

Update on progress of proposals for Major Sites

July 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.	<p>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.</p> <p>Awaiting GLA Stage II submission (requires S106 being finalised). Discussion with BNP Paribas has resolved that viability is sound, subject to submission of proof of lease compensation costs. This evidence as submitted is insufficient, so clarification required.</p> <p>S106 nearing completion.</p>	Samuel Uff	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 retail units, flexible workspaces, a hotel, and a public courtyard, with associated site access, car and cycle parking, and landscaping works.	Sub-Committee resolved to grant planning permission subject to the signing of a S106 legal agreement which is with the applicant. Once complete will go to GLA Stage 2.	Samuel Uff	John McRory
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				

<b>56-68 Stamford Road HGY/2019/1401</b>	Variation of Condition 2 of HGY/2017/0426 to enable the installation of a sub-station, accommodate new structural columns, reduction of the number of parking spaces from 17 to 13 and amendments to the cycle and refuse storage arrangements, all at ground floor level, plus minor changes to other elevations and floor plans	Under consultation.	Chris Smith	John McRory
<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	To be presented at July 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.	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	Under consideration  Draft S106 with the applicants	Valerie Okeiyi	John McRory

	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			
<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 HGY/2019/0938</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 HGY/2019/1183</b>	Redevelopment of site to create residential development comprising approximately 30 residential units	Under consultation.	Tobias Finlayson	John McRory
<b>Somerlese Courtenay Avenue N6 4LP PRE/2018/0241</b>	Replacement house on the site of Somerlese in Courtenay Avenue.	Under consultation	Gareth Prosser	John McRory
<b>Marsh Lane Depot HGY/2019/0938</b>	Erection of Office building, Workshop, Salt Storage building (retained), Bin Repair enclosure repositioned, Gatehouse and Other Ancillary buildings/stores.	To be presented at July Planning Sub-Committee.	Chris Smith	Robbie McNaugher

<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.	Under consideration.	Martin Cowie	Robbie McNaugher
<b>Clarendon Gasworks (Eastern Quarter)</b>	Reserved Matters application for blocks D3 and D4 only of the Eastern Quarter.	Application received, validation pending.	Valerie Okeiyi	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON</b>				
<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>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>Lockkeepers Cottage, Ferry Lane</b>	Mixed use development providing flexible office space, café, five 1 bed flats, four 2 bed flats and one 3 bed flat are proposed.	Pre-app letter being drafted.	Chris Smith	Robbie McNaugher
<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>175 Willoughby Lane</b>	Provision of 4,530 sqm (GIA) of industrial floor space, provided at ground and mezzanine level,	Pre-app letter issued.	Chris Smith	Robbie McNaugher

	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).			
<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.		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).	QRP completed. Under consideration. 2 <sup>nd</sup> QRP to be 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>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.	Valerie Okeiyi	John McRory

<b>25-27 Clarendon Road off Hornsey Park Road</b>	Comprehensive redevelopment of the site to provide new employment floorspace and residential dwellings with associated parking, access and infrastructure.	Pre-application meeting to take place 10 July 2019.	Martin Cowie	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/builder's 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.	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.	Pre-application meeting held and further pre-application meetings programmed.  Draft initial Framework presented for Overbury /Eade Road Sites.		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.	Tobias Finlayson	John McRory
<b>42 Oakleigh Hampstead Lane London N6 4LL</b>	Erection of replacement dwelling	Pre-application meeting held – principle acceptable.	Gareth Prosser	John McRory
<b>Gladstone House, N22</b>	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 held 2/5. Uplift of 10 units. Design overhaul required. Housing acceptable subject to AH provision.	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 held 9/5. 2 phase development. Principle of housing acceptable.	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 held 20/5. Additional housing acceptable subject to AH provision.	Tania Skelli	John McRory

<b>44 Hampstead Lane</b>	Use Class C2 high quality specialist dementia care with 45 en-suite bedrooms and communal facilities	Pre-app held on 22 <sup>nd</sup> March. QRP held on 22/05/2019.  Further discussions taking place	Samuel Uff	John McRory
<b>Major Appeals</b>				
<b>Goods Yard 36 and 44-52 White Hart Lane</b>  <b>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	Planning Inquiry concluded 15.05.2019. Awaiting appeal decision from Planning Inspectorate.	Robbie McNaugher	
<b>44-46 High Road (former M&amp;S)</b>  <b>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  Statement of Case submitted. Statement of Common Ground on Affordable Housing agreed. Statement of Common Ground agreed. S106 being finalised.	Samuel Uff  Manager: John McRory	
<b>423-435 Lordship Lane (Westbury Court)</b>  <b>HGY/2017/3679</b>	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	Appeal submitted. No timetable set.	Chris Smith  Manager: John McRory	
<b>Kerswell Close</b>	Pocket housing scheme	Inquiry. To be held 20 <sup>th</sup> August.  Statement of Case and Common Ground being prepared.	Chris Smith  Manager: Robbie McNaugher	
<b>Appeals Expected</b>				



<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>Public Inquiry sought by appellant. Statement of Case and Common Ground being prepared.</p>	<p>Chris Smith</p>
<p><b>Westbury Court, 435 Lordship Lane</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>Hearing sought by appellant. Statement of Case and Common Ground to be prepared.</p>	<p>Chris Smith</p>