

Update on progress of proposals for Major Sites

October 2017

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
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	Robbie McNaugher
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	Tobias Finlayson	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 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
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	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Wendy Robinson	John McRory

	businesses and community projects. An individual unit is one ISO 45G0 High Cube 40 shipping container.			
Cannon Factory and Ashley House Ashley Road N17 HGY/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).	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	James Farrer	Robbie McNaugher
APPLICATIONS SUBMITTED TO BE DECIDED				
Hale Village, Ferry Lane, Tottenham, N15 HGY/2017/2005	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	October committee	Chris Smith	Robbie McNaugher
Land at Plevna Crescent HGY/2017/2036	Construction of four individual pavilions consisting of 72 residential units with a common ground level plinth and basement to provide servicing and parking	October committee	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.	Currently under consideration. Likely October / November committee	Gareth Prosser	John McRory

	Proposals comprise 19 residential units.			
Hornsey Town Hall, Crouch End, N8 HGY/2017/2220	Erection of extensions and additional buildings including refurbishment of Hornsey Town Hall to include a hotel	Currently under consideration. Targeting November Committee	James Hughes	John McRory
163 Tottenham Lane N8 HGY/2017/2001	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.	Currently under consideration. Targeting November Committee	Tobias Finlayson	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 planning permission extant. Discussions ongoing.	Chris Smith	Robbie McNaugher
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	Chris Smith	Robbie McNaugher
Ashley Road South x2 BSD BSD + Ada NCDS HGY/2017/2044	Comprehensive redevelopment of the site with a mix use residential led scheme BSD – Outline mixed use scheme BSD + NCDS – detailed residential and college + Berol House	Discussions with applicant ongoing. November committee targeted	James Farrar	Robbie McNaugher

2 Chesnut Road HGY/2017/1008	Section 73 application to change the basement size	To be decided under delegated powers	Valerie Okeyi	John McRory
Harris Academy HGY/2017/0140	Section 73 application to change position of building 4 and the link bridge	To be decided under delegated powers	Robbie McNaugher	Robbie McNaugher
30 Muswell Hill HGY/2017/2264	Section 73 application to remove requirement for the development to meet Code for Sustainable Homes as the code doesnt exist anymore	To be decided under delegated powers	Valerie Okeyi	John McRory
St Ann's General Hospital, St Ann's Road HGY/2017/2830	Non-Material Amendment to amend specific conditions attached to the above hybrid planning permission for the redevelopment of St Ann's Hospital, St Ann's Road, London.	To be decided under delegated powers	Chris Smith	John McRory
Iceland, Land at Brook Road, N22 HGY/2017/2886	Redevelopment of site and erection of four independent residential blocks providing 148 residential units	Currently at consultation stage	Adam Flynn	John McRory
Tottenham Chances 399-401 High Road INVALID APPLICATION	Refurbishment of existing premises and extensions to provide 24 flats	Application Invalid. Awaiting energy statement and viability report including affordable housing statement.	Valerie Okeyi	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 October / November	Adam Flynn	John McRory
Haringey Heartlands	Comprehensive redevelopment of the site	In pre-application	Adam Flynn	John McRory

Clarendon Road Gas Works Site	(Masterplan)	discussions and PPA signed Submission in October		
423 West Green Road	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 – in pre-application discussion	Chris Smith	John McRory
67 & 69 Lawrence Road	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
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 once outline permission issued.	Tobias Finlayson	Robbie McNaugher
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

Westbury Court, 423-425 Lordship Lane, N22	Demolition of existing building and erection of part 1, part 5, part 6, part 7, part 8 storey building comprising commercial uses at ground floor and 58 dwellings above. Provision of waste refuse storage, cycle parking, disabled car parking and amenity space.	In pre-application discussions	Chris Smith	John McRory
BHS, High Road, Wood Green	Re-development of the site with a mix use development including a hotel	In pre-application discussions -	Adam Flynn	John McRory
Bernard Works	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 th July. Pre-app proposal presented to 18 th July Committee – expected submission in November	Michelle Bradshaw	Robbie McNaugher
IN PRE-APPLICATION DISCUSSIONS				
Peacock Industrial Estate, White Hart Lane	Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space.	Very recently submitted – pre-app meeting scheduled for October.	James Hughes	John McRory
Marks & Spencer 44-46 High Road, Wood Green	Mixed use redevelopment of 150 residential units and 2 retail units totalling 200sqm	Early pre-application discussions taking place	Chris Smith	John McRory
555 White Hart Lane	Mixed use redevelopment to provide employment (Use Classes B1a, B1c and B8), retail and residential uses	In pre-application discussions – concerns with loss of industrial land.	Wendy Robinson	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
Ashley House, 235-239 High Road, Wood Green N22 8HF	Redevelopment of site to provide a mixed used (residential and commercial) building up to 20 storeys in height.	Principle acceptable, in discussion on employment space and building heights. PPA to be drafted	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
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 with the 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 existing block of flats.	Principle acceptable	Chris Smith	John McRory
Omega Works	7 storey development with 920 square meters of office and 88 residential units.	Principle maybe acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy.	Chris Smith	Robbie McNaugher
Eade Rd and Arena Design Centre	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
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
83-89 Vale Road	Redevelopment of the site with a mix use residential scheme	Acceptable in principle	Tobias Finlayson	John McRory

