

Update on progress of proposals for Major Sites

JUNE 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.	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.	Wendy Robinson	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 Vicarage.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. Church has recently been listed and as such, this will be reported to Members of the planning sub-committee in June.	Gareth Prosser	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. Stage II approval received from GLA.	James Farrar	Robbie McNaugher
Bernard Works Bernard Road HGY/2017/3584	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	James Hughes	Robbie McNaugher
APPLICATIONS SUBMITTED TO BE DECIDED				
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	Currently at consultation stage. Viability assessment awaited.	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.	Consultation stage – viability assessment awaited	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	Amended application following previous approval HGY/2014/0054	Laurence Akrill	Robbie McNaugher

	for deliveries and parking and change of use of Units 2 & 3 to B1 use.	Decision targeted this summer		
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) Granted 26/05/2017.	S106 discussions ongoing. To be dealt with under delegated powers.	Valerie Okeiyi	Robbie McNaugher
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. Response to Stage 1 and viability review to be provided.	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.	Consultation stage.	Chris Smith	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
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
423 West Green Road	Mix use residential development, including the	Principle considered	Chris Smith	John McRory

	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.	acceptable – in pre-application discussions		
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 considered acceptable – in pre-application discussion; Revised scheme to be submitted	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 floor space and new residential accommodation circ. 88 units.	Concerns with design and parking.	Aaron Lau	John McRory
22-24 Broadlands Road N6	Redevelopment of site to create retirement apartments (35 in total)	In pre-application discussions – principle being discussed	Tobias Finlayson	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	In pre-application discussions taking place.	Wendy Robinson	John McRory
Tottenham Hale Station	Various alterations to existing consent	Pre-application discussions taking place	Gareth Prosser	Robbie McNaugher
Wellbourne Centre, Ashley	Strategic Development Partner proposal for	Pre-application discussions	James Hughes	Robbie

Road South and Tottenham Hale Island sites	Tottenham Hale Masterplan. 5 mixed used proposal including retail, medical centre and residential.	taking place, September submission targeted.		McNaugher
IN PRE-APPLICATION DISCUSSIONS				
Coppetts Wood Hospital, Coppetts Road N10	Amendments to previous approved scheme – removal of basement parking and alterations to the buildings	Loss of parking requires justification; The alterations to the building is acceptable	Chris Smith	John McRory
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 accommodation.	Demolition requires justification before principle of development is accepted	Chris Smith	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	Aaron Lau	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.	Wendy Robinson	John McRory
1-6 Crescent Mews, N22	Redevelopment of site to create residential development comprising approximately 30	Redevelopment acceptable in principle; Loss of employment requires justification	Aaron Lau	John McRory

	residential units			
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
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
Peacock Industrial Estate, White Hart Lane	Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space.	Pre-application note to be issued shortly.	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
Pool Motors, 14 Cross Lane	Redevelopment of existing commercial property to provide up to 47 residential units and 211sqm of commercial floorspace.	Principle acceptable	Valerie Okeiyi	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 fallback 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 A1010 Tottenham High Rd.	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
Warehouse living proposals: Eade Road and Arena Design Centre sites, Haringey Warehouse District PRE/2017/0112	Warehouse Living proposals across several sites.	Principle being considered but a more comprehensive approach is required to satisfy the Warehouse Living Policy.	Martin Cowie	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

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 erection of two detached buildings for use as a 44 bed HMO (Use Class Sui Generis) with associated access, landscaping and parking	Demolition acceptable but replacement poor design 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.	Tobias Finlayson	John McRory
Champa Close (Rear of 7 Bruce Grove) PRE/2018/0052	Residential development with an area of open space. Several trees across the site will be removed	In discussions at pre-application stage. Development on designated open space so contrary to Policy.	Valerie Okeiyi	Robbie McNaugher
162 St Anns Road (Kerswell Close) PRE/2018/0076	Re-development of the car-park area to provide new residential units.	Pocket living development. In discussions at pre-application stage.	Chris Smith	Robbie McNaugher