

Update on progress of proposals for Major Sites

11 January 2016

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
Tottenham Hotspur Stadium Redevelopment and 44 White Hart Lane	Replacement 61,000 seat stadium 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. Works site including concrete batching plant at 44 White Hart Lane.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement and referral to the Mayor of London	Neil McClellan	Emma Williamson
APPLICATIONS SUBMITTED TO BE DECIDED				
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 has taken place and generally well received. Subject to a PPA. On 11 January 2016 sub-committee agenda.	Robbie McNaugher	John McRory

<p>191 – 201 Archway Road</p>	<p>Retention and enhancement to the existing building facing Archway Road</p> <p>-Provision of 25 new residential dwellings -Provision of circa 975 sqm of mixed commercial floor space</p>	<p>The planning application has been reported to Members and was deferred as the sunlight and daylight report was incorrect.</p> <p>A revised BRE report has now been submitted, which is currently being consulted on.</p> <p>Likely to be reported to Members at the 28 January 2016 planning sub-committee.</p>	<p>Aaron Lau</p>	<p>John McRory</p>
<p>2 Canning Crescent, N22 (and adjoining Land)</p>	<p>Re-development of site to comprise a part two, part three storey building consisting of 19 dwellings with communal and private amenity space.</p>	<p>Planning application has been submitted and is currently at consultation stage.</p> <p>PPA has been signed.</p> <p>DM Forum has been conducted on 12th October.</p> <p>Viability report still being discussed.</p> <p>Possible planning sub-committee in January / February</p>	<p>Adam Flynn</p>	<p>John McRory</p>
<p>Lee Valley Techno Park</p>	<p>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)</p>	<p>Planning application has been submitted. PPA has been signed.</p> <p>Possible committee 28 January / February 2016</p>	<p>Robbie McNaugher</p>	<p>John McRory</p>
<p>Section 73 for Hale Village</p>	<p>The S73 is to remove the hotel from the tower</p>	<p>Decision likely to be made under delegated powers shortly.</p>	<p>Adam Flynn</p>	<p>John McRory</p>

Gisburn Mansions Tottenham Lane, N8	Erection of new third storey and new roof to provide 12no. two bedroom flats	The planning application is currently under consideration. The viability report has been assessed independently and now awaiting the Applicants assessment. Likely to be reported to Members for a decision in February / March.	Aaron Lau	John McRory
Coles Park Playing Field White Hart Lane N17	Replacement of existing full size grass football pitch with 3G Synthetic artificial pitch	Planning application currently under consideration. Likely to be reported to Members in February.	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	John McRory
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	Emma Williamson
Car wash Site, Broad Lane	Demolition of the existing carwash, construction of a new four storey building to consist of B1 and residential units	Planning application submitted and currently invalid.	Aaron Lau	John McRory

Apex House	Residential led mix use scheme. 22 storeys.	<p>Planning application submitted</p> <p>Pre-app committee meeting was held on 10th March.</p> <p>QRP was held on the 13th May and 20 August.</p> <p>DM Forum 27 May. Submission expected early October.</p> <p>February committee targeted.</p>	Robbie McNaugher	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.	<p>Planning application submitted.</p> <p>Possible February planning sub-committee.</p>	Samuel Uff	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.	<p>Acceptable in principle subject to justifying loss of employment floor space, scale, massing and mitigation measures regarding noise levels from adjacent railway.</p> <p>Application has been submitted and is at consultation stage.</p>	Tobias Finlayson	John McRory
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	<p>Principle acceptable subject to robustly justifying loss of employment land.</p> <p>Application recently submitted and public consultation commences 22 December 2015. PPA signed.</p> <p>Possible March / April planning sub –</p>	Valerie Okeiyi	John McRory

		committee		
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.	Resubmission of scheme refused by committee against officer recommendation. Application has been presented to the QRP who support the revisions. Application has been submitted and a March committee targeted.	Aaron Lau	John McRory
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.	Recently submitted. PPA has been signed and agreed. Public consultation commences 22 December. Possible March planning sub-committee.	Valerie Okeiyi	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
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. Subject to a PPA. Application likely to be submitted in Spring 2016.	Robbie McNaugher	John McRory

