

Update on progress of proposals for Major Sites

4 July 2014

Site	Description	Timescales/comments
SITES THAT HAVE BEEN TO COMMITTEE BUT ARE AWAITING ISSUE OF DECISION NOTICE		
None		
APPLICATIONS SUBMITTED TO BE DECIDED		
Hornsey Depot, Hornsey Reuse and Recycling Centre, High Street, N8	Demolition of existing buildings and comprehensive redevelopment of the site with a mix use scheme (Revised application with minor reduction of residential dwellings)	Application to be reported to a forthcoming Planning Sub-Committee.
159 Tottenham Lane, N8	Erection of a 4/5 storey building to contain retail development on the ground floor consisting of 422sq.m of A1 use and 218sq.m of A3 use with 19 residential units on the upper floors.	13 week deadline due to expire but is in the process of being extended until the end of September. Further information required regarding viability and this is being discussed with the applicant. Likely to be reported at the September Planning Sub-Committee.
5 Bruce Grove, N15	Demolition of side and rear extensions. Conversion of part ground, first and second floors into four flats (3 x 1 bed and 1 x 2 bed). Erection of 10 Houses (8 x 3 bed and 2 x 4 bed) at the rear of the site with associated access road, parking spaces and landscaping.	Planning application under consideration – likely recommendation to refuse on scale, bulk and impact on amenity under delegated authority – expiry date 9 July 2014
Former GLS Depot, Hale Village, N17	Extension of time limit for implementation of outline planning permission HGY/2006/1177 granted 9th October 2007 for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), creche (D1), and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys,	The application seeks to extend the life of the planning permission. Likely to be reported at the September Planning Sub-Committee.

	incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems	
Car Wash Site Broad Lane London N15 4DE	Demolition of existing carwash and erection of a 5-storey block comprising 235.5sqm ground floor B1 office unit, 21 residential units (7 x 1 bed, 8 x 2 bed, 4 x 3 bed and 2 x 4 bed), covered bin storage, cycle storage and 12 parking spaces.	Expiry date 25 July 2014 – Application likely to be withdrawn and revised as there are fundamental design issues. Applicant wants to negotiate and enter into a Planning Performance Agreement.
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.	Full 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. Development Management Forum arranged for 16 July 2014.
IN PRE-APPLICATION DISCUSSION - TO BE SUBMITTED SOON		
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.	In pre-application discussions – on going.
Raglan Hall Hotel, 8 – 12 Queens Avenue N10	Change of use of property from hotel (C1) to residential (C3), with basement parking	In pre-application discussion - applicant seeking to submit a revised scheme that addresses a previous refusal of planning permission.
IN PRE-APPLICATION DISCUSSION		
Highgate Magistrates Court, Highgate Police Station, Tefler House Corner of Bishops Road & Church Road London N6 4HS	Redevelopment of the site to provide a residential development	Discussions ongoing Design workshop with the Highgate Society and the Conservation Area Advisory Committee took place on 6 June 2014 and another is to be arranged. Aiming to present to committee as a pre-application briefing in July

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 meeting scheduled to take place on 11 July 2014.
Gisburn Mansions, Tottenham Lane	Additional storey to three storey building to facilitate 12 residential units	Follow up pre-application meeting scheduled for 14 July 2014.
Chances, 399 High Road, N17	Refurbishment of premises and roof extension and extension to rear to provide 23 self-contained flats	Follow up pre-application meeting scheduled to take place on 9 July 2014.