

## Update on progress of proposals for Major Sites

May 2019

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 but final draft is near completion.  Awaiting GLA Stage II submission (requires S106 being finalised). Meeting being arranged between independent viability consultant, LBH and applicant.	Samuel Uff	John McRory
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>Land at Haringey heartlands (Clarendon Gasworks) HGY/2019/0362</b>	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.	May Planning Sub-Committee.	Valerie Okeiyi Martin Cowie	John McRory
<b>Former BHS, 22-42 High Road HGY/2018/3145</b>	Demolition of the existing buildings and redevelopment to provide part 3-8 storey buildings providing mixed use development, comprising residential accommodation (197 units), flexible	May Planning Sub-Committee.	Samuel Uff	John McRory

	retail units, flexible workspaces, a hotel, and a public courtyard, with associated site access, car and cycle parking, and landscaping works.			
<b>423-435 West Green Road (former Red House Care Home) 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 88 residential units, associated car and cycle parking spaces (including within new basement) and improved connections to adjacent park	Aiming for June Planning Sub-Committee.	Chris Smith	John McRory
<b>Former Newstead's Nursing Home, Broadlands Road HGY/2018/3205</b>	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.	Redevelopment and loss of vacant care home acceptable in principle. Currently under consideration and discussions with the applicant taking place.	Valerie Okeiyi	John McRory
<b>67 Lawrence Road N15 HGY/2018/3655</b>	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
<b>45-63 Lawrence Road N15 HGY/2018/3654</b>	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,	Under consideration  Draft S106 with the applicants	Valerie Okeiyi	John McRory

	slight amendments to the public realm, and other minor amendments to the approved scheme			
<b>Tottenham Chances 399-401 High Road N17 HGY/2018/1582</b>	Refurbishment of existing premises and extensions to provide 24 flats	Under considerations. Discussions taking place with the Applicant.	Valerie Okeiyi	John McRory
<b>Tottenham Hale Station</b>	Various alterations to existing consent	Conditions under discussion.	Gareth Prosser	Robbie McNaugher
<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.	Under consideration  Draft 106 sent to the applicants	Laurence Ackrill	John McRory
<b>Former Taxi Care Centre, 38 Crawley Road</b>	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).	Under consultation.	Chris Smith	John McRory
<b>1-6 Crescent Mews, N22</b>	Redevelopment of site to create residential development comprising approximately 30 residential units	Under consultation.	Tobias Finlayson	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON</b>				

<b>19 Bernard Road N15 4NE</b>	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 <sup>th</sup> April 2019.	James Hughes	Robbie McNaugher
<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.	Valerie Okeiyi	John McRory
<b>Clarendon Gasworks (Eastern Quarter)</b>	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 May	Valerie Okeiyi	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>22, 22a &amp; 24 Broadlands Road and 13 Denewood Road</b>	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
<b>Marsh Lane Depot</b>	Erection of Office building, Workshop, Salt Storage building (retained), Bin Repair enclosure repositioned, Gatehouse and Other Ancillary buildings/stores.	Submission expected soon.	Chris Smith	Robbie McNaugher
<b>175 Willoughby Lane</b>	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 to be issued.	Chris Smith	Robbie McNaugher

<b>867-869 High Road N17 8EY (Former Sainsbury's supermarket site)</b>	Hybrid planning application - 300 residential units + approximately 120m <sup>2</sup> 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.	James Hughes	Robbie McNaugher
<b>78-92 Stamford Road</b>	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).	2 <sup>nd</sup> Pre-app meeting arranged.	Chris Smith	Robbie McNaugher
<b>48-54 High Road, Wood Green</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 – pre-app letter issued. Revised scheme to be submitted.	Chris Smith	John McRory
<b>Somerlese Courtenay Avenue N6 4LP PRE/2018/0241</b>	Replacement house on the site of Somerlese in Courtenay Avenue.	Pre-app report issued on amended proposal.	Gareth Prosser	John McRory
<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>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 (204m <sup>2</sup> ) 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	Valerie Okeiyi	John McRory

		residential is considered acceptable. One of the main issues relates to the loss of a number of large trees.		
<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>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.	Valerie Okeiyi	John McRory
<b>Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Omega Works sites, Haringey Warehouse District</b>	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

<b>Peacock Industrial Estate, White Hart Lane</b>	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
<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>311 Roundway</b>	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
<b>High Road West</b>	Comprehensive redevelopment of site for residential led mixed-use scheme	Ongoing pre-application discussions taking place.	Martin Cowie	Robbie McNaugher
<b>90 Fortis Green N2 9EY</b>	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
<b>42 Oakleigh Hampstead Lane London N6 4LL</b>	Erection of replacement dwelling	Pre-application meeting held – principle acceptable although conservation, design and arboriculture issues to be resolved.	Gareth Prosser	John McRory
Gladstone House, N22	Demolition of existing buildings and erection of 15 storey mixed use commercial and residential for 44 dwellings	Height was main concern, given that it abuts Noel Park CA.	Samuel Uff	John McRory

<b>36-38 Turnpike Lane London N8 0PS</b>	Erection of 14 residential flats. (The Demolition of the existing structure and the erection of four-storey building with part commercial/residential on the ground floor and self-contained flats on the upper floors.)	Pre-app meeting to be held 2/5. Uplift of 10 units.	Tania Skelli	John McRory
<b>1 Farrer Mews London N8 8NE</b>	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats )	Pre-app meeting to be held 9/5. 2 phase development.	Tania Skelli	John McRory
<b>Mansfield Heights Great North Road London N2 0NY</b>	Upwards extension of buildings to create 12no. additional residential apartments	Pre-app meeting to be held 20/5. Just arrived.	Tania Skelli	John McRory
<b>Major Appeals</b>				
<b>Goods Yard 36 and 44-52 White Hart Lane  HGY/2018/0187 HGY/2018/0188</b>	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 on-going.	James Hughes  Manager: Robbie McNaugher	
<b>44-46 High Road  HGY/2018/1472</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-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development.	Hearing  To be held 9 <sup>th</sup> July 2019	Nathaniel Baker  Manager: John McRory	



<p><b>423-435 Lordship Lane</b> <b>HGY/2017/3679</b></p>	<p>Demolition of existing building and erection of part 1, part 5, part 6 and part 7 storey building comprising 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>Appeal submitted. No timetable set.</p>	<p>Chris Smith  Manager: John McRory</p>
<p><b>26-28 Brownlow Road</b> <b>HGY/2018/0309</b></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 reps appeal. Council's case being prepared.</p>	<p>Tobias Finlayson  Manager: John McRory</p>
<p><b>Appeals Expected</b></p>			
<p><b>Ashley Park</b></p>	<p>Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 131.9 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works</p>	<p>Application refused at committee in February.</p>	<p>Nat Baker</p>
<p><b>Kerswell Close</b></p>	<p>Pocket housing scheme</p>	<p>Application refused under delegated powers</p>	<p>Chris Smith</p>