

Update on progress of proposals for Major Sites

5th December 2014

SITES THAT HAVE BEEN TO COMMITTEE BUT ARE AWAITING ISSUE OF DECISION NOTICE				
Site	Description	Timescales/comments	Case Officer	Manager
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 November planning sub-committee and has been approved subject to the signing of a section 106 legal agreement. Expires: 19 th December 2014	Tobias Finlayson	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
332-334 High Road N15 4BN	Demolition of existing two storey building and redevelopment of site to provide a six storey block comprising of 2no. commercial units (Use Class A2/A3/B1)) to the ground floor and 9no. self-contained flats (Use Class C3) to the upper levels (amended description)	Application to be reported to Members of the Planning Sub Committee on 15 th December 2014 with recommendation to grant subject to conditions and the signing of a section 106 legal agreement.	Valerie Okeiyi	John McRory
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 has been independently assessed. No ES required as development site is less than 0.5ha. FOI requests to view the viability report and pre-application discussions have been	Aaron Lau	John McRory

		<p>issued.</p> <p>Significant number of objections received from local residents, amenity groups and The City of London.</p> <p>Expected to be taken to January Sub-Committee.</p> <p>Affordable housing offer now 32%</p>		
Hornsey Depot, Hornsey Reuse and Recycling Centre, High Street, N8 (AF)	Demolition of existing buildings and comprehensive redevelopment of the site with a mix use scheme (Revised application with minor reduction of residential dwellings)	Judicial Review process now halted. Planning permission has therefore been confirmed and conditions are being discharged.	Adam Flynn	John McRory
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>	Anthony Traub	John McRory
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	<p>Transportation raises no objections.</p> <p>It has been agreed with the Chair that this application can be decided under delegated powers subject to consultation outcomes.</p>	Valerie Okeiyi	John McRory

	kitchen and staff change to former self contained flat. (amended description)	Legal have been instructed and the application expected to be determined in January 2015		
30 Muswell Hill	Variation of Condition 2 (approved plans) attached to planning permission HGY/2013/1846 in order to amend internal layouts, fenestration, rear elevation and the setting out of the building	Head of DM to discuss with Chair of Planning whether S73 can be determined under delegated authority as changes are minimal. Application expires 14 th January	Valerie Okeiyi	John McRory
Alexandra Palace	Repair and refurbishment of the eastern end of Alexandra Palace, comprising the East Court, the former BBC Studios and the Victorian Theatre including the re-landscaping of the East Car Park. Works will include removal of brick infill along South Terrace and removal of some internal walls	Formal public consultation is currently taking place. Planning and Listed building applications to be reported to Members of Planning Sub Committee in February 2015.	Robbie McNaugher	John McRory
270-274 West Green Road	Demolition of the existing two storey building with D1 use on the ground floor and residential use (C3) on the upper floor and erection of part three, part four storey building to provide A1 and D1 uses on the ground floor with ancillary office space and 9 residential units on the upper floors (6 x 2 bed and 3 x 3 bed flats) and associated works.	Application to be reported to Members of the Planning Sub Committee on 15 th December 2014 with recommendation to grant subject to conditions and the signing of a section 106 legal agreement. Previous planning application reference HGY/2014/1727 is subject to an appeal, which has been lodged with the Planning Inspectorate for non determination.	Anthony Traub	John McRory
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.	Valerie Okeiyi	John McRory
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.	Valerie Okeiyi	John McRory
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.	Robbie McNaugher	John McRory
St Ann's Police Station	32 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 accommodate new	Pre-app meeting held and follow up meeting held. Both sets of responses sent out. Principle accepted, however, further design works need to be undertaken. DRP on 13/11/2014, minutes issues 03/12/2014. Has also been to Pre application Committee 17/11/2014. Units reduced from 34 to 32. Likely to be	Anthony Traub	John McRory

	flats, a new building to provide additional flats, and a mews type block of dwellinghouses to the rear to provide family housing.	reduced further given design concerns and cramped nature of the development. Likely to come forward early in the new year, dependant on acceptable design solutions to matters raised by officers and DRP.		
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.	Anthony Traub	John McRory
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	Malachy McGovern	John McRory
12-14 High Road	Erection of a further 13 No. Dwellings including the conversion	Pre-app meeting held Monday 20/10/2014.	Adam Flynn	John McRory
Chances, 399 High Road, N17	Refurbishment of premises and roof extension and extension to rear to provide 23 self-contained flats	Several pre-application meetings have taken place on – issues over design and layout of residential accommodation in relation to the exiting community use. Does not have officer support.	Robbie McNaugher	John McRory
Keston Centre (AF)	Pre-application discussion for residential scheme.	Concerns over the vehicular access onto the site. Currently not acceptable.	Adam Flynn	John McRory
Keston Centre (AF)	Pre-application discussion for residential scheme.	Concerns over layout and design.	Adam Flynn	John McRory

Hale Wharf	Demolition of existing structures and erection of 15 blocks of primarily residential accommodation ranging from 3 to 16 storeys and providing up to 450 dwellings with some commercial floor space, parking and retention of 3 no commercial barges.	In pre-application discussions. EIA development. Application likely to be submitted in April 2015.	Robbie McNaugher	Neil McClellan
St James C of E / Cranwood School	School expansion and residential development	Formal pre-application discussions have commenced and are ongoing.	Robbie McNaugher	John McRory
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 .	Tobias Finlayson	John McRory
Marsh Lane (replacement of Ashley Road depot)	Proposed replacement of Ashley Road Depot.	Pre-application feasibility discussions are on-going.	Robbie McNaugher	John McRory
Palm Tree Court, Factory Lane	Scheme for ten residential units for the elderly	In discussions – not yet supportable	Malachy McGovern	John McRory
Apex House	Residential led mix use scheme	Early discussions	Robbie McNaugher	Neil McClellan
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	On -going discussions	Valerie Okeyi	John McRory

	relocated roof lights			
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	Valerie Okeiyi	John McRory
Unit 11, Mowlem Trading Estate	Approval of details pursuant to Condition 4 (Desktop Study – site investigation).	Applicant has agreed to partial discharge of this condition.	Aaron Lau	John McRory
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	Aaron Lau	John McRory
Tottenham Hotspur Stadium	Approval of details pursuant to rear boundary works, signage and piling attached to planning permission HGY/2010/1000	Conditions 36, 37 and 58 deferred until further investigative work is undertaken. Under discussion	Adam Flynn	Neil McClellan
Hornsey Depot (AF)	Remediation and surface water drainage strategy	Awaiting internal comments and further details	Adam Flynn	John McRory
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.	Adam Flynn	John McRory

165 Tottenham Lane	Approval of details pursuant to condition 3 (risk assessment), condition 5 (construction management plan) and 6 (delivery and service plan) attached to planning permission HGY/2013/1984	Awaiting comments from internal parties.	Aaron Lau	John McRory
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