

Update on progress of proposals for Major Sites

24th April 2023

| Site | Description | Timescales/comments | Case Officer | Manager |
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| APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED | | | | |
| 109 Fortis Green, N2 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 |
| 573-575 Lordship Lane, N22 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. | Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing. | John McRory | John McRory |
| Adj to Florentia Clothing Village Site, 108 Vale Road, N4 HGY/2022/0044 | Redevelopment of the site to provide four buildings comprising flexible light industrial floorspace (Class E) and storage and distribution units (Class B8), together with car and cycle parking, plant and all highways, landscaping and other associated works. | Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing. | James Mead | Matthew Gunning |
| 15-19 Garman Road, N17 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 | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. | Kwaku Bossman-Gyamera | Kevin Tohill |

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| | second floor frontage together with 10No. Self-contained design studio offices on the third floor. (Full Planning Application). | Negotiations on legal agreement are ongoing. | | |
| 29-33 The Hale, N17 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. | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on legal agreement are ongoing. NB: To be re-reported to committee so members can review new plans with an additional stair and evacuation lift for escape in event of fire. | Phil Elliott | John McRory |
| Barbara Hucklesby Close, N22 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. | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on legal agreement nearing completion. | Gareth Prosser | Kevin Tohill |
| 313-315 Roundway and 8-12 Church Lane, N17 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. | Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing. | Kevin Tohill | Kevin Tohill |

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| <p>St Ann's Hospital, St Ann's Road, N15</p> <p>HGY/2022/1833</p> | <p>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.</p> | <p>Members resolved to grant planning permission subject to the signing of legal agreement</p> <p>Negotiations on legal agreement are ongoing.</p> | <p>John McRory</p> | <p>John McRory</p> |
| <p>45-47, Garman Road, London, N17</p> <p>HGY/2022/2293</p> | <p>Redevelopment of the site to provide a self-storage facility (Use Class B8) with associated car and cycle parking, refuse storage, landscaping and other associated works ancillary to the development.</p> | <p>Members resolved to grant planning permission subject to the signing of legal agreement.</p> <p>S106 now finalised a decision to be issued shortly.</p> | <p>Kwaku Bossman-Gyamera</p> | <p>Kevin Tohill</p> |
| <p>175 Willoughby Lane London, N17</p> <p>HGY/2022/0664</p> | <p>Redevelopment of vehicle storage site for industrial uses (seven medium-large warehouse units)</p> | <p>Members resolved to grant planning permission subject to the signing of legal agreement.</p> <p>Negotiations on legal agreement are ongoing.</p> | <p>Sarah Madondo</p> | <p>Kevin Tohill</p> |
| <p>Cross House, 7 Cross Lane, N8</p> <p>HGY/2021/1909</p> | <p>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.</p> | <p>Members resolved to grant planning permission subject to the signing of legal agreement.</p> <p>Negotiations on legal agreement are ongoing.</p> | <p>Valerie Okeiyi</p> | <p>John McRory</p> |
| <p>Wat Tyler House, Boyton Road, Hornsey, London, N8</p> <p>HGY/2022/3858</p> | <p>Redevelopment of the car park adjacent Wat Tyler House to provide 15 new Council rent homes in a part 4, 5 and 7- storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and</p> | <p>Members resolved to grant planning permission subject to the signing of legal agreement.</p> <p>Negotiations on legal agreement are ongoing.</p> | <p>James Mead</p> | <p>John McRory</p> |

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| | play space to the rear on the Campsbourne Estate. | | | |
| APPLICATIONS SUBMITTED TO BE DECIDED | | | | |
| 44 Hampstead Lane, N6 HGY/2022/2731 | Demolition of existing dwellings and redevelopment to provide a care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 8 no. trees; amended boundary treatment; and associated works | Application submitted and under assessment – likely to be reported to Members April / May planning sub committee | Samuel Uff | John McRory |
| 550 White Hart Lane, N17 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 loading/unloading of deliveries) attached to planning permission reference HGY/2014/0055 | Application submitted and under assessment - likely to be reported to Members April / May planning sub committee | James Mead | John McRory |
| 550 White Hart Lane, N17 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 - likely to be reported to Members April / May planning sub committee | James Mead | John McRory |

