

Update on progress of proposals for Major Sites

November 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.	<p>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.</p> <p>Awaiting GLA Stage II submission (reliant on additional energy information and S106 being finalised)</p> <p>GLA reviewing amended energy information submitted 30/10/2018.</p>	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.	<p>Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.</p> <p>Awaiting GLA Stage II approval.</p>	Martin Cowie	John McRory

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	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Tobias Finlayson	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
Hale Wharf Tottenham Hale HGY/2018/2351	Application for the approval of reserved matters for Buildings C, D, E, F, H, I and J of Hale Wharf to provide 245 homes, non-residential uses, public realm, private amenity space, play space, car parking and associated works pursuant to Conditions B4, B6, B7 and B15 of planning permission HGY/2016/1719, concerning appearance, landscaping, layout, scale and access.	To be reported to Members of the planning sub-committee on 12 th November.	Martin Cowie	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	Non-determination appeal received. Planning sub-committee endorsed putative reasons for refusal on 8 th October. Public inquiry scheduled for May 2019.	James Hughes	Robbie McNaugher
Coppetts Wood Hospital HGY/2018/1429	Section 73 planning application to remove basement-parking area from recent approval, and other minor amendments.	Delegated report drafted. Chair has re-delegated decision to officers. Final minor changes being agreed.	Chris Smith	John McRory
Mowlem Trading Estate HGY/2018/0683	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;	Awaiting solicitors details	Laurence Ackrill	John McRory

	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.			
Kwik Fit' 163 Tottenham Lane HGY/2018/1874	Section 73 planning application - amendment to permitted scheme to allow gym use in place of MOT/Garage	Minor amendments relating to private amenity space (gain only i.e. no loss) added and re-consulted. Chair has re-delegated decision to officers. Awaiting completion of s106 DoV	Tobias Finlayson	John McRory
Earlham Primary School HGY/2018/3112	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.	Awaiting consultation end (28/11/16). Principle acceptable Likely committee date of 14/1	Tobias Finlayson	John McRory
423 West Green Road HGY/2018/1126	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. Affordable level to be increased to circa 30%. Improvements to supporting information and detailed design also required.	Chris Smith	John McRory
Tottenham Chances 399-401 High	Refurbishment of existing premises and extensions to provide 24 flats	At consultation stage	Valerie Okeiyi	John McRory

Road N17				
Tottenham Hale Station	Various alterations to existing consent	Application submitted further justification for the changes has been requested.	Gareth Prosser	Robbie McNaugher
Wellbourne Centre, Ashley Road South and Tottenham Hale Island sites	Strategic Development Partner proposal for Tottenham Hale Masterplan. 5 mixed used proposal including retail, medical centre and residential.	Discussions affordable housing on going. December committee targeted.	James Hughes	Robbie McNaugher
159 Tottenham Lane	Variation of condition 2 (approved drawings), condition 8 (material), condition 5 (waste storage), condition 8 (cycle parking) and condition 24 (landscaping) attached to planning permission HGY/2016/3176)	Under consideration	Valerie Okeiyi	John McRory
Former BHS, 22-42 High Road HGY/2018/3145	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 finish on 28/11/2018. Decision date 23/01/2019	Samuel Uff	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
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	Principle acceptable – in pre-application discussion; Revised scheme to be submitted.	Chris Smith	John McRory

	retail, 868sqm of first floor retail and office space.			
Industrial Estate at Crawley Road (Barber Wilson)	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. QRP held. DMF arranged for November.	Chris Smith	John McRory
1-6 Crescent Mews, N22	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
Former Newstead's Nursing Home, Broadlands Road	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 Concern over underdevelopment of the site.	Valerie Okeiyi	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. QRP raised a number of issues	Valerie Okeiyi	John McRory
Ashley Gardens	80 residential units as final part of Ashley Road South Masterplan.	Pre-application discussions taking place. Submission later in 2018	James Farrar	Robbie McNaugher
162 St Anns Road (Kerswell Close)	Re-development of the car-park area to provide new residential units. Pocket living development.	Pre-application meetings have taken place. QRP and DMF held. QRP recommended taller building with improved public	Chris Smith	Robbie McNaugher

		realm. Applicant assessing options. Not signing PPA.		
52 – 56 Millmead Road N17	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
45-63 & 67 Lawrence Road N15	Proposed amendments to the approved scheme due to lack of agreement with the 3 rd party owner	Proposed amendments supported in principle. Submission of application imminent	Valerie Okeiyi	John McRory
Land to the east of Cross Lane	Proposed amendments to the scheme allowed on appeal including S106 discussions	Pre-application discussions taking place Submission of application imminent	Valerie Okeiyi	John McRory
IN PRE-APPLICATION DISCUSSIONS				
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
Braemar Avenue Baptist Church, Braemar Avenue.	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m ²) 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

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.	Valerie Okeiyi	John McRory
300-306 West Green Road N15	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
Warehouse living proposals: Eade Road and Arena Design Centre sites, Haringey Warehouse District	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
Peacock Industrial Estate, White Hart Lane	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

22, 22a & 24 Broadlands Road and 13 Denewood Road	Revised scheme for circa 35 over 55 'downsizing' apartments that now retains buildings based on previous advice as they positively contribute to the Highgate CA.	Follow-up meeting held Further revisions required due to primarily conservation and design concerns as well as questioning demand for over 55s	Tobias Finlayson	John McRory
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.	Martin Cowie	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-application meeting has taken place. Concerns remain around a lack of comprehensive development.	James Hughes	Robbie McNaugher
High Road West	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
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.	Principle acceptable – in pre-application discussion; Revised scheme to be submitted	Tobias Finlayson	John McRory
Garage adjacent	Redevelopment of White Hart Lane Service Station	Pre-application meeting held –	Tobias	John McRory

<p>to 555 White Hart Lane N17</p>	<p>and associated shop to mixed use scheme. Various options including</p> <p>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</p>	<p>principle unacceptable due to being Locally Significant Industrial Site and also poor design and amenity</p>	<p>Finlayson</p>	
<p>The National Hotel 17- 19 Queens Avenue N10 3PE</p>	<p>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</p>	<p>Pre-application meeting held – principle acceptable although conservation, design and parking issues need to be resolved.</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>
<p>3 Colney Hatch Lane</p>	<p>Demolition of existing house and erection of 24 flats</p>	<p>Pre-app meeting held Unacceptable in terms of principle (garden land), conservation and design and parking</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>
<p>90 Fortis Green N2 9EY</p>	<p>Demolition of the existing buildings to allow the erection of two residential buildings (Class C3) of part 4, part-5, and part-6 storeys to provide 71 residential units with associated open space, disabled car parking and landscaping.</p>	<p>Pre-application meeting held – principle likely acceptable although conservation, design and parking issues need to be resolved.</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>