

Update on progress of proposals for Major Sites

July 2015

SITES THAT HAVE BEEN TO COMMITTEE BUT ARE AWAITING ISSUE OF DECISION NOTICE				
Site	Description	Timescales/comments	Case Officer	Manager
St Ann's Hospital Site	Redevelopment of part of the former hospital site (8.72ha) to provide residential and new mental health building. The application includes new build and re-use of existing buildings.	<p>Hybrid application consisting of full planning application for part of the site within the Conservation Area and an outline application for the remainder of the site. Planning Performance Agreement in place with agreed timelines.</p> <p>Approved at the planning committee on March 16 2015. PPA deadline extended to end of June.</p> <p>S.106 legal agreement currently being negotiated.</p>	Anthony Traub	John McRory
Tottenham Hotspur Stadium	The S73 is to provide a new basement level beneath the approved stadium in order accommodate some of the already consented car parking spaces proposed at ground floor level, as well as plant and storage areas, and amendments to the consented ground floor layout to allow for extended player changing facilities, enhanced media facilities and other associated stadium uses. No changes are proposed to the	Committee resolved to grant permission on 22 June subject to S.106. Deadline 09.07.2015.	Neil McClellan	Emma Williamson

	external appearance or the height, scale and mass of the consented stadium.			
APPLICATIONS SUBMITTED TO BE DECIDED				
270 – 274 West Green Road	Redevelopment of the site with part three part four storey building for flexible use (A1/A2/B1A/D1) on the ground floor and 10 residential units on the upper floors.	Planning application currently under consideration.	Anthony Traub	John McRory
Section 73 for Hale Village	The S73 is to remove the hotel from the tower	Decision likely to be made under delegated powers shortly.	Adam Flynn	Neil McClellan
49A Oxford Road, N4	Demolition of the existing building and the erection of a 3 to 4-storey building with 132 study bedrooms contained within 22 cluster flats	No pre-application advice has been sought by the applicants. Currently at consultation stage. Proposal currently unacceptable. Agent has been informed of the likely recommendation to refuse with a view to withdrawing the planning application and discussing an alternative scheme. No response as yet	Eoin Concannon	John McRory
2 Chestnut Road N17	Variation of Condition 2 (approved plans) attached to planning permission HGY/2013/0155 to rebuild the retained facade of the west elevation and increase the new basement area.	Officers have no objection to the rebuilding of the retained facade. Application under consideration but likely recommendation to approve the scheme.	Valerie Okeiyi	John McRory

Lee Valley Techno Park	The change of use and extension of the existing building on the site from B1 and B8 to a 'through' school (primary, secondary and sixth form)	In pre-application discussions. Planning application expected to be submitted shortly. PPA outstanding.	Robbie McNaugher.	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 at consultation stage and is under consideration. The viability report is being assessed.	Aaron Lau	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. Extension of time needs to be monitored	Adam Flynn	Neil McClellan
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 (Use Class D2).	Planning application is in to keep permission alive Extension of time needs to be monitored	Neil McClellan	Neil McClellan
Beacon Lodge, 35 Eastern Road	Part demolition and part retention and extension of existing building and change of use from C2 to C3 to create 3 dwellings, together with the construction of 6 flats in a 3-storey (plus basement) building, and a detached dwelling to the rear (10 residential units total).	The planning application has been submitted and is currently at consultation stage.	Adam Flynn	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
191 – 201	Retention and enhancement to the	Pre-application discussions taken place on	Aaron Lau	John McRory

<p>Archway Road</p>	<p>existing building facing Archway Road -Provision of 25 new residential dwellings -Provision of circa 975 sqm of mixed commercial floor space</p>	<p>two occasions. The scheme has been presented to panel members of the Quality Review Panel who are in general support of the scheme.</p> <p>The scheme has been presented at a DM Forum.</p> <p>Scheme reported to panel members of the Quality Review Panel on 20th May 2015 who is broadly supportive of the scheme.</p> <p>The scheme is to be presented to Members on 1 June 2015 for feedback.</p> <p>Application to be submitted soon.</p>		
<p>255 Lordship Lane</p>	<p>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 (2 massing options) – includes a land swap.</p>	<p>4 pre-application meetings have taken place.</p> <p>Applicants have negotiated a land swap with the Council in order to provide a new access road as part of the scheme.</p> <p>The applicants have been informed that the development is, (an officer level opinion), acceptable in principle but have been made aware of the regeneration aspirations of the area which includes this site and therefore policies and views are subject to change.</p> <p>Scheme reported to panel members of the Quality Review Panel on 20th May 2015 who is broadly supportive of the scheme subject to some changes in the design.</p>	<p>Malachy McGovern</p>	<p>John McRory</p>

