

Update on progress of proposals for Major Sites

July 2022

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
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. Negotiations on legal agreement are ongoing.	Chris Smith	John McRory
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).	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on legal agreement are ongoing.	Tania Skelli	John McRory
Banqueting Suite 819-821 High Rd (Printworks)	New development on Banqueting Suite site. Part of High Road West Masterplan Area.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on legal agreement are ongoing.	Phil Elliott	John McRory
Cranwood House, 100 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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.	Chris Smith	John McRory

		Negotiations on legal agreement are ongoing		
Mary Fielding Guild Care Home, 103-107 North Hill HGY/2021/3481	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on legal agreement are 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.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Valerie Okeiyi	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
573-575 Lordship Lane HGY/2022/0011	Demolition of existing buildings and redevelopment of site to provide 17 affordable residential units (Use Class C3) with landscaping and other associated works.	To be presented to Members at committee in July 2022.	Chris Smith	John McRory
Ashley Road Depot HGY/2022/0752	Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal	To be presented to Members at committee in July 2022.	Chris Smith	John McRory

	also includes both private and public hard and soft landscaping throughout the site.			
Adj to Florentia Clothing Village Site Vale Road HGY/2022/0044	Light industrial floorspace	To be presented to Members at committee in July 2022.	James Mead	Matthew Gunning
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	Application submitted and under assessment. July committee date targeted.	Phil Elliott	John McRory
High Road West N17 HGY/2021/3175	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	Under assessment – expected to be presented to members at Planning Committee in July. Consultation on ES addendum, crowd flow info and other changes running until 1 st July.	Phil Elliott	John McRory

	<p>approval; and 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together 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 			
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	erection of new buildings of 5-6 storeys containing 60 new affordable homes & open space.			
44 Hampstead Lane HGY/2021/2703	Use Class C2 high quality specialist dementia care with 82 en-suite bedrooms and communal facilities. EoT agreed for 16/03/2022.	Application submitted and under assessment.	Samuel Uff	John McRory
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.	Application submitted and under assessment.	Valerie Okeiyi	John McRory
15-19 Garman Road HGY/2022/0081	Demolition of the existing industrial buildings and redevelopment to provide a new building for manufacturing, warehouse or distribution with ancillary offices on ground, first and second floor frontage together with 10No. self-contained design studio offices on the third floor. (Full Planning Application).	To be presented to Members at committee in July 2022.	Kwaku Bossman-Gyamera	Kevin Tohill
550 White Hart Lane HGY/2022/0709	Application for Variation / removal of condition 8 (Deliveries in respect of unit deliveries in respect of units 3, 4 and 5a as well as 1, 5b and 6) condition 22 (No loading/unloading outside units 3,4,& 5) and condition 23 (No	Application submitted and under assessment.	Valerie Okeiyi	John McRory

	loading/unloading of deliveries) attached to planning permission reference HGY/2014/0055			
550 White Hart Lane HGY/2022/0708	Application for Variation / removal of condition 1 (in accordance with the plans) condition 4 (Restriction of Use Class) and condition 6 (Deliveries) attached to planning permission reference HGY/2020/0100	Application submitted and under assessment.	Valerie Okeiyi	John McRory
Broadwater Farm HGY/2022/0823	Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing): Energy Centre; Medical Centre: Enterprise Centre: and former Moselle school site, at Broadwater Farm Estate.	Application submitted and under assessment.	Chris Smith	John McRory
313-315 Roundway and 8-12 Church Lane HGY/2022/0967	Demolition of existing buildings and erection of a three to five storey building with new Class E floorspace at ground floor and residential C3 units with landscaping and associated works.	Application submitted and under assessment.	Chris Smith	Kevin Tohill

