

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
Warehouse Living proposal – 341A Seven Sisters Road / Eade Rd N15 HGY/2023/0728	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 the provision of a new substation to service the new development.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Phil Elliott	John McRory
Capital City College Group, Tottenham Centre) N15 HGY/2024/0464	New Construction and Engineering Centre, extending to 3,300 sq. m	Members resolved to grant planning permission subject to the signing of legal agreement. S106 agreed and awaiting return from the Applicant	Roland Sheldon	John McRory

<p>39, Queen Street, London, Tottenham, N17</p> <p>HGY/2024/1203</p>	<p>Redevelopment of Site for industrial and warehousing purposes (within Use Classes E(g)(ii), E(g)(iii), B2 and B8, with ancillary office accommodation together with access, service yard, car and cycle parking, landscaping, construction of a new substation, boundary treatments and other related works including demolition.</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>Tania Skelli</p>
<p>157-159, Hornsey Park Road, London, N8</p> <p>HGY/2024/0466</p>	<p>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.</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>27-31 Garman Road, N17</p> <p>HGY/2023/0894</p>	<p>Erection of two replacement units designed to match the original units following fire damage and demolition of the original 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>Tania Skelli</p>
<p>International House, Tariff Road, Tottenham, N17</p> <p>HGY/2024/1798</p>	<p>Demolition of the existing industrial buildings and the erection of a new four-storey building of Use Class B2 with ancillary offices and an external scaffolding storage yard (Use Class B8) with associated parking and landscaping.</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>Eunice Huang</p>	<p>Tania Skelli</p>
<p>13 Bedford Road, N22</p>	<p>Demolition of the existing building and the erection of a new mixed-use development up to five storeys high with commercial uses (Use</p>	<p>Members resolved to grant planning permission subject to the signing of legal agreement.</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>

HGY/2023/2584	Class E) at ground level, 12no. self-contained flats (Use Class C3) to upper levels and plant room at basement level. Provision of cycle parking, refuse, recycling and storage. Lift overrun, plant enclosure and pv panels at roof level.	Negotiations on legal agreement are ongoing.		
37-39 West Road, Tottenham, London, N17 HGY/2025/0617	Demolition of all buildings and structures and the construction of single speculative building for flexible B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial uses with ancillary office, associated service yard, access point, car parking, and landscape planting.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Sarah Madondo	Tania Skelli
Newstead, Denewood Road, N6 HGY/2024/2168	Erection of three buildings to provide 11 residential dwellings, amenity space, greening, cycle parking and associated works	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Roland Sheldon	John McRory
312 High Road, Tottenham, N15 HGY/2024/3386	Refurbishment, conversion, and extension of the existing building, construction of two single storey buildings to the rear. Commercial use on part of the ground floor and self-contained residential uses on upper floors to provide short stay emergency accommodation.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Kwaku Bossman-Gyamera	Tania Skelli
505-511 Archway Road, Hornsey, N6 HGY/2025/1220	Redevelopment of existing car wash site to provide 16 new council homes comprising a 4-storey building fronting Archway Road and two 2-storey houses fronting Baker's Lane, with	Members resolved to grant planning permission subject to the signing of legal agreement.	Mark Chan	Matthew Gunning

	associated refuse/recycling stores, cycle stores, service space, amenity space and landscaping.	Negotiations on legal agreement are ongoing.		
Drapers Almshouses, Edmansons Close, Bruce Grove, N17 HGY/2022/4319 & HGY/2022/4320	Planning and listed building consent for the redevelopment of the site consisting of the amalgamation, extension and adaptation of the existing Almshouses to provide family dwellings; and creation of additional buildings on the site to provide of a mix of 1, 2 and 3 bedroom units.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Gareth Prosser	John McRory
Timber merchants, 289-295 High Road, Wood Green, N22 HGY/2025/1769	Demolition of the existing (B8) buildings and structures and erection of three residential (C3) buildings of three to five storeys comprising 36 new residential units, with landscaping including child play space, cycle parking, parking, removal of 8 trees and planting of 14 trees.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Samuel Uff	John McRory
Berol Quarter, Ashley Road, Tottenham Hale, N17 HGY/2025/0930	Section 73 application to alter drawings to show inward opening doors at the roof level of 2 Berol Yard and alter the permitted level of affordable housing.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Philip Elliott	John McRory
Mallard Place 1 Mallard Place Wood Green N22 HGY/2025/3217	Demolition of existing buildings to deliver a new development comprising affordable housing (Use Class C3) and flexible workspace (Use Class E) alongside public realm improvements, soft and hard landscaping.	Members resolved to grant planning permission subject to the signing of legal agreement. GLA Stage 2 referral	Valerie Okeiyi	John McRory

