

Update on progress of proposals for Major Sites

June 2017

Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<b>First and Second Floors 524-528 High Road London N17 9SX HGY/2016/4096</b>	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
<b>Station Square West 1 Station Square, Station Road, N17 9JZ HGY/2016/3932</b>	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
<b>47,66 and 67, Lawrence Road HGY/2016/1212 &amp; HGY/2016/1213</b>	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
<b>39 Markfield Road, N15 HGY/2016/1377</b>	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		
<b>Templeton Hall Garages HGY/2016/2621</b>	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
<b>Keston Centre Keston Road, N17 HGY/2016/3309</b>	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
<b>Land north of Monument Way and south of Fairbanks Road, N17 HGY/2016/2184</b>	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
<b>52-68 Stamford Road, N15 HGY/2017/0426</b>	Redevelopment of the site to provide a mixed use commercial and residential scheme	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Chris Smith	John McRory
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>St John's Great Cambridge Road HGY/2016/4095</b>	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	Reported to Members of the planning sub-committee 13 March 2016. Deferred by	Gareth Prosser	John McRory

	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.	members so it can be represented to the QRP. To be reported again to members in June.		
<b>Car Park, Westerfield Road, N15 HGY/2017/0802</b>	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
<b>70-72 Shepherds Hill, N6 HGY/2016/2081</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.  Proposals comprise 19 residential units.	Currently under consideration following end of consultation period.  Scheme presented to QRP DM Forum to be arranged	Gareth Prosser	John McRory
<b>Cannon Factory and Ashley House Ashley Road N17 HGH/2016/4165</b>	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	2 <sup>nd</sup> consultation underway following amended plans and EIA information.  Targeting June / July Committee	James Farrer	Robbie McNaugher

	application).			
<b>109 Fortis Green, N2 HGY/2017/0432</b>	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	Planning application submitted and out at neighbour consultation stage. Delegated decision	Valerie Okeiyi	John McRory
<b>28 Sheldon Avenue HGY/2017/0174</b>	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
<b>864 High Road HGY/2016/2403</b>	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
<b>255 Lordship Lane HGY/2017/1097</b>	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

<b>Section 73 for Ferme Park Depot HGY/2017/0874</b>	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 cement deliveries allowed by road per day (variation of condition 29)	Scheme under consideration and out at consultation – likely delegated decision	Tobias Finlayson	John McRory
<b>Hale Village, Ferry Lane, Tottenham, N15 HGY/2015/0795</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 HGY/2015/0798</b>	The S73 is to remove the hotel from the tower.	Application is on hold on request of the applicant	Adam Flynn	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON</b>				
<b>Chocolate Factory</b>	Redevelopment of the site to provide 220 units on Workspace land, with an additional	Scheme to be submitted in July	Adam Flynn	John McRory

	14,835 sqm of commercial space.			
<b>Ashley Road South x3</b> <b>NHH</b> <b>BSD</b> <b>BSD + Ada NCDS</b>	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
<b>Haringey Heartlands</b> <b>Clarendon Road Gas</b> <b>Works Site</b>	Comprehensive redevelopment of the site (Masterplan)	In pre-application discussions and PPA signed  Likely submission in October	Adam Flynn	John McRory
<b>Hale Village Tower, Ferry Lane, Tottenham, N15</b>	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
<b>Land at Plevna Crescent</b>	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
<b>Land at Brook Road, N22 (ICELAND SITE)</b>	Redevelopment of site and erection of four independent residential blocks providing 148 residential units comprising a mix of one, two	Principle acceptable subject to compliance with the emerging AAP/ Applicant in	Adam Flynn	John McRory

	and three bedrooms. Inclusion of a doctors/health facility.	talks with the NHS		
<b>423 West Green Road PRE/2017/0115</b>	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 acceptable	Chris Smith	John McRory
<b>The Richards Music Centre, Highgate School, Bishopswood Road, N6 4NY</b>	Demolition of existing building and erection of two storey building for additional teaching space and associated works	Principle acceptable subject to scale and height o building being appropriate within the Metropolitan Open Land (MoL). However, developer's agents informed that the SPD capturing all the proposed extensions to the school is required to be finalised.	Tobias Finlayson	John McRory
<b>67 &amp; 69 Lawrence Road PRE/2017/0123</b>	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
<b>Eade Road and Arena Design Centre sites, Haringey Warehouse District</b>	Warehouse Living	Issues of master planning and building heights.	James Hughes	John McRory

<b>Land north of Monument Way and south of Fairbanks Road, N17</b>	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
<b>Lynton Road/Park Road</b>	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
<b>42 Hampstead Lane</b>	Replacement of existing dwelling (2,500 sqm	Pre-application held – revised plans received to address design concerns.	Aaron Lau	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. Erection of a five storey building for commercial and residential development.	Pre-application meetings held and principle acceptable.  Likely submission in June	Tobias Finlayson	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>Earlham Primary School</b>	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



<b>Tottenham Magistrates Court</b>	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
<b>423 West Green Road</b>	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
<b>8-10 High Road, Turnpike Lane</b>	20 storey residential building	Principle under consideration – concern over piecemeal development – area requires masterplanning	Adam Flynn	John McRory
<b>311 Roundway</b>	Mixed Use Redevelopment – 66 Units	Pre-app meeting taken place in October Unacceptable in principle. Major design concerns.	James Hughes	John McRory
<b>23 Denewood Road</b>	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

<b>1-6 Crescent Mews</b>	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
<b>42 Hampstead Lane</b>	Replacement of existing dwelling (2,500 sqm)	Pre-application held – revised plans received to address design concerns.	Aaron Lau	John McRory
<b>Hornsey Town Hall, Crouch End, N8</b>	Erection of extensions and additional buildings including refurbishment of Hornsey Town Hall	pre-application discussions	James Hughes	John McRory
<b>Fortismere School -</b>	Feasibility Study - Proposed New 6th form Wing/Condition works	Three schemes discussed.	Valerie Okeiyi	John McRory
<b>Edmanson's Close, Tottenham</b>	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
<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.	James Hughes	John McRory

<b>Cross House, 7 Cross Lane, N8</b>	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
<b>867-879 High Road</b>	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
<b>26-28 Brownlow Road, N11</b>	Demolition of existing dwellings and erection of part 4 and part 5 storey block of 27 flats and 3 house to the rear with the new access.	In discussions at pre-application stage	Tobias Finlayson	John McRory
<b>102 Northumberland Park Road</b>	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
<b>Northwood Hall</b>	21 flats within and additional one storey to existing block of flats.	Principle acceptable	Chris Smith	John McRory
<b>Omega Works</b>	7 storey development with 920 square meters of office and 88 residential units.	Principle maybe acceptable	Chris Smith	John McRory

<b>MAJOR APPLICATION CONDITIONS</b>				
<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
<b>THFC</b>	A number of conditions submitted	Only recently submitted – at consultation stage	James Hughes	John McRory
<b>Lordship Lane</b>	A number of conditions submitted	Only recently submitted – at consultation stage	Chris Smith	John McRory
<b>St. Anne's Magistrates and police station</b>	A number of conditions submitted	A number of pre-commencement conditions have been discharged and others awaiting comments.	Chris Smith	John McRory
<b>Apex House</b>	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