

Update on progress of proposals for Major Sites

May 2017

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
First and Second Floors 524-528 High Road London N17 9SX HGY/2016/4096	Conversion of disused first and second floor of existing building above existing ground floor retail unit to create seven dwellings. Modification to roof above existing buildings at first and second floor level, including re-positioning of small plant. Modification to rear of existing building at second floor level including construction of new build extension creating a further three dwellings. Modification to proposed residential entrance at ground floor level.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	John McRory	John McRory
Station Square West 1 Station Square, Station Road, N17 9JZ HGY/2016/3932	22 Storey Tower. 128 Units + 434 sqm of commercial floorspace.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	James Hughes	Robbie McNaugher
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)	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet	Chris Smith	John McRory

	and cafe/bar (A4) and Yoga Studio (D2) with associated amenity spaces	signed		
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	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	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 set-back fifth floor. Proposal comprises 11 residential units.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Samuel Uff	John McRory
Keston Centre Keston Road, N17 HGY/2016/3309	Redevelopment of the site to provide a mix of pocket housing and private housing	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Adam Flynn	John McRory
Land north of Monument Way and south of Fairbanks Road, N17 HGY/2016/2184	Development of the site to create 54 affordable residential units in three blocks ranging from 3-stories to 4-stories in height.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Adam Flynn	John McRory

Station Square West 1 Station Square, Station Road, N17, HGY/2016/3932	22 Storey Tower. 128 Units + 434 sqm of commercial floorspace.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. GLA Stage 2 referral sent.	James Hughes	John McRory
First and Second Floors 524-528 High Road London N17 HGY/2016/4096	Conversion of disused first and second floor of existing building above existing ground floor retail unit to create seven dwellings. Modification to roof above existing buildings at first and second floor level, including re-positioning of small plant. Modification to rear of existing building at second floor level including construction of new build extension creating a further three dwellings. Modification to proposed residential entrance at ground floor level.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Gareth Prosser	John McRory
56 Muswell Hill, N10, HGY/2016/0988	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.	Determined under delegated authority subject to the signing of a section 106 legal agreement. Not yet signed.	Aaron Lau	John McRory

APPLICATIONS SUBMITTED TO BE DECIDED				
Land at Haringey Heartlands, Wood Green HGY/2017/0821	Reserved matters application for Block C7	To be reported to Members 08 May 2017 planning sub-committee	Adam Flynn	John McRory
St John's Great Cambridge Road HGY/2016/4095	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.	Reported to Members of the planning sub-committee 13 March 2016. Deferred by members so it can be represented to the QRP. Likely to be reported again in June.	Gareth Prosser	John McRory
52-68 Stamford Road, N15 HGY/2017/0426	Redevelopment of the site to provide a mixed use commercial and residential scheme	Application to be reported to Members on 08 May 2017 planning sub-committee.	Chris Smith	John McRory
Car Park, Westerfield Road, N15 HGY/2017/0802	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.	Application under consideration and currently at neighbour consultation stage. Likely committee in July	Wendy Robinson	John McRory
70-72 Shepherds Hill, N6 HGY/2016/2081	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor.	Currently under consideration following end of consultation period.	Gareth Prosser	John McRory

	<p>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>	Scheme presented to QRP		
<p>Cannon Factory and Ashley House Ashley Road N17 HGH/2016/4165</p>	<p>Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works. (Outline planning application).</p>	<p>2nd consultation underway following amended plans and EIA information.</p> <p>Targeting June / July Committee</p>	James Farrer	Robbie McNaugher
<p>109 Fortis Green, N2 HGY/2017/0432</p>	<p>Variation of condition 2 of planning permission reference HGY/2015/3813 (dated 20 September 2016) for minor material amendments to the permitted scheme, involving the provision of 1 x additional 1 bed residential unit, associated minor reduction in the level of commercial floorspace and associated internal and external alterations and other associated works</p>	<p>Planning application submitted and out at neighbour consultation stage. Delegated decision</p>	Valerie Okeiyi	John McRory
<p>Gisburn Mansions, Tottenham Lane, N8 HGY/2017/0698</p>	<p>Erection of new third storey and roof to provide 12no. two-bedroom flats (revised scheme following recent refusal)</p>	<p>Revised planning application submitted and out at neighbour consultation stage.</p>	Aaron Lau	John McRory

28 Sheldon Avenue HGY/2017/0174	Demolition of existing house on the site and the construction of a new single dwelling, consisting of 2 storeys, attic rooms and basement housing plant and leisure facilities.	Resubmission - previous application refused and dismissed on appeal. Design meeting held – revisions discussed.	Aaron Lau	John McRory
864 High Road HGY/2016/2403	Demolition of existing buildings and construction of a five storey building comprising 11 self-contained flats and ground floor A1 unit	Awaiting consultation expiry No pre-app or PPA despite being advised to do so Appears unacceptable and likely refusal under delegated authority	Tobias Finlayson	John McRory
255 Lordship Lane HGY/2017/1097	32 residential units 5.no 1bed, 20.no 2 bed, 6.no 3 bed, 1.no 4 bed with commercial space and an additional lower ground floor level of 549sqm.	Out at consultation Minor material alterations to the approved scheme – proposal under consideration	Chris Smith	John McRory
Section 73 for Ferme Park Depot HGY/2017/0874	Variation of conditions attached to Appeal reference APP/Y5420/A/05/1189822 (original Haringey planning reference HGY/2005/0007) as follows: to increase the number of operational mixer trucks that can be based at and operate from the site (variation of condition 3), to increase the number of operational mixer truck movements allowed per day (variation of condition 27), to increase the number of private concrete vehicle movements allowed per day (variation of condition 28) and to increase the number of	Scheme under consideration and out at consultation – likely delegated decision	Tobias Finlayson	John McRory

