

Update on progress of proposals for Major Sites

5<sup>th</sup> June 2023

Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<b>109 Fortis Green, N2 HGY/2021/2151</b>	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
<b>573-575 Lordship Lane, N22 HGY/2022/0011</b>	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
<b>Adj to Florentia Clothing Village Site, 108 Vale Road, N4 HGY/2022/0044</b>	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
<b>15-19 Garman Road, N17 HGY/2022/0081</b>	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

	second floor frontage together with 10No. Self-contained design studio offices on the third floor. (Full Planning Application).	Negotiations on legal agreement are ongoing.		
<b>29-33 The Hale, N17</b> <b>HGY/2021/2304</b>	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 but nearing completion. Once agreed in draft the stage 2 referral will be sent to The Mayor of London.	Phil Elliott	John McRory
<b>Barbara Hucklesby Close, N22</b> <b>HGY/2022/0859</b>	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 are ongoing.	Gareth Prosser	Kevin Tohill
<b>313-315 Roundway and 8-12 Church Lane, N17</b> <b>HGY/2022/0967</b>	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
<b>St Ann's Hospital, St Ann's Road, N15</b> <b>HGY/2022/1833</b>	Circa 995 residential dwellings, commercial and community uses, retention of existing historic buildings, new public realm and green space,	Members resolved to grant planning permission subject to the signing of legal agreement	John McRory	John McRory

	new routes into and through the site, and car and cycle parking.	Negotiations on legal agreement are ongoing.		
<b>45-47, Garman Road, London, N17</b> <b>HGY/2022/2293</b>	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.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Kwaku Bossman-Gyamera	Kevin Tohill
<b>175 Willoughby Lane London, N17</b> <b>HGY/2022/0664</b>	Redevelopment of vehicle storage site for industrial uses (seven medium-large warehouse units)	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Sarah Madondo	Kevin Tohill
<b>Cross House, 7 Cross Lane, N8</b> <b>HGY/2021/1909</b>	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.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	Valerie Okeiyi	John McRory
<b>Wat Tyler House, Boyton Road, Hornsey, London, N8</b> <b>HGY/2022/3858</b>	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 play space to the rear on the Campsbourne Estate.	Members resolved to grant planning permission subject to the signing of legal agreement.  Negotiations on legal agreement are ongoing.	James Mead	John McRory

<p><b>44 Hampstead Lane, N6</b> <b>HGY/2022/2731</b></p>	<p>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</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>Samuel Uff</p>	<p>John McRory</p>
<p><b>APPLICATIONS SUBMITTED TO BE DECIDED</b></p>				
<p><b>Civic Centre, High Road, Wood Green, London, N22 8ZW</b> <b>HGY/2023/1043</b></p>	<p>Redevelopment of the existing rear car park for the erection of a three storey building (plus roof enclosure) comprising of Class E floorspace; 2 x two storey links; creation of central courtyard; parking and landscaping; and refurbishment and external alterations of the existing Civic Centre and offices, including alterations to entrance facade and fenestration; and associated works (Listed Building Consent Ref: HGY/2023/1044)</p>	<p>Application submitted and under assessment.</p>	<p>Samuel Uff</p>	<p>John McRory</p>
<p><b>Former Car Wash, Land on the East Side of Broad Lane, London N15 4DE</b>  <b>HGY/2023/0464</b></p>	<p>Construction of a new office block, including covered bin and cycle stores.</p>	<p>Application submitted and under assessment.</p>	<p>Sarah Madondo</p>	<p>Kevin Tohill</p>
<p><b>312, High Road, London, N15 4BN</b></p>	<p>Proposed addition of 42 emergency new short-term self-contained residential units, 6</p>		<p>Kwaku Bossman-Gyamera</p>	<p>Kevin Tohill</p>

