

**Update on progress of proposals for Major Sites
2017**

December

| Site | Description | Timescales/comments | Case Officer | Manager |
|--|--|--|----------------|------------------|
| APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED | | | | |
| 47,66 and 67, Lawrence Road HGY/2016/1212 & HGY/2016/1213 | Redevelopment mixed use residential led scheme for 83 dwellings (34 x 1b, 33 x 2b, 7 x 3b and 9 x 4b) | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed | Valerie Okeiyi | Robbie McNaugher |
| 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 Vicarage. | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed | Gareth Prosser | John McRory |
| Cannon Factory and Ashley House Ashley Road N17 HGY/2016/4165 | Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works. (Outline planning application). | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | James Farrer | Robbie McNaugher |

| | | | | |
|--|--|--|------------------|------------------|
| Land at Plevna Crescent HGY/2017/2036 | Construction of four individual pavilions consisting of 72 residential units with a common ground level plinth and basement to provide servicing and parking | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Wendy Robinson | John McRory |
| 70-72 Shepherds Hill, N6 HGY/2016/2081 | Demolition of existing building and redevelopment to provide 16 residential dwellings within a 5 storey building with associated landscaping, car parking and other associated works | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Gareth Prosser | John McRory |
| 163 Tottenham Lane N8 HGY/2017/2001 | 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. | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Tobias Finlayson | John McRory |
| Ashley Road South x2 BSD BSD + Ada NCDS HGY/2017/2044 | Comprehensive redevelopment of the site with a mix use residential led scheme BSD – Outline mixed use scheme BSD + NCDS – detailed residential and college + Berol House | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | James Farrar | Robbie McNaugher |
| Hornsey Town Hall, Crouch End, N8 HGY/2017/2220 | Erection of extensions and additional buildings including refurbishment of Hornsey Town Hall to include a hotel | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | James Hughes | John McRory |
| Hale Village, Ferry Lane, Tottenham, N15 HGY/2017/2005 | Revised proposal for a 33 storey tower (replacing the consented 18 storey outline permission) to provide housing with | Members resolved to grant planning permission subject to the signing of a section | Chris Smith | Robbie McNaugher |

| | | | | |
|--|---|--|------------------|------------------|
| | commercial and/or community uses at ground floor. 270 units | 106 legal agreement. Not yet signed. | | |
| 30 Muswell Hill HGY/2017/2264 | Section 73 application to remove requirement for the development to meet Code for Sustainable Homes as the code doesnt exist anymore | Determined under delegated authority. 106 to be signed | Valerie Okeiyi | John McRory |
| APPLICATIONS SUBMITTED TO BE DECIDED | | | | |
| Harris Academy HGY/2017/0140 | Section 73 application to change position of building 4 and the link bridge | To be decided under delegated authority | Robbie McNaugher | Robbie McNaugher |
| Iceland, Land at Brook Road, N22 HGY/2017/2886 | Redevelopment of site and erection of four independent residential blocks providing 148 residential units | Currently at consultation stage | 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. | Currently at consultation stage | Wendy Robinson | John McRory |
| Haringey Heartlands Clarendon Road Gas Works Site HGY/2017/3117 | Comprehensive redevelopment of the site (Masterplan) Hybrid application (full and outline) | Currently at consultation stage | Adam Flynn | John McRory |

| | | | | |
|--|---|---|----------------|------------------|
| Tottenham Chances 399-401 High Road INVALID APPLICATION | Refurbishment of existing premises and extensions to provide 24 flats | Application Invalid. Awaiting energy statement and viability report including affordable housing statement. | Valerie Okeiyi | John McRory |
| 500 White Hart Lane INVALID APPLICATION | Reserved matters application for outline approval reference. HGY/2016/0828 | Application invalid | Aaron Lau | John McRory |
| Westbury Court, 423-425 Lordship Lane INVALID APPLICATION | 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. | Application Invalid | Chris Smith | John McRory |
| Hale Village, Ferry Lane, Tottenham, N15 HGY/2015/0795 | 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 planning permission extant. Discussions ongoing. | Chris Smith | Robbie McNaugher |
| Section 73 for Hale Village HGY/2015/0798 | The S73 is to remove the hotel from the tower. | Application is on hold on request of the applicant | Chris Smith | Robbie McNaugher |
| IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON | | | | |
| 423 West Green Road | 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. | Principle acceptable – in pre-application discussion | Chris Smith | John McRory |

