

Update on progress of proposals for Major Sites

June 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.  Stage 2 expected to be sent to the GLA imminently.	Samuel Uff	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).	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.  Awaiting agreement from applicant on draft s106. Decision expected to be issued imminently.	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>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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Legal agreement being finalised.  Referral to the GLA likely in June.	Graham Harrington	Robbie McNaugher
<b>Land to the East of Cross Lane HGY/2020/0633</b>	Variation of condition 23 of Planning Permission HGY/2016/0086 (Appeal reference APP/Y5420/W/16/3165389) to allow D1 Use	Variation of existing S106 agreement to be completed shortly.	Valerie Okeiyi	John McRory
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>10 Gourley Street HGY/2020/1183</b>	Addition of two floors to existing warehouse to provide new storage and office space and other ancillary facilities.	Application submitted and consultation period is underway.	Chris Smith	Robbie McNaugher
<b>Lockkeepers Cottage, Ferry Lane HGY/2020/0847</b>	Redevelopment of the site comprising the demolition of existing buildings and the erection of a new building ranging in height from 3 to 6 storeys to accommodate 13 residential units (Use Class C3), employment floorspace (Use Class B1a) at upper ground and first floor level and retail / café floorspace (Use Class A1 / A3) at lower ground	Application submitted and consultation period is underway.  Expected to be presented to July committee.	Chris Smith	Robbie McNaugher

	floor level, along with associated landscaping and public realm improvements, cycle parking provision, plant and storage and other associated works.			
<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.	Revised scheme has been submitted and re-consultation on the revised plans currently taking place.	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.  Deed of variation in process.	Laurence Ackrill	John McRory
<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 above; and associated landscaping and the provision of an outdoor children's play area	Currently at public consultation stage.	Valerie Okeiyi	John McRory
<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.	Public consultation finished. S106 waiting to be signed / conditions to be agreed. Will be delegated decision as agreed with Chair of Planning Committee.	Laurence Ackrill	John McRory

<b>555 White Hart Lane HGY/2020/0635</b>	Demolition of existing structures and construction of two buildings to provide eight units for light industrial (Use Class B1(c)); industrial (Use Class B2); and/or storage and distribution (Use Class B8) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements.	To be presented to members of the Planning-Sub Committee on 8 <sup>th</sup> June 2020.	Laurence Ackrill	John McRory
<b>76-84 Mayes Road (former Caxton Road PFS), N22 6TE Caxton Road PFS HGY/2020/0795</b>	Re-development of vacant site to provide a residential led mixed-use development comprising circa 75 C3 units and 1000sqm of commercial floorspace	Currently at public consultation stage.  Expected to be at July planning committee.	Tobias Finlayson	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>573-575 Lordship Lane</b>	Replacement of glaziers firm with four storey residential development of 17 units.	Pre-app response issued.	Chris Smith	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.  Submission expected soon.	Graham Harrington	Robbie McNaugher
<b>679 Green Lanes</b>	Redevelopment of the site to provide up to 121 new homes, new office and retail space	Pre-app response issued.	Samuel Uff	John McRory
<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-	Samuel Uff	John McRory

		end product to justify demolition. Final pre-application being arranged.		
<b>West Indian Cultural Centre Clarendon Road off Hornsey Park Road</b>	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 issued.	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 discussions ongoing.  QRP - 4 <sup>th</sup> Feb 2020.  Pre-committee briefing - 11 <sup>th</sup> March.	Phil Elliot	Robbie McNaugher
<b>Selby Centre</b>	Council housing and community centre replacement	Pre-apps meetings commenced in March.  Presented to QRP in May.	Phil Elliott	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.	Pre-application report issued – revised scheme with additional residential units to be submitted soon.	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.	Planning application to be submitted soon.	Valerie Okeiyi	John McRory
<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-application 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 response issued.	TBC	John McRory
<b>Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Haringey</b>	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

<b>Warehouse District</b>				
<b>Warehouse living proposal- Omega Works Haringey Warehouse District</b>	Warehouse Living and other proposals.	Early pre-application discussions taking place.  Discussions now on hold.	Phil Elliott	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 soon.	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.	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-application report 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.)	Pre-application report issued	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>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 discussions taking place	Valerie Okeiyi	John McRory
<b>8 Craven Park Road</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 with a big office on the ground floor and flats above.	Pre-application meeting held 13 <sup>th</sup> Feb. Advice note issued.	Laurence Ackrill	Robbie McNaugher
<b>Osborne Grove Nursing Home/ Stroud Green Clinic</b>	Demolition of a 32 bed respite home and clinic building. Erection of a new 70 bed care home and 10 studio rooms for semi-independent living, managed by the care home. Separate independent residential component comprising a mix of twenty	Pre-application meeting held 26 <sup>th</sup> March. Advice note to be issued	Tania Skelli	John McRory



<b>14-16 Upper Tollington Park N4 3EL</b>	self-contained 1 and 2 bedroom flats for older adults, planned on Happi principles. Day Centre for use of residents and the wider community as part of a facility to promote ageing wellness.			
<b>Partridge Way, N22</b>	Council development of garages and adjoining land for block of 17 residential units and associated landscaping, play space, cycling and refuse stores	Pre-application discussions ongoing.  QRP – 18 <sup>th</sup> March 2020	Conor Guilfoyle	John McRory
<b>Wat Tyler House, Boyton Road, N8</b>	Council development of car park for block of 14 residential units and associated landscaping, play space, cycling and refuse stores.	First pre-application discussions ongoing discussions	Laurence Ackrill	John McRory
<b>Remington Road, N15 6SR</b>	Council development of open land and garages for 35 residential units and associated landscaping, public realm improvements, play space, cycling and refuse stores.	Pre-application meeting held 12/05.	Laurence Ackrill	Robbie McNaugher
<b>Major Application Appeals</b>				
<b>423-435 Lordship Lane (Westbury Court)  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	Hearing cancelled. Appeal now being decided by written representations.  Decision expected soon.		Chris Smith  Manager: John McRory
<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 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