		Negotiations on legal agreement are ongoing.		
APPLICATIONS SUBMITTED TO BE DECIDED				
2 To 240 Block, Tiverton Road, N15 HGY/2025/3156	Development of the site to provide 17 new residential council homes arranged across two 4-storey blocks; together with associated communal amenity space, private outdoor space, landscaping, cycle parking, and refuse storage	To be reported to Members of the Planning Sub-Committee on 5 th March 2026 for a decision	Sarah Madondo	John McRory
30-48 Lawrence Road, Tottenham, N15 HGY/2025/3108	Alterations and extension to existing building to provide new self-storage facility (Use Class B8), new flexible workspace / incubator units and other works ancillary to the development.	To be reported to Members of the Planning Sub-Committee on 5 th March 2026 for a decision	Gareth Prosser	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
15-19 Garman Road, Tottenham, N17 HGY/2024/3480	Outline planning permission for the 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 3rd floor.	Application submitted and under assessment.	Kwaku Bossman-Gyamera	Tania Skelli

44-48 Garman Road, Tottenham, N17 HGY/2025/1464	Change of use of an existing industrial unit including an external yard to a recycling facility and operating depot.	Application submitted and under assessment.	Kwaku Bossmann-Gyamera	Tania Skelli
Highgate School, North Road, N6 HGY/2023/0328 HGY/2023/0315 HGY/2023/0338 HGY/2023/0313 HGY/2023/0317	1. Dyne House & Island Site 2. Richards Music Centre (RMC) 3. Mallinson Sport Centre (MSC) 4. Science Block 5. Decant Facility	Applications submitted and under assessment. New documents submitted December 2025 and under review.	Samuel Uff	John McRory
Berol Yard, Ashley Road, N17 HGY/2023/0241	Section 73 application for minor material amendments	Application submitted and under assessment. Linked to HGY/2023/0261 which has been granted.	Philip Elliott	John McRory
The Goods Yard, 36 and 44-52 White Hart Lane, Tottenham, N17 HGY/2025/1298	Full planning application for the temporary change of use to provide car parking and construction compound, including associated works	Application submitted and under assessment.	Philip Elliott	John McRory
THFC Stadium, 748 High Road, Tottenham, N17 HGY/2025/1405	Plot 5 Reserved Matters for 'appearance' for the residential towers	Application submitted and under assessment. To be determined under delegated powers	Samuel Uff	John McRory

1-6 Crescent Mews, N22 HGY/2025/1712	Demolition of the existing buildings and redevelopment of the site to provide 37 residential units in four blocks (comprising a two 3 storey blocks fronting Crescent Mews, a 1 storey block adjacent to Dagmar Road and a 4 storey building to the rear of the site), including 4 accessible car parking spaces, associated landscaping and cycle parking, installation of vehicle and pedestrian access gates and associated works.	Application submitted and under assessment.	Valerie Okeiyi	John McRory
Oak Lawn, Compton Avenue, Hornsey, London, N6 HGY/2025/3500	Minor Material Amendment (S73 Application) to vary Condition 2 (approved Plans) of Planning Permission Ref: HGY/2023/3351 for the demolition and replacement of the existing house. The minor material amendment seeks design revisions to Neo-Georgian, introduction of terrace above porch entrance, stone surrounds and brick quoins, fenestration rearrangement with larger pane casement windows, amendments to rear elevation including new sliding doors and the loss of ground floor bay windows.	Application submitted and under assessment.	Ben Coffie	Matthew Gunning
Holcim UK Limited, Ferme Park Sidings, Cranford Industrial Estate, N8 HGY/2025/2374	Variation of conditions 5, 20 and 21 of appeal ref. APP/Y5420/A/05/1189822 allowed on 2/12/2004 (LPA ref. HGY/2005/0007) for the erection of a concrete batching plant with associated hoppers, conveyors and ancillary facilities; namely for minor material amendments to change from wet batch operations to dry batch operations and the	Application submitted and under assessment.	Daniel Boama	Tania Skelli