		<p>Scheme was presented to Members on 1 June 2015. Feedback from Members that the design was required to be revised. Discussions again taking place between officers and applicants.</p> <p>Application to be submitted soon.</p>		
Marsh Lane (replacement of Ashley Road depot)	Proposed replacement of Ashley Road Depot.	Pre-application feasibility discussions are ongoing. Planning Performance Agreement signed and meetings taking place.	Robbie McNaugher	John McRory
Hale Wharf	Demolition of existing structures and erection of 15 blocks of primarily residential accommodation ranging from 3 to 16 storeys and providing up to 450 dwellings with some commercial floor space, parking and retention of 3 no commercial barges.	<p>In pre-application discussions. EIA development.</p> <p>PPA meeting was held.</p> <p>The developers need to speak to a transport consultant.</p> <p>The starting point for the development is the green belt test.</p> <p>Awaiting scoping opinion.</p> <p>Application likely to be submitted in late 2015.</p>	Robbie McNaugher	Neil McClellan
Garage site adjacent to Hale Wharf	Demolition of existing garage and erection of a residential scheme	This application is to be submitted the same time as Hale Wharf.	Robbie McNaugher	Neil McClellan
Apex House	Residential led mix use scheme. 22 storeys.	<p>Series of PPA meetings underway</p> <p>Pre-app committee meeting was held on 10th March.</p>	Robbie McNaugher	Neil McClellan

		QRP was held on the 13 th May DM Forum 27 May		
Dyne House Highgate School N6	<p>Demolition of the Classroom Building, Gymnasium and a redundant open air Swimming Pool. Construction of extensions in the front of and at the rear of Dyne House together with associated landscaping and improved emergency and service vehicle access.</p> <p>Temporary Planning Consent for the duration of the construction period for the installation of temporary modular seminar rooms within one of the Quadrangles of the Island part of the Senior School Site. Temporary change of use of domestic and office property outside of the School boundary to educational facilities.</p>	<p>Although the principle of the scheme is acceptable, the scheme presented is unacceptable as it would occupy too much of the site and be of a scale, bulk and design which is excessive.</p> <p>The applicants have been advised to produce an SPD in partnership with the Council for the site and to assist the development process of the new school.</p> <p>Site visit has been carried out by senior officers. The site has also been viewed from neighbouring residents properties. The general advice is that the development would be too significant in terms of height, scale and massing.</p> <p>Pre-application written response is to be sent shortly.</p>	Gareth Prosser	John McRory
Raglan Hall	Conversion of hotel into 4 x 3 bed, 10 x 2 bed, 3 x 1 bed and 1 studio flat (as per HGY/2003/1131 or Option 2 Change use of part of the hotel to create 11 residential flats.	<p>Scheme acceptable in principle. Transportation issues have been addressed. Internal layout of units needs further work including the provision of balconies/terraces at rear. Wheelchair accessible units need to be explored in the scheme. Developers will commission a viability assessment if the provision of affordable units on site is not feasible. Meetings between officers and applicants currently taking place.</p>	Valerie Okeyi	John McRory

