

Update on progress of proposals for Major Sites

July 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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Robbie McNaugher	Emma Williamson
109 Fortis Green,	Re-development to provide 9	Members resolved to grant planning	Valerie Okeiyi	John McRory

N2 HGY/2015/3813	residential units (4x3 bed, 3x2 bed and 2x1 bed) and a commercial unit.	permission subject to the signing of a section 106 legal agreement. Not yet signed.		
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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Malachy McGovern	John McRory
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	Planning application to be reported to Members.	Aaron Lau	John McRory
Hale Wharf, Ferry Lane N17 HGY/2016/1719	Outline applications for the demolition of existing structures and erection of 15 blocks from 16-21 storeys in height 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 and is at consultation stage. October/ November committee	Robbie McNaugher	Emma Williamson

500 White Hart Lane HGY/2016/0828	Outline planning application for the redevelopment to provide approx 120 residential units, supermarket and employment floorspace.	Planning application to be reported to Members.	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 Likely September Planning 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	Planning application to be reported to Members.	Malachy McGovern	John McRory
Warehouse, 590- 594 Green Lanes, N8 (Hawes and Curtis) TBC	Demolition of existing building and construction of residential units and provision of 900 square metres of health centre at ground floor.	Recently submitted	Adam Flynn	John McRory

Land north of Monument Way and south of Fairbanks Road, N17 TBC	Development of the site to create 54 affordable residential units in three blocks ranging from 3-stories to 4-stories in height.	Recently submitted	Adam Flynn	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
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
70-72 Shepherds Hill, N6 TBC	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.	Recently submitted	Gareth Prosser	John McRory

<p>56 Muswell Hill, N10, HGY/2016/0988</p>	<p>Variation of condition 2 (plans and specifications) attached to planning permission HGY/2013/2069 to permit change of use of the first and second storeys of 56 Muswell Hill (Building A) from a specialist school (Use Class D1) to 6 no. shared ownership residential units (Use Class C3). Removal of the Building A, D1 basement floorspace. Alterations to the glazing to the Building A, ground floor, north-east elevation to provide a secondary entrance onto Dukes Mews</p>	<p>Only recently received – at consultation stage and under consideration</p>	<p>Aaron Lau</p>	<p>John McRory</p>
<p>Beacon Lodge 35 Eastern Road, N2 HGY/2016/1579</p>	<p>Variation of condition 2 (approved drawings) attached to planning permission HGY/2015/1820 to cover minor changes to the proposed design that have resulted from the design development of the detailed scheme. These minor changes are necessary to execute the proposed development, resulting from the coordination of consultants' information such as the structural engineer and arboriculturalist</p>	<p>Application under assessment and currently at consultation stage.</p>	<p>Adam Flynn</p>	<p>John McRory</p>

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
Oak Lawn, Compton Avenue, Highgate, HGY/2016/1930	Demolition and replacement of existing house.	Planning application currently under consideration	Aaron Lau	Matthew Gunning
Far End, Compton Avenue, Highgate, HGY/2016/1595	Demolition of existing dwelling and replacement with a 2 storey house with rooms in the roof and basement	Planning application currently under consideration	Tobias Finlayson	Matthew Gunning
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
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				

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
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
White Hart Lane Station, White Hart Lane, N17	Works to extend the operational railway station at White Hart Lane. Creation of a new station entrance, ticket hall, station facilities and station forecourt. Provision of a new pedestrian entrance from Penshurst Road. Improved access and lift access from street level to platforms, including the erection of new platform canopies. Demolition of the existing station entrance and 35 local authority owned garages. Enhanced public realm and cycle	Pre-applications and QRP meetings held.	Gareth Prosser	John McRory

	parking facilities. Improvements to the former station building. Plus associated works.			
Chocolate Factory	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 signed and possible submission in July/August	Adam Flynn	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 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	Initial pre-app meeting held on the 8 th June. PPA currently being drafted. Scheme has been delayed.	Adam Flynn	Emma Williamson / John McRory

	floor.			
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 held and more to be undertaken shortly	Adam Flynn	John McRory

IN PRE-APPLICATION DISCUSSIONS				
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 meetings held and principle acceptable.	Malachy McGovern	John McRory
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
Edmanson's Close, Tottenham	Alterations, extensions and infill across the site to provide more improved family accommodation. Existing number of units on site is	Principle acceptable subject to re-provision of elderly accommodation.	Tobias Finlayson	John McRory

	60. Following changes the total number of units will be 35.			
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 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
MAJOR APPLICATION CONDITIONS				
Pembroke Works	Approval of details pursuant to	Landscaping and verification details to be	Adam Flynn	John McRory

	conditions 6 (landscaping and surroundings), condition 10 (desktop study for uses and contaminants) attached to planning permission HGY/2012/1190	finalised.		
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
THFC	A number of conditions submitted	Only recently submitted – at consultation stage	Zulema Nakata	Emma Williamson / John McRory