

Update on progress of proposals for Major Sites

07 March 2016

Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<b>Tottenham Hotspur Stadium Redevelopment and 44 White Hart Lane</b>	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 approved planning permission subject to the signing of a section 106 legal agreement by March 18 or the application will need to be referred back to committee for reconsideration.	Neil McClellan	Emma Williamson
<b>255 Lordship Lane</b>	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Robbie McNaughton	John McRory
<b>191 – 201 Archway Road</b>	Retention and enhancement to the existing building facing Archway Road  Provision of 25 new residential dwellings and;	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Aaron Lau	John McRory

	Provision of circa 975 sqm of mixed commercial floor space			
<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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Adam Flynn	John McRory
<b>Lee Valley Techno Park</b>	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)	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Robbie McNaugher	John McRory
<b>122-124 High Road (Travelodge)</b>	Change of use application of the second, third and fourth floors from B1 office to C1 hotel. Works also include external refurbishment of existing and small extension into the car park on the second floor.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Robbie McNaugher	John McRory
<b>122-124 High Road (Travelodge)</b>	Change of use application of the second, third and fourth floors from B1 office to C1 hotel and roof top extension to create an additional floor. Works also include external refurbishment of existing and small extension into the car park on the second floor.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Robbie McNaugher	John McRory
<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	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Aaron Lau	John McRory

	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.			
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>Cross Lane next to Hornsey depot</b>	Redevelopment of the site with employment space and residential units.	Principle of development acceptable. However, issues regarding height, scale, design and impact on amenity require addressing. The submission of a viability report also required.	Adam Flynn	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 under consideration.  Late March committee targeted	Aaron Lau	John McRory
<b>St Luke's section 73 planning application</b>	Lift age restriction on co-housing; Locally listed buildings amendments and deed of variation on restrictions on occupation.	Proposals considered acceptable. 7 March committee.	Aaron Lau	John McRory
<b>Hale Village, Ferry Lane, Tottenham, N15</b>	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

<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	John McRory
<b>Tottenham Hotspur Stadium</b>	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. To be withdrawn on grant of new application.	Neil McClellan	Emma Williamson
<b>Apex House</b>	Residential led mix use scheme. 22 storeys.	Late March committee targeted.	Robbie McNaugher	Neil McClellan
<b>624 High Road, N17</b>	Design amendments to previously consented scheme for 42 residential units and 1 commercial unit	Late March committee targeted.	Samuel Uff	John McRory
<b>168 Park View Road</b>	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.	Scheme acceptable in principle. Late March planning committee targeted.	Tobias Finlayson	John McRory
<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.	Late March planning committee targeted.	Valerie Okeiyi	John McRory
<b>109 Fortis Green, N2</b>	Re-development to provide 9 residential units (4x3 bed, 3x2 bed and 2x1 bed) and a commercial unit.	Principle acceptable in principle. May / June committee targeted.	Valerie Okeiyi	John McRory

<b>IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON</b>				
<b>Hale Wharf</b>	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 series of meetings.  Application likely to be submitted in April / May 2016.	Robbie McNaugher	Neil McClellan
<b>Haringey Heartlands Section 73</b>	To move Pressure Reduction Station and other condition variations	Application likely to be submitted in April / May 2016.	Adam Flynn	John McRory
<b>Clarendon Road Gas Works, Wood Green</b>	Revised master plan for redevelopment of the site.	In pre-application discussions.  PPA has been drafted.  Date for submission of the scheme being discussed.	Adam Flynn	John McRory / Emma Williamson
<b>Warehouse, 590-594 Green Lanes, N8 (Hawes and Curtis)</b>	Demolition of existing building and construction of residential units and provision of 700 - 900 square metres of health centre at ground floor.	Application likely to be submitted in June / July 2016.	Adam Flynn	John McRory
<b>Infill garage site, 52 Templeton Road</b>	Demolition of buildings and erection of a four storey buiding 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 <sup>th</sup> October as part of the pre-application process;  DM Forum held in November  Scheme to be submitted in April or May.	Samuel Uff	John McRory

