

Update on progress of proposals for Major Sites

June 2016

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
255 Lordship Lane HGY/2015/2321	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 McNaugher	Emma Williamson
624 High Road, N17 HGY/2015/3102	Design amendments to previously consented scheme (for 42 mixed tenure residential units and 1 commercial unit) planning app ref HGY/2009/1532.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Samuel Uff	John McRory
122-124 High Road (Travelodge) HGY/2015/3255	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	Emma Williamson
Apex House HGY/2015/2915	Residential led mix use scheme. 22 storeys.	Approved subject to the signing of 106 agreement.	Robbie McNaugher	Emma Williamson
APPLICATIONS SUBMITTED TO BE DECIDED				

Cross Lane next to Hornsey depot HGY/2016/0086	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
Gisburn Mansions Tottenham Lane, N8 HGY/2015/1273	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
Clarendon Road Gas Works, Wood Green TBC	Submission of Reserved Matters (including appearance, layout, access, scale and landscaping)	Application received very recently	Adam Flynn	John McRory
Hale Wharf TBC	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.	Application only recently submitted at consultation stage. October/ November committee	Robbie McNaugher	Emma Williamson
500 White Hart Lane HGY/2016/0828	Redevelopment to provide approx 120 residential units, supermarket and employment floorspace.	Proposal under discussion for revisions. July committee	Adam Flynn	John McRory
47,66 and 67, Lawrence Road HGY/2016/1212 & HGY/2016/1213	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 – revisions required regarding access to rear shared garden and front facade July / September committee	Valerie Okeiyi	John McRory

Steel Yard Station Approach, Hampden Road HGY/2016/1573	Change of use from steel yard to residential and construction of a new building up to 14 Storeys in height - residential and commercial use.	Principle acceptable – however height may be an issue and is subject to views to and from the conservation area. Likely September Planning Committee	Valerie Okeiyi	John McRory
332-334 High Road HGY/2016/0787	Section 73 - Removal of condition 20 (Trees) and Variation of condition 13 (BREEAM) attached to planning permission HGY/2014/1105	May be acceptable subject to internal advice /feedback. Likely delegated decision subject to Chairs agreement	Valerie Okeiyi	John McRory
Alexandra Palace HGY/2016/1574	Extension of building to provide a storage and function hall	Principle acceptable subject to design and amenity issues July committee	Malachy McGovern	John McRory
Land to Rear of 3 New Road London N8 8TA HGY/2016/1582	Demolition of the existing buildings and construction of 9 new residential homes (4 x houses and 5 x flats) and 446sq.m of office (Use Class B1a) floorspace in a building extending to between 2 and 4 storeys in height and associated car parking, landscaping and infrastructure works	Principle acceptable – currently at consultation stage	Gareth Prosser	John McRory
35 Maidstone Road London N11 2TR HGY/2016/1430	Demolition of existing vacant property and construction of 10 no. self-contained residential units with associated car parking, cycle	Application under assessment currently at consultation stage – no pre-application advice sought	Malachy McGovern	John McRory

	storage and communal garden			
168 Park View Road HGY/2015/3398	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. June Planning Committee	Malachy McGovern	John McRory
109 Fortis Green, N2 HGY/2015/3813	Re-development to provide 9 residential units (4x3 bed, 3x2 bed and 2x1 bed) and a commercial unit.	Scheme acceptable in principle. June Planning committee.	Valerie Okeiyi	John McRory
Lock up Garages Cline Road, N11 HGY/2016/0058	Demolition of existing lock-up garages and construction of 8No. 4 bed town houses with associated access road, parking areas and cycle stores	Scheme acceptable in principle. Application is being revised.	Wendy Robinson	John McRory
Hale Village, Ferry Lane, Tottenham, N15 HGY/2015/0795	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
Section 73 for Hale Village HGY/2015/0798	The S73 is to remove the hotel from the tower.	Decision likely to be made under delegated powers shortly.	Adam Flynn	John McRory
Tottenham Hotspur Stadium HGY/2015/0797	Submission of Reserved Matters relating to scale in respect of outline consent HGY/2011/2351 for the	Planning application is in to keep permission alive. To be withdrawn on grant of new application.	Emma Williamson / John McRory	Emma Williamson

