

Update on progress of proposals for Major Sites

April 2019

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
Iceland, Land at Brook Road, N22 HGY/2017/2886	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 but final draft is near completion. Awaiting GLA Stage II submission (requires S106 being finalised).	Samuel Uff	John McRory
159 Tottenham Lane N8 9BT	Variation of Condition 2 (approved drawings) attached to planning permission HGY/2016/3176, namely to facilitate revised building heights, repositioned flank elevation walls, new green roof and glass balustrade at rear first floor level, relocation of PV panels to main roof, additional rear third floor balcony, changes to overall fenestration (including omission of oriel windows), reconfigured internal layout, reconfigured entrance gates and revised landscaping arrangements with enclosed cycle stores to rear. Also variation of Condition 3 (materials), Condition 5 (waste storage), Condition 8 (cycle parking) and Condition 24 (landscaping) attached to planning permission HGY/2016/3176, to reflect proposed changes to approved drawings	S106 outstanding – due to be signed in next 14 days	Valerie Okeiyi	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				

Land at Haringey heartlands (Clarendon Gasworks) HGY/2019/0362	<p>Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings D1 and D2, forming Phase 1 of the Eastern Quarter, including the construction of 99 residential units, 439m² (GIA) of commercial floorspace, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.</p>	<p>Aiming for May Planning Sub-Committee.</p>	<p>Valerie Okeiyi Martin Cowie</p>	<p>John McRory</p>
Former BHS, 22-42 High Road HGY/2018/3145	<p>Demolition of the existing buildings and redevelopment to provide part 3-8 storey buildings providing mixed use development, comprising residential accommodation (197 units), flexible retail units, flexible workspaces, a hotel, and a public courtyard, with associated site access, car and cycle parking, and landscaping works.</p>	<p>Aiming for May Planning Sub-Committee.</p>	<p>Samuel Uff</p>	<p>John McRory</p>
423-435 West Green Road (former Red House Care Home) HGY/2018/1126	<p>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 88 residential units, associated car and cycle parking spaces (including within new basement) and improved connections to adjacent park</p>	<p>Aiming for May Planning Sub-Committee.</p>	<p>Chris Smith</p>	<p>John McRory</p>
Former Newstead's Nursing Home, Broadlands Road HGY/2018/3205	<p>Demolition of existing building and erection of three buildings between two and three storeys in heights to provide ten residential dwellings, private and communal amenity space and other associated development.</p>	<p>Redevelopment and loss of vacant care home acceptable in principle. Currently under consideration and discussions with the applicant taking place.</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>

67 Lawrence Road N15 HGY/2018/3655	Variation of Condition 2 pursuant to planning permission dated 17 January 2018 (ref: HGY/2016/1212) to substitute drawings involving separation of the live/work units, reduction in width of vehicle access, reconfiguration of the bin store, and provision of additional bicycle storage and basement plant room (amended floorspace figure of 6,643 GIA)	Under consideration Draft S106 with the applicants	Valerie Okeiyi	John McRory
45-63 Lawrence Road N15 HGY/2018/3654	Variation of Condition 2 pursuant to planning permission dated 17 January 2018 (ref: HGY/2016/1213) to substitute drawings involving reduction of number of units to 75, rearrangement of bicycle storage, slight reduction of building mass, alterations to dwelling layouts and sizes, slight amendments to the public realm, and other minor amendments to the approved scheme	Under consideration Draft S106 with the applicants	Valerie Okeiyi	John McRory
Tottenham Chances 399-401 High Road N17 HGY/2018/1582	Refurbishment of existing premises and extensions to provide 24 flats	Under considerations. Discussions taking place with the Applicant. Viability report being independently assessed	Valerie Okeiyi	John McRory
Tottenham Hale Station	Various alterations to existing consent	Conditions under discussion.	Gareth Prosser	Robbie McNaugher
Mowlem Trading Estate HGY/2018/0683	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	Under consideration Draft 106 sent to the applicants	Laurence Ackrill	John McRory

	boundaries and parking island; and amendment to servicing.			
Former Taxi Care Centre, 38 Crawley Road	Residential development for 29 units including pedestrian/cycle link through the site to connect with Lordship Rec. Max four storeys. Includes masterplan demonstrating wider development of site allocation (Barber Wilson – SA60).	Submitted but application is currently invalid.	Chris Smith	John McRory
1-6 Crescent Mews, N22	Redevelopment of site to create residential development comprising approximately 30 residential units	Submitted but application is currently invalid.	Tobias Finlayson	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
19 Bernard Road N15 4NE	Demolition of existing building. Erection of 3 commercial units and 53 residential units - Part 4/Part 5/Part 6 storey building and associated amenity, landscaping and cycle parking areas.	Application received, validation pending. Pre-application committee targeted for 8 th April 2019.	James Hughes	Robbie McNaugher
Hornsey Parish Church, Cranley Gardens, N10	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle acceptable.	Valerie Okeiyi	John McRory
Clarendon Gasworks (Eastern Quarter)	Reserved Matters application to be submitted April 2019 for blocks D3 and D4 only of the eastern quarters.	Pre-application discussions taking place on the eastern quarters Application to be submitted in April submission	Valerie Okeiyi	John McRory
IN PRE-APPLICATION DISCUSSIONS				