<b>HGY/2022/2594</b>	residential flat units and refurbishment of commercial space.			
<b>Former Petrol Filling Station 76 Mayes road, N22  HGY/2022/2452</b>	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.	Application submitted and under consideration	Valerie Okeiyi	John McRory
<b>Tottenham Hotspur Football Club, 748, High Road  HGY/2022/4504</b>	Reserved matters approval is sought in respect of 'landscaping' associated with Plot 5 (residential and B1/D1) associated with planning permission HGY/2015/3000	Application submitted and under assessment.	Samuel Uff	John McRory
<b>The Goods Yard and The Depot 36 &amp; 44-52 White Hart Lane (and land to the rear), and 867-879 High Road, N17  HGY/2022/0563</b>	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.	Revised information submitted 22 May 2023 and under assessment.  Previous version of scheme refused in November 2021 – which was appealed, and the appeal upheld (allowed).	Philip Elliott	John McRory

<p><b>Hornsey Police Station, 94-98 Tottenham Lane, N8</b></p> <p><b>HGY/2022/2116</b></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 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.</p>	<p>Application submitted and under assessment.</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>
<p><b>30-36, Clarendon Road Off Hornsey Park Road, Wood Green, London, N8</b></p> <p><b>HGY/2022/3846</b></p>	<p>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.</p>	<p>Application submitted and under assessment – to be reported to Members at June planning sub committee</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>
<p><b>Drapers Almshouses, Edmansons Close, Bruce Grove, N17</b></p> <p><b>HGY/2022/4320</b></p>	<p>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.</p>	<p>Application submitted and under assessment.</p>	<p>Gareth Prosser</p>	<p>John McRory</p>
<p><b>Baptist Church, Braemar Avenue, N22</b></p> <p><b>HGY/2022/4552</b></p>	<p>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</p>	<p>Application submitted and under assessment.</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>

	storage, cycle parking facilities including landscaping improvements.			
<b>Berol Quarter</b> <b>Berol Yard, Ashley Road, N17</b>  <b>HGY/2023/0261</b>	<u>Berol House</u> 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.  <u>2 Berol Yard</u> 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.  And associated public realm and landscaping within the quarter.	Application submitted and under assessment.	Phil Elliott	John McRory
<b>Highgate School, North Road, N6</b>  <b>HGY/2023/0328</b> <b>HGY/2023/0315</b> <b>HGY/2023/0338</b> <b>HGY/2023/0313</b> <b>HGY/2023/0317</b> <b>HGY/2023/0316</b>	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	Applications submitted and under assessment.	Tania Skelli	John McRory

<p><b>Berol Yard, Ashley Road, London, N17 9LJ</b></p> <p><b>HGY/2023/0241</b></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>
<p><b>Warehouse living proposal – Omega Works B, Hermitage Road, Warehouse District, N4</b></p> <p><b>HGY/2022/4310</b></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 submitted and under assessment.</p>	<p>Phil Elliott</p>	<p>John McRory</p>
<p><b>Warehouse living proposal – Omega Works A, Hermitage Road, Warehouse District, N4</b></p> <p><b>HGY/2023/0570</b></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 submitted and under assessment.</p>	<p>Phil Elliott</p>	<p>John McRory</p>
<p><b>Warehouse Living proposal – 341A Seven Sisters Road / Eade Rd N15</b></p> <p><b>HGY/2023/0728</b></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</p>	<p>Application submitted and under assessment.</p>	<p>Phil Elliott</p>	<p>John McRory</p>



	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 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.			
<b>26 Lynton Road, N8</b> <b>HGY/2023/0218</b>	Demolition of existing building and erection of a new part four part five storey building to create a high quality, mixed-use development. The proposed development will comprise 1,200 sqm GIA of commercial floorspace (Class E), and 9 new homes (Class E)	Application submitted and under assessment.	Gareth Prosser	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>THFC NDP Hotel</b>	S.73 (MMA) for redesign of approved hotel tower; additional 17m height; reduction in lower massing; reconfiguration of internal layout.	Pre-application discussion and QRP held in April.	Samuel Uff	John McRory
<b>679 Green Lanes, N8</b>	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 18/11/2022 and advice note issued.	Samuel Uff	John McRory
<b>505-511 Archway Road, N6</b>	Council House scheme 16 units	PPA in place with ongoing meetings	Mark Chan	Matthew Gunning

