

Update on progress of proposals for Major Sites

March 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
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 was reported to Members of Planning Sub Committee in February 2015 who resolved to grant full planning permission subject to the signing of a legal agreement and authority to make application for listed building consent to the Secretary of State. Awaiting decision.	Robbie McNaugher	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
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 is agreed following assessment of viability report.	Anthony Traub	John McRory

		This application is to be reported to Members of the Planning Sub- Committee on 16 th March 2015.		
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 flats, a new building to provide additional flats, and a mews type block of dwellinghouses to the rear to provide family housing.	<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	Planning and listed building applications for the refurbishment of premises and roof extension and extension to rear to provide 23 self-contained flats	<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	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	Decision to made under delegated powers shortly.	Valerie Okeiyi	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. Further discussions have taken place with the Applicants in mid-February informing them of the planning problems with the scheme – the agents are working on addressing issue regarding employment use, design, viability and site coverage.	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
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 flats and 3 x 3 bed flats.	Acceptable in principle subject to justifying loss of employment floor space, scale, massing and mitigation measures regarding noise levels from adjacent railway	Tobias Finlayson	John McRory
r/o 55 Cholmeley Park N6	Demolition of existing building and redevelopment to re-provide health care	Pre-application discussion has taken place. Principle may be acceptable subject to re-	Tobias Finlayson	John McRory

	facility and 8 residential units	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.		
Rowley's Yard, Rear of 2-23 Woodlands Park Road, N15	Redevelopment of the yard including the erection of 5 stories apartment blocks to create 49 new residential units. 10 x (2 bed 3ppl) 5 x (3 bed 4 ppl) 25 x (1 bed 2 ppl) 5 x (2 bed 4ppl) 4 x (2 bed 3 ppl)	Pre-application meeting in January – scheme would not be supported as loss of employment space and impact on neighbours. The site is backland.	Malachy McGovern	John McRory
Coppetts Wood Hospital, Coppetts Road, N10	Re-Development of site to provide 90 dwellings; 29 x 1 bed flats; 45 x 2 bed flats; 6 x 3 bed flats; 10 x 4 bed houses	Pre-application meeting in January – principle acceptable – however issues over layout and density.		
Coppetts Wood Hospital, Coppetts Road, N10	64 bed care home and 29 assisted living units all of which will be C2 use	Pre-application meeting not yet taken place. Given the existing use of the site, care home most likely acceptable subject to planning principles.		
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)	3 pre-application meetings - Pre-application responses sent. Issues over the introduction of residential use into a part of the commercial uses within proximity of the site.	Malachy McGovern	John McRory
12-14 High Road	Erection of a further 13 No. Dwellings	Pre-app meeting held Monday 20/10/2014.	Adam Flynn	John McRory

	including the conversion			
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 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 summer 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 . Not acceptable with loss of employment space.	Gareth Prosser	John McRory
Marsh Lane (replacement of Ashley Road depot)	Proposed replacement of Ashley Road Depot.	Pre-application feasibility discussions are ongoing. Planning Performance Agreement signed and meetings taking place.	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.	Valerie Okeiyi	John McRory
Palm Tree Court, Factory Lane	1. Infill in gap between Palm Tree Court and 522-52 8 High Road to form 5 additional residential units. 2. Infill in gap between Palm Tree Court and Stoneleigh Court on first, second and third floor levels projecting full	Follow up scheme has proposed further additions and increase in living accommodation. Acceptable in principle subject to design, amenity and living environment	Valerie Okeiyi	John McRory

	depth and at fourth level only at the rear, to accommodate 6 private units of a compliant size.			
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 HGY/2013/2465.	To be discharged shortly	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 the condition.	Aaron Lau	John McRory
New River Sports Centre White Hart Lane Wood Green London N22 5QW	Approval of details pursuant to Condition 6 (Landscaping), Condition 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 5 (construction management plan) planning permission HGY/2013/1984	Awaiting comments from internal parties.	Aaron Lau	John McRory
Hornsey Depot, Hornsey Refuse and Recycling Centre, High Street, N8	A number of conditions have been submitted,	A number of pre-commencement conditions have been discharged and others awaiting comments.	Adam Flynn	John McRory
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 took place on 10 th February to discuss – advised that any such application would be resisted.	Aaron Lau	Neil McClellan