

Update on progress of proposals for Major Sites

August 2015

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS SUBMITTED TO BE DECIDED				
270 – 274 West Green Road	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 under consideration.</p> <p>Since the recent ruling on affordable housing in relation to developments of 10 units and less, a contribution is now being sought from the developer.</p>	Anthony Traub	John McRory
Section 73 for Hale Village	The S73 is to remove the hotel from the tower	Decision likely to be made under delegated powers shortly.	Adam Flynn	Neil McClellan
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)	Planning application has been submitted. PPA has been signed.	Robbie McNaugher.	Neil McClellan
Gisburn Mansions Tottenham Lane, N8	Erection of new third storey and new roof to provide 12no. two bedroom flats	<p>The planning application is currently at consultation stage and is under consideration. The viability report is being assessed.</p> <p>Likely to be reported to Members for a decision in October / November.</p>	Aaron Lau	John McRory
Hale Village, Ferry Lane, Tottenham, N15	Submission of Reserved Matters (including appearance, layout, access, scale and landscaping) in relation to outline consent no HGY/2010/1897 for Plot SW forming part of the Hale Village Masterplan.	Planning application is in to keep permission alive.	Adam Flynn	Neil McClellan

Tottenham Hotspur Stadium	Submission of Reserved Matters relating to scale in respect of outline consent HGY/2011/2351 for the redevelopment of site to provide housing (Use Class C3) college (Use Class D1) and/or health centre (Use Class D1) and/or health club (Use Class D2).	Planning application is in to keep permission alive	Neil McClellan	Neil McClellan
Beacon Lodge, 35 Eastern Road	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).	The planning application has been submitted and is being reported to Members for a decision in September/October. An affordable housing contribution is currently being discussed in light of the submitted viability report.	Adam Flynn	John McRory
191 – 201 Archway Road	Retention and enhancement to the existing building facing Archway Road -Provision of 25 new residential dwellings -Provision of circa 975 sqm of mixed commercial floor space	The planning application has been submitted but is currently invalid – awaiting the submission of a viability report.	Aaron Lau	John McRory
255 Lordship Lane	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 & 6 x 3-4 bed units– includes a land swap.	Applicants have negotiated a land swap with the Council in order to provide a new access road as part of the scheme. A DM Forum currently being organised. The planning application has been submitted and is currently at consultation stage. A PPA is in the process of being finalised and signed. Possible Committee date November.	Robbie McNaugher	John McRory

123-124 High Road, Wood Green	Conversion of upper floors from office to hotel.	Application has been submitted and is currently at public consultation stage. Possible committee date – October / November	Robbie McNaugher	John McRory
St Lukes	S73 to omit age related limitation of co-housing	Planning application submitted. Implications Being assessed. Possible committee date – October / November	Aaron Lau	John McRory
5 -9 Connaught Gardens	Proposed development for 5 houses over 1000 sqm.	Was subject to pre-application discussion with officers. Has not been to members briefing as was not a major at that stage. It just tips into the major category. Affordable housing contribution applies. To be reported to Members at October / November sub-committee.	Robbie McNaugher	John McRory
Marsh Lane (replacement of Ashley Road depot)	Proposed replacement of Ashley Road Depot.	Planning Performance Agreement signed and meetings taking place. Possible committee date – October / November	Robbie McNaugher	Neil McClellan
Car wash Site, Broad Lane	Demolition of the existing carwash, construction of a new office block including, covered bin, cycle's stores and parking	Planning application submitted and currently invalid. Principle of employment use wholly acceptable.	Aaron Lau	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
Tottenham	Replacement 61,000 seat stadium	A programme of weekly meetings has begun.	Neil McClellan	Emma

Hotspur Stadium Redevelopment.	with a retractable pitch, new club superstore and museum, 180 bed hotel, an extreme sports centre, a community medical centre, new public square and 579 residential units arranged in 4 towers ranging in height from 16 to 32 storeys located above a 2-3 storey podium. The proposals also include works to the Grade II Listed Warmington House and the demolition of three locally listed buildings.	Club have agreed PPA to be signed shortly. Proposal went to DM Forum and QRP on the 15 th July and pre-app committee on the 23 rd July. Club hope to submit mid September. Aiming for December committee.		Williamson
Hale Wharf	Demolition of existing structures and erection of 15 blocks of primarily residential accommodation ranging from 4 to 20 storeys and providing around 500 dwellings with some commercial floor space, parking and retention of 3 no commercial barges.	In pre-application discussions. Is EIA development. PPA meeting was held. Application likely to be submitted in late 2015.	Robbie McNaugher	Neil McClellan
Apex House	Residential led mix use scheme. 22 storeys.	Series of PPA meetings underway. Pre-app committee meeting was held on 10 th March. QRP was held on the 13 th May and 20 August. DM Forum 27 May. Submission expected mid-end September. January committee targeted.	Robbie McNaugher	Neil McClellan
2 Canning Crescent, N22 (and adjoining)	Re-development of site to comprise a part two, part three storey building consisting of 19 dwellings with	Two pre-applications held - principle acceptable subject to justifying loss of employment land (which has actually been	Adam Flynn	John McRory