<b>Mecca Bingo, 707-725 Lordship Lane, N22</b>	Student accommodation, homes for rent and commercial uses	PPA in place with ongoing meetings	Valerie Okeiyi/Martin Cowie	John McRory
<b>Printworks 819-829 High Road, opposite the junction with Northumberland Park and just east of the Peacock Industrial Estate, N17</b>	Potential change to student accommodation	Initial pre-app meeting held	Phil Elliott	John McRory
<b>50 Tottenham Lane, Hornsey, N8</b>  <b>Council Housing led project</b>	Council House scheme	Initial pre-app meeting held	Gareth Prosser	Matthew Gunning
<b>Sir Frederick Messer Estate, South Tottenham, N15</b>  <b>Council Housing led project</b>	Two new blocks of up to 16 storeys including 99 units and new landscaping. Mix of social rent and market.	Initial pre-app meetings and QRP held.  Discussions ongoing.	TBC	John McRory
<b>Reynardson Court, High Road, N17</b>  <b>Council Housing led project</b>	Refurbishment and /or redevelopment of site for residential led scheme – 10 units.	Pre-application discussions taking place	TBC	John McRory
<b>Arundel Court and Baldewyne Court,</b>	Redevelopment of land to the front of Arundel Court and Baldewyne Court, along Lansdowne Road including an existing car parking and	Pre-application discussions taking place	Kwaku Bossman-Gyamera	Kevin Tohill

<b>Lansdowne Road, N17</b> <b>Council Housing led project</b>	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.			
<b>Gourley Triangle, Seven Sisters Road, N15</b>	Masterplan for site allocation SS4 for up to 350 units and approx. 12,000sqm of commercial space.	Pre-app meetings held. QRP review held. Greater London Authority (GLA) meeting held.  Discussions ongoing.	TBC	John McRory
<b>25-27 Clarendon Road, N22</b>	Residential-led redevelopment of site, including demolition of existing buildings.	Pre-application discussions ongoing.	Valerie Okeiyi	John McRory
<b>Selby Centre, Selby Road, N17</b>	Replacement community centre, housing including council housing with improved sports facilities and connectivity.	Talks ongoing with Officers and Enfield Council.	Phil Elliott	John McRory
<b>Ashley House and Cannon Factory, Ashley Road, N17</b>	Amendment of tenure mix of buildings to enable market housing to cross subsidise affordable due to funding challenges.	Agreed PPA – Submission likely in the Summer/Autumn.	Phil Elliott	John McRory
<b>142-147 Station Road, N22</b>	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	
<b>Osborne Grove Nursing Home/ Stroud Green Clinic</b>	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	Pre-app advice issued  Discussions ongoing	Tania Skelli	John McRory

<b>14-16 Upper Tollington Park N4</b>	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.			
<b>Pure Gym, Hillfield Park, N10</b>	Demolition of existing building and redevelopment with gym and residential units on upper floors	Pre-app advice note issued.	Valerie Okeiyi	John McRory
<b>(Part Site Allocation SA49) Lynton Road, N8</b>	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
<b>157-159 Hornsey Park Road, N8</b>	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
<b>139 - 143 Crouch Hill, N8</b>	Demolition of existing Oddbins building and retail and residential parade of nos.141-143 and construction of 5 storey building with 26 flats; 207sqm commercial floorspace; and 11 car park spaces in basement	3 previous preapps. Meeting was held on 20 Feb 2023.	Samuel Uff	John McRory

<b>Former Clarendon Gasworks, Mary Neuner Road, N8</b>	Reserved Matters Phase 4 (H blocks).	Reserved matter discussions taking place	Valerie Okeiyi	John McRory
<b>Parma House Clarendon Road (Off Coburg Road), N22</b>	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
<b>36-38 Turnpike Lane, N8</b>	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
<b>1 Farrer Mews, N8</b>	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
<b>Wood Green Corner Masterplan, N22</b>	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
<b>13 Bedford Road, N22</b>	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	Pre-app advice note issued.	Valerie Okeiyi	John McRory

	upper floors together with cycle and refuse storage at ground floor level.			
<b>Land to the rear of 7-8 Bruce Grove, N17</b>	Redevelopment of the site to provide new residential accommodation	Pre-app advice note issued.	Valerie Okeiyi	John McRory
<b>Major Application Appeals</b>				