

Update on progress of proposals for Major Sites

February 2020

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.  Additional viability information received on 08/01/2020 following GLA meeting in November. This is being assessed by BNPP and GLA. If acceptable then this can go to Stage 2.	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.	Members resolved to grant planning permission subject to the signing of a S106 legal agreement.  Stage 2 received from GLA and delegated report completed and delegated authority received from Chair.	Samuel Uff	John McRory
<b>423-435 West Green Road (former Red House Care Home)</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,	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Section 106 has been engrossed	Chris Smith	John McRory

<b>HGY/2018/1126</b>	associated car and cycle parking spaces (including within new basement) and improved connections to adjacent park	and it is expected that permission will be issued imminently.		
<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).	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Negotiations for the legal agreement are ongoing.	Chris Smith	John McRory
<b>19 Bernard Road N15 4NE HGY/2019/1490</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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Negotiations for the legal agreement are ongoing	Martin Cowie	Robbie McNaugher
<b>1-6 Crescent Mews, N22 HGY/2019/1183</b>	Redevelopment of site to create residential development comprising approximately 30 residential units	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Negotiations for the legal agreement are ongoing	Tobias Finlayson	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	Application to be determined under delegated authority.	Chris Smith	John McRory

	changes to other elevations and floor plans			
<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 10 residential dwellings, private and communal amenity space and other associated development.	Discussions ongoing – seeking revisions for the scheme.	Valerie Okeiyi	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.	Delegated report to be signed.	Laurence Ackrill	John McRory
<b>Ashley Gardens, Tottenham Hale</b>	Section 73 application for amendments to Blocks 1 and 1A including 46 additional units and internal and external changes.	Likely to be approved under delegated powers.  S106 being finalised.	Martin Cowie	Robbie McNaugher
<b>867-869 Road High 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.	Under consideration.  Expected to be presented to March Committee.	Graham Harrington	Robbie McNaugher
<b>300-306 West Green Road N15 HGY/2020/0158</b>	Demolition of existing buildings and erection of a five-storey building (plus basement) comprising of a retail unit at ground and basement levels and nineteen residential units	Currently at public consultation stage and under consideration.	Valerie Okeiyi	John McRory

	above; and associated landscaping and the provision of an outdoor children's play area			
<b>Berol Yard</b>	Reserved Matters of appearance, landscaping, layout, scale and access in relation to Berol House pursuant to Condition 1 of planning permission HGY/2017/2044 for the alteration/conversion of ground, first and second floors of Berol House to provide 3,366 sqm (GEA) of commercial floorspace (Use Class B1) and two storey extension to provide 18 residential units (Use Class C3), with cycle parking and all associated works.	Under Consultation	Phil Elliott	Robbie McNaugher
<b>550 White Hart Lane HGY/2020/0100</b>	Redevelopment of site involving new industrial / warehousing units (Use Class B1(C) and B8) with associated yard and parking area, following demolition of existing building.	Currently at public consultation stage and under consideration.	Laurence Ackrill	John McRory
<b>Somerlese, Courtenay Avenue HGY/2020/0247</b>	Section 73 - amend Condition 2 imposed on planning permission LPA ref: HGY/2019/1481, as it relates to the approved plans. Minor changes.	Currently at public consultation stage and under consideration.	Gareth Prosser	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>679 Green Lanes</b>	Redevelopment of the site to provide up to 121 new homes, new office and retail space	Pre-app response to be issued.	Samuel Uff	
<b>44 Hampstead Lane</b>	Use Class C2 high quality specialist dementia care with 45 en-suite bedrooms and communal facilities	Received amended plans reducing scale but issues remain over public benefit of the high-end product to justify demolition.	Samuel Uff	John McRory

<b>(Site Formerly known as 76-84 Mayes Road, N22) Caxton Road PFS</b>	Re-development of vacant site to provide a residential led mixed-use development comprising circa 75 C3 units and 1000sqm of commercial floorspace	Further pre-application meeting being held 3/2.	Tobias Finlayson	John McRory
<b>Clarendon Gasworks</b>	Reserved Matter discussions taking place on E blocks within the eastern quarters	Pre-application discussions commenced	Valerie Okeiyi	John McRory
<b>Cranwood House, Muswell Hill Road/Woodside Ave, N10</b>	Redevelopment of site for residential and associated amenity space, landscaping and parking.	Pre-application meetings planned.  QRP 4 <sup>th</sup> Feb.	Phil Elliot	Robbie McNaugher
<b>139-141 Crouch Hill</b>	Redevelopment of 139 - 131 Crouch Hill to provide 9 residential units (6 x 2bed & 3 x3bed) and 319sqm of retail floorspace across two shops (class A1) in a four-storey building over basement.	9 unit scheme at present but better tenure mix could make over 10 units. Potential for less retail use too. Response sent. No update since.	Samuel Uff	John McRory
<b>Pool Motors, 7 Cross Lane</b>	Demolition of existing development and mixed-use development comprising new high quality commercial floorspace and new homes.	Acceptable in principle. Pre-application discussions taking place  QRP was held 22nd January	Valerie Okeiyi	John McRory
<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.	2nd Pre-App Note has been issued. Expected to be presented at Pre-App Committee on 10th February 2020.	Chris Smith	Robbie McNaugher

