

Update on progress of proposals for Major Sites

26 June 2017

| Site | Description | Timescales/comments | Case Officer | Manager |
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| APPLICATIONS RECENTLY DETERMINED | | | | |
| Hale Wharf Ferry Lane | Hybrid application for mixed use development of up to 505 residential units and flexible retail or business uses, pedestrian/cycle footbridges, modification works to the existing vehicular access and associated highway works; landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works. | The mayor has now approved planning permission following the hearing in March. | Robbie McNaugher | Robbie McNaugher |
| APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED | | | | |
| 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) and cafe/bar (A4) and Yoga Studio (D2) with | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed | Chris Smith | John McRory |

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| | associated amenity spaces | | | |
| 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 | Robbie McNaugher |
| 52-68 Stamford Road, N15 HGY/2017/0426 | 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 |
| 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 | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed | Gareth Prosser | John McRory |

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| | tenure accommodation including a new Vicarage. | | | |
| APPLICATIONS SUBMITTED TO BE DECIDED | | | | |
| 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. | To be reported to Members 26 June 2017 | 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. 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 arranged in July | Gareth Prosser | John McRory |
| Cannon Factory and Ashley House Ashley Road N17 HGH/2016/4165 | 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). | 2 nd consultation has taken place following amended plans and EIA information. Targeting July Committee | James Farrer | Robbie McNaugher |

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| 109 Fortis Green, N2 HGY/2017/0432 | 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 |
| 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 |
| Bracken Knoll Courtenay Avenue N6 2017/1560 | Demolition of house behind retained front facade, construction of replacement house of 1253sq m with accommodation at lower ground, ground, 1st floor and attic, and associated landscape and tree protection (exact copy of existing Consent HGY/2013/2486 granted 04/04/2014) | Under consideration | Aaron Lau | John McRory |
| 42 Hampstead Lane 2017/1710 | Demolition of existing dwelling and erection of replacement dwelling (2,500sqm) | Under consideration | Aaron Lau | 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 | Robbie McNaugher |

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| 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 | Robbie McNaugher |
| 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 July | 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. Expected to be submitted late in June. | James Farrar | Robbie McNaugher |
| Haringey Heartlands Clarendon Road Gas Works Site | Comprehensive redevelopment of the site (Masterplan) | In pre-application discussions and PPA signed Likely submission in October | Adam Flynn | John McRory |
| 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 | Robbie McNaugher |
| Land at Plevna Crescent | Construction of four individual pavilions consisting of 72 residential units with a common ground level plinth and basement to | Likely submission in June / July 2017 | Wendy Robinson | John McRory |

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| | provide servicing and parking | | | |
| 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 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 acceptable | Chris Smith | John McRory |
| 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 |

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| 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 address design concerns. | Aaron Lau | 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. 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 |
| 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 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 |

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| 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 |
| 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 | Aaron Lau | John McRory |

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| | | into a PPA | | |
| 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 additional buildings including refurbishment of Hornsey Town Hall | pre-application discussions | James Hughes | 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 |

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| 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 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 |
| 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 and 3 house to the rear wtihe new access. | In discussions at pre-application stage | Tobias Finlayson | John McRory |
| 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. | Gareth Prosser | Robbie McNaugher |
| Northwood Hall | 21 flats within and additional one storey to | Principle acceptable | Chris Smith | John McRory |

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| | existing block of flats. | | | |
| Omega Works | 7 storey development with 920 square meters of office and 88 residential units. | Principle maybe acceptable | Chris Smith | Robbie McNaugher |
| Eade Rd and Arena Design Centre | Masterplanning for Haringey warehouse District sites Eade Road/ Overbury Road and Areen Design Centre for redevelopment of sites to create warehouse living, private rented sector residential and employment floorspace. | Principle acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy. | James Hughes | Robbie McNaugher |
| 341 Eade Road | Erection of pop-up container park comprising approximately 15 small and 10 large studios for employment use at ground floor and 4 communal warehouse living units at first and second floors, provision of cycle parking and landscaping. | Principle maybe acceptable as a temporary use. | Emma McCready | Robbie McNaugher |
| MAJOR APPLICATION CONDITIONS | | | | |
| 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 police station | A number of conditions submitted | A number of pre-commencement conditions | Chris Smith | John McRory |

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| | | 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 |
| Hale Wharf | A number of conditions submitted | Awaiting comments. | Robbie McNaugher | Robbie McNaugher |