

## Update on progress of proposals for Major Sites

May 2015

<b>SITES THAT HAVE BEEN TO COMMITTEE BUT ARE AWAITING ISSUE OF DECISION NOTICE</b>				
<b>Site</b>	<b>Description</b>	<b>Timescales/comments</b>	<b>Case Officer</b>	<b>Manager</b>
<b>St Ann's Hospital Site</b>	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>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.</p> <p>Approved at the planning committee on March 16 2015. PPA deadline extended to end of May.</p> <p>S.106 legal agreement currently being negotiated.</p>	Anthony Traub	John McRory
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>St Ann's Police Station</b>	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	<p>Planning application submitted on 5<sup>th</sup> January 2015.</p> <p>Proposal acceptable in principle. However, issues relating to design, scale and impact on locally listed building and the conservation area. Revised plans addressing these issues now received.</p> <p>Discussions also taking place over the viability report.</p>	Anthony Traub	John McRory

	to provide family housing.	Likely to be reported to Planning sub-committee 22 <sup>nd</sup> June2015		
<b>Chances, 399 High Road, N17</b>	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 and is now valid. Historic England object to the design of the scheme. Officers currently not in support of the scheme because of issues relating to design.</p> <p>Likely recommendation to refuse the planning application under delegated authority. Listed Building application already received.</p>	Robbie McNaugher	John McRory
<b>30 Muswell Hill</b>	Section 73 for the 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.	<p>Decision made (subject to the signing of a 106) under delegated powers with agreement of the Chair.</p> <p>s.106 Legal agreement with solicitors.</p>	Valerie Okeiyi	John McRory
<b>270 – 274 West Green Road</b>	Redevelopment of the site with part three part four storey building for flexible use (A1/A2/B1A/D1) on the ground floor and 10 residential units on the upper floors.	<p>Planning application currently at consultation stage and under consideration.</p> <p>Similar proposal for 9 flats has been refused planning permission and has been to an appeal hearing. Decision from PINS awaited.</p>	Anthony Traub	John McRory

<b>Section 73 for Hale Village</b>	The S73 is to remove the hotel from the tower	Decision likely to be made under delegated powers shortly.	Adam Flynn	Neil McClellan
<b>Section 73 for Spurs Stadium</b>	The S73 is to provide a new basement level beneath the approved stadium in order to accommodate some of the already consented car parking spaces proposed at ground floor level, as well as plant and storage areas, and amendments to the consented ground floor layout to allow for extended player changing facilities, enhanced media facilities and other associated stadium uses. No changes are proposed to the external appearance or the height, scale and mass of the consented stadium.	To be reported to committee on 22 June with a positive recommendation. No additional impacts over current approval.	Neil McClellan	Emma Williamson
<b>49A Oxford Road, N4</b>	Demolition of the existing building and the erection of a 3 to 4-storey building with 132 study bedrooms contained within 22 cluster flats	No pre-application advice has been sought by the applicants.  Currently at consultation and the planning application currently being assessed.	Eoin Concannon	John McRory
<b>2 Chestnut Road N17</b>	Variation of Condition 2 (approved plans) attached to planning permission HGY/2013/0155 to rebuild the retained facade of the west elevation and increase the new basement area.	Officers have no objection to the rebuilding of the retained facade. Application under consideration but likely recommendation to approve the scheme.	Valerie Okeiyi	John McRory

<b>Lee Valley Techno Park</b>	Prior approval for change of use from Class B1 (offices) to use as state funded school – under permitted development	A Grampian condition will be used for the highways works.  Transportation comments awaited.  Will be a delegated decision.	Robbie McNaugher. Soon to be allocated to Adam Flynn	John McRory
<b>Somerlese, Courtenay Avenue N6</b>	Replacement of existing dwelling with two storey detached dwelling with rooms at roof and basement levels.	The replacement dwelling is over 1000 sqm. The planning application is currently at consultation stage and is under consideration.	Aaron Lau	John McRory
<b>Gisburn Mansions Tottenham Lane, N8</b>	Erection of new third storey and new roof to provide 12no. two bedroom flats	The planning application is currently at consultation stage and is under consideration.	Aaron Lau	John McRory
<b>Section 73 for Hale Village</b>	To keep the permission alive. The Section 96a (non material amendment) has been determined and approved as recommended. The S73 is to remove the hotel from the tower	An early decision expected on this.  An extension of time is required	Adam Flynn	Neil McClellan
<b>IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON</b>				
<b>Beacon Lodge, 35 Eastern Road</b>	Part demolition and part retention and extension of existing building and change of use from C2 to C3 to create 3 dwellings, together with the construction of 6 flats in a 3-storey (plus basement) building, and a detached dwelling to the rear (10 residential units total).	2 pre-applications have taken place.  The proposal is acceptable in principle (officer level opinion).  Scheme reported to Quality Review Panel on 20 <sup>th</sup> May who is broadly supportive of the scheme.	Adam Flynn	John McRory

