

Update on progress of proposals for Major Sites

September 2019

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
Iceland, Land at Brook Road, N22 HGY/2017/2886	Redevelopment of site and erection of four independent residential blocks providing 148 residential units.	<p>Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed but final draft is near completion.</p> <p>Awaiting GLA Stage II submission (requires S106 being finalised). Discussion with BNP Paribas has resolved that viability is sound, subject to submission of proof of lease compensation costs. This evidence as submitted is insufficient, so clarification required.</p> <p>S106 nearing completion with applicant.</p>	Samuel Uff	John McRory
Former BHS, 22-42 High Road HGY/2018/3145	Demolition of the existing buildings and redevelopment to provide part 3-8 storey buildings providing mixed use development, comprising residential accommodation (197 units), flexible retail units, flexible workspaces, a hotel, and a public courtyard, with associated site access, car and cycle parking, and landscaping works.	Members resolved to grant planning permission. S106 is with the applicant. Once complete will go to GLA Stage 2.	Samuel Uff	John McRory
423-435 West	Proposed erection of four buildings of a maximum 6	Members resolved to grant	Chris Smith	John McRory

Green Road (former Red House Care Home) HGY/2018/1126	storeys in height, and conversion of former public house, to provide a relocated Church and nursery, café, flexible use commercial unit (Use Class A1/A2/B1/D1/D2) and 88 residential units, associated car and cycle parking spaces (including within new basement) and improved connections to adjacent park	planning permission subject to the signing of a section 106 legal agreement.		
APPLICATIONS SUBMITTED TO BE DECIDED				
19 Bernard Road N15 4NE HGY/2019/1490	Demolition of existing building. Erection of 3 commercial units and 53 residential units - Part 4/Part 5/Part 6 storey building and associated amenity, landscaping and cycle parking areas.	To be reported to Members of Planning Sub-Committee on 09 September 2019.	Martin Cowie	Robbie McNaugher
56-68 Stamford Road HGY/2019/1401	Variation of Condition 2 of HGY/2017/0426 to enable the installation of a sub-station, accommodate new structural columns, reduction of the number of parking spaces from 17 to 13 and amendments to the cycle and refuse storage arrangements, all at ground floor level, plus minor changes to other elevations and floor plans	Under consideration.	Chris Smith	John McRory
Somerlese Courtenay Avenue N6 4LP HGY/2019/1481	Construction of a new replacement house with a detached garage, and a UKPN substation.	Under consideration.	Gareth Prosser	John McRory
Former Newstead's Nursing Home, Broadlands Road HGY/2018/3205	Demolition of existing building and erection of three buildings between two and three storeys in heights to provide 13 residential dwellings, private and communal amenity space and other associated development.	Under consideration	Valerie Okeiyi	John McRory
67 Lawrence Road N15	Variation of Condition 2 pursuant to planning permission dated 17 January 2018 (ref:	Under consideration	Valerie Okeiyi	John McRory

HGY/2018/3655	HGY/2016/1212) to substitute drawings involving separation of the live/work units, reduction in width of vehicle access, reconfiguration of the bin store, and provision of additional bicycle storage and basement plant room (amended floorspace figure of 6,643 GIA)			
45-63 Lawrence Road N15 HGY/2018/3654	Variation of Condition 2 pursuant to planning permission dated 17 January 2018 (ref: HGY/2016/1213) to substitute drawings involving reduction of number of units to 75, rearrangement of bicycle storage, slight reduction of building mass, alterations to dwelling layouts and sizes, slight amendments to the public realm, and other minor amendments to the approved scheme	Under consideration	Valerie Okeiyi	John McRory
Mowlem Trading Estate HGY/2018/0683	Section 73 planning application - Variation of a Condition 2 (plans and specifications) attached to planning application ref. HGY/2014/1648 to: increase car parking to Unit A from 13 to 17; decrease no. of disabled parking bays from 2 to 1; secure parking area; external storage up to 5m proposed along the northern and eastern boundaries and parking island; and amendment to servicing.	Under consideration	Laurence Ackrill	John McRory
Former Taxi Care Centre, 38 Crawley Road HGY/2019/0938	Residential development for 29 units including pedestrian/cycle link through the site to connect with Lordship Rec. Max four storeys. Includes masterplan demonstrating wider development of site allocation (Barber Wilson – SA60).	Under consideration.	Chris Smith	John McRory
1-6 Crescent Mews, N22 HGY/2019/1183	Redevelopment of site to create residential development comprising approximately 30 residential units	Under consideration.	Tobias Finlayson	John McRory