	removal of the roller shutter door on the mixer loadout area.			
IN PRE-APPLICATION DISCUSSIONS				
Clarendon Square/Alexandra Gate Phase 5, N8	Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings <i>G1, G2, J1, J2 & F1</i> forming Phase 5 of the Northern Quarter, including the construction of residential units (Use Class C3), commercial floorspace and associated landscaping pursuant to planning permission HGY/2017/3117 dated 19th April 2018	Pre-app discussions ongoing.	Valerie Okeiyi	John McRory
Lotus Site / former Jewson Site, Tottenham Lane, N8	Redevelopment of the site at 7-11 Tottenham Lane consisting of the re-provision of employment floorspace at ground floor level and the upwards development of the site to accommodate purpose built student accommodation.	Pre-application discussions ongoing.	Valerie Okeiyi	John McRory
Land in Finsbury Park to the East of Lidl, 269-271 Seven Sisters Rd, N4	New 460 seat theatre and ancillary spaces with cross-funding residential development (potentially up to 15 storey high residential tower) on the edge, within the park itself, of Finsbury Park	Initial pre-app meeting held. Formal written pre-app advice issued.	Samuel Uff	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.	TBC	Tania Skelli

680-692 Seven Sisters Road, London, N15 5NF	Redevelopment to provide mixed use commercial (854sqm GIA) and co-living (229 units/9,778sqm GIA) development (equates to 127 homes at a ratio of 1.8:1 as per London Plan)	Initial pre-app meeting taken place early January 2026. PPA agreed.	Phil Elliott	John McRory
Ashley House and Cannon Factory, Ashley Road, N17	Part 9, 10, and 25 storey PBSA building with 581 rooms, part 7, part 8, and part 19 storey Co-Living building with 506 rooms, and a 6-storey block of 88 affordable homes with commercial/employment/community spaces and landscaping and new public realm.	Initial pre-application meeting took place late November 2025. Response issued early Jan. PPA being negotiated.	Phil Elliott	John McRory
Bernard Works	Seeking to add phasing of development to planning approval HGY/2017/3584	NMA and DoV to S106 under negotiation.	Samuel Uff	John McRory
YMCA, 184 Tottenham Lane, Hornsey, N8	Redevelopment of the site to provide approx. 170 bed spaces, configured into cluster flats and 'move-on' flats to meet an identified need, as well as communal spaces, support facilities and ground floor spaces for residents.	Pre-application meetings held in August and November – 2025 - preapplication note has been issued. QRP took place in December. Ongoing PPA in place.	Phil Elliott	John McRory
28-42 High Road, Wood Green, N22	Demolition of existing buildings for co-living accommodation (Sui Generis) led scheme of circa 400 units and 854 sqm of commercial (Use Class E) floorspace	Formal written advice issued May 2025. Extant permission HGY/2018/3145 was approved for circa 200 dwellings for wider site 22-42 High Road. Part of that site is CR2 safeguarded. This proposes alternative development on part of the site.	Samuel Uff	John McRory

Wood Green Central, N22	Initial discussions for Station Road sites designated as SA8 of the Site Allocations Development Plan Document (DPD).	Preapp meetings held. Discussion of heights, uses, siting and relationship to adjacent site allocations. Note issued. QRP reviewed.	Samuel Uff	John McRory
Lynton Road, N8 (Part Site Allocation SA49)	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
CURRENT APPEALS				
Site	Description	Type of Appeal	Case Officer	Manager
No major appeals currently on hand				