

Update on progress of proposals for Major Sites

07th March 2024

Site	Description	Timescales/comments	Case Officer	Manager
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. Legal agreement to complete shortly.	Valerie Okeiyi	John McRory
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 second floor frontage together with 10No. Self-contained design studio offices on the third floor. (Full Planning Application).	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on legal agreement are ongoing.	Kwaku Bossman-Gyamera	Tania Skelli / Kevin Tohill
30-36, Clarendon Road 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	Members resolved to grant planning permission subject to the signing of legal agreement GLA Stage II approval received. Legal agreement to complete shortly.	Valerie Okeiyi	John McRory
Hornsey Police Station, 94-98 Tottenham Lane, N8	Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6	Members resolved to grant planning permission subject to the signing of legal agreement.	Valerie Okeiyi	John McRory

<p>HGY/2022/2116</p>	<p>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>Legal agreement to complete shortly.</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>Members resolved to grant planning permission subject to the signing of legal agreement.</p> <p>Negotiations on legal agreement are ongoing.</p> <p>Once agreed the application will be referred to the Mayor for a Stage 2 decision.</p>	<p>Philip Elliott</p>	<p>John McRory</p>
<p>Berol Quarter Berol Yard, Ashley Road, N17</p> <p>HGY/2023/0261</p>	<p><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.</p> <p><u>2 Berol Yard</u> 2 Berol Yard will comprise circa 200 new Build to Rent (BTR) homes with a mix of flexible retail</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>Phil Elliott</p>	<p>John McRory</p>

	<p>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>Civic Centre, High Road, Wood Green, London, N22</p> <p>HGY/2023/1043</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>Members resolved to grant planning permission subject to the signing of legal letter.</p>	<p>Samuel Uff</p>	<p>John McRory</p>
<p>Tottenham Hotspur Stadium, 748 High Road, Tottenham - NDP Hotel, N17</p> <p>HGY/2023/2137</p>	<p>S.73 Minor Material Amendment to add 27m height, reconfigure footprint and internal layout.</p>	<p>Members resolved to grant planning permission subject to the signing of legal agreement.</p> <p>Referred to GLA for Stage II decision.</p> <p>Negotiations on legal agreement are ongoing.</p>	<p>Samuel Uff</p>	<p>John McRory</p>
<p>Printworks 819-829 High Road, opposite the junction with Northumberland Park and just east of</p>	<p>Full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and</p>	<p>Members resolved to grant planning permission subject to the signing of legal agreement.</p>	<p>Phil Elliott</p>	<p>John McRory</p>

<p>the Peacock Industrial Estate, N17</p> <p>HGY/2023/2306</p>	<p>supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.</p> <p>Submitted alongside HGY/2023/2307 – Application for Listed Building Consent for internal and external alterations to 819/821 High Road (Grade II), including reinstatement of hipped roof, demolition works to the rear, façade and related external works, internal alterations and associated works.</p>	<p>Legal agreement to complete shortly.</p>		
<p>APPLICATIONS SUBMITTED TO BE DECIDED</p>				
<p>Warehouse Living proposal – 341A Seven Sisters Road / Eade Rd N15</p> <p>HGY/2023/0728</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 of rain gardens, greening, seating, signage and artworks and all other associated infrastructure works, including the removal of an existing and</p>	<p>Likely to be reported to Members for determination on 07th March Planning Sub-Committee</p>	<p>Phil Elliott</p>	<p>John McRory</p>

	the provision of a new substation to service the new development.			
St Anns General Hospital, St Anns Road, N15 HGY/2023/3250	Reserved matters application (RMA) for Phases 1b and 2 of hybrid application ref. HGY/2022/1833.	Application submitted and under assessment.	John Kaimakamis	John McRory
Former Car Wash, Land on the East Side of Broad Lane, N15 HGY/2023/0464	Construction of a new office block, including covered bin and cycle stores.	Application submitted and under assessment.	Sarah Madondo	Tania Skelli / Kevin Tohill
27-31 Garman Road HGY/2023/0894	Erection of two replacement units designed to match the original units following fire damage and demolition of the original units	Application submitted and under assessment.	Sarah Madondo	Tania Skelli
Former Petrol Filling Station 76 Mayes road, N22 HGY/2022/2452	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 assessment.	Valerie Okeiyi	John McRory
Drapers Almshouses, Edmansons Close,	Redevelopment consisting of the amalgamation, extension and adaptation of the existing Almshouses to provide family	Application submitted and under assessment.	Gareth Prosser	John McRory

