

Update on progress of proposals for Major Sites

December 2016

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
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	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Gareth Prosser	John McRory
Warehouse, 590-594 Green Lanes, N8 (Hawes and Curtis) HGY/2016/1807	Demolition of existing building and construction of residential units and provision of 900 square metres of health centre at ground floor.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	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)	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Valerie Okeiyi	John McRory
39 Markfield Road, N15 HGY/2016/1377	Adaptation of the existing warehouse building to (B1/B2/B8 use) to artist recording & work pods (B1), various office sublets (B1), enclosed performance space (Sui Generis) and	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Chris Smith	John McRory

	cafe/bar (A4) and Yoga Studio (D2) with associated amenity spaces			
St Lukes Woodside Hospital Woodside Avenue London N10 3JA HGY/2016/2106	Variation of Condition 1 (plans & specifications) following grant of Planning Permission HGY/2016/0242 for revised internal layouts relating to the Administration Building, Norton Lees and Roseneath results in a reduction of two units within the overall development, from 161 to 159 units.	Approved under delegated authority subject to the signing of a section 106 legal agreement	Aaron Lau	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
50-56 Lawrence Road (mono house), N15 4EG HGY 2016/2824	Demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road and a part 5, 3 and 2 storey building which forms an intermediate block and mews to the rear comprising 47 residential units (use class C3) and 176sqm of commercial floor space (use class B1) on ground floor, including 8 car parking spaces and associated landscaping and cycle parking	Earmarked for 12 th December 2016 Planning-Sub Committee.	James Hughes	John McRory
Templeton Hall Garages HGY/2016/2621	The proposals seek to demolish the existing building and create a new four storey residential block with a	Earmarked for 12 th December 2016 Planning-Sub Committee.	Samuel Uff	John McRory

	<p>set-back fifth floor.</p> <p>Proposal comprises 11 residential units.</p>			
<p>Paxton House (Spurs Ticket Office) R/O RO 790 - 796 High Road (HGY/2016/3310 + 3540</p>	<p>Erection of a four storey building (Sui Generis Use) to comprise new ticket sales offices, retail, administrative offices and other ancillary uses;</p>	<p>Earmarked for 12th December 2016 Planning-Sub Committee.</p>	<p>James Hughes</p>	<p>John McRory</p>
<p>Keston Centre Keston Road, N17 HGY/2016/3309</p>	<p>Redevelopment of the site to provide a mix of pocket housing and private housing</p>	<p>Earmarked for January / February 2017 Planning-Sub Committee.</p>	<p>Adam Flynn</p>	<p>John McRory</p>
<p>Land north of Monument Way and south of Fairbanks Road, N17 HGY/2016/2184</p>	<p>Development of the site to create 54 affordable residential units in three blocks ranging from 3-stories to 4-stories in height.</p>	<p>Application now at neighbour consultation stage.</p>	<p>Adam Flynn</p>	<p>John McRory</p>
<p>Coppetts Wood Hospital, Coppetts Road, N10 Void/2016/2772</p>	<p>Re-Development of site to provide residential accommodation</p>	<p>Earmarked for January / February 2017 Planning-Sub Committee.</p>	<p>Chris Smith</p>	<p>John McRory</p>
<p>Station Square West 1 Station Square, Station Road, N17</p>	<p>22 Storey Tower. 128 Units + 434 sqm of commercial floorspace.</p>	<p>Planning application recently received – now at neighbour consultation stage</p>	<p>James Hughes</p>	<p>John McRory</p>
<p>70-72 Shepherds Hill, N6 HGY/2016/2081</p>	<p>The proposals seek to demolish the existing building and create a new four storey residential block with a</p>	<p>Currently under consideration following end of consultation period. Negotiations currently taking place with the applicant.</p>	<p>Gareth Prosser</p>	<p>John McRory</p>

	<p>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>			
<p>Mowlem Trading Estate Leeside Road, N17 HGY/2016/3489</p>	<p>Redevelopment of the site new industrial/warehouse units (B1(c), B2 & B8) and relocation of substation.</p>	<p>Currently at consultation stage and is to be reported to QRP</p>	<p>Aaron Lau</p>	<p>John McRory</p>
<p>Alexandra Palace HGY/2016/1574 (+1575 LBC)</p>	<p>Approved in July subject to the signing of 111 agreement</p>	<p>Now being revised to provide office rather than the function room</p>	<p>Chris Smith</p>	<p>John McRory</p>
<p>Car wash centre Broad Lane HGY/2016/2232</p>	<p>Mixed use scheme with office on ground and first floor with residential on the upper floors</p>	<p>Currently under consideration</p>	<p>Aaron Lau</p>	<p>John McRory</p>
<p>Somerlese Courtney Avenue, N6 HGY/2016/3207</p>	<p>Replacement two storey detached dwelling with rooms at roof and basement levels and garage.</p>	<p>Revised scheme.</p>	<p>Aaron Lau</p>	<p>John McRory</p>
<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</p>	<p>Still under consideration.</p>	<p>Aaron Lau</p>	<p>John McRory</p>