22, 22a & 24 Broadlands Road and 13 Denewood Road	Revised scheme for circa 29 over 55 'downsizing' apartments that now retains buildings based on previous advice as they positively contribute to the Highgate CA.	Further revisions required due to primarily conservation and design concerns as well as questioning demand for over 55s	Tobias Finlayson	John McRory
Marsh Lane Depot	Erection of Office building, Workshop, Salt Storage building (retained), Bin Repair enclosure repositioned, Gatehouse and Other Ancillary buildings/stores.	Pre-App meeting arranged for w/c 1 st April.	Chris Smith	Robbie McNaugher
175 Willoughby Lane	Provision of 4,530 sqm (GIA) of industrial floor space, provided at ground and mezzanine level, with HGV access incorporated through the floorplan. The upper levels propose to include two levels totalling 3,160 sqm (GIA) of commercial (B1) floorspace and 188 residential units, reaching up to eleven storeys (above ground industrial level).	Pre-app letter being drafted. Meeting with GLA arranged.	Chris Smith	Robbie McNaugher
867-869 High Road N17 8EY (Former Sainsbury's supermarket site)	Hybrid planning application - 300 residential units + approximately 120m ² commercial uses, approximately 60 car parking spaces and up to 500 cycle spaces. Height Range of 3 – 6 storeys and there would be a taller building of approximately 26 storeys.	Further pre-application guidance to be issued March 2019	James Hughes	Robbie McNaugher
78-92 Stamford Road	Demolition of existing two storey buildings and erection of part 3 storey and part 7 storey mixed use building consisting of 1997sqm of commercial space (including 5no tethered residential units) and 34 residential flats (17x1bed, 10x2bed, 7x3bed).	Pre-app letter to be issued.	Chris Smith	Robbie McNaugher
48-54 High Road, Wood Green	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 – pre-app letter issued. Revised scheme to be submitted.	Chris Smith	John McRory

Somerlese Courtenay Avenue N6 4LP PRE/2018/0241	Replacement house on the site of Somerlese in Courtenay Avenue.	Meeting undertaken. Proposed massing and scale largely within existing footprint however changes to character and appearance is considered unacceptable. Pre-app report issued on amended proposal.	Gareth Prosser	John McRory
48-50 Park Avenue, N22	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
Braemar Avenue Baptist Church, Braemar Avenue.	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. One of the main issues relates to the loss of a number of large trees.	Valerie Okeiyi	John McRory
25-27 Clarendon Road off Hornsey Park Road	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

300-306 West Green Road N15	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.	Valerie Okeiyi	John McRory
Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Omega Works sites, Haringey Warehouse District	Warehouse Living and other proposals across several sites.	Principle maybe acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy. The applicant is addressing this.	Nathaniel Baker	Robbie McNaugher
Peacock Industrial Estate, White Hart Lane	Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space.	Pre-application note issued. Further pre-application advice sought from applicant.	James Hughes	Robbie McNaugher
157-159 Hornsey Park Road	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Valerie Okeiyi	John McRory
311 Roundway	Mixed Use Redevelopment – 66 Units	Pre-application meeting has taken place. Concerns remain around a lack of comprehensive development. Officers have met with one landowner to seek a masterplanned approach.	Martin Cowie	Robbie McNaugher

High Road West	Comprehensive redevelopment of site for residential led mixed-use scheme	Ongoing pre-application discussions taking place.	Martin Cowie	Robbie McNaugher
90 Fortis Green N2 9EY	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.	Pre-application meeting held – principle likely acceptable although conservation, design and parking issues need to be resolved.	Tobias Finlayson	John McRory
42 Oakleigh Hampstead Lane London N6 4LL	Erection of replacement dwelling	Pre-application meeting held – principle acceptable although conservation, design and arboriculture issues to be resolved.	Gareth Prosser	John McRory
APPEALS and JRs				
Goods Yard 36 and 44-52 White Hart Lane HGY/2018/0187 HGY/2018/0188	Hybrid Application (layout, scale, appearance, landscaping and access within the site reserved 330 residential units + Conservation Area Demolition. Non- determination appeal	Statement of Common Ground agreed. Public Inquiry 05/2019.	James Hughes	Manager: Robbie McNaugher
44-46 High Road HGY/2018/1472	Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development.	Hearing To be held in May	Nathaniel Baker	Manager: John McRory
423-435 Lordship Lane	Demolition of existing building and erection of part 1, part 5, part 6 and part 7 storey building comprising	Likely a Hearing	Chris Smith	

<p>HGY/2017/3679</p>	<p>commercial uses (use class A1, A2, A3, A4, A5) at ground floor and 50 residential dwellings above. Provision of waste refuse storage, cycle parking, disabled car parking and amenity space</p>	<p>No start date as yet from PINs</p>	<p>Manager: John McRory</p>
<p>26-28 Brownlow Road HGY/2018/0309</p>	<p>Demolition of existing buildings; erection of a part-3 and part-4 storey building with additional inset top floor comprising 27 flats; erection of 3 detached dwellings to the rear with 4 parking spaces, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear</p>	<p>Written representations requested by appellant No start date as yet from PINs</p>	<p>Tobias Finlayson Manager: John McRory</p>