

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on the legal agreement are ongoing.	Chris Smith	Robbie McNaugher
26-28 Brownlow Road HGY/2020/1615	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on the legal agreement are ongoing.	Tobias Finlayson	John McRory
Partridge Way, N22 HGY/2021/2075	Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements	Members resolved to grant planning permission subject to the signing of legal agreement. Discussions on the 'shadow S106' agreement are ongoing.	Conor Guilfoyle	John McRory

	including a children's play space. Relocation of existing refuse/recycling facility.			
19 Bernard Road HGY/2021/2160	Demolition of the existing buildings and construction of a mixed use development providing 9 residential units, 3,488 sqm of commercial space and a gallery/café together with associated landscaping, refuse storage and cycle parking. Negotiations on legal agreement ongoing.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.	Chris Smith	Robbie McNaugher
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.	Planning Permission refused at planning committee. Awaiting GLA Stage 2 referral	Graham Harrington	Robbie McNaugher
APPLICATIONS SUBMITTED TO BE DECIDED				
Units 1-6 Unicorn works, 21-25 Garman Road N17 HGY/2020/3186	Reconstruction of the industrial unit (to replace the previously destroyed unit by fire)	To be reported to Members at December planning sub committee	Tania Skelli	Robbie McNaugher
44 Hampstead Lane HGY/2021/2703	Use Class C2 high quality specialist dementia care with 82 en-suite bedrooms and communal facilities	Application submitted and under assessment.	Samuel Uff	John McRory

Chocolate Factory HGY/2021/0624	Changes to S106 (Deed of variation)	Discussions ongoing	Valerie Okeiyi	John McRory
109 Fortis Green HGY/2021/2151	Full planning application for the 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 flexible commercial space in ground/lower ground floor unit, basement car parking and other associated works.	Under assessment	Roland Sheldon	Matthew Gunning
Cross House, 7 Cross Lane N8 HGY/2021/1909	Demolition of existing building; redevelopment to provide business (Class E(g)(iii)) use at the ground, first and second floors, residential (Class C3) use on the upper floors, within a building of six storeys plus basement, provision of 7 car parking spaces and refuse storage	Under assessment	Valerie Okeiyi	John McRory
29-33 The Hale HGY/2021/2304	Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis); with part commercial uses [retail] (Use Class E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures (Amended 18/11/21 to reduce setback of floors 2 to 24 by 3m on south-eastern elevation - with associated reductions in internal/external area & number of	Under assessment	Phil Elliott	John McRory

	PBSA rooms; and change to payment in lieu of on-site affordable student accommodation)			
Cranwood House, Muswell Hill Road/Woodside Ave, N10 HGY/2021/2727	Demolition of existing care home to provide 41 new homes for council rent and market sale in a mixture of apartments, maisonettes, and houses in buildings of three, four, and six storeys.	Under assessment	Laurence Ackrill	John McRory
Remington Road, N15 6SR	Council development of open land and garages for 35-46 residential units and associated landscaping, public realm improvements, play space, cycling and refuse stores.	Under assessment	Tania Skelli	Robbie McNaugher
High Road West N17	Hybrid Planning application seeking permission for 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together	Under assessment	Phil Elliott	John McRory

	<p>with landscaping, parking, and other associated works (EIA development - ES viewable on Council website).</p> <p>1) Outline:</p> <ul style="list-style-type: none">* Demolition of most buildings (with retention of some listed & locally listed heritage assets);* New buildings at a range of heights including tall buildings;* Up to 2,869 new homes in addition to Plot A (including affordable housing);* At least 7,225sqm of commercial, office, retail, & community uses (incl. new library & learning centre);* New public park (min 5,300sqm) & New public square (min 3,500sqm); &* Other landscaped public realm and pedestrian & cycle routes. <p>2) Detailed:</p> <ul style="list-style-type: none">* Plot A - Demolition of 100 Whitehall Street & Whitehall & Tenterden Community Centre and erection of new buildings of 5-6 storeys containing 60 new affordable homes & open space.			
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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.	Recently submitted	Laurence Ackrill	John McRory
IN PRE-APPLICATION DISCUSSIONS				
Kerswell Close	c.28 flats in two buildings of three and six storeys for 100% social rent	Initial pre-app meetings held. QRP scheduled for December. Discussions ongoing.	Chris Smith	John McRory
St Ann's Hospital	Circa 934 residential dwellings, commercial and community uses, retention of existing historic buildings, new public realm and green space, new routes into and through the site, and car and cycle parking.	Pre-app meetings held including with GLA. 2 QRP reviews held. Further pre-app meetings scheduled, including a third with the QRP.	Chris Smith	John McRory
Gourley Triangle	Masterplan for site allocation SS4 for up to 350 units and approx. 12,000sqm of commercial space.	Pre-app meetings held. QRP review held. GLA meeting scheduled for November. Discussions ongoing.	Chris Smith	John McRory
Ashley Road Depot	Circa 300 homes and one commercial unit. 50% affordable by units.	Pre-app meeting held and proposals discussed with GLA and QRP. DMF and Pre-App Committee meetings scheduled in early December. Discussions ongoing.	Chris Smith	John McRory

