

Update on progress of proposals for Major Sites

31st October 2014

SITES THAT HAVE BEEN TO COMMITTEE BUT ARE AWAITING ISSUE OF DECISION NOTICE		
Site	Description	Timescales/comments
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.	Approved at Committee on 07 October 2014 subject to the signing of a section 106 legal agreement.
APPLICATIONS SUBMITTED TO BE DECIDED		
Highgate Magistrates Court, Highgate Police Station, Tefler House Corner of Bishops Road & Church Road, N6 4HS	Demolition of all existing buildings and construction of an apartment block and a mews block to provide 82 residential flats, including basement and undercroft car parking with 41 spaces, and comprehensive landscaping of the site	Development Management Forum held on 4 th September 2014. Viability report currently been considered by the Council.FOI requests to view the viability report. Significant number of objections received from local residents. Expected to be taken to December Sub-Committee
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 after JR hearing date of earlier application.
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 has been reported to Members at September planning sub-committee and deferred for the following reasons: <ul style="list-style-type: none"> • Obtain and review representation from TfL and concerns over traffic access in a busy red route area and as such whether the development should be car free. • Investigate whether there would be hazard and safety issues for future occupiers and members of the public

		<p>in relation to the proposed access route onto the site and in relation to users of the bus stop on Bruce Grove.</p> <ul style="list-style-type: none"> • Clarification could also be sought as to whether English Heritage would reassess the application. • Arrange a second site visit before the rehearing and that if possible the applicant try to clear debris from the site to allow Members to see the building more clearly. <p>Application to be re-reported to Members on 10th November planning sub committee.</p>
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>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. DM Forum took place on 16th July.</p> <p>The viability and level of affordable housing is still under discussion particularly as this scheme will now be liable for Community Infrastructure Levy.</p> <p>Likely to be January committee.</p>
673 Lordship Lane	Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2011/1597 to indicate one less flat (ground floor flat) and increased cafe / restaurant floor area with kitchen and staff change to former self contained flat. (amended description)	<p>Transportation raise no objections.</p> <p>It has been agreed with the Chair that this application can be decided under delegated powers.</p>
IN PRE-APPLICATION DISCUSSIONS - 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. Currently the proposal is not supported.
Raglan Hall Hotel, 8 – 12 Queens	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

Avenue N10		permission.
Gisburn Mansions, Tottenham Lane	Additional storey to three storey building to facilitate 12 residential units	Follow up pre-application took place 14 th July. Application expected to be submitted shortly.
Furnival House	Change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising 6 x 3 bed, 7 x 2 bed and 2 x 1 bed flats that will include erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally, and 15 cycle spaces. Refuse / recycling facilities and associated landscaping.	Developers want to reduce the number of units that was approved from 15 to 13. They will be submitting a S73 application shortly.
Alexandra Palace Alexandra Palace Way N22 7AY	Restoration and refurbishment of the Eastern Wing of Alexandra Palace comprising the East Court, the former BBC Studios and the Victorian Theatre	In pre-application discussions. Application expected to be submitted shortly.
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. Application expected to be submitted shortly.
IN PRE-APPLICATION DISCUSSIONS		
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.
255 Lordship Lane	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)	Pre-app response be sent
12-14 High Road	Erection of a further 13 No. Dwellings including the conversion	Pre-app meeting held Monday 20/10/2014.
Chances, 399 High	Refurbishment of premises and roof extension and	Follow up pre-application took place on 11 th Sept – issues

Road, N17	extension to rear to provide 23 self-contained flats	over design and layout of residential accommodation in relation to the exiting leisure use. Further meeting has been arranged
St Ann's Police Station	34 units (residential) in a mixture of unit sizes including 1, 2 & 3 bed flats and 4 bed houses together with 16 parking spaces, cycle and refuse storage. The proposal will retain the former St Ann's Police station building, extend the building along Hermitage Road and convert the existing building to accomodate new flats, a new building to provide additional flats, and a mews type block of dwellinghouses to the rear to provide family housing.	Pre-app meeting held and follow up meeting arranged
Keston Centre	Pre-application discussion for residential scheme.	Concerns over the vehicular access onto the site. Currently not acceptable.
Hale Wharf	Mixed residential and commercial scheme of up to 450 residential units	In pre-application discussions.
St James C of E / Cranwood School	School expansion and residential development	Formal pre-application discussions have commenced and are ongoing.
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 .
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
Protheroe House, Chesnut Road	Approval of details pursuant to Condition 4 (landscaping) attached to planning permission HGY/2013/2465.	Shortly to be signed off. Developers ready to start work next week

Unit 11, Mowlem Trading Estate	Approval of details pursuant to Condition 4 (Desktop Study – site investigation).	Shortly to be signed off – awaiting further details
New River Sports Centre White Hart Lane Wood Green London N22 5QW	Approval of details pursuant to Condition 5 (Tennis Dome Lighting Details), Condition 6 (Landscaping), Condition 8 (Tennis Air Dome Design and Layout), Condition 9 (Infield Artificial Pitch), Condition 10 (Continuity of Existing Sports Use), Condition 11 (Method Statement), and Condition 12 (Management of Demolitions) attached to planning permission HGY/2014/0053	On -going discussions regarding outstanding conditions
Tottenham Hotspur Stadium	Approval of details pursuant to Condition 13 (rear boundary works), condition 36 (Ground Conditions), condition 37 (Ground Condition Remediation) condition 58 (Contamination) attached to planning permission HGY/2010/1000	Conditions 36, 37 and 58 deferred until further investigative work is undertaken. Under discussion
Hornsey Depot	Approval of Details pursuant to condition 22 (construction and environmental management plan) and condition 21(a) (risk assessment) attached to planning permission HGY/2013/2019	Proof of CCS registration needed and is expected shortly.
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.