

## Update on progress of proposals for Major Sites

October 2018

Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<b>Iceland, Land at Brook Road, N22 HGY/2017/2886</b>	Redevelopment of site and erection of four independent residential blocks providing 148 residential units.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.  Awaiting GLA Stage II approval.  GLA reviewing amended energy information and S106 with applicant.	Samuel Uff	John McRory
<b>Chocolate Factory, N22 HGY/2017/3020</b>	Partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks ranging in height from three up to 16 storeys. Mixed use development comprising 9,376 sqm of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 216 Class C3 residential units together with associated residential and commercial car parking, public realm works and access.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.  Awaiting GLA Stage II approval.	Martin Cowie / John McRory	John McRory
<b>168 Park View Road HGY/2018/0076</b>	Proposal for an additional residential floor comprising 1x 1 bed, 1x 2 bed and 1x 3 bed and extension of a residential unit on the second floor to an approved planning scheme (HGY/2015/3398) for part 2 and part 4 storey building to provide 12 residential units	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Tobias Finlayson	John McRory

<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>Marks &amp; Spencer 44-46 High Road</b>	Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A5) plus associated site access, car and cycle parking, landscaping works and ancillary development.	To be reported to Members of Planning sub-committee – 8 <sup>th</sup> October 2018	Chris Smith	John McRory
<b>Goods Yard Site 44-52 White Hart Lane HGY/2018/0187</b>	330 residential units, 1,200m <sup>2</sup> of non-residential floorspace, refurbish the locally listed Station Master's House	Non-determination appeal received. Putative reasons for refusal to be reported to committee on 8 <sup>th</sup> October 2018.	James Hughes	Robbie McNaugher
<b>Coppetts Wood Hospital HGY/2018/1429</b>	Section 73 planning application to remove basement-parking area from recent approval, and other minor amendments.	Delegated report being drafted. Chair has re-delegated decision to officers.	Chris Smith	John McRory
<b>Mowlem Trading Estate HGY/2018/0683</b>	Section 73 planning application - Variation of a Condition 2 (plans and specifications) attached to planning application ref. HGY/2014/1648 to: increase car parking to Unit A from 13 to 17; decrease no. of disabled parking bays from 2 to 1; secure parking area; external storage up to 5m proposed along the northern and eastern boundaries and parking island; and amendment to servicing.	Awaiting solicitors details	Laurence Ackrill	John McRory

<b>Kwik Fit' 163 Tottenham Lane</b>	Section 73 planning application - amendment to permitted scheme to allow Gym use in place of MOT / Garage	Potential minor amendments relating to private amenity space (gain only i.e. no loss) to be added and to be re-consulted upon	Tobias Finlayson	John McRory
<b>423 West Green Road HGY/2018/1126</b>	Proposed erection of four buildings of a maximum 6 storeys in height, and conversion of former public house, to provide a relocated Church and nursery, café, flexible use commercial unit (Use Class A1/A2/B1/D1/D2) and 83 residential units, associated car and cycle parking spaces (including within new basement) and improved connections to adjacent park	Application submitted, under assessment. Potential issues due to: lack of affordable (12%) and loss of former public house use (now bar/restaurant). Other minor issues where further information is required.	Chris Smith	John McRory
<b>Tottenham Chances 399-401 High Road N17</b>	Refurbishment of existing premises and extensions to provide 24 flats	Application to be validated as ownership issue has been resolved	Valerie Okeiyi	John McRory
<b>Tottenham Hale Station</b>	Various alterations to existing consent	Application submitted further justification for the changes has been requested.	Gareth Prosser	Robbie McNaugher
<b>Wellbourne Centre, Ashley Road South and Tottenham Hale Island sites</b>	Strategic Development Partner proposal for Tottenham Hale Masterplan. 5 mixed used proposal including retail, medical centre and residential.	Discussions affordable housing on going. December committee targeted.	James Hughes	Robbie McNaugher
<b>159 Tottenham Lane</b>	Variation of condition 2 (approved drawings), condition 8 (material), condition 5 (waste storage), condition 8 (cycle parking) and condition 24 (landscaping) attached to planning permission	Out to consultation until 03/10/2018	Valerie Okeiyi	John McRory