The Goods Yard and The Depot 36 & 44-52 White Hart Lane (and land to the rear), and 867-879 High Road HGY/2022/0563	Full planning application for (i) the demolition of existing buildings and structures, site clearance and the redevelopment of the site for a residential-led, mixed-use development comprising residential units (C3); flexible commercial, business, community, retail and service uses (Class E); hard and soft landscaping; associated parking; and associated works. (ii) Change of use of No. 52 White Hart Lane from residential (C3) to a flexible retail (Class E) (iii) Change of use of No. 867-869 High Road to residential (C3) use.	Application under assessment. Revised version of scheme refused in November 2021 – which is currently at appeal (Inquiry opening on 12 th July)	Philip Elliott	John McRory
Barbara Hucklesby Close London N22 6PQ HGY/2022/0859	Demolition of existing eight bungalows and the construction of a part one, two and three-storey building to provide supported living accommodation (Use Class C2) comprising 14 one-bedroom homes, a support office and communal garden. Provision of two wheelchair accessible parking bays, refuse/recycling and cycle stores and landscaping.	Application submitted and under assessment.	Gareth Prosser	Kevin Tohill
IN PRE-APPLICATION DISCUSSIONS				
Sir Frederick Messer Estate Council Housing led project	Two new blocks of up to 16 storeys including 99 units and new landscaping. Mix of social rent and market.	Initial pre-app meetings held. QRP held. Discussions ongoing.	Chris Smith	John McRory
Kerswell Close Council Housing led project	c.26 flats in two buildings of four and five storeys for 100% social rent.	Initial pre-app meetings held. 2 QRPs held. Discussions ongoing.	Chris Smith	John McRory

Wat Tyler House, Boyton Road, N8 Council Housing led project	Council development of car park for block of 14 residential units and associated landscaping, play space, cycling and refuse stores.	Pre-application discussions ongoing discussions	TBC	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	TBC	John McRory
Arundel Court and Baldewyne Court Council Housing led project	Redevelopment of land to the front of Arundel Court and Baldewyne Court, along Lansdowne Road including an existing car parking and pram shed area and the erection of 3, 3 storey buildings, (3 at Arundel Court and 2 at Baldewyne Court) to provide 30 new residential units with associated improvements to the surrounding area.	Pre-application discussions taking place	Kwaku Bossman-Gyamera	Kevin Tohill
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	John McRory
Brunel Walk and Turner Avenue Council Housing led project	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.			
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 held. Discussions ongoing.	Chris Smith	John McRory
St Ann's Hospital	Circa 995 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. 4 QRP reviews held. Pre-app committee held. DMF scheduled for 29 th June. Submission expected in June 2022.	Chris Smith	John McRory
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 discussions ongoing	Valerie Okeiyi	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.	Tania Skelli	John McRory
Jessica Buttons Factory Site, land at 9-36 Clarendon Road	The proposed scheme for the Jessica Button site is a part two, part six, part eight and part eleven storey scheme with basement	Pre-application discussions ongoing.	TBC	John McRory

	comprising 51 residential units and 643.1 sqm of commercial floorspace.			
Selby Centre	Replacement community centre, housing including council housing with improved sports facilities and connectivity.	Talks ongoing with Officers and Enfield Council. EIA screening opinion submitted.	Phil Elliott	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.	Chris Smith	John McRory
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 ongoing.	Chris Smith	John McRory
Station Road	Demolition of existing buildings on the site and erection of buildings containing 28 one-bedroom modular homes, office, and the re-provision of existing café. Associated hard and soft landscaping works.	Pre-application discussions ongoing – to be presented to members at 7 th March committee	Conor Guilfoyle	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	Pre-app advice issued Discussions ongoing	Tania Skelli	John McRory

	principles. Day Centre for use of residents and the wider community as part of a facility to promote ageing wellness.			
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.	TBC	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 15 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements.	Pre-application discussions ongoing.	Valerie Okeiyi	John McRory
Pure Gym, Hillfield Park	Demolition of existing building and redevelopment with gym and residential units on upper floors	Pre-app advice note to be issued.	Valerie Okeiyi	John McRory
(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.	TBC	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

Far Field Sports Ground, Courtenay Avenue.	Various re-surfacing works to field and associated infrastructure.	Pre-app advice issued.	Chris Smith	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	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
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 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 issued.	Valerie Okeiyi	John McRory
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

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
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
13 Bedford Road	Demolition of existing building and the erection of a part five part six storey building to provide 257 sq. m retail space on the ground floor with 18 flats with associated amenity space ion the upper floors together with cycle and refuse storage at ground floor level.	Pre-app advice note to be issued.	Valerie Okeiyi	John McRory
25-27 Clarendon Road Off Hornsey Park Road	Residential-led redevelopment of site, including demolition of existing buildings.	Pre-app advice note to be issued.	Valerie Okeiyi	John McRory
Major Application Appeals				

Goods Yard White Hart Lane	<p>Proposal to amend previous proposals for Goods Yard and 867- 879 High Road</p> <p>Part of High Road West Masterplan Area.</p>	<p>Application refused, appeal submitted. Inquiry opens 12th July.</p>		<p>Robbie McNaugher & John McRory</p>
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