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| <p>Former Petrol Filling Station 76 Mayes road, N22</p> <p>HGY/2022/2452</p> | <p>Section 73 Application to vary planning condition 2 (approved drawings/documents) associated with Consent (Planning Ref: HGY/2020/0795) and the updated condition following approval of a NMA (Planning Ref: HGY/2022/2344) to reflect a revised layout that includes 8 additional units, revised unit mix and tenure and reconfiguration of the commercial floorspace.</p> | <p>Application submitted and under assessment - likely to be reported to Members May planning sub committee.</p> | <p>Valerie Okeiyi</p> | <p>John McRory</p> |
| <p>Tottenham Hotspur Football Club, 748, High Road</p> <p>HGY/2022/4504</p> | <p>Reserved matters approval is sought in respect of 'landscaping' associated with Plot 5 (residential and B1/D1) associated with planning permission HGY/2015/3000</p> | <p>Application submitted and under assessment</p> | <p>Samuel Uff</p> | <p>John McRory</p> |
| <p>The Goods Yard and The Depot 36 & 44-52 White Hart Lane (and land to the rear), and 867-879 High Road, N17</p> <p>HGY/2022/0563</p> | <p>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.</p> | <p>Application submitted and under assessment.</p> <p>Revised version of scheme refused in November 2021 – which was appealed, and the appeal upheld (allowed).</p> <p>Amendments being made to accommodate a second staircase.</p> | <p>Philip Elliott</p> | <p>John McRory</p> |
| <p>Hornsey Police Station, 94-98 Tottenham Lane, N8</p> <p>HGY/2022/2116</p> | <p>Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe</p> | <p>Application submitted and under assessment.</p> | <p>Valerie Okeiyi</p> | <p>John McRory</p> |

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| | Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works. | | | |
| 30-36, Clarendon Road Off Hornsey Park Road, Wood Green, London, N8 HGY/2022/3846 | Demolition of the existing buildings and construction of a part two, six, eight and eleven storey building plus basement mixed use development comprising 51 residential units and 560 sqm of commercial floorspace, with access, parking and landscaping. | Application submitted and under assessment. | Valerie Okeiyi | John McRory |
| Drapers Almshouses, Edmansons Close, Bruce Grove, N17 HGY/2022/4320 | Redevelopment consisting of the amalgamation, extension and adaptation of the existing Almshouses to provide family dwellings; and creation of additional units on site to consist of a mix of 1, 2 and 3 bedroom units. | Application submitted and under assessment. | Gareth Prosser | John McRory |
| Baptist Church, Braemar Avenue, N22 HGY/2022/4552 | Demolition of existing Church Hall and 1950's brick addition to rear of main Church building and redevelopment of site to provide new part 1, part 4 storey building (plus basement), comprising a new church hall and associated facilities at ground and basement level and self-contained residential units at ground to fourth floor level with associated refuse, recycling storage, cycle parking facilities including landscaping improvements. | Application submitted and under assessment. | Valerie Okeiyi | John McRory |
| Berol Quarter Berol Yard, Ashley Road, N17 | <u>Berol House</u> | Application submitted and under assessment. | Phil Elliott | John McRory |

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| <p>HGY/2023/0261</p> | <p>Refurbishment of Berol House for a mix of flexible commercial and retail floorspace with additional floors on the roof. Comprising refurbishment of c. 3,800sqm of existing commercial floorspace and addition of c. 2,000sqm new additional accommodation at roof level. Targeting net zero.</p> <p><u>2 Berol Yard</u></p> <p>2 Berol Yard will comprise circa 200 new Build to Rent (BTR) homes with a mix of flexible retail and commercial space at ground floor level. The BTR accommodation will include 35% Discount Market Rent affordable housing. Tallest element 33 storeys.</p> <p>And associated public realm and landscaping within the quarter.</p> | | | |
| <p>Highgate School, North Road, N6</p> <p>HGY/2023/0328 HGY/2023/0315 HGY/2023/0338 HGY/2023/0313 HGY/2023/0317 HGY/2023/0316</p> | <p>1. Dyne House & Island Site 2. Richards Music Centre (RMC) 3. Mallinson Sport Centre (MSC) 4. Science Block 5. Decant Facility 6. Farfield Playing Fields</p> | <p>Applications submitted and under assessment.</p> | <p>Tania Skelli</p> | <p>John McRory</p> |
| <p>Berol Yard, Ashley Road, London, N17 9LJ</p> <p>HGY/2023/0241</p> | <p>Section 73 application for minor material amendments</p> | <p>Application submitted and under assessment.</p> | <p>Philip Elliot</p> | <p>John McRory</p> |