Clarendon Gasworks (Eastern Quarter) HGY/2019/1775	Reserved Matters application for Blocks D3 and D4 forming Phase 2 of the Eastern Quarter, including the construction of 101 residential units, commercial floorspace and District Energy Centre.	Under consideration	Valerie Okeyi	John McRory
IN PRE-APPLICATION DISCUSSIONS				
Pool Motors, 7 Cross Lane	Demolition of existing development and mixed use development comprising new high quality commercial floorspace and new homes.	Acceptable in principle		
Lockkeepers Cottage, Ferry Lane	Mixed use development providing flexible office space, café, five 1 bed flats, four 2 bed flats and one 3 bed flat are proposed.	Pre-app letter being drafted.	Chris Smith	Robbie McNaugher
22, 22a & 24 Broadlands Road and 13 Denewood Road	Revised scheme for circa 29 over 55 'downsizing' apartments that now retains buildings based on previous advice as they positively contribute to the Highgate CA.	Further revisions required due to primarily conservation and design concerns as well as questioning demand for over 55s	Tobias Finlayson	John McRory
175 Willoughby Lane	Provision of 4,530 sqm (GIA) of industrial floor space, provided at ground and mezzanine level, with HGV access incorporated through the floorplan. The upper levels propose to include two levels totalling 3,160 sqm (GIA) of commercial (B1) floorspace and 188 residential units, reaching up to eleven storeys (above ground industrial level).	Pre-app letter to be issued.	Chris Smith	Robbie McNaugher
867-869 High Road N17 8EY (Former	Hybrid planning application - 300 residential units + approximately 120m ² commercial uses, approximately 60 car parking spaces and up to	Further pre-application guidance to be issued.		Robbie McNaugher

Sainsbury's supermarket site)	500 cycle spaces. Height Range of 3 – 6 storeys and there would be a taller building of approximately 26 storeys.			
Nice Place, Compton Avenue	Demolition of existing house and erection of a new house	Discussions ongoing	Gareth Prosser	John McRory
78-92 Stamford Road	Demolition of existing two storey buildings and erection of part 3 storey and part 7 storey mixed use building consisting of 1997sqm of commercial space (including 5no tethered residential units) and 34 residential flats (17x1bed, 10x2bed, 7x3bed).	QRP Chair's Review completed. Second pre-app letter to be drafted.	Chris Smith	Robbie McNaugher
48-54 High Road, Wood Green	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space.	Principle acceptable – pre-app letter issued. Revised scheme to be submitted.	Chris Smith	John McRory
48-50 Park Avenue, N22	Demolition of existing buildings and redevelopment of the site to provide 18 residential units, arranged of a single block of accommodation.	Demolition requires justification before principle of development is accepted.	Chris Smith	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 (204m ²) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements.	Pre-application discussions taking place	Valerie Okeiyi	John McRory
25-27 Clarendon Road off Hornsey Park Road	Redevelopment of the site to provide new commercial floorspace, 66 flats over in 9 storey high building with associated parking, and amenity space.	Pre-application discussions taking place – principle acceptable. Applicant to consider masterplanned approach.	Martin Cowie	John McRory
300-306 West	Demolition of existing buildings and erection of a	Pre-application discussions	Valerie Okeiyi	John McRory