| | | | | |
|---|--|--|-------------------|------------------|
| | | | | |
| Land north of Monument Way and south of Fairbanks Road | Reserved Matters application pursuant to HGY/2016/2184 for development of the site to create 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories | Application intended to be submitted once outline permission issued. | Tobias Finlayson | Robbie McNaugher |
| Lynton Road/Park Road | 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. | Concerns with design and parking. | Aaron Lau | John McRory |
| Former BHS, 22-42 High Road | Re-development of the site with a mix use development including a hotel | In pre-application discussions | Chris Smith | John McRory |
| Marks & Spencer 44-46 High Road | Mixed use redevelopment of 150 residential units and 2 retail units totalling 200sqm | Early pre-application discussions taking place | Wendy Robinson | John McRory |
| Bernard Works | Mixed use development comprising 20,020sqft of commercial makers and designers space, circa 97 apartments and 16 residential apartments tethered to the commercial space. The commercial space will also include live music rehearsal as well as recording space. Up to 8 storeys. | Site allocation for mixed use and rationalisation of road layout. DM forum held 4 th July. Pre-app proposal presented to 18 th July Committee – expected submission in November | Michelle Bradshaw | Robbie McNaugher |
| Monohouse, 50-56 Lawrence Road | S73 to amend HGY/2016/2824 - 47 | Early pre-application discussions taking place | James Hughes | John McRory |

| | | | | |
|---|--|---|------------------|------------------|
| | residential units (use class C3) and 176sqm of commercial floor space (use class B1) Granted 26/05/2017. | | | |
| 168 Park View Road | 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 | Early pre-application discussions taking place | Tobias Finlayson | 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 |
| 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. | In discussions at pre-application stage | Tobias Finlayson | John McRory |
| IN PRE-APPLICATION DISCUSSIONS | | | | |
| Peacock Industrial Estate, White Hart Lane | Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space. | Very recently submitted – pre-app meeting scheduled December. | James Hughes | Robbie McNaugher |
| Goods Yard Site 44-52 White Hart Lane | 330 residential units, 1,200m ² of non-residential floorspace, refurbish the locally listed Station Master's House | Very recently submitted – pre-app meeting scheduled December. | James Hughes | Robbie McNaugher |
| Tottenham Hale Station | Various alterations to existing consent | Pre-application discussions taking place | Gareth Prosser | Robbie McNaugher |
| Wellbourne Centre | Mixed use residential development with ground floor medical facility. | Pre-application discussions taking place | James Hughes | Robbie McNaugher |
| 157-159 Hornsey Park Road | Redevelopment of existing dilapidated construction yard to provide 40 new-build self- | Early pre-application discussions taking place | Adam Flynn | John McRory |

| | | | | |
|--|---|---|------------------|-------------|
| | contained flats. | | | |
| 555 White Hart Lane | Mixed use redevelopment to provide employment (Use Classes B1a, B1c and B8), retail and residential uses | In pre-application discussions – concerns with loss of industrial land. | Wendy Robinson | John McRory |
| Pool Motors, 14 Cross Lane | Redevelopment of existing commercial property to provide up to 47 residential units and 211sqm of commercial floorspace. | Early pre-application discussions taking place | Adam Flynn | 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. PPA to be drafted | Adam Flynn | 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 |
| 867-879 High Road | Redevelopment of the site with 5,460sqm retail building with a related 235 space surface level car park and servicing, a terrace of small retail units as well as a pair of office buildings, all located on a rectangular shaped site to the west of (and accessed from) the | Although acceptable development in principle, this site forms part of a wider regeneration strategy and developer has been advised to participate in masterplan formulations. | James Hughes | John McRory |

| | | | | |
|--|---|--|------------------|------------------|
| | A1010 Tottenham High Rd. | | | |
| Omega Works | 7 storey development with 920 square meters of office and 88 residential units. | Principle maybe acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy. | Chris Smith | Robbie McNaugher |
| Eade Rd and Arena Design Centre | Masterplanning for Haringey warehouse District sites Eade Road/ Overbury Road and Arena Design Centre for redevelopment of sites to create warehouse living, private rented sector residential and employment floorspace. | Principle acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy. | James Hughes | Robbie McNaugher |
| 341 Eade Road | Erection of pop-up container park comprising approximately 15 small and 10 large studios for employment use at ground floor and 4 communal warehouse living units at first and second floors, provision of cycle parking and landscaping. | Principle maybe acceptable as a temporary use. | Emma McCready | 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 as 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 |
| 83-89 Vale Road | Redevelopment of the site with a mix use residential scheme | Acceptable in principle | Tobias Finlayson | Robbie McNaugher |

| | | | | |
|------------------------------------|---|--|------------------|-------------|
| Tottenham Magistrates Court | Change of use from court to residential and erection of new build residential | Very early stage to inform bidding process. Significant listed building implications and constraints for proposed residential. | Tobias Finlayson | John McRory |
|------------------------------------|---|--|------------------|-------------|