

Update on progress of proposals for Major Sites

February 2021

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 agreed with GLA. Finalising final points on S106	Samuel Uff	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	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Legal agreement to be signed.	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Legal agreement to be signed.	Valerie Okeiyi	John McRory
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	Resolution to grant given at July 2020 Committee. Negotiations on the legal agreement are ongoing.	Chris Smith	Robbie McNaugher

	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.			
Northumberland Terrace 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.	Resolution to grant given at Oct 2020 Committee. Negotiations on the legal agreement are ongoing.	Graham Harrington	Robbie McNaugher
Pool Motors 7 Cross Lane N8 HGY/2020/1724	Demolition of existing buildings and erection of two buildings of five storey (Block B) and six storey (Block A) comprising flexible commercial floorspace (Use Class A1, A2, B1(a-c), B8, D1 and D2) at ground floor level of Block A and housing including associated hard and soft landscaping, refuse and recycling storage and car parking and cycle storage.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Legal agreement to be signed.	Valerie Okeiyi	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
26-28 Brownlow Road	Demolition of existing buildings; erection of a part-3 and part-4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 2 parking spaces, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear.	Under assessment. Likely to be reported to Members at March planning committee	Tobias Finlayson	John McRory

Unit 7 Unicorn works, 21-25 Garman Road N17 HGY/2020/2576	Reconstruction of the industrial unit which was recently burnt down due to fire that started in a neighbouring industrial building.	<p>Consultation expired. No objections.</p> <p>S106 negotiations underway.</p> <p>Expected to be a delegated decision.</p> <p>Seeking to ensure fencing reflects Mowlem Trading Estate and design coordination with neighbouring sites.</p>	Tania Skelli	Robbie McNaugher
Units 1-6 Unicorn works, 21-25 Garman Road N17 HGY/2020/3186	Reconstruction of the industrial unit (to replace that of a previously destroyed in the fire)	<p>Out to consultation</p> <p>Seeking to ensure fencing reflects Mowlem Trading Estate and design coordination with neighbouring sites.</p>	Tania Skelli	Robbie McNaugher
109 Fortis Green VOID/2020/3396	Demolition of all existing structures and redevelopment of the site to provide 10 residential units (use class C3) comprising of 6 x residential flats and 4 mews houses and 131m2 of flexible retail/ office unit (use class A1/A3/B1) including basement car parking and other associated works.	<p>Invalid</p> <p>Planning permission expired September 2019 with no implementation taking place</p> <p>This scheme is the same scheme approved by the S73 material amendment that was granted in 2017</p>	Roland Sheldon	Matthew Gunning
IN PRE-APPLICATION DISCUSSIONS				
Ashley House (Levenes)	Demolition and rebuild as 20 storey tower for 90 units, with office space	Pre-app meetings held and advice note issued.	Samuel Uff	John McRory

Wood Green Corner Masterplan	Masterplan for Wood Green Corner, as defined in draft Wood Green AAP as WG SA2 (Green Ridings House), SA3 (Wood Green Bus Garage) and SA4 (Station Road Offices)	Pre-app advice issued	Samuel Uff	John McRory
Goods Yard White Hart Lane Banqueting Suite 819-821 High Rd 867-879 High Road	Proposal to amend previous proposals for Goods Yard and 867- 879 High Road and new development on Banqueting Suite site. Part of High Road West Masterplan Area.	Pre-app meetings held and advice note issued.	Graham Harrington	Robbie McNaugher
Broadwater Farm	Demolition and rebuild of Northolt and Tangmere blocks to provide up to 375 homes, landscaping and public realm improvements.	Pre-app meetings and a QRP held. Public consultations ongoing.	Chris Smith	Robbie McNaugher
Mecca Bingo	250-300 residential units, replacement bingo hall and other commercial uses	Pre-app advice note issued.	Chris Smith	John McRory
Mary Fielding Guild Care Home, 103-107 North Hill	Demolition of the existing Mary Feilding Guild Care Home (Use Classes Order C2) and the redevelopment of the site to provide a new 72 bed care home with ancillary communal facilities, services and amenities.	PPA signed. Further pre-app discussions taking place.	Neil McClellan	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. 2 nd QRP - 26 th Aug 2020. Pre-committee briefing - 11 th March.	Phil Elliott	Robbie McNaugher

		Submission expected Feb 2021		
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.	Presented as pre-app to Sept Committee QRP on 18th Nov Submission expected Feb 2021	Laurence Ackrill	Robbie McNaugher
Drapers Almshouses Edmansons Close	Amalgamation, extension and adaptation of existing almshouses to provide 22 x 3 bedroom family dwellings; and creation of additional units on site to provide 1 further 3 bedroom dwelling; 7 x 2 bedroom dwellings and 12 x 1 bedroom dwellings (specifically provided for housing for older people)	Pre-application discussions ongoing.	Tobias Finlayson	John McRory
679 Green Lanes	Redevelopment of the site to provide up to 121 new homes, new office and retail space.	Discussions ongoing	Samuel Uff	John McRory
44 Hampstead Lane	Use Class C2 high quality specialist dementia care with 73 en-suite bedrooms and communal facilities	Discussions ongoing	Samuel Uff	John McRory
West Indian Cultural Centre Clarendon Road off Hornsey Park Road	Demolition of the three existing buildings and construction of a part 12/14 and part 6/8/10 storey building incorporating a two storey base to provide a new cultural centre, co-workspace, gym and cafe, 85 residential units and 140 co-living units, with access, public realm improvements and landscaping and car and cycle parking.	Pre-application discussions ongoing.	Tobias Finlayson	John McRory