<p>Bruce Grove, N17 HGY/2022/4320</p>	<p>dwellings; and creation of additional units on site to consist of a mix of 1, 2 and 3 bedroom units.</p>			
<p>The Grove Lawn Tennis Club, Cascade Avenue, Hornsey, N10 HGY/2023/0733</p>	<p>Redevelopment of site including conversion of existing pavilion into 1.no residential dwelling and erection of 8.no residential dwellings, associated landscaping and cycle storage</p>	<p>Application submitted and under assessment.</p>	<p>Josh Parker</p>	<p>Matthew Gunning</p>
<p>Highgate School, North Road, N6 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>Samuel Uff</p>	<p>John McRory</p>
<p>Berol Yard, Ashley Road, N17 HGY/2023/0241</p>	<p>Section 73 application for minor material amendments</p>	<p>Application submitted and under assessment.</p>	<p>Philip Elliott</p>	<p>John McRory</p>
<p>Berol Yard, Ashley Road, N17 HGY/2023/2505</p>	<p>Section 73 application for minor material amendments to the permitted scheme at Berol Yard, Ashley Road, London, N17 9LJ (planning permission ref: HGY/2017/2044). This application seeks to amend Condition 7 (Approved Drawings) and Condition 13 (Land use (Retail)) to allow for the ground floor</p>	<p>Application submitted and under assessment.</p>	<p>Philip Elliott</p>	<p>John McRory</p>

	commercial space and associated mezzanine at 1 Berol Yard (now named The Gessner) to become Use Class E flexible commercial space.			
Warehouse living proposal – Omega Works B, Hermitage Road, Warehouse District, N4 HGY/2022/4310	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.	Application submitted and under assessment.	Phil Elliott	John McRory
Warehouse living proposal – Omega Works A, Hermitage Road, Warehouse District, N4 HGY/2023/0570	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.	Application submitted and under assessment.	Phil Elliott	John McRory
26 Lynton Road, N8 HGY/2023/0218	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)	Invalid	Gareth Prosser	John McRory
Land at the Chocolate Factory	S.73 application to amend affordable housing tenure to London Affordable Rent.	Application submitted and under assessment.	Valerie Okeiyi	John McRory

<p>and Parma House, 5, Clarendon Road, N22</p> <p>HGY/2023/2436</p>				
<p>Tottenham Hale Station, London Underground Ltd, Station Road, N17</p> <p>HGY/2023/3078</p>	<p>Section 73 application to vary Conditions 1 and 11 of the approved development (application ref. HGY/2018/1897 which amended the original permission HGY/2013/2610 for changes to the works to extend the operational railway station at Tottenham Hale). The variations are to replace the requirement of providing a new station entrance and footbridge from Hale Village to Tottenham Hale Station, to instead requiring pedestrian and cycle network improvements on Ferry Lane and accessory works.</p>	<p>Application submitted and under assessment.</p>	<p>Nathan Keyte</p>	<p>John McRory</p>
<p>1-6 Crescent Mews, N22 7GG</p> <p>HGY/2023/1620</p>	<p>Revised application for demolition of the existing buildings, retention of slab level, perimeter wall along northern boundary of site, and wall adjacent to Dagmar Road gardens, and redevelopment of the site to provide two 3 storey blocks fronting Crescent Mews, a 1 storey block adjacent to Dagmar Road and a 4 storey building to the rear comprising 30 residential units (Use Class C3), including 4 disabled car parking spaces, associated landscaping and cycle parking within the development and a new paved and landscaped lane at the front of the development with street lighting. Installation of vehicle and pedestrian access gates at entrance to mews and erection of boundary treatment to the rear of the commercial units.</p>	<p>Application submitted and under assessment.</p>	<p>Eunice Huang</p>	<p>John McRory</p>