123-124 High Road	Conversion of upper floors from office to hotel.	Supported in principle. Pre-application response sent. A second follow up pre-application has taken place and the response has been issued.	Malachy McGovern	John McRory
Cross Lane next to Hornsey depot	Redevelopment of the site with employment space and residential units.	Principle acceptable subject to comprehensive details of design, scale and bulk. Loss of employment space would need to be justified / floorspace replaced. PPA has been negotiated and signed and a scheme is in discussions.	Adam Flynn	John McRory
Tottenham Hotspur Football Club	Revised planning and listed building consent applications to include increased stadium capacity, more residential units as part of the southern development and the inclusion of a hotel.	Draft PPA with THFC for consideration. Pre-application discussions have commenced and are ongoing. DM forum and QRP both scheduled for the 15 th July. Pre-app committee 23 rd July.	Neil McClellan	Emma Williamson
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. PPA currently being drafted.	Adam Flynn	Neil McClellan
IN PRE-APPLICATION DISCUSSIONS				
109 Fortis Green, N2	Re-development to provide 9 residential units (4x3 bed, 3x2 bed	Principle acceptable subject to robustly justifying loss of employment land.	Valerie Okeiyi	John McRory

	and 2x1 bed) and a commercial unit for use as a local gym	Also requirement to illustrate how the basement aspect of the development would work.		
St James C of E / Cranwood School	Residential development	Formal pre-application discussions have commenced and are ongoing.	Robbie McNaugher	John McRory
2 Canning Crescent, N22 (and adjoining Land)	Re-development of site to comprise a part two, part three storey building consisting of 19 dwellings with communal and private amenity space.	Principle acceptable subject to justifying loss of employment land (which has actually been vacant for a significant number of years) and design revisions A follow up pre-application to take place in early July.		
555 White Hart Lane, N17	Demolition of two storey building & erection of two buildings comprising office, retail, cafe & a business conference / events centre with associated changes to vehicular crossover.	The proposal is acceptable in principle subject to more detail regarding the uses and transport issues. However, the retail aspect is unacceptable.	Malachy McGovern	John McRory
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-application to take place on 29 th June 2015	Valerie Okeiyi	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
Coppetts Wood Hospital,	Re-Development of site to provide 90 dwellings; 29 x 1 bed flats; 45 x 2	Number of pre-application meetings held with different bidders.	Aaron Lau	John McRory

Coppetts Road, N10	bed flats; 6 x 3 bed flats; 10 x 4 bed houses			
45,47,49 and 63 Lawrence Road	Residential 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 and the general layout.	Valerie Okeiyi	John McRory
67 Lawrence Road, Tottenham, N15	Re-development of the site for the erection of two buildings ranging from 4-6 storeys comprising of 55 residential units and associated landscaping and car parking.	Pre-application took place on 11 th July. Same issues as above.	Anthony Traub	John McRory
12-14 High Road	Erection of a further 13 No. Dwellings including the conversion	Pre-app meeting held Monday 20/10/2014.	Adam Flynn	John McRory
Keston Centre	Pre-application discussion for residential scheme.	Discussion need on layout, design and transport.	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				
Furnival house, 50 Cholmeley Park	Approval of Details pursuant to Condition 2A (entrance hall, existing and new stair core) 2B (sections of new cornices, architraves and mouldings) 2C (Sections showing relationship of new partitions to ground floor decorative ceilings, and reflected ceiling plan showing relocated roof lights)	On -going discussions		John McRory
Protheroe House, Chesnut Road	Approval of details pursuant to Condition 4 (landscaping) attached to planning permission	To be discharged	Valerie Okeiyi	John McRory

	HGY/2013/2465.			
Unit 11, Mowlem Trading Estate	Approval of details pursuant to Condition 4 (Desktop Study – site investigation).	Applicant has agreed to partial discharge the condition.	Aaron Lau	John McRory
Tottenham Hotspur Stadium	Conditions to be discharged relating to rear boundary and drainage.	Under discussion	Adam Flynn	Neil McClellan
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 and Recycling Centre, High Street, N8	A number of conditions have been submitted.	A number of pre-commencement conditions have been discharged and others awaiting comments.	Adam Flynn	John McRory
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
GLS Depot	A number of conditions have been submitted	Several conditions have been discharged and officer awaiting further information in relation to other submitted applications.	Adam Flynn	John McRory
173-175 Willoughby Lane, N17	Use of the site as a waste depot – Camden Council the applicant	Meeting to took place on 10 th February to discuss – advised that any such application would be resisted.	Aaron Lau	Neil McClellan