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| <p>Warehouse living proposal – Omega Works B, Hermitage Road, Warehouse District, N4</p> <p>Reference provided when valid</p> | <p>Demolition with façade retention and erection of buildings of 4 to 9 storeys with part basement to provide redevelopment of the site for a mixed-use scheme comprising employment use (use Class E) and 36 residential units (use class C3). Together with associated landscaping, new courtyard, children’s play space, cycle storage, new shared access route, 2x accessible car parking spaces and waste and refuse areas</p> | <p>Application currently invalid.</p> | <p>Phil Elliott</p> | <p>John McRory</p> |
| <p>Warehouse living proposal – Omega Works A, Hermitage Road, Warehouse District, N4</p> <p>Reference provided when valid</p> | <p>Redevelopment of the site for a mixed-use scheme comprising employment use (use Class E), 8 warehouse living units (sui-generis use class) and 76 residential units (use class C3). Together with associated landscaping, cycle storage, 9x accessible car parking spaces, children’s play space and waste and refuse areas.</p> | <p>Application currently invalid.</p> | <p>Phil Elliott</p> | <p>John McRory</p> |
| <p>Warehouse Living proposal – 341A Seven Sisters Road / Eade Rd N15</p> <p>Reference provided when valid</p> | <p>Construction of two new buildings to provide new warehouse living accommodation (Sui Generis (warehouse living)), ground floor café/ workspace (Use Class E) and associated waste collection and cycle parking. Erection of 10 stacked shipping containers (two storeys) to provide workspace/ artist studios (Use Class E), toilet facilities and associated waste collection and cycle parking. Landscape and public realm enhancements including the widening of and works to an existing alleyway that connects Seven Sisters and Tewkesbury Road, works to Tewkesbury Road, the creation</p> | <p>Application currently invalid.</p> | <p>Phil Elliott</p> | <p>John McRory</p> |

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| | of rain gardens, greening, seating, signage and artworks and all other associated infrastructure works, including the removal of an existing and the provision of a new substation to service the new development. | | | |
| IN PRE-APPLICATION DISCUSSIONS | | | | |
| Civic Centre, Wood Green, High Road, N22 | Refurbishment and extension to Haringey Civic Centre, to provide approximately 11,500sqm of commercial/ civic floorspace. | Application to be submitted in April. | Samuel Uff | John McRory |
| 679 Green Lanes, N8 | Redevelopment of the site to comprise a 9 storey mixed use building with replacement commercial uses at ground floor level (Class E and Sui Generis) and 43 residential (C3) units on the upper floors. | Pre-application meeting was held 18/11 and advice note issued. | Samuel Uff | John McRory |
| 505-511 Archway Road, N6 | Council House scheme 16 units | PPA in place with ongoing meetings | Mark Chan | Matthew Gunning |
| Mecca Bingo, 707-725 Lordship Lane, N22 | Student accommodation, homes for rent and commercial uses | PPA in place with ongoing meetings | Valerie Okeiyi/Martin Cowie | John McRory |
| Printworks 819-829 High Road, opposite the junction with Northumberland Park and just east of the Peacock Industrial Estate, N17 | Potential change to student accommodation | Initial pre-app meeting held | Phil Elliott | John McRory |

