuant to planning permission dated 17 January 2018 (ref: HGY/2016/1213) to substitute drawings involving reduction of number of units to 75, rearrangement of bicycle storage, slight reduction of building mass, alterations to dwelling layouts and sizes, slight amendments to the public realm, and other minor amendments to the approved scheme	Viability report being independently assessed  Consults finished on 07/01/2019. Decision date 04/03/2019	Valerie Okeiyi	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON</b>				
<b>Former Taxi Care Centre, 38 Crawley Road</b>	Residential development for 28 units including pedestrian/cycle link through the site to connect with Lordship Rec. Max four storeys. Includes masterplan demonstrating wider development of site allocation (Barber Wilson – SA60).	Principle acceptable subject to compliance with DM40 (loss of non-designated employment) and site allocation.  PPA signed. Chairs Review and	Chris Smith	John McRory

		PAC imminent. Submission expected end of Feb 2019.		
<b>1-6 Crescent Mews, N22</b>	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
<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. QRP raised a number of issues	Valerie Okeiyi	John McRory
<b>Ashley Gardens</b>	80 residential units as final part of Ashley Road South Masterplan.	Pre-application discussions taking place. Submission later in 2018	Nathaniel Baker	Robbie McNaugher
<b>Car Park to rear of Kerswell Close</b>	Re-development of the car-park and open space area to provide 44 Pocket Living one-bed units.  Part three part six storey building on corner with St Anns and Seven Sisters Road.	QRP recommended taller building with improved public realm, but this has not been followed.  Application submitted decision due by end of Feb 2019. Will be refused.	Chris Smith	Robbie McNaugher
<b>52 – 56 Millmead Road N17</b>	External façade re-modelling, internal refurbishment and mezzanine extension to the existing distribution unit to provide new office accommodation.	Pre-application discussions taking place. Application to be submitted soon	Valerie Okeiyi	Robbie McNaugher
<b>Clarendon</b>	Reserved Matters application to be submitted early	Pre-application discussions	Valerie Okeiyi	John McRory

<b>Gasworks (Eastern Quarter)</b>	2019 for blocks D1 and D2 only of the eastern quarters.	taking place on the eastern quarters  QRP was recently held		
<b>22, 22a &amp; 24 Broadlands Road and 13 Denewood Road</b>	Revised scheme for circa 29 over 55 'downsizing' apartments that now retains buildings based on previous advice as they positively contribute to the Highgate CA.	Further revisions required due to primarily conservation and design concerns as well as questioning demand for over 55s Follow-up QRP to be held 30/1	Tobias Finlayson	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>175 Willoughby Lane</b>	Provision of 4,530 sqm (GIA) of industrial floor space, provided at ground and mezzanine level, with HGV access incorporated through the floorplan. The upper levels propose to include two levels totalling 3,160 sqm (GIA) of commercial (B1) floorspace and 188 residential units, reaching up to eleven storeys (above ground industrial level).	Pre-app meeting held 8 <sup>th</sup> Jan. Letter being drafted.	Chris Smith	Robbie McNaugher
<b>78-92 Stamford Road</b>	Demolition of existing two storey buildings and erection of part 3 storey and part 7 storey mixed use building consisting of 1997sqm of commercial space (including 5no tethered residential units) and 34 residential flats (17x1bed, 10x2bed, 7x3bed).	Pre-app meeting 4 <sup>th</sup> Feb.	Chris Smith	Robbie McNaugher
<b>48-54 High Road, Wood Green</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 – pre-app letter issued. Revised scheme to be submitted.	Chris Smith	John McRory
<b>48-50 Park Avenue, N22</b>	Demolition of existing buildings and redevelopment of the site to provide 18 residential units, arranged	Demolition requires justification before principle of development is	Chris Smith	John McRory

	of a single block of accommodation.	accepted.		
<b>Braemar Avenue Baptist Church, Braemar Avenue.</b>	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m <sup>2</sup> ) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements.	Pre-application discussions taking place - principle of demolition is considered acceptable subject to a high quality replacement building being built. The principle of residential is considered acceptable	Valerie Okeiyi	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>300-306 West Green Road N15</b>	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 second, third and fourth floor levels	Pre-application discussions taking place - principle of demolition is considered acceptable subject to a high quality replacement building being built. The principle of a residential led mixed-use development on this site is considered acceptable.	Valerie Okeiyi	John McRory
<b>Warehouse living proposals: Overbury/Eade Road, Arena Design Centre,</b>	Warehouse Living and other 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>Omega Works sites, Haringey Warehouse District</b>				
<b>Peacock Industrial Estate, White Hart Lane</b>	Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space.	Pre-application note issued. Further pre-application advice sought from applicant.	James Hughes	Robbie McNaugher
<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 have taken place. Concern remains with scale and design of proposal.	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-application meeting has taken place. Concerns remain around a lack of comprehensive development. Officers meeting with landowner to seek a masterplanned approach.	Martin Cowie	Robbie McNaugher
<b>High Road West</b>	Comprehensive redevelopment of site for residential led mixed-use scheme	Pre-application discussions taking place.	Martin Cowie	Robbie McNaugher
<b>Lynton Road/Park</b>	Demolition of existing buildings and redevelopment	Principle acceptable – in pre-	Tobias	John McRory

