

## Update on progress of proposals for Major Sites

18 July 2017

Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<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	Robbie McNaugher
<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	Tobias Finlayson	John McRory

		signed		
<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>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 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 storeys 1, 2, 3 & 4 bed residential mixed tenure accommodation including a new Vicarage.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Gareth Prosser	John McRory
<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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Wendy Robinson	John McRory
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<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.	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>	<p>Scheme presented to QRP DM Forum undertaken</p> <p>Likely October committee</p>		
<p><b>Cannon Factory and Ashley House Ashley Road N17 HGY/2016/4165</b></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>To be presented to Members on 18 July 2017</p>	<p>James Farrer</p>	<p>Robbie McNaugher</p>
<p><b>163 Tottenham Lane N8 HGY/2017/2001</b></p>	<p>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.</p>	<p>Very recently submitted – under consultation.</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>
<p><b>Land at Plevna Crescent</b></p>	<p>Construction of four individual pavilions consisting of 72 residential units with a common ground level plinth and basement to provide servicing and parking</p>	<p>Very recently submitted – under consultation.</p>	<p>Wendy Robinson</p>	<p>John McRory</p>
<p><b>109 Fortis Green, N2 HGY/2017/0432</b></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</p>	<p>Planning application submitted and out at neighbour consultation stage. Delegated decision.</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>

	residential unit, associated minor reduction in the level of commercial floorspace and associated internal and external alterations and other associated works			
<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.	To be determined under delegated authority	Chris Smith	John McRory
<b>Bracken Knoll Courtenay Avenue N6 2017/1560</b>	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
<b>42 Hampstead Lane 2017/1710</b>	Demolition of existing dwelling and erection of replacement dwelling (2,500sqm)	Under consideration	Aaron Lau	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.	Chris Smith	Robbie McNaugher
<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	Chris Smith	Robbie McNaugher
<b>Ashley Road South x2 BSD</b>	Comprehensive redevelopment of the site with a mix use residential led scheme  BSD – Outline mixed use scheme	2 applications submitted for the remainder of the masterplan area.	James Farrar	Robbie McNaugher

<b>BSD + Ada NCDS</b>	BSD + NCDS – detailed residential and college + Berol House	Members will be briefed on the masterplan prior to considering the NHH application at the 18 <sup>th</sup> July Committee.  Targeting September Committee.		
<b>Hale Village Tower, Ferry Lane, Tottenham, N15 HGY/2017/2005</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. 270 units	Recently submitted and out to consultation.  Targeting October Committee	Chris Smith	Robbie McNaugher
<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 14,835 sqm of commercial space.	Scheme to be submitted in October	Adam Flynn	John McRory
<b>Haringey Heartlands Clarendon Road Gas 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>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 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
<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	Principle acceptable	Chris Smith	John McRory

	/community/nursery including ancillary offices, is acceptable. Amended scheme on verge of being resubmitted for follow-up advice.			
<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	Robbie McNaugher
<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 July although outline consent s106 to be signed	Tobias Finlayson	Robbie McNaugher
<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>Hornsey Town Hall, Crouch End, N8</b>	Erection of extensions and additional buildings including refurbishment of Hornsey Town Hall to include a hotel	In pre-application discussions	James Hughes	John McRory
<b>Westbury Court, 423-425 Lordship Lane, N22</b>	Demolition of existing building and erection of part 1, part 5, part 6, part 7, part 8 storey	In pre-application discussions	Chris Smith	John McRory

	building comprising commercial uses at ground floor and 58 dwellings above. Provision of waste refuse storage, cycle parking, disabled car parking and amenity space.			
<b>555 White Hart Lane</b>	Mixed use redevelopment to provide employment (Use Classes B1a, B1c and B8), retail and residential uses	Meeting yet to take place	Wendy Robinson	John McRory
<b>Bernard Works</b>	Mixed use development comprising 20,020sqft of commercial makers and designers space, circa 97 apartments and 16 residential apartments tethered to the commercial space. The commercial space will also include live music rehearsal as well as recording space. Up to 8 storeys.	Site allocation for mixed use and rationalisation of road layout.  DM forum held 4 <sup>th</sup> July.  Pre-app proposal to be presented to 18 <sup>th</sup> July Committee	Michelle Bradshaw	Robbie McNaugher
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>BHS, High Road, Wood Green</b>	Re-development of the site with a mix use development including a hotel	Meeting held, issues with uses / layouts vs. site allocation Response sent PPA drafted and sent	Aaron Lau	John McRory
<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>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>83-89 Vale Road</b>	Redevelopment of the site with a mix use residential scheme	Acceptable in principle	Tobias Finlayson	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	Tobias Finlayson	John McRory



		(MoL). However, developer's agents informed that the SPD capturing all the proposed extensions to the school is required to be finalised.		
<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.	Gareth Prosser	Robbie McNaugher
<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 but a more comprehensive approach is required to	Chris Smith	Robbie McNaugher

		satisfy the Warehouse Living Policy.		
<b>Eade Rd and Arena Design Centre</b>	Masterplanning for Haringey warehouse District sites Eade Road/ Overbury Road and Arena 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
<b>341 Eade Road</b>	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
<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	Only recently submitted – at	Chris Smith	John McRory

	submitted soon. A meeting is being arranged in order to set up monitoring meetings	consultation stage		
<b>Hale Wharf</b>	A number of conditions submitted	Awaiting comments.	Robbie McNaugher	Robbie McNaugher