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| <p>50 Tottenham Lane, Hornsey, N8</p> <p>Council Housing led project</p> | <p>Council House scheme</p> | <p>Initial pre-app meeting held</p> | <p>Gareth Prosser</p> | <p>Matthew Gunning</p> |
| <p>Sir Frederick Messer Estate, South Tottenham, N15</p> <p>Council Housing led project</p> | <p>Two new blocks of up to 16 storeys including 99 units and new landscaping. Mix of social rent and market.</p> | <p>Initial pre-app meetings and QRP held.</p> <p>Discussions ongoing.</p> | <p>TBC</p> | <p>John McRory</p> |
| <p>Reynardson Court, High Road, N17</p> <p>Council Housing led project</p> | <p>Refurbishment and /or redevelopment of site for residential led scheme – 10 units.</p> | <p>Pre-application discussions taking place</p> | <p>TBC</p> | <p>John McRory</p> |
| <p>Arundel Court and Baldewyne Court, Lansdowne Road, N17</p> <p>Council Housing led project</p> | <p>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.</p> | <p>Pre-application discussions taking place</p> | <p>Kwaku Bossman-Gyamera</p> | <p>Kevin Tohill</p> |
| <p>Gourley Triangle, Seven Sisters Road, N15</p> | <p>Masterplan for site allocation SS4 for up to 350 units and approx. 12,000sqm of commercial space.</p> | <p>Pre-app meetings held. QRP review held. Greater London Authority (GLA) meeting held.</p> <p>Discussions ongoing.</p> | <p>TBC</p> | <p>John McRory</p> |

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| 25-27 Clarendon Road, N22 | Residential-led redevelopment of site, including demolition of existing buildings. | Pre-application discussions ongoing. | Valerie Okeiyi | John McRory |
| Selby Centre, Selby Road, N17 | Replacement community centre, housing including council housing with improved sports facilities and connectivity. | Talks ongoing with Officers and Enfield Council. | Phil Elliott | John McRory |
| Ashley House and Cannon Factory, Ashley Road, N17 | Amendment of tenure mix of buildings to enable market housing to cross subsidise affordable due to funding challenges. | Negotiating PPA – Submission likely in the Spring. | Phil Elliott | John McRory |
| 142-147 Station Road, N22 | 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 | Tania Skelli | |
| Osborne Grove Nursing Home/ Stroud Green Clinic 14-16 Upper Tollington Park N4 | 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 |

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| Pure Gym, Hillfield Park, N10 | Demolition of existing building and redevelopment with gym and residential units on upper floors | Pre-app advice note issued. | Valerie Okeiyi | John McRory |
| (Part Site Allocation SA49) Lynton Road, N8 | Demolition/Part Demolition of existing commercial buildings and mixed use redevelopment to provide 75 apartments and retained office space. | Pre-app discussions ongoing. | Gareth Prosser | John McRory |
| 157-159 Hornsey Park Road, N8 | Erection of 2 buildings ranging from 3 to 6 storeys in height and a detached 2-storey house, to provide for 34 residential units and circa 100m2 of commercial floorspace, together with associated landscaping with delivery of a new pedestrian route, car and cycle parking, and refuse and recycling facilities. | Pre-application discussions ongoing. | Valerie Okeiyi | John McRory |
| 139 - 143 Crouch Hill, N8 | Demolition of existing buildings and the erection of a five storey building over basement with a setback sixth floor to provide 31 flats and a sustainable hydroponic urban farm with small shop. Associated landscaping, refuse and cycle storage. | 3 previous preapps. Meeting was held on 20 Feb 2023. | Samuel Uff | John McRory |
| Former Clarendon Gasworks, Mary Neuner Road, N8 | Reserved Matters Phase 4 (H blocks). | Reserved matter discussions taking place | Valerie Okeiyi | John McRory |
| Parma House Clarendon Road (Off Coburg Road), N22 | 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 |

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| 36-38 Turnpike Lane, N8 | 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, N8 | 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 |
| Wood Green Corner Masterplan, N22 | 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 |
| 13 Bedford Road, N22 | 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 in the upper floors together with cycle and refuse storage at ground floor level. | Pre-app advice note issued. | Valerie Okeiyi | John McRory |
| Land to the rear of 7-8 Bruce Grove, N17 | Redevelopment of the site to provide new residential accommodation | Pre-app advice note issued. | Valerie Okeiyi | John McRory |
| Major Application Appeals | | | | |
| None | | | | |

