

Update on progress of proposals for Major Sites

March 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.  GLA Stage II submission imminent.	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.  Awaiting GLA Stage II submission (requires S106 being finalised).	Samuel Uff	John McRory
<b>159 Tottenham Lane N8 9BT</b>	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	S106 outstanding	Valerie Okeiyi	John McRory

	cycle stores to rear. Also variation of Condition 3 (materials), Condition 5 (waste storage), Condition 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>Land at Haringey heartlands (Clarendon Gasworks) HGY/2019/0362</b>	Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings D1 and D2, forming Phase 1 of the Eastern Quarter, including the construction of 99 residential units, 439m2 (GIA) of commercial floorspace, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.	QRP taken place.  Consultation period ends: 20/03/2019  Aiming for April Planning Committee.	Valerie Okeiyi Martin Cowie	John McRory
<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 (64% Social Rent & 36% London Living Rent). 134 bed hotel. 525sqm commercial / retail space. Aiming for April Committee. Crossrail Safeguarding issues to be resolved via S106 inclusion of TfL / CR2.  Some additional low carbon / design / management of courtyard and access to amenity details requested.	Samuel Uff	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	Affordable Housing level now over 50%.  Reconsultation taken place.  April committee	Chris Smith	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  Concern over underdevelopment of the site.  Awaiting revised plans  Viability report being independently assessed	Valerie Okeiyi	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. Energy issues resolved.  11 March planning committee	Tobias Finlayson	John McRory
<b>Ashley Park</b>	80 residential units as final part of Ashley Road South Masterplan.	March/April planning committee	Nathaniel Baker	Robbie McNaugher
<b>67 Lawrence</b>	Variation of Condition 2 pursuant to planning	Viability assessment being	Valerie Okeiyi	John McRory

<b>Road N15 HGY/2018/3655</b>	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)	independently assessed  Draft S106 with the applicants		
<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  Draft S106 with the applicants	Valerie Okeiyi	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	Conditions under discussion.	Gareth Prosser	Robbie McNaugher
<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>IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON</b>				
<b>19 Bernard Road N15 4NE</b>	Demolition of existing building. Erection of 3 commercial units and 53 residential units - Part 4/Part 5/Part 6 storey building and associated amenity, landscaping and cycle parking areas.	Pre-application guidance issued January 2019. Development Management Forum on 4 <sup>th</sup> March 2018. Application expected mid March 2019.	James Hughes	Robbie McNaugher
<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 PAC imminent. Submission expected mid March 2019.	Chris Smith	John McRory
<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.	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>Clarendon Gasworks (Eastern Quarter)</b>	Reserved Matters application to be submitted April 2019 for blocks D3 and D4 only of the eastern quarters.	Pre-application discussions taking place on the eastern quarters  April submission	Valerie Okeiyi	John McRory

<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	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>867-869 High Road N17 8EY (Former Sainsbury's supermarket site)</b>	Hybrid planning application - 300 residential units + approximately 120m <sup>2</sup> commercial uses, approximately 60 car parking spaces and up to 500 cycle spaces. Height Range of 3 – 6 storeys and there would be a taller building of approximately 26 storeys.	Further pre-application guidance to be issued early March 2019	James Hughes	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>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>48-50 Park Avenue, N22</b>	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
<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 (204m2) 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. One of the main issues relates to the loss of a number of large trees.	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</b>	Demolition of existing buildings and erection of a	Pre-application discussions	Valerie Okeiyi	John McRory

<b>Green Road N15</b>	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	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.		
<b>Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Omega Works sites, Haringey Warehouse District</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. The applicant is addressing this.	Nathaniel Baker	Robbie McNaugher
<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>311 Roundway</b>	Mixed Use Redevelopment – 66 Units	Pre-application meeting has taken place. Concerns remain around a lack of comprehensive development. Officers have met with one 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>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 N2 9EY</b>	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	Pre-application meeting held – principle likely acceptable although conservation, design	Tobias Finlayson	John McRory

	residential units with associated open space, disabled car parking and landscaping.	and parking issues need to be resolved.		
<b>APPEALS and JRs</b>				
<b>Goods Yard 36 and 44-52 White Hart Lane</b>  <b>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. Non- determination appeal	Statement of Common Ground due to PINS 13.03.2019. Public Inquiry 05/2019.	James Hughes	
<b>26-28 Brownlow Road</b>  <b>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 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	Written representations requested by appellant  No start date as yet	Tobias Finlayson	
<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	