	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			
159 Tottenham Lane HGY/2016/3176	Variation of condition 13 attached to planning permission HGY/2014/0484 so that it now reads Prior to first occupation, details of how the development shall achieve a reduction in carbon dioxide emissions of 35% beyond the 2013 Building Regulations shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved.	Currently under consideration	Valerie Okeiyi	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.	Application is on hold on request of the applicant	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	Chris Smith	John McRory
Chocolate Factory	Redevelopment of the site to provide 220 units on Workspace land, with an additional 14,835 sqm of commercial space.	Scheme to be presented to Members at pre-application stage in December – likely submission in January 2017	Adam Flynn	John McRory
Haringey Heartlands Clarendon Road Gas Works Site	Comprehensive redevelopment of the site (Masterplan)	In pre-application discussions and PPA signed	Adam Flynn	John McRory
St John's Great Cambridge Road	Internal reordering and extension of St John's Church to the west. The demolition of the existing Church Hall at the east end of the church and the development of the land to the north, south, east and on the opposite side of Acacia Avenue with a mix of two and three storey 1, 2, 3 & 4 bed residential mixed tenure accommodation including a new Vicarage.	Scheme to be presented to Members at pre-application stage in December – likely submission in January 2017		
Land at Plevna Crescent	Reserved matters (appearance, landscaping, layout, and scale) following granted of outline planning	Scheme earmarked to be presented to Members at pre-application stage in February 2017	Wendy Robinson	John McRory

	permission for residential development under ref: APP/Y5420/A/14/2218892 (HGY/2013/2377)			
52-68 Stamford Road, N15	Redevelopment of the site to provide a mixed use commercial and residential scheme	Scheme to be presented to Members at pre-application stage in December – likely submission in January 2017	Chris Smith	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.	Scheme to be presented to Members at pre-application stage in December – likely submission in January 2017	Wendy Robinson	John McRory
The Richards Music Centre, Highgate School, Bishopswood Road, N6 4NY	Demolition of existing building and erection of two storey building for additional teaching space and associated works	Principle acceptable QRP 14 December 2016 Scheme earmarked to be presented to Members at pre-application stage in February 2017	Tobias Finlayson	John McRory
IN PRE-APPLICATION DISCUSSIONS				
163 Tottenham	The application proposes the	Pre-application meetings held and principle	Tobias	John McRory

Lane N8	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.	acceptable.	Finlayson	
Earlham Primary School	Major rebuilding and refurbishment to address the needs of the school. 2-storey new build, including the demolition of the main school block. The new build area is estimated to be 2286sqm	Pre-application meeting held and principle acceptable. School is located adjacent to MoL.	Tobias Finlayson	John McRory
Tottenham Magistrates Court	Change of use from court to residential and erection of new build residential	Very early stage to inform bidding process. Significant listed building implications and constraints for proposed residential.	Tobias Finlayson	John McRory
423 West Green Road	Mix Use Development	The principle of an enabling mix use residential development including the erection of an A1-A3 unit at ground floor level, replacement of existing church /community/nursery including ancillary offices, is acceptable – early-stage pre-app report completed	Chris Smith	John McRory
2 Chestnut Road	Pocket style housing	Principle under consideration	James Hughes	John McRory
8-10 High Road, Turnpike Lane	20 storey residential building	Principle under consideration – meeting not yet taken place	Adam Flynn	John McRory
311 Roundway	Mixed Use Redevelopment – 66	Pre-app meeting taken place in October	James Hughes	John McRory

	Units	Unacceptable in principle. Major design concerns.		
23 Denewood Road	Facade retention/ reconstruction with new construction behind. Addition of a basement and a reduced height first storey extension over the garage.	Pre-app meeting occurred in October. Current consent for the site, so need to be mindful of fallback position.	Tobias Finlayson	John McRory
1-6 Crescent Mews	Redevelopment of the site to create ground floor commercial floorspaces and 42 new residential dwellings.	Pre-application held – concerns raised regarding number of units, parking and design. Applicant would like to enter into a PPA	Aaron Lau	John McRory
42 Hampstead Lane	Replacement of existing dwelling (2,500 sqm)	Pre-application held – revised plans received to address design concerns.	Aaron Lau	John McRory
Hornsey Town Hall, Crouch End, N8	Erection of extensions and buildings including refurbishment of Hornsey Town Hall	3 x pre-application discussions	James Hughes	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

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
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.	James Hughes	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.	Chris Smith	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
867-879 High Road	Redevelopment of the site with 5,460sqm retail building with a related 235 space surface level car park and	Although acceptable development in principle, this site forms part of a wider regeneration strategy and developer has	James Hughes	John McRory

	servicing, a terrace of small retail units as well as a pair of office buildings, all located on a rectangular shaped site to the west of (and accessed from) the A1010 Tottenham High Rd.	been advised to participate in masterplan formulations.		
423 West Green Road, N17	New build residential, commercial and ecclesiastical development at 423 West Green Road (London N15). The proposal seeks the development of 76 flats, 410m2 of commercial space and a new Church/community centre for the Derby Hall Assemblies of God, who currently partly occupy the site.	Principle acceptable subject to a Masterplan. Further meetings to take place	Tobias Finlayson	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

THFC	A number of conditions submitted	Only recently submitted – at consultation stage	James Hughes	Emma Williamson / John McRory
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