Green Road N15	part three/ part four / part five storey building comprising 868.4sqm of retail/builder's merchants at ground and basement level, 331.7sqm of B1 office space at first floor level and nine residential flats at second, third and fourth floor levels	taking place - principle of demolition is considered acceptable subject to a high-quality replacement building being built.		
Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Omega Works sites, Haringey Warehouse District	Warehouse Living and other proposals across several sites.	Pre-application meeting held and further pre-application meetings programmed. Draft initial Framework presented for Overbury /Eade Road Sites.	Liz Reynolds	Robbie McNaugher
157-159 Hornsey Park Road	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Valerie Okeiyi	John McRory
311 Roundway	Mixed Use Redevelopment – 66 Units	Pre-application meeting has taken place. Concerns remain around a lack of comprehensive development. Officers have met with one landowner to seek a masterplanned approach.	Martin Cowie	Robbie McNaugher
High Road West	Comprehensive redevelopment of site for residential led mixed-use scheme	Ongoing pre-application discussions taking place.	Martin Cowie	Robbie McNaugher
90 Fortis Green N2 9EY	Demolition of the existing buildings to allow the erection of two residential buildings (Class C3) of part 4, part-5, and part-6 storeys to provide 71 residential units with associated open space, disabled car parking and landscaping.	Pre-application meeting held – principle likely acceptable.	Tobias Finlayson	John McRory

42 Oakleigh Hampstead Lane London N6 4LL	Erection of replacement dwelling	Pre-application meeting held – principle acceptable although conservation, design and arboriculture issues to be resolved.	Gareth Prosser	John McRory
Gladstone House, N22	Demolition of existing buildings and erection of 15 storey mixed use commercial and residential for 44 dwellings	Height was main concern, given that it abuts Noel Park CA.	Samuel Uff	John McRory
36-38 Turnpike Lane London N8 0PS	Erection of 14 residential flats. (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-app meeting held 2/5. Uplift of 10 units. Design overhaul required. Housing acceptable subject to AH provision.	Tania Skelli	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)	Pre-app meeting held 9/5. 2 phase development. Principle of housing acceptable.	Tania Skelli	John McRory
Mansfield Heights Great North Road London N2 0NY	Upwards extension of buildings to create 12no. additional residential apartments	Pre-app meeting held 20/5. Additional housing acceptable subject to AH provision.	Tania Skelli	John McRory
Hornsey Parish Church, Cranley Gardens, N10	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle acceptable.	Valerie Okeiyi	John McRory
Major Appeals				
Goods Yard	Hybrid Application (layout, scale, appearance,	Planning Inquiry concluded 15 May 2019 -	Robbie	

<p>36 and 44-52 White Hart Lane HGY/2018/0187 HGY/2018/0188</p>	<p>landscaping and access within the site reserved 330 residential units + Conservation Area Demolition. Non- determination appeal</p>	<p>Awaiting appeal decision from Planning Inspectorate.</p>	<p>McNaugher</p>
<p>Kerswell Close HGY/2018/3553</p>	<p>Replacement of existing car park with a part-3, part-6 storey building comprising 44 one bedroom affordable residential units together with amenity space, secure cycle and refuse store, site landscaping and public realm works including new publicly accessible pedestrian routes and tree planting (Pocket Living)</p>	<p>Inquiry held 20th August 2019 - Awaiting appeal decision from Planning Inspectorate.</p>	<p>Chris Smith Manager: Robbie McNaugher</p>
<p>Ashley Park, Ashley Road HGY/2018/3828</p>	<p>Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 131.9 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works</p>	<p>Application refused at committee in February. Public Inquiry sought by appellant. Statement of Case and Common Ground being prepared.</p>	<p>Chris Smith</p>
<p>423-435 Lordship Lane (Westbury Court) HGY/2017/3679</p>	<p>Demolition of existing building and erection of part 1, part 5, part 6 and part 7 storey building comprising commercial uses (use class A1, A2, A3, A4, A5) at ground floor and 50 residential dwellings above. Provision of waste refuse storage, cycle parking, disabled car parking and amenity space</p>	<p>Appeal submitted. No start date or timetable set.</p>	<p>Chris Smith Manager: John McRory</p>