

Update on progress of proposals for Major Sites

February 2015

SITES THAT HAVE BEEN TO COMMITTEE BUT ARE AWAITING ISSUE OF DECISION NOTICE				
Site	Description	Timescales/comments	Case Officer	Manager
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	Application was reported to Members of the Planning Sub – Committee at January meeting and was approved as recommended recommendation to approve subject to a section 106 legal agreement. 106 agreement to be signed within next 7-14 days	Aaron Lau	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
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	Planning and Listed building applications to be reported to Members of Planning Sub Committee in February 2015.	Robbie McNaugher	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.	Hybrid application consisting of full planning 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 16 th July. The viability and level of affordable housing	Anthony Traub	John McRory

		<p>is agreed following assessment of viability report.</p> <p>Likely to be reported to Members of the Planning Sub-Committee in March.</p>		
St Ann's Police Station	<p>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 flats, a new building to provide additional flats, and a mews type block of dwellinghouses to the rear to provide family housing.</p>	<p>Planning application submitted on 5th January 2015.</p> <p>Proposal acceptable in principle. However, issues relating to design, scale and impact on locally listed building and the conservation area</p>	Anthony Traub	John McRory
Chances, 399 High Road, N17	<p>Planning and listed building applications for the refurbishment of premises and roof extension and extension to rear to provide 23 self-contained flats</p>	<p>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.</p> <p>Planning application has been submitted but is currently invalid as it is missing key documents required in order to consider and assess the proposal.</p>	Robbie McNaugher	John McRory
30 Muswell Hill	<p>Variation of Condition 2 (approved plans) attached to planning permission HGY/2013/1846 in order to amend internal layouts,</p>	<p>Decision to made under delegated powers shortly.</p>	Valerie Okeiyi	John McRory

	fenestration, rear elevation and the setting out of the building			
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. Discussions to take place again in mid-February.	Valerie Okeyi	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 Okeyi	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
IN PRE-APPLICATION DISCUSSIONS				
168 Park View Road	Demolition of existing buildings and erection of a four storey block of flats comprising 9 x 1 bed flats, 9 x 2 bed	Acceptable in principle subject to justifying loss of employment floor space, scale, massing and mitigation measures regarding	Tobias Finlayson	John McRory

	flats and 3 x 3 bed flats.	noise levels from adjacent railway		
r/o 55 Cholmeley Park N6	Demolition of existing building and redevelopment to re-provide health care facility and 8 residential units	Pre-application discussion has taken place. Principle may be acceptable subject to re-providing the facility for existing user group both permanently and whilst the development is built and adherence to planning policies relevant to the scheme and the Highgate Bowl.	Tobias Finlayson	John McRory
123-124 High Road	Conversion of upper floors from office to hotel	Supported in principle. Pre-application response sent.	Anthony Traub	John McRory
45,47,49 and 63 Lawrence Road	Residential scheme for 83 dwellings (34 x 1b, 33 x 2b, 7 x 3b and 9 x 4b)	Supported in principle as land use but issues with regards to loss of employment floor space and the general layout	Valerie Okeiyi	John McRory
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. Same issues as above.	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 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
Keston Centre	Pre-application discussion for residential scheme.	Issues of layout, design and transport.	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	In pre-application discussions. EIA development. Application likely to be submitted in summer	Robbie McNaugher	Neil McClellan

	up to 450 dwellings with some commercial floor space, parking and retention of 3 no commercial barges.	2015.		
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 ongoing.	Robbie McNaugher	John McRory
Palm Tree Court, Factory Lane	Scheme for ten residential units for the elderly	In discussions – principle supportable but further revisions required. Further pre-application booked.	Malachy McGovern	John McRory
Apex House	Residential led mix use scheme. 22 storeys.	First formal pre-app January.	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 relocated roof lights	On -going discussions		John McRory
Protheroe House, Chesnut Road	Approval of details pursuant to Condition 4 (landscaping) attached to planning permission	Shortly to be signed off. Developers ready to start work next week	Valerie Okeiyi	John McRory

	HGY/2013/2465.			
Unit 11, Mowlem Trading Estate	Approval of details pursuant to Condition 4 (Desktop Study – site investigation).	Applicant has agreed to partial discharge the 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	Conditions to be discharged relating to rear boundary and drainage are under discussion		Adam Flynn	Neil McClellan
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
Hornsey Depot, Hornsey Refuse	A number of conditions have been submitted,	A number of pre-commencement conditions have been discharged and others awaiting	Adam Flynn	John McRory

and Recycling Centre, High Street, N8		comments.		
St Lukes	Conditions to be submitted soon. A meeting is being arranged in order to set up monitoring meetings	Awaiting dates for meeting	Aaron Lau	John McRory
GLS Depot	A number of conditions have been submitted	Several conditions have been discharged and officer awaiting further information in relation to other submitted applications.	Adam Flynn	John McRory
173-175 Willoughby Lane, N17	Use of the site as a waste depot – Camden Council the applicant	Meeting to take place 10 th February to discuss	Aaron Lau	Neil McClellan