	HGY/2016/3176)			
<b>IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON</b>				
<b>48-54 High Road N22</b>	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space.	Principle acceptable – in pre-application discussion; Revised scheme to be submitted.	Chris Smith	John McRory
<b>Industrial Estate at Crawley Road</b>	Three options for residential development ranging from 89, 84 and 77 residential units.	Principle acceptable subject to compliance with site allocation. Second pre-app being drafted. Will sign PPA – DMF, PAC and QRP (26/9) being arranged.	Chris Smith	John McRory
<b>Former BHS, 22-42 High Road</b>	Re-development of the site with a mix use development including a hotel	EIA Screening response sent.  Submission of application imminent	Samuel Uff	John McRory
<b>1-6 Crescent Mews, N22</b>	Redevelopment of site to create residential development comprising approximately 30 residential units	Redevelopment acceptable in principle; Loss of employment requires justification. Density currently excessive	Valerie Okeiyi	John McRory
<b>Former Newstead's Nursing Home, Broadlands Road</b>	Proposed demolition and replacement of the former Newstead Nursing Home, including change of use from C2 to C3, to provide for nine new residential	Redevelopment and loss of vacant care home acceptable in principle. QRP support Concern over underdevelopment of the site.	Valerie Okeiyi	John McRory

<b>Hornsey Parish Church, Cranley Gardens, N10</b>	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle acceptable. QRP raised a number of issues	Valerie Okeiyi	John McRory
<b>Ashley Gardens</b>	80 residential units as final part of Ashley Road South Masterplan.	Pre-application discussions taking place. Submission later in 2018	James Farrar	Robbie McNaugher
<b>162 St Anns Road (Kerswell Close)</b>	Re-development of the car-park area to provide new residential units.  Pocket living development.	Pre-application meetings have taken place. Concerns with tenure mix and design. Further advice from drainage and carbon also required.  DM Forum 4 <sup>th</sup> Oct Reporting to Oct committee as pre-app before submission.  Not signing PPA.	Chris Smith	Robbie McNaugher
<b>52 – 56 Millmead Road N17</b>	External façade re-modelling, internal refurbishment and mezzanine extension to the existing distribution unit to provide new office accommodation.	Pre-application discussions taking place. Application to be submitted soon	Valerie Okeiyi	Robbie McNaugher
<b>45-63 &amp; 67 Lawrence Road N15</b>	Proposed amendments to the approved scheme due to lack of agreement with the 3 <sup>rd</sup> party owner	Proposed amendments supported in principle.  Submission of application imminent	Valerie Okeiyi	John McRory
<b>Land to the east of Cross Lane</b>	Proposed amendments to the scheme allowed on appeal including S106 discussions	Pre-application discussions taking place	Valerie Okeiyi	John McRory

		Submission of application imminent		
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>48-50 Park Avenue, N22</b>	Demolition of existing buildings and redevelopment of the site to provide 18 residential units, arranged of a single block of accommodation.	Demolition requires justification before principle of development is accepted	Chris Smith	John McRory
<b>44-46 Hampstead Lane, Highgate</b>	Demolition of 3 dwellings and construction of nursing home	Preapp sent - Concerns over demolition, scale and that public benefit would not outweigh impact on conservation area.	Samuel Uff	John McRory
<b>Braemar Avenue Baptist Church, Braemar Avenue.</b>	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m2) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements.	Pre-application discussions taking place - principle of demolition is considered acceptable subject to a high quality replacement building being built. The principle of residential is considered acceptable	Valerie Okeiyi	John McRory
<b>25-27 Clarendon Road off Hornsey Park Road</b>	The demolition of existing buildings and structures and the comprehensive mixed redevelopment of the site to deliver a new part 6, part 8 storey building comprising office (Class B1) and flexible retail/café (Class A1/A3) floor space on ground floor level and circa 50 residential units (Class C3) on upper floor levels.	Pre-application discussions taking place – principle acceptable – discussions around strategic planning of the site and surrounding area required.	Valerie Okeiyi	John McRory
<b>Fortismere School, Tetherdown</b>	Retention of school and introduction of residential land use	Principle likely acceptable subject to further details.	Valerie Okeiyi	John McRory

