

Update on progress of proposals for Major Sites

March 2020

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. Additional viability information received following GLA meeting in November. This is being assessed by BNPP and GLA.	Samuel Uff	John McRory
Former Taxi Care Centre, 38 Crawley Road HGY/2019/0938	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
19 Bernard Road N15 4NE HGY/2019/1490	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

1-6 Crescent Mews, N22 HGY/2019/1183	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
APPLICATIONS SUBMITTED TO BE DECIDED				
56-68 Stamford Road HGY/2019/1401	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	Application to be determined under delegated authority. Negotiations for the legal agreement are to be finalised shortly.	Chris Smith	John McRory
Former Newstead's Nursing Home, Broadlands Road HGY/2018/3205	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
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 boundaries and parking island; and amendment to servicing.	Delegated decision, awaiting finalisation.	Laurence Ackrill	John McRory
Ashley Gardens, Tottenham Hale	Section 73 application for amendments to Blocks 1 and 1A including 46 additional units and internal and external changes.	Agreed to be approved under delegated powers.	Martin Cowie	Robbie McNaugher

		S106 being finalised.		
867-869 Road High 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.	Under consideration. Expected to be presented to March Committee.	Graham Harrington	Robbie McNaugher
300-306 West Green Road N15 HGY/2020/0158	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 above; and associated landscaping and the provision of an outdoor children's play area	Currently at public consultation stage and under consideration.	Valerie Okeiyi	John McRory
Berol Yard	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
550 White Hart Lane HGY/2020/0100	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.	Agreed to be decided under delegated powers. Public consultation finished. In the process of agreeing heads of terms / waiting on applicant to provide further details.	Laurence Ackrill	John McRory
Somerlese, Courtenay	Section 73 - amend Condition 2 imposed on	Currently under consideration.	Gareth Prosser	John McRory

Avenue HGY/2020/0247	planning permission LPA ref: HGY/2019/1481, as it relates to the approved plans. Minor changes.			
IN PRE-APPLICATION DISCUSSIONS				
573-575 Lordship Lane	Replacement of glaziers firm with four storey residential development of 17 units.	Pre-app response to be issued.	Chris Smith	John McRory
679 Green Lanes	Redevelopment of the site to provide up to 121 new homes, new office and retail space	Pre-app response to be issued.	Samuel Uff	
44 Hampstead Lane	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
(Site Formerly known as 76-84 Mayes Road, N22) Caxton Road PFS	Re-development of vacant site to provide a residential led mixed-use development comprising circa 75 C3 units and 1000sqm of commercial floorspace	Principle acceptable. To be presented to Members at March committee as part of the pre-application process.	Tobias Finlayson	John McRory
West Indian Cultural Centre Clarendon Road off Hornsey Park Road	Construction of a new West Indian Cultural Centre with approximately 100 residential units, an Aparthotel and flexible workspace, along with a new public square and amenity areas and improved access and parking.	Pre-app response to be issued.	Tobias Finlayson	John McRory
Clarendon	Reserved Matter discussions taking place on E	Pre-application discussions	Valerie Okeiyi	John McRory

Gasworks	blocks within the eastern quarters	commenced		
Cranwood House, Muswell Hill Road/Woodside Ave, N10	Redevelopment of site for residential and associated amenity space, landscaping and parking.	Pre-application meetings planned. QRP 4 th Feb. Presented as pre-app briefing March committee.	Phil Elliot	Robbie McNaugher
139-141 Crouch Hill	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.	Initial pre-app advice sent. Amended proposals now received.	Samuel Uff	John McRory
Pool Motors, 7 Cross Lane	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
Lockkeepers Cottage, Ferry Lane	Mixed use development providing flexible office space, café, five 1 bed flats, four 2 bed flats and one 3 bed flat are proposed.	Presented to Pre-App Committee on 10th February 2020.	Chris Smith	Robbie McNaugher
555 White Hart Lane PRE/2019/0255	Redevelopment of site to provide eight new commercial units - A flexible B1(c)/ B2/ B8 use likely to include urban logistics businesses. A total of approximately 16,500 sqm employment floorspace is proposed.	Advice sent out 21/02. Application expected March 2020	Laurence Ackrill	John McRory
30- 32 Summerhill	Redevelop to provide 21 new homes. The	Pre-application meeting 26th	Phil Elliott	Robbie

Road N17	<p>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>	Sept, advised applicants and agent that proposed density was excessive, written response being prepared.		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
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. Separate application for No.50 since received.	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 (204m ²) 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
25-27 Clarendon Road off Hornsey Park Road	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
Northumberland Terrace 807, 790-814) High Road, Tottenham, N17	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 Feb.	Graham Harrington	Robbie McNaugher

		Submission expected shortly.		
Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Haringey Warehouse District	Warehouse Living and other proposals across 2 sites.	Draft framework presented for Overbury /Eade Road Sites, further pre-application meetings scheduled, PPA signed.	Phil Elliott	Robbie McNaugher
Warehouse living proposal- Omega Works Haringey Warehouse District	Warehouse Living and other proposals.	Early pre-application discussions taking place	Phil Elliott	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 – 70 Units	Officers have met with one landowner to seek a masterplanned approach. Pre-application discussions expected in February.	Chris Smith	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
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

Gladstone House, N22	Demolition of existing buildings and erection of 15 storey mixed use commercial and residential for 44 dwellings	Pre-app issued.	Samuel Uff	John McRory
36-38 Turnpike Lane London N8 0PS	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
1 Farrer Mews London N8 8NE	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
Mansfield Heights Great North Road London N2 0NY	Upwards extension of buildings to create 12no. additional residential apartments	Additional housing acceptable subject to AH provision.	Tania Skelli	John McRory
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
50 Clarendon Road	Use of Ground Floor as 4 commercial units and 3 upper floors of 13 Flats.	Pre-application discussions taking place	Valerie Okeiyi	John McRory
8 Craven Park Road PRE/2020/0014	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 held 13 th Feb. Advice note to be issued.	Laurence Ackrill	Robbie McNaugher

	with a big office on the ground floor and flats above.			
Selby Centre	Council housing and community centre replacement	Pre-apps to commence in March	Phil Elliott	Robbie McNaugher
Major Application Appeals				
423-435 Lordship Lane (Westbury Court) HGY/2017/3679	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	Hearing cancelled. Appeal now being decided by written representations.	Chris Smith Manager: John McRory	
Ashley Park HGY/2019/0108	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 10 th March.	Robbie McNaugher	
Guildens, Courtenay Avenue	Demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level.	Appeal submitted, not yet made valid. Rebuttal statement regarding choice of appeal procedure sent 24/12/2019	Laurence Ackrill	