	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).			
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
Hornsey Town Hall, Crouch End, N8	Erection of extensions and buildings including refurbishment of Hornsey Town Hall	In pre-application discussions – concern over massing	Zulema Nakata	John McRory
Ashley Road South	Comprehensive redevelopment of the site with a mix use residential led development	Principle acceptable – pre-application discussions to continue	Adam Flynn	John McRory
Warehouse, 590-594 Green Lanes, N8 (Hawes and Curtis)	Demolition of existing building and construction of residential units and provision of 900 square metres of health centre at ground floor.	Application likely to be submitted in July / August 2016.	Adam Flynn	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 mid 2016.	Adam Flynn	John McRory/Emma Williamson
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 held. Possible August submission. Design issues require resolving – level of parking provision and demolition of existing buildings – over 50% affordable housing proposed.	Zulema Nakata	John McRory
Chocolate Factory	Redevelopment of the site to provide 220 units on Workspace	Pre-application meeting held – PPA signed and possible submission in July/August	Adam Flynn	John McRory

	land, with an additional 14,835 sqm of commercial space.			
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 Okeiyi	John McRory
50-56 Lawrence Road (mono house)	Redevelopment mixed use residential led scheme	Supported in principle regarding land use. Pre-application meetings have taken place. Possible August submission.	Valerie Okeiyi	John McRory
Land at Plevna Crescent	Reserved matters (appearance, landscaping, layout, and scale) following granted of outline planning permission for residential development under ref: APP/Y5420/A/14/2218892 (HGY/2013/2377)	Pre-application held – principle acceptable subject to further design revisions and biodiversity measures	Wendy Robinson	John McRory
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	Emma Williamson / John McRory
52-68 Stamford Road, N15	Redevelopment of the site to provide a mixed use commercial and residential scheme	In pre-application discussions – early stages – principle of land uses acceptable	Zulema Nakata	John McRory

Car Park, Westerfield Road, N15	Change of use of and redevelopment of current site to create a multi-use pop-up urban village using modified shipping containers. The site will accommodate at least 65 individual units to support local independent businesses and community projects. An individual unit is one ISO 45G0 High Cube 40 shipping container.	Although there is general support for the scheme from a DM point of view – there will be an impact on amenity of surrounding residents – public engagement from the applicants is key.	Malachy McGovern	John McRory
33 Station Road, N22	Demolition of public house (Anglers Arms) and redevelopment of the site with commercial and residential.	Land uses acceptable Concerns over the demolition of the public house Height of building at 6 storeys a concern	Adam Flynn	John McRory
Chocolate Factory, N22	220 units, 14,000 sq.m. commercial	At early pre-application stage. August / September submission likely	Adam Flynn	John McRory
Keston Centre	Pre-application discussion for pocket living scheme approx 100 units	Pre-application meeting to be held shortly	TBC	John McRory
Monument Way	50 units	Pre-application discussions to commence shortly. Submission expected August.	Adam Flynn	John McRory
IN PRE-APPLICATION DISCUSSIONS				
163 Tottenham Lane N8	The application proposes the demolition of the existing Kwik-Fit	Pre-application meetings held and principle acceptable.	Malachy McGovern	John McRory

	Garage and a two storey building at the rear. Erection of a five storey building for commercial and residential development.			
Highgate train depot	Demolition of the existing shed and construction of a new maintenance facility. Erection of a depot shed (with some ancillary 1st Floor Accommodation) of 6749 sqm.	Principle acceptable subject to design, biodiversity issues and slight loss of MoL	Neil Collins	John McRory
Fortismere School -	Feasibility Study - Proposed New 6th form Wing/Condition works	Three schemes discussed.	Valerie Okeiyi	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. 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
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,	Proposal unacceptable – loss of building within a conservation area.	Gareth Prosser	John McRory

	landscaping and amenity space. Proposals comprise 19 residential units.			
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 acceptable subject to re-provision of elderly accommodation.	Tobias Finlayson	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 3rd, 4th & 5th storeys.	Principle acceptable subject to re-provision of employment use. Scheme too high and requires amending.	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.	Malachy McGovern	John McRory
Land at Brook Road, N22 (ICELAND SITE)	Redevelopment of site and erection of four independent residential blocks providing 148 residential units comprising a mix of one, two and three bedrooms.	Principle may be acceptable subject to compliance with the emerging AAP	Adam Flynn	John McRory
The Mall, High Road, N22	Provision of a new car park and refurbishment and enhancement of	Likely to be acceptable subject to further design details and information regarding	Aaron Lau	John McRory

	existing facades in association with the reconfiguration of existing retail space to create a new food store and refurbished market hall.	parking.		
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