<b>300-306 West Green Road N15</b>	Demolition of existing buildings and erection of a part three/ part four / part five storey building comprising 868.4sqm of retail/builders merchants at ground and basement level, 331.7sqm of B1 office space at first floor level and nine residential flats at second, third and fourth floor levels	Pre-application discussions taking place - principle of demolition is considered acceptable subject to a high quality replacement building being built. The principle of a residential led mixed-use development on this site is considered acceptable. Concern over underdevelopment of the site.	Valerie Okeiyi	John McRory
<b>Warehouse living proposals: Eade Road and Arena Design Centre sites, Haringey Warehouse District PRE/2017/0112</b>	Warehouse Living proposals across several sites.	Principle maybe acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy.	Martin Cowie	Robbie McNaugher
<b>Peacock Industrial Estate, White Hart Lane</b>	Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space.	Pre-application meeting has taken place, concerns raised with regard to compliance with the AAP allocation for the site and lack of comprehensive development.	James Hughes	Robbie McNaugher
<b>22, 22a &amp; 24 Broadlands Road and 13 Denewood</b>	Revised scheme for circa 35 retirement apartments that now retains buildings based on previous advice as they positively contribute to the Highgate	Follow-up to PRE/2017/0387 Meeting held 05/07 Further revisions required	Tobias Finlayson	John McRory

<b>Road</b>	CA.	QRP 08/08		
<b>Earlham Primary School PRE/2018/0160</b>	EFA proposal for replacement 2-storey new school. Require use of adjoining playing fields (MOL) for temporary construction compound and access as well as temporary school play area.	Follow up meeting from PRE/2017/0186. Meeting held 31/07 – design needs improvement QRP meeting held 12 /09	Tobias Finlayson	John McRory
<b>157-159 Hornsey Park Road</b>	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Valerie Okeiyi	John McRory
<b>Northwood Hall</b>	Erection of an additional storey to existing building to provide 24 residential units	Pre-application discussions taking place.	Martin Cowie	John McRory
<b>Ashley House, 235-239 High Road</b>	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.	Valerie Okeiyi	John McRory
<b>311 Roundway</b>	Mixed Use Redevelopment – 66 Units	Pre-application meeting has taken place. Concerns remain around a lack of comprehensive development.	James Hughes	Robbie McNaugher
<b>High Road West</b>	Comprehensive redevelopment of site for residential led mixed-use development in line with 2014 Masterplan.	Early pre-application discussions taking place.	Martin Cowie	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.	Principle acceptable – in pre-application discussion; Revised scheme to be submitted	Tobias Finlayson	John McRory



<p><b>555 White Hart Lane N17 PRE/2018/0211</b></p>	<p>Redevelopment of White Hart Lane Service Station and associated shop to mixed use scheme. Various options including</p> <p>Opt 1: Retail &amp; 9 Number residential Apartments  Opt 2: Retail Supermarket  Opt 3: Retail Supermarket  Opt 4: Retail &amp; Petrol Station  Opt 5: Residential - 9 Terraced houses  Opt 6: Retail, Petrol station &amp; 9 no Residential apartments</p>	<p>Awaiting confirmation of meeting date.</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>
<p><b>The National Hotel 17- 19 Queens Avenue N10 3PE PRE/2018/0213</b></p>	<p>Demolition of the existing garages to the rear of the site and the change of use of the building from a hotel (Class C1) to residential, together with a single storey rear extension, installation of 2 no. flat roof rear dormers, and minor external alterations to create 5 x 1-bed, 8 x 2-bed and 2 x 3-bed (duplex) flats, reconfiguration of existing car parking to rear and provision of cycle parking, landscaping and other associated works</p>	<p>Awaiting pre-application meeting on 11/10.</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>
<p><b>90 Fortis Green N2 9EY PRE/2018/0214</b></p>	<p>The Proposal seeks the following development:</p> <p>Demolition of the existing buildings to allow the erection of two residential buildings (Class C3) of part 4, part-5, and part-6 storeys to provide 71 residential units with associated open space, disabled car parking and landscaping.</p>	<p>Awaiting confirmation of meeting date.</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>