Braemar Avenue Baptist Church, Braemar Avenue, Wood Green, N22 HGY/2023/3192	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 (revised viability information provided)	Application submitted and under consultation.	Valerie Okeiyi	John McRory
Tottenham Green Campus (now known as Capital City College Group, Tottenham Centre) N15 HGY/2024/0464	New Construction and Engineering Centre, extending to 3,300 sq. m	Application to be validated	John Kaimakamis	John McRory
157-159, Hornsey Park Road, London, N8 HGY/2024/0466	Demolition of existing structures and erection of two buildings to provide residential units and Class E floorspace; and provision of associated landscaping, a new pedestrian route, car and cycle parking, and refuse and recycling facilities.	Application to be validated	Valerie Okeiyi	John McRory
Mecca Bingo, 707-725 Lordship Lane, Wood Green, London, N22	Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E)	Application to be validated	Valerie Okeiyi	John McRory

	floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works.			
IN PRE-APPLICATION DISCUSSIONS				
Timber merchants, 289-295 High Road, Wood Green, N22	Demolition of existing buildings and erection of six storey building and mews building to rear. Commercial units (Use Class E); and erection of 43 flats	Pre-application Meeting held on 20 th October 2023 and response issued.	Samuel Uff	John McRory
18 West Road & Unit 4 West Mews, Hotspur Industrial Estate, West Road, N17	2no. industrial warehouse (Use Class B2/B8) units with ancillary office spaces and associated parking and servicing	Pre-application held on 16 th January 2024	Sarah Madondo	Tania Skelli
Plevna Crescent, Haringey, N15	Proposed amendments to existing planning consent reference HGY/2017/2036	PPA agreed with ongoing meetings	Valerie Okeiyi	John McRory
Newstead, Denewood Road, Hornsey, N6	Demolition of existing vacant care home buildings, erection 3 x two/three-storey blocks to create 11 family dwellings.	Meeting held and pre-application response issued.	Roland Sheldon	John McRory
Former Mary Feilding Care Home, 103-107 North Hill, Highgate N6	Proposed Rehabilitation clinic (3,899.3 sq. m. GEA) and a residential building accommodating 9 flats (1,008.1 sq. m. GEA)”	PPA agreed with ongoing meetings	Valerie Okeiyi	John McRory
505-511 Archway Road, N6	Council House scheme 16 units	PPA in place with ongoing meetings	Mark Chan	Matthew Gunning

30-48 Lawrence Road, N15	83 residential units and workspace	PPA in place with ongoing meetings	Gareth Prosser	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.	2 nd pre-application held	Valerie Okeiyi	John McRory
Lock Keepers Cottages, Ferry Lane, Tottenham, N17	Erection of a part twenty and part twenty-five storey building containing seventy-seven apartments above a café and office following demolition of the existing buildings.	Follow up pre-application being arranged	John Kaimakamis	John McRory
50 Tottenham Lane, Hornsey, N8 Council Housing led project	Council House scheme	Initial pre-app meeting held	Gareth Prosser	Matthew Gunning
Sir Frederick Messer Estate, South Tottenham, N15 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 and QRP held. Discussions ongoing.	TBC	John McRory
Reynardson Court, High Road, N17 Council Housing led project	Refurbishment and /or redevelopment of site for residential led scheme – 18 units.	Pre-application discussions taking place	Zara Seelig	Tania Skelli

Arundel Court and Baldewyne Court, Lansdowne Road, N17 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	Tania Skelli
1 Farrer Mews, N8	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats).	Discussions ongoing as part of PPA	Tania Skelli	John McRory
25-27 Clarendon Road, N22	Mixed use scheme comprising co-living and commercial development, 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.	Submission date unknown. Talks ongoing.	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	John McRory
(Part Site Allocation SA49) Lynton Road, N8	Demolition/Part Demolition of existing commercial buildings and mixed use	Pre-app discussions ongoing.	Gareth Prosser	John McRory

	redevelopment to provide 75 apartments and retained office space.			
139 - 143 Crouch Hill, N8	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 pre-app meetings held. Meeting was held on 20 Feb 2023. A further meeting has been requested but not yet confirmed.	Samuel Uff	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
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
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 18/11/2022 and advice note issued.	Samuel Uff	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 at present