		<p>The scheme is to be presented to Members on 1 June 2015 for feedback.</p> <p>Application to be submitted soon.</p>		
<b>191 – 201 Archway Road</b>	<p>Retention and enhancement to the existing building facing Archway Road</p> <ul style="list-style-type: none"> <li>-Provision of 25 new residential dwellings</li> <li>-Provision of circa 975 sqm of mixed commercial floor space</li> </ul>	<p>Pre-application discussions taken place on two occasions. The scheme has been presented to panel members of the Quality Review Panel who are in general support of the scheme.</p> <p>The scheme has been presented at a DM Forum.</p> <p>Scheme reported to panel members of the Quality Review Panel on 20<sup>th</sup> May 2015 who is broadly supportive of the scheme.</p> <p>The scheme is to be presented to Members on 1 June 2015 for feedback.</p> <p>Application to be submitted soon.</p>	Aaron Lau	John McRory
<b>255 Lordship Lane</b>	<p>Erection of a four storey building consisting of 3 mixed use commercial units, 30 residential units comprising 13 x 1 bed units, 11 x 2 bed units &amp; 6 x 3-4 bed units (2 massing options) – includes a land swap.</p>	<p>4 pre-application meetings have taken place.</p> <p>Applicants have negotiated a land swap with the Council in order to provide a new access road as part of the scheme.</p> <p>The applicants have been informed that the development is, (an officer level opinion), acceptable in principle but have been made aware of the regeneration aspirations of the area which includes this site and therefore policies and views are subject to change.</p>	Malachy McGovern	John McRory

		<p>Scheme reported to panel members of the Quality Review Panel on 20<sup>th</sup> May 2015 who is broadly supportive of the scheme subject to some changes in the design.</p> <p>Scheme to be presented to Members on 1 June 2015 for feedback.</p> <p>Application to be submitted soon.</p>		
<b>Hale Wharf</b>	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.	<p>In pre-application discussions. EIA development.</p> <p>PPA meeting was held.</p> <p>The developers need to speak to a transport consultant.</p> <p>The starting point for the development is the green belt test.</p> <p>Awaiting scoping opinion.</p> <p>Application likely to be submitted in summer 2015.</p>	Robbie McNaugher	Neil McClellan
<b>Garage site adjacent to Hale Wharf</b>	Demolition of existing garage and erection of a residential scheme	This application is to be submitted the same time as Hale Wharf.	Robbie McNaugher	Neil McClellan
<b>Apex House</b>	Residential led mix use scheme. 22 storeys.	<p>Series of PPA meetings underway</p> <p>Pre-app committee meeting was held on 10<sup>th</sup> March.</p>	Robbie McNaugher	Neil McClellan

		QRP was held on the 13 <sup>th</sup> May DM Forum 27 May		
<b>Furnival House</b>	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. A section a S73 application to vary the scheme accordingly is to be shortly.	Valerie Okeiyi	John McRory
<b>Dyne House Highgate School N6</b>	Demolition of the Classroom Building, Gymnasium and a redundant open air Swimming Pool. Construction of extensions in the front of and at the rear of Dyne House together with associated landscaping and improved emergency and service vehicle access.  Temporary Planning Consent for the duration of the construction period for the installation of temporary modular seminar rooms within one of the Quadrangles of the Island part	Although the principle of the scheme is acceptable, the scheme presented is unacceptable as it would occupy too much of the site and be of a scale, bulk and design which is excessive.  The applicants have been advised to produce an SPD in partnership with the Council for the site and to assist the development process of the new school.  Site visit has been carried out by senior officers.	Gareth Prosser	John McRory