	cement deliveries allowed by road per day (variation of condition 29)			
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.	Under consideration	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				
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 submitted in May / June	Adam Flynn	John McRory
Ashley Road South x3 NHH BSD BSD + Ada NCDS	Comprehensive redevelopment of the site with a mix use residential led scheme NHH- Outline – mixed use scheme (265 units and 3,000 sq.m commercial) BSD – Outline mixed use scheme BSD + NCDS – detailed residential and college + Berol House	NHH Application submitted Has been to QRP and members presentation at pre-application stage. Master plan and NHH proposal scheduled for Jan QRP BSD and NCDS scheduled for March submission	James Hughes	Robbie McNaugher
Haringey Heartlands Clarendon Road Gas	Comprehensive redevelopment of the site (Masterplan)	In pre-application discussions and PPA signed Likely submission in October	Adam Flynn	John McRory

Works Site				
Hale Village Tower, Ferry Lane, Tottenham, N15	Revised proposal for a 33 storey tower (replacing the consented 18 storey outline permission) to provide housing with commercial and/or community uses at ground floor.	Likely submission in June / July - PPA draft agreed.	Chris Smith	Chris Smith
Land at Plevna Crescent	Construction of four individual pavilions consisting of 72 residential units with a common ground level plinth and basement to provide servicing and parking	Likely submission in May 2017	Wendy Robinson	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. Inclusion of a doctors/health facility.	Principle considered acceptable subject to compliance with the emerging AAP/ Applicant in talks with the NHS	Adam Flynn	John McRory
423 West Green Road PRE/2017/0115	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. Amended scheme on verge of being resubmitted for follow-up advice.	Principle considered acceptable		
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 considered acceptable subject to scale and height of building being appropriate within the Metropolitan Open Land (MoL). However, developer's	Tobias Finlayson	John McRory

		agents informed that the SPD capturing all the proposed extensions to the school is required to be finalised.		
67 & 69 Lawrence Road PRE/2017/0123	Re-development of the site for the erection of two buildings ranging from 4-6 storeys comprising of a mixed used development to include co-living units, flexible employment space and associated landscaping and car parking (The Collective)	The principle is currently being discussed	Valerie Okeiyi	John McRory
Eade Road and Arena Design Centre sites, Haringey Warehouse District	Warehouse Living	Issues of master planning and building heights.	James Hughes	John McRory
Land north of Monument Way and south of Fairbanks Road, N17	Reserved Matters application pursuant to HGY/2016/2184 for development of the site to create 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories	Application intended to be submitted in may although outline consent s106 to be signed	Tobias Finlayson	John McRory
Lynton Road/Park Road	Demolition of existing buildings and redevelopment of the site to create a mixed use development comprising employment floor space and new residential accommodation circ. 88 units.	Concerns with design and parking.	Aaron Lau	John McRory
42 Hampstead Lane	Replacement of existing dwelling (2,500 sqm	Pre-application held – revised plans received to	Aaron Lau	John McRory

		address design concerns.		
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. Likely submission in May	Tobias Finlayson	John McRory
IN PRE-APPLICATION DISCUSSIONS				
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 considered 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
2 Chestnut Road	Pocket style housing	Principle under consideration	James Hughes	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	Chris Smith	John McRory

		acceptable – early-stage pre-app report completed.		
8-10 High Road, Turnpike Lane	20 storey residential building	Principle under consideration – concern over piecemeal development – area requires masterplanning	Adam Flynn	John McRory
311 Roundway	Mixed Use Redevelopment – 66 Units	Pre-app meeting taken place in October Unacceptable in principle. Major design concerns.	James Hughes	John McRory
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
Fortismere School -	Feasibility Study - Proposed New 6th form	Three schemes discussed.	Valerie Okeiyi	John McRory

	Wing/Condition works			
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
867-879 High Road	Redevelopment of the site with 5,460sqm retail building with a related 235 space surface level car park and 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.	Although acceptable development in principle, this site forms part of a wider regeneration strategy and developer has been advised to participate in masterplan formulations.	James Hughes	John McRory
26-28 Brownlow Road, N11	Demolition of existing dwellings and erection of part 4 and part 5 storey block of 27 flats	In discussions at pre-application stage	Tobias Finlayson	John McRory

	and 3 house to the rear wtihe new access.			
102 Northumberland Park Road	Redevelopment of public house at 102 Northumberland Park with conversion of upper floors to 3 residential units and construction of new building to the rear to provide 8 residential units	In discussions at pre-application stage	Wendy Robinson	John McRory
Northwood Hall	21 flats within and additional one storey to existing block of flats.	Principle considered acceptable	Chris Smith	John McRory
Omega Works	7 storey development with 920 square meters of office and 88 residential units.	Principle maybe acceptable	Chris Smith	John McRory
MAJOR APPLICATION CONDITIONS				
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	John McRory
Lordship Lane	A number of conditions submitted	Only recently submitted – at consultation stage	Chris Smith	John McRory
St. Anne's Magistrates and	A number of conditions submitted	A number of pre-	Chris Smith	John McRory

police station		commencement conditions have been discharged and others awaiting comments.		
Apex House	A number of discharges of conditions to be submitted soon. A meeting is being arranged in order to set up monitoring meetings	Only recently submitted – at consultation stage	Chris Smith	John McRory