Infill garage site, 52 Templeton Road	Demolition of buildings and erection of a four storey building to provide 12 residential units	In pre-application discussions; The scheme has been presented to the QRP, who are supportive; Scheme was presented to sub-committee members on 29 th October as part of the pre-application process; DM Forum held in November	Samuel Uff	John McRory
Hale Road (Station Square West)	Comprehensive mix use residential led development	Residential next to Premier Inn. Design discussions on going with GLA. Application may be submitted early 2016.	Robbie McNaugher	John McRory
Edmanson's Close, Tottenham	Alterations, extensions and infill across the site to provide more improved family accommodation. Existing number of units on site is 60. Following changes the total number of units will be 35.	Principle maybe acceptable subject to re-provision of elderly accommodation.	Tobias Finlayson	John McRory
163 Tottenham Lane N8	The application proposes the demolition of the existing Kwik-Fit Garage and a two storey building at the rear. Erection of a five storey building for commercial and residential development.	Pre-application meeting held and principle acceptable.	Tobias Finlayson	John McRory
163 Tottenham Lane N8	The application proposes the demolition of the existing Kwik-Fit	Pre-application meeting held and more information required on the type of units and living accommodation before a principle on	Tobias Finlayson	John McRory

	Garage and a two storey building at the rear. The erection of a part 4 and 5 storey building (with basements) for 60 mini apartments and works space on basement and ground levels.	such a proposal is established.		
500 White Hart Lane	Redevelopment to provide approx 120 residential units, supermarket and employment floorspace.	1 meeting held. Proposal under discussion. January submission	Neil McClellan	Emma Williamson
47,49 and 63 Lawrence Road	Redevelopment 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. PPA to be sent – application to be submitted in January / February	Valerie Okeyi	John McRory
67 Lawrence Road	Redevelopment mixed use residential led scheme	Supported in principle as land use but issues with regards to small amount of commercial proposed.	Valerie Okeyi	John McRory
69 Lawrence Road	Redevelopment mixed use residential led scheme	Supported in principle as land use. Pre-application meeting has taken place and further meetings are envisaged.	Valerie Okeyi	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 to be justified / floorspace replaced.	Adam Flynn	John McRory

		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	John McRory
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
IN PRE-APPLICATION DISCUSSIONS				
70-72 Shepherds Hill, N6	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor. Two Mews houses are also proposed to the rear with associated car parking, landscaping and amenity space. Proposals comprise 19 residential units.	Proposal unacceptable – loss of building within a conservation area.	Gareth Prosser	John McRory
Cross House, 7 Cross Lane, N8	Demolition of existing building & erection of new 6 storey structure with replacement commercial across, ground, 1st & 2nd & 9 flats across	Principle acceptable subject to re-provision of employment use. Scheme too high and requires amending.	Adam Flynn	John McRory

	3rd, 4th & 5th storeys.			
Warehouse, 590-594 Green Lanes, N8	Demolition of existing building and construction of 145 residential units and provision of 628 square metres of commercial floorspace at ground floor.	Principle acceptable subject to re-provision of employment use. Also some buildings too high.	Adam Flynn	John McRory
Former Brantwood Autos, Brantwood Road, N17	Use of land for a waste transfer station, the provision of fixed plant and equipment and partial demolition of buildings and structure within the site.	Principle may be acceptable subject to further information regarding nature of operation, transport routes and impact on amenity.	Eoin Concannon	John McRory
Mono House, 50-56 Lawrence Road, N15	Demolition of existing buildings and construction of 46 residential units over three blocks and up to 250 sqm of commercial floorspace at ground level.	Principle acceptable – however backland aspect of the site requires a new layout.	Valerie Okeiyi	John McRory
Land of Brook Road, N22	Redevelopment of site and erection of four independent residential blocks providing 148 residential units comprising a mix of one, two and three bedrooms.	Principle acceptable.	Aaron Lau	John McRory
Wider Station Square West Development, Station Road,	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor. Two Mews	Principle acceptable	Robbie McNaugher	John McRory

N17	houses are also proposed to the rear with associated car parking, landscaping and amenity space. The proposals comprise 19 residential dwellings in total. The dwelling mix comprises 2x1 bedroom units, 14x2 bedroom units and 3x3 bedroom units.			
The Mall, High Road, N22	Provision of a new car park and refurbishment and enhancement of existing facades in association with the reconfiguration of existing retail space to create a new food store and refurbished market hall.	Likely to be acceptable subject to further design details and information regarding parking and provision of opportunity for landscaping for route through from the High Road.	Aaron Lau	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 to take place.	Valerie Okeiyi	John McRory
30 Chester House, Pages	Creation of 24 plus residential units	Principle may be acceptable subject to design, scale and siting – within a	TBC	John McRory

Lane		conservation area and a SINCC site. Pre-application note sent.		
Car wash Site, Broad Lane	A new build for B1 offices	Principle of B1 office development within this defined employment site is acceptable.	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
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
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	Awaiting comments from internal parties.	Aaron Lau	John McRory

	permission HGY/2013/1984			
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