

Update on progress of proposals for Major Sites

09 July 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. Stage 2 expected to be sent to the GLA imminently.	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. Awaiting agreement from applicant on draft s106. Decision expected to be issued imminently.	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
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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Legal agreement being finalised. Referred to the GLA for Stage II Decision in July.	Graham Harrington	Robbie McNaugher
Land to the East of Cross Lane HGY/2020/0633	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
555 White Hart Lane HGY/2020/0635	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Legal agreement being finalised.	Laurence Ackrill	John McRory
550 White Hart Lane HGY/2020/0100	Redevelopment of site involving new industrial / warehousing units (Use Class B1(C) and B8) with	Delegated report signed. S106 waiting to be signed	Laurence Ackrill	John McRory

	associated yard and parking area, following demolition of existing building.			
APPLICATIONS SUBMITTED TO BE DECIDED				
10 Gourley Street HGY/2020/1183	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
Lockkeepers Cottage, Ferry Lane HGY/2020/0847	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 floor level, along with associated landscaping and public realm improvements, cycle parking provision, plant and storage and other associated works.	To be presented to July Committee.	Chris Smith	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	To be presented to July Committee.	Valerie Okeiyi	John McRory
76-84 Mayes Road (former Caxton Road PFS), N22 6TE Caxton Road PFS HGY/2020/0795	Re-development of vacant site to provide a residential led mixed-use development comprising circa 75 C3 units and 1000sqm of commercial floorspace	To be presented to July Committee.	Tobias Finlayson	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.	Revised scheme has been submitted and re-consultation on the revised plans currently taking place.	Valerie Okeiyi	John McRory
IN PRE-APPLICATION DISCUSSIONS				
573-575 Lordship Lane	Replacement of glaziers firm with four storey residential development of 17 units.	Pre-app response issued.	Chris Smith	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 March. Submission expected soon.	Graham Harrington	Robbie McNaugher
679 Green Lanes	Redevelopment of the site to provide up to 121 new homes, new office and retail space	Pre-app response issued.	Samuel Uff	John McRory
44 Hampstead Lane	Use Class C2 high quality specialist dementia care with 45 en-suite bedrooms and communal facilities	New pre-app took place on 24 th June.	Samuel Uff	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.	Second pre-application 22 nd June 2020	Tobias Finlayson	John McRory

Clarendon Gasworks	Reserved Matter discussions taking place on E blocks within the eastern quarters	Pre-application discussions commenced	Valerie Okeiyi	John McRory
Cranwood House, Muswell Hill Road/Woodside Ave, N10	Redevelopment of site for residential and associated amenity space, landscaping and parking.	Pre-application discussions ongoing. QRP - 4 th Feb 2020. Pre-committee briefing - 11 th March.	Phil Elliot	Robbie McNaugher
Selby Centre	Council housing and community centre replacement	Pre-apps meetings commenced in March. Presented to QRP in May.	Phil Elliott	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.	Pre-application report issued – revised scheme with extended site area and demolition of existing buildings at no.143 expected.	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.	Planning application to be submitted soon.	Valerie Okeiyi	John McRory
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.	Pre-application letter issued. Revised scheme to be submitted.	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 response issued.	TBC	John McRory
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. Discussions now on hold.	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.	Chris Smith	Robbie McNaugher

		Pre-application discussions expected soon.		
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.	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-application report 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.)	Pre-application report issued	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
Hornsey Parish Church,	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle acceptable.	Valerie Okeiyi	John McRory

Cranley Gardens, N10				
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	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 th Feb. Advice note issued.	Laurence Ackrill	Robbie McNaugher
Osborne Grove Nursing Home/ Stroud Green Clinic 14-16 Upper Tollington Park N4 3EL	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 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.	Advice note to be issued	Tania Skelli	John McRory
Partridge Way, N22	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 th March 2020	Conor Guilfoyle	John McRory
Wat Tyler House, Boyton Road, N8	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

Remington Road, N15 6SR	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
Major Application Appeals				
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 December 2019	Laurence Ackrill Manager: John McRory	