Selby Centre	Community centre replacement and council housing with improved sports facilities and connectivity	Pre-apps meetings commenced in March. Presented to QRP in May. Talks ongoing with Officers and Enfield Council.	Phil Elliott	Robbie McNaugher
139-143 Crouch Hill	Redevelopment of 139 - 143 Crouch Hill to provide 31 residential units (3 affordable) and 55sqm commercial, with basement parking and additional 250sqm commercial. Maximum height of 6 storeys.	Pre-app meeting held on 22/01/2021. Previously 139-141 but has been extended to include no.143. Pre-app note being drafted.	Samuel Uff	John McRory
573-575 Lordship Lane	Redevelopment of four storey residential development of 17 units.	Pre-app advice notes issued. Third meeting recently held.	Chris Smith	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
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.	Valerie Okeiyi	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. QRP 12 February 2020	Phil Elliott	Robbie McNaugher
Warehouse living proposal - Omega Works Haringey Warehouse District	Warehouse Living and other proposals.	Pre-application discussions taking place. QRP 23 Sept 2020	Phil Elliott	Robbie McNaugher
311 Roundway	Mixed Use Redevelopment – 70 Units	Officers have met with one landowner to seek a masterplanned approach. Impact on Bruce Caste will be considered. Pre-application discussions has not yet commenced.	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
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	Erection of 9 residential flats and commercial space at ground floor. (major as over 1000 square metres)	Pre-application report issued.	Tania Skelli	John McRory

N8 OPS	(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.)			
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
50 Clarendon Road	Retention of existing 3 storey building and internal reconfiguration to create 6 X Commercial units over ground, first and second floor and 8 x residential units over first and second floor	Pre-application discussions taking place Application to be submitted soon	Valerie Okeiyi	John McRory
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.	Pre-app advice issued No update – nov 20	Tania Skelli	John McRory
Partridge Way, N22	Council development of garages and adjoining land for block of 17 residential units and	Pre-application discussions ongoing. QRP – 18 th March 2020	Conor Guilfoyle	John McRory

	associated landscaping, play space, cycling and refuse stores			
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
356-358 St. Ann's Road - 40 Brampton Road	Demolition of two buildings on corner of St. Ann's Rd and of coach house and end of terrace home on Brampton Rd and replacement with increased commercial and 9 self-contained homes.	Pre-application meeting held 30/07.	Phil Elliott	Robbie McNaugher
29-33 The Hale	'Shoulder' of 7 storeys and a 23-storey tower. Commercial at ground floor with residential above. Residential would comprise 366 co-living rooms or 435 rooms of student accommodation.	Pre-application meeting to be held 19/08. PPA agreed.	Phil Elliott	Robbie McNaugher
Highgate Lodge 9 Waverley Road N8 9QS	Demolition of property behind retained façade to provide a new 'co-living' scheme comprising 44 co-living rooms and associated facilities.	Pre-app advice issued	Tania Skelli	John McRory
Branksome Courtenay Avenue London N6 4LP	Demolition of existing detached dwelling house incorporating ground, first and partial second floor levels, garage, ancillary pool building and link structure and provision of replacement detached dwelling house incorporating basement, ground, first and second floor levels	PPA discussions ongoing	Tania Skelli	John McRory

399-401 High Road, N17 (Formerly known as Chances)	Reordering and extension of no.399/401 High Road to form a school.	Pre-app advice issued Change of use application to be submitted with Listed Building works.	Valerie Okeiyi	Robbie McNaugher
(Part Site Allocation SA49) Lynton Road London, N8 8SL	Demolition/Part Demolition of existing commercial buildings and mixed use redevelopment to provide 75 apartments and retained office space	Pre-app to be issued	Tobias Finlayson	John McRory
Cross House, 7 Cross Lane	Demolition of existing building and replacement with new build building consisting of 810sqm commercial space and 9 apartments.	Pre-app advice issued and discussions ongoing	Valerie Okeiyi	John McRory
Brunel Walk and Turner Avenue	Council development - Preliminary meeting to discuss matters of principle in relation to the siting, scale, massing of the proposed new development on Brunel Walk (c. 45 units) and the associated and comprehensive improvement/reconfiguration of the public realm/landscaping treatment on the Turner Avenue Estate.	Pre-app meeting held 17/12/20 Pre-app advice to be issued	Valerie Okeiyi	Robbie McNaugher
Chocolate Factory	Minor changes to approved block E (S96a) Changes to block B (S73) Changes to wording of some conditions (S96a) Changes to S106 (Deed of variation)	Chocolate factory review meetings with applicant (Workspace) on-going	Valerie Okeiyi	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 (204m2) 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
157-159 Hornsey Park Road, Wood Green	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Pre-app advice issued.	Valerie Okeiyi	John McRory
PRE/2020/0246 – Far Field Sports Ground, Courtenay Avenue.	Various re-surfacing works to field and associated infrastructure	Pre-app note written up awaiting issue	Laurence Ackrill	John McRory
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. Written representations. Decision expected soon.	Laurence Ackrill Manager: John McRory	
300-306 West Green Road 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	Appeal submitted for Written Representations procedure. No start date confirmed by the Inspectorate.	Chris Smith Manager: Robbie McNaugher	

10 Gourley Street HGY/2020/1183	1000sqm+ of new office and warehouse space.	Appeal procedure changed to a Virtual Hearing and process re-started. Council Appeal Statement has now been submitted. Hearing date delayed by the Inspectorate.	Chris Smith Manager: Robbie McNaugher
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