Broadwater Farm	Demolition and rebuild of Northolt and Tangmere blocks to provide up to 275 homes, landscaping and public realm improvements.	Pre-app meetings and 2 QRPs held. Third QRP and 2 nd GLA meeting to be scheduled soon. Public consultations ongoing. Discussions ongoing.	Chris Smith	Robbie McNaugher
Hornsey Police Station, 94-98 Tottenham Lane, N8	Retention and change of use of main historic police station building, demolition of extensions and ancillary buildings and erection of new buildings to provide 25 new residential units.	Pre-application meeting held early October	Laurence Ackrill	John McRory
Adj to Florentia Clothing Village Site Vale Road	Light industrial floorspace	Pre-application discussions ongoing.	Tobias Finlayson	John McRory
Highgate School	1. Dyne House & Island Site 2. Richards Music Centre (RMC) 3. Mallinson Sport Centre (MSC) 4. Science Block 5. Decant Facility	Pre-application discussions ongoing.	Tobias Finlayson	John McRory
Selby Centre	Replacement community centre, housing including council housing with improved sports facilities and connectivity	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 issued.	Samuel Uff	John McRory

573-575 Lordship Lane	Redevelopment of four storey residential development of 17 units.	Three pre-app meetings held. Submission expected soon.	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. Discussions continuing Smaller applications submitted as part of a PPA	Phil Elliott	Robbie McNaugher
Warehouse living proposal - Omega Works Haringey Warehouse District	Demolition with façade retention and erection of buildings of 4 to 9 storeys with part basement to provide a mix of commercial spaces, warehouse living and C3 residential.	Pre-application discussions taking place. DM Forum and preapp committee carried out June/July 21. Community engagement being carried out by the applicant. Discussions to begin again in December 2021	Phil Elliott	Robbie McNaugher

311 Roundway	Mixed Use Redevelopment – 70 Units	Pre-application meetings held. QRP review held. Applicant has met with Historic England. Discussions ongoing.	Chris Smith	Kevin Tohill
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
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 Discussions ongoing	Tania Skelli	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 Submission expected July 2021	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. No discussions since	Phil Elliott	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 discussions ongoing.	Tobias Finlayson	John McRory
Drapers Almshouses Edmansons Close Bruce Grove London N17 6XD	Redevelopment consisting of the amalgamation, extension and adaptation of the existing almshouses to provide 22 three bedroom family dwellings; and creation of additional units on site to provide one further three bedroom dwelling; seven two bedroom dwellings and 12 one bedroom dwellings (specifically provided for housing for older people).	Pre-app discussions ongoing.	Tobias Finlayson	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	Pre-application discussions ongoing.	Valerie Okeiyi	Kevin Tohill

	improvement/reconfiguration of the public realm/landscaping treatment on the Turner Avenue Estate.			
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 15 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements	Pre-application discussions ongoing.	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
Far Field Sports Ground, Courtenay Avenue.	Various re-surfacing works to field and associated infrastructure	Pre-app advice issued.	Laurence Ackrill	John McRory
Reynardson Court Council Housing led project	Refurbishment and/or redevelopment of site for residential led scheme – 10 units	Pre-application discussions taking place	Laurence Ackrill	Robbie McNaugher
Woodridings Court - Crescent Road/Dagmar Road, N22 Council Housing led project	Developing a disused underground car park to the rear of an existing 4 storey block of Council flats adjacent the railway line	Pre-application discussions ongoing.	Valerie Okeiyi	Robbie McNaugher

35-37 Queens Avenue	Reconfiguration of the existing internal layout and rear extension to create 16 self contained flats and redevelopment of existing garages in rear garden to provide 4 additional flats	Pre-app advice to be issued.	Valerie Okeiyi	John McRory
Clarendon Gasworks	Reserved Matters Phase 4 (H blocks)	Reserved matter discussions to take place	Valerie Okeiyi	John McRory
Parma House Clarendon Road Off Coburg Road	14 units to the rear of block B that was granted under the Chocolate Factory development (HGY/2017/3020)	Pre-app advice to be issued.	Valerie Okeiyi	John McRory
Watts Close N15 5DW	<p>The initial proposals are seeking to deliver 18 council homes for council rent, on council land, at Watts Close N17.</p> <p>The proposals will comprise a linear development of six family sized homes (2-storeys) and 12 apartments (the latter in two 3-storey blocks of 6 units at each end), two of which are wheelchair accessible and associated amenity space, landscaping, cycle parking and refuse storage.</p>	Pre-app soon (October 2021)	Tania Skelli	Robbie McNaugher
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. Discussions to continue.	Samuel Uff	John McRory
Mecca Bingo	250-300 residential units, replacement bingo hall and other commercial uses	Pre-app advice note issued.	Chris Smith	John McRory
679 Green Lanes	Redevelopment of the site to provide up to 121 new homes, new office and retail space.	Preapp note issued	Samuel Uff	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 dismissed 21/05/2021 Successful judicial review of appeal decision, appeal to be redetermined.	Laurence Ackrill Manager: John McRory
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