<b>555 White Hart Lane PRE/2019/0255</b>	Follow up pre-app to PRE/2019/0209	Meeting held advice written up waiting to be sent out.	Laurence Ackrill	John McRory
<b>30- 32 Summerhill Road N17</b>	<p>Redevelop to provide 21 new homes. The scheme provides underground parking for 20 cars with 2 further spaces accessed direct from Summerhill Road.</p> <p>The scheme provides a range of home sizes and types from studio up to 3-bedroom / 5-Person with a mix of private and shared external amenity space.</p>	Pre-application meeting 26th Sept, advised applicants and agent that proposed density was excessive, written response being prepared.	Liz Reynolds	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	Valerie Okeiyi	John McRory
<b>25-27 Clarendon Road off Hornsey Park Road</b>	Redevelopment of the site to provide new commercial floorspace, 66 flats over in 9 storey high building with associated parking, and amenity space.	Pre-application discussions taking place – principle acceptable. Applicant to consider masterplanned approach.	Martin Cowie	John McRory

<b>Northumberland Terrace 807, 790-814) High Road, Tottenham, N17</b>	THFC proposal for 2,700sqm (GIA) of A1/A2/A3/B1/D1/D2 floorspace and refurbishment of the Listed Buildings fronting the High Road.	Pre-application discussions ongoing. Presented as a pre-app briefing in March.	Graham Harrington	Robbie McNaugher
<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.	Draft framework presented for Overbury /Eade Road Sites, further pre-application meetings scheduled, PPA signed.  Discussions ongoing for Omega Works and Overbury Road.	Liz Reynolds	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 – 70 Units	Officers have met with one landowner to seek a masterplanned approach.  Pre-application discussions expected in February.	Chris Smith	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>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

<b>Gladstone House, N22</b>	Demolition of existing buildings and erection of 15 storey mixed use commercial and residential for 44 dwellings	Pre-app issued.	Samuel Uff	John McRory
<b>36-38 Turnpike Lane London N8 0PS</b>	Erection of 9 residential flats and commercial space at ground floor. (major as over 1000 square metres) (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.)	Second pre-application meeting arranged following revised scheme	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)	Second pre-application meeting arranged following revised scheme	Tania Skelli	John McRory
<b>Mansfield Heights Great North Road London N2 0NY</b>	Upwards extension of buildings to create 12no. additional residential apartments	Additional housing acceptable subject to AH provision.	Tania Skelli	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.	Valerie Okeiyi	John McRory
<b>50 Clarendon Road</b>	Use of Ground Floor as 4 commercial units and 3 upper floors of 13 Flats.	Pre-application meeting to take place	Valerie Okeiyi	John McRory
<b>8 Craven Park Road PRE/2020/0014</b>	Demolishing a single story synagogue building and converting it to a four story building with a basement, The synagogue will be in the basement	Pre-application meeting arranged for 13 <sup>th</sup> Feb	Laurence Ackrill	Robbie McNaugher

	with a big office on the ground floor and flats above.			
<b>Selby Centre</b>	Council housing and community centre replacement	Pre-apps to commence in Feb	Phil Elliott	Robbie McNaugher
<b>Major Application Appeals</b>				
<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. Hearing date set for 25 <sup>th</sup> February 2020.	Chris Smith  Manager: John McRory	
<b>Ashley Park</b> <b>HGY/2019/0108</b>	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	Application refused (overturn) at committee in February. To be a Hearing on 4 <sup>th</sup> February.	Robbie McNaugher	
<b>Kerswell Close</b> <b>HGY/2018/3553</b>	Replacement of existing car park with a part-3, part-6 storey building comprising 44 one bedroom affordable residential units together with amenity space, secure cycle and refuse store, site landscaping and public realm works including new publicly accessible pedestrian routes and tree planting.	Appeal dismissed by the Planning Inspectorate  Appellant has sought a judicial review. High Court dismissing the claim on the papers.  The Claimant has now sought a hearing.	Robbie McNaugher	
<b>Guildens, Courtenay Avenue</b>	Demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground	Appeal submitted, not yet made valid.  Rebuttal statement regarding choice of procedure sent 24/12/2019	Laurence Ackrill	

	floor and the creation of a basement level.		
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