<b>Hale Road (Station Square West)</b>	Comprehensive mix use residential led development	Residential next to Premier Inn. Design discussions on going with GLA.  Application may be submitted mid 2016.	Robbie McNaugher	Neil McClellan
<b>Steel Yard Station Approach, Hampden Road</b>	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-applications taking place  Possible July / August submission	Valerie Okeiyi	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	Pre-application meeting held.  Possible August submission.	Aaron Lau	John McRory
<b>Chocolate Factory</b>	Redevelopment of the site to provide 220 units on Workspace land, with an additional 14,835 sqm of commercial space.	Pre-application meeting held – PPA drafted and possible submission in July / August	Adam Flynn	John McRory
<b>500 White Hart Lane</b>	Redevelopment to provide approx 120 residential units, supermarket and employment floorspace.	Likely to be submitted shortly.	Neil McClellan	Emma Williamson
<b>47, 66 and 67 Lawrence Road</b>	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 sent and signed – application to be submitted in April / May	Valerie Okeiyi	John McRory

<b>69 Lawrence Road</b>	Redevelopment mixed use residential led scheme	Supported in principle as land use. Pre-application meeting has taken place and further meetings are envisaged.	Valerie Okeiyi	John McRory
<b>50-56 Lawrence Road (mono house)</b>	Redevelopment mixed use residential led scheme	Supported in principle regarding land use. Pre-application meeting has taken place and further meetings are envisaged.	Valerie Okeiyi	John McRory
<b>Hale Village Tower, Ferry Lane, Tottenham, N15</b>	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 <sup>th</sup> June. PPA currently being drafted. Scheme has been delayed.	Adam Flynn	Neil McClellan
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>163 Tottenham Lane N8</b>	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
<b>163 Tottenham Lane N8</b>	The application proposes the demolition of the existing Kwik-Fit 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.	Principle unacceptable at the moment as further information required	Tobias Finlayson	John McRory

<b>70-72 Shepherds Hill, N6</b>	<p>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.</p> <p>Proposals comprise 19 residential units.</p>	Proposal unacceptable – loss of building within a conservation area.	Gareth Prosser	John McRory
<b>Edmanson's Close, Tottenham</b>	<p>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.</p>	Principle acceptable subject to re-provision of elderly accommodation.	Tobias Finlayson	John McRory
<b>Cross House, 7 Cross Lane, N8</b>	<p>Demolition of existing building &amp; erection of new 6 storey structure with replacement commercial across, ground, 1st &amp; 2nd &amp; 9 flats across 3rd, 4th &amp; 5th storeys.</p>	<p>Principle acceptable subject to re-provision of employment use.</p> <p>Scheme too high and requires amending.</p>	Adam Flynn	John McRory
<b>Former Brantwood Autos, Brantwood Road, N17</b>	<p>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.</p>	Principle may be acceptable subject to further information regarding nature of operation, transport routes and impact on amenity.	Eoin Concannon	John McRory
<b>Land at Brook Road, N22</b>	<p>Redevelopment of site and erection of four independent residential</p>	Principle unacceptable – not in line with aspirations of the Wood Green AAP.	Aaron Lau	John McRory



<b>(ICELAND SITE)</b>	blocks providing 148 residential units comprising a mix of one, two and three bedrooms.			
<b>Wider Station Square West Development, Station Road, N17</b>	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. The proposals comprise 19 residential dwellings in total. The dwelling mix comprises 2x1 bedroom units, 14x2 bedroom units and 3x3 bedroom units.	Principle acceptable	Robbie McNaugher	John McRory
<b>The Mall, High Road, N22</b>	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.	Aaron Lau	John McRory
<b>30 Chester House, Pages Lane</b>	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 sent.	TBC	John McRory
<b>Car wash Site, Broad Lane</b>	A new build for B1 offices	Principle of B1 office development within this defined employment site is acceptable.	Aaron Lau	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>Keston Centre</b>	Pre-application discussion for residential scheme.	Discussion needed on layout, access, design and transport.	Adam Flynn	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>MAJOR APPLICATION CONDITIONS</b>				
<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