Land)	communal and private amenity space.	vacant for a significant number of years) and design revisions. The scheme has been presented to QRP who are broadly supportive of the scheme as revised. PPA negotiated and possible submission of a planning application mid September / early October. DM Forum being arranged.		
Lee Valley Techno Park	The extension of the existing building on the site in connection with the provision of a 'through' school (primary, secondary and sixth form) (use approved recently through a prior approval application.	QRP held 20 August. PPA under discussion. Principle agreed, details under discussion particularly the public realm.	Robbie McNaugher	Neil McClellan
Raglan Hall	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– PPA has been agreed.	Valerie Okeiyi	John McRory
45,47,49 and 63 Lawrence Road	Mixed use residential led 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.	Valerie Okeiyi	John McRory
Cross Lane next to Hornsey depot	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	Adam Flynn	John McRory

		to be justified / floorspace replaced. PPA has been negotiated and signed and a scheme is in discussions – transport issues currently being discussed.		
Hale Village Tower, Ferry Lane, Tottenham, N15	Revised proposal for a 28 storey tower (replacing the consented 18 storey outline permission) to provide housing with commercial and/or community uses at ground floor.	Initial pre-app meeting held on the 8 th June. PPA currently being drafted. Scheme has been delayed.	Adam Flynn	Neil McClellan
Scoping report star project Stratford to Angel Road railway land	Extension of railway	Scoping opinion has been sent. Planning Application with Environmental Impact Assessment expected in near future	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 flats, a new building to provide additional flats, and a mews type block of dwellinghouses to the rear to provide family housing.	Officers recommended approval for the scheme - Members overturned the recommendation and have refused the planning application on grounds of design, overdevelopment and parking. Discussions taking place regarding a revised scheme which address the reasons for refusal.	Aaron Lau	John McRory
IN PRE-APPLICATION DISCUSSIONS				
500 White Hart Lane	Redevelopment to provide approx 120 residential units, supermarket	Potential site for off site affordable provision for the Spurs stadium scheme. 1 meeting	Neil McClellan	Emma Williamson

	and employment floorspace.	held. Proposal under discussion.		
109 Fortis Green, N2	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. Also requirement to illustrate how the basement aspect of the development would work. PPA being negotiated.	Valerie Okeiyi	John McRory
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. A number of pre-applications have taken place.	Tobias Finlayson	John McRory
Hale Road (Station Square West)	Comprehensive mix use residential led development	Residential next to Premier Inn. Discussions currently taking place with the regeneration team.	Robbie McNaugher	Neil McClellan
555 White Hart Lane, N17	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. However, the retail aspect is unacceptable. Response sent reflecting this stance.	Malachy McGovern	John McRory
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.	The site has been sold and acquired by Fairview. Pre-application meeting taken place – response sent stating that the principle of a residential led mix use development is acceptable subject to re-provision of existing employment space and height, scale, bulk	Valerie Okeiyi	John McRory

		and massing development.		
30 Chester House, Pages Lane	Creation of 24 plus residential units	Principle may be acceptable subject to design, scale and siting – within a conservation area and a SINC site. Pre-application note to be sent	Malachy McGovern	John McRory
Car wash Site, Broad Lane	A new build mixed use scheme with offices on the ground and first floors and flats on the upper two floors, 806sqm office and 12 flats.	Principle of residential development within this defined employment site is unacceptable. The site is earmarked for future regeneration and this particular site to be safeguarded for employment use.	Aaron Lau	John McRory
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
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	Number of pre-application meetings held with different bidders.	Aaron Lau	John McRory
624 High Road, N17	Design amendments to previously consented scheme (for 42 mixed tenure residential units and 1 commercial unit) planning app ref HGY/2009/1532. All as described in our letter to Samuel Uff, planning officer, dated 19/08/15 and attached drawings.	Pre-application meeting taking place on 2 nd September – discussions will be ongoing given nature of revisions.	Samuel Uff	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
Keston Centre	Pre-application discussion for residential scheme.	Discussion needed on layout, access, design and transport.	Adam Flynn	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
Dyne House Highgate School N6	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 of the Senior School Site. Temporary change of use of domestic and office property outside of the School boundary to educational facilities.	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. The site has also been viewed from neighbouring residents properties. The general advice is that the development would be too significant in terms of height, scale and massing. Pre-application written response has been sent – officers support the principle of extensions but not the scheme which was tabled.	Gareth Prosser	John McRory
MAJOR APPLICATION CONDITIONS				

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