<b>Road</b>	of the site to create a mixed-use development comprising employment floor space and new residential accommodation circ. 88 units.	application discussion; Revised scheme to be submitted	Finlayson	
<b>Garage adjacent to 555 White Hart Lane N17</b>	Redevelopment of White Hart Lane Service Station and associated shop to mixed use scheme. Various options including  Opt 1: Retail & 9 Number residential Apartments Opt 2: Retail Supermarket Opt 3: Retail Supermarket Opt 4: Retail & Petrol Station Opt 5: Residential - 9 Terraced houses Opt 6: Retail, Petrol station & 9 no Residential apartments	Pre-application meeting held – principle unacceptable due to being Locally Significant Industrial Site and also poor design and amenity	Tobias Finlayson	John McRory
<b>The National Hotel 17- 19 Queens Avenue N10 3PE</b>	Demolition of the existing garages to the rear of the site and the change of use of the building from a hotel (Class C1) to residential, together with a single storey rear extension, installation of 2 no. flat roof rear dormers, and minor external alterations to create 5 x 1-bed, 8 x 2-bed and 2 x 3-bed (duplex) flats, reconfiguration of existing car parking to rear and provision of cycle parking, landscaping and other associated works	Pre-application meeting held – principle acceptable although conservation, design and parking issues need to be resolved.	Tobias Finlayson	John McRory
<b>3 Colney Hatch Lane</b>	Demolition of existing house and erection of 24 flats	Pre-app meeting held Unacceptable in terms of principle (garden land), conservation and design and parking	Tobias Finlayson	John McRory
<b>90 Fortis Green</b>	Demolition of the existing buildings to allow the erection of two residential buildings (Class C3) of	Pre-application meeting held – principle likely acceptable	Tobias Finlayson	John McRory

<b>N2 9EY</b>	part 4, part-5, and part-6 storeys to provide 71 residential units with associated open space, disabled car parking and landscaping.	although conservation, design and parking issues need to be resolved.		
<b>M &amp; S Muswell Hill PRE/2018/0203</b>	22 residential flats above and 19 residential parking space	Meeting 28/9 Unacceptable in conservation and design terms Potential to acquire adjoining council carpark being investigated in order to form basis for revised scheme	Tobias Finlayson	John McRory
<b>Somerlese Courtenay Avenue N6 4LP PRE/2018/0241</b>	Replacement house on the site of Somerlese in Courtenay Avenue.	Meeting undertaken. Proposed massing and scale largely within existing footprint however changes to character and appearance is considered unacceptable.  Pre-app report issued on amended proposal.	Gareth Prosser	John McRory
<b>APPEALS and JRs</b>				
<b>Goods Yard 36 and 44-52 White Hart Lane  HGY/2018/0187 HGY/2018/0188</b>	Hybrid Application (layout, scale, appearance, landscaping and access within the site reserved 330 residential units + Conservation Area Demolition.	Draft S106 costings issued to Appellant 10.01.2019. Case Plan with Emma. Draft SoCG to be issued to Appellant 18.02.2019. SoCG due to PINS 13.03.2019. Public Inquiry 05/2019.		James Hughes
<b>26-28 Brownlow Road  HGY/2018/0309</b>	Demolition of existing buildings; erection of a part-3 and part-4 storey building with additional inset top floor comprising 27 flats; erection of 3 detached dwellings to the rear with 4 parking spaces, provision	Written representations requested by appellant  No start date as yet		Tobias Finlayson

	of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear		
<b>44-46 High Road</b> <b>HGY/2018/1472</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-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development.	Public Inquiry: Con on 31 <sup>st</sup> January. Statement of Case due 8 <sup>th</sup> March Potential Inquiry dates: 20 <sup>th</sup> May, 9 <sup>th</sup> September or 7 <sup>th</sup> October	Nathaniel Baker