	of the Senior School Site. Temporary change of use of domestic and office property outside of the School boundary to educational facilities.			
<b>Raglan Hall</b>	Conversion of hotel into 4 x 3 bed, 10 x 2 bed, 3 x 1 bed and 1 studio flat (as per HGY/2003/1131 or Option 2 Change use of part of the hotel to create 11 residential flats.	Scheme acceptable in principle. Transportation issues have been addressed. Internal layout of units needs further work including the provision of balconies/terraces at rear. Wheelchair accessible units need to be explored in the scheme. Developers will commission a viability assessment if the provision of affordable units on site is not feasible.	Valerie Okeiyi	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>109 Fortis Green, N2</b>	Re-development to provide 9 residential units (4x3 bed, 3x2 bed and 2x1 bed) and a commercial unit for use as a local gym	Principle acceptable subject to robustly justifying loss of employment land.	Valerie Okeiyi	John McRory
<b>2 Canning Crescent, N22 (and adjoining Land)</b>	Re-development of site to comprise a part two, part three storey building consisting of 19 dwellings with communal and private amenity space.	Principle acceptable subject to justifying loss of employment land (which has actually been vacant for a significant number of years) and design revisions.		
<b>555 White Hart Lane, N17</b>	Demolition of two storey building & erection of two buildings comprising office, retail, cafe & a business conference / events centre with associated changes to vehicular crossover.	The proposal is acceptable in principle subject to more detail regarding the uses and transport issues.	Malachy McGovern	John McRory

<b>Cross Lane next to Hornsey depot</b>	Redevelopment of the site with employment space and residential units.	Principle acceptable subject to comprehensive details of design, scale and bulk. Loss of employment space would need to be justified/floorspace replaced. PPA to be negotiated.	Adam Flynn	John McRory
<b>r/o 55 Cholmeley Park N6</b>	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
<b>Coppetts Wood Hospital, Coppetts Road, N10</b>	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	Number of pre-application meetings held with different bidders.	Aaron Lau	John McRory
<b>123-124 High Road</b>	Conversion of upper floors from office to hotel	Supported in principle. Pre-application response sent.	Malachy McGovern	John McRory
<b>45,47,49 and 63 Lawrence Road</b>	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
<b>67 Lawrence Road, Tottenham, N15</b>	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 <sup>th</sup> July. Same issues as above.	Anthony Traub	John McRory
<b>255 Lordship Lane</b>	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
<b>12-14 High Road</b>	Erection of a further 13 No.	Pre-app meeting held Monday 20/10/2014.	Adam Flynn	John McRory

	Dwellings including the conversion			
<b>Keston Centre</b>	Pre-application discussion for residential scheme.	Discussion need on layout, design and transport.	Adam Flynn	John McRory
<b>St James C of E / Cranwood School</b>	School expansion and residential development	Formal pre-application discussions have commenced and are ongoing.	Robbie McNaugher	John McRory
<b>52-68 Stamford Road N15</b>	Mixed use development including 50 dwellings and 335 sq.m. B1/B2	First formal pre-application discussion took place on Monday October 13 <sup>th</sup> . Not acceptable with loss of employment space.	Gareth Prosser	John McRory
<b>Marsh Lane (replacement of Ashley Road depot)</b>	Proposed replacement of Ashley Road Depot.	Pre-application feasibility discussions are ongoing. Planning Performance Agreement signed and meetings taking place.	Robbie McNaugher	John McRory
<b>MAJOR APPLICATION CONDITIONS</b>				
<b>Furnival house, 50 Cholmeley Park</b>	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
<b>Protheroe House, Chesnut Road</b>	Approval of details pursuant to Condition 4 (landscaping) attached to planning permission HGY/2013/2465.	To be discharged	Valerie Okeiyi	John McRory
<b>Unit 11, Mowlem Trading Estate</b>	Approval of details pursuant to Condition 4 (Desktop Study – site investigation).	Applicant has agreed to partial discharge the condition.	Aaron Lau	John McRory

<b>Tottenham Hotspur Stadium</b>	Conditions to be discharged relating to rear boundary and drainage are under discussion		Adam Flynn	Neil McClellan
<b>Pembroke Works</b>	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
<b>165 Tottenham Lane</b>	Approval of details pursuant to condition 5 (construction management plan) planning permission HGY/2013/1984	Awaiting comments from internal parties.	Aaron Lau	John McRory
<b>Hornsey Depot, Hornsey Refuse and Recycling Centre, High Street, N8</b>	A number of conditions have been submitted,	A number of pre-commencement conditions have been discharged and others awaiting comments.	Adam Flynn	John McRory
<b>St Lukes</b>	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
<b>GLS Depot</b>	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
<b>173-175 Willoughby Lane, N17</b>	Use of the site as a waste depot – Camden Council the applicant	Meeting to took place on 10 <sup>th</sup> February to discuss – advised that any such application would be resisted.	Aaron Lau	Neil McClellan