

## Update on progress of proposals for Major Sites

November 2019

Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<b>Iceland, Land at Brook Road, N22 HGY/2017/2886</b>	Redevelopment of site and erection of four independent residential blocks providing 148 residential units.	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.  S106 sent to GLA for Stage 2. Awaiting confirmation that this is ready to be considered.	Samuel Uff	John McRory
<b>Former BHS, 22-42 High Road HGY/2018/3145</b>	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 complete but needs final confirmation from TfL.  Stage 2 sent to GLA and awaiting confirmation that it is ready to be considered.	Samuel Uff	John McRory
<b>423-435 West Green Road (former Red House Care Home) HGY/2018/1126</b>	Proposed erection of four buildings of a maximum 6 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	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Negotiations for the legal agreement are ongoing.	Chris Smith	John McRory

<b>Former Taxi Care Centre, 38 Crawley Road HGY/2019/0938</b>	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).	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Negotiations for the legal agreement are ongoing.	Chris Smith	John McRory
<b>19 Bernard Road N15 4NE HGY/2019/1490</b>	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Negotiations ongoing	Martin Cowie	Robbie McNaugher
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>1-6 Crescent Mews, N22 HGY/2019/1183</b>	Redevelopment of site to create residential development comprising approximately 30 residential units	To be reported To Members of the planning sub-committee 11 <sup>th</sup> November.	Tobias Finlayson	John McRory
<b>56-68 Stamford Road HGY/2019/1401</b>	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	Application to be determined under delegated authority.	Chris Smith	John McRory
<b>Former Newstead's Nursing Home, Broadlands Road HGY/2018/3205</b>	Demolition of existing building and erection of three buildings between two and three storeys in heights to provide 10 residential dwellings, private and communal amenity space and other associated development.	Discussions ongoing – seeking revisions for the scheme.	Valerie Okeiyi	John McRory
<b>67 Lawrence</b>	Variation of Condition 2 pursuant to planning	Legal agreement being	Valerie Okeiyi	John McRory

<b>Road N15 HGY/2018/3655</b>	permission dated 17 January 2018 (ref: 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)	negotiated		
<b>45-63 Lawrence Road N15 HGY/2018/3654</b>	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	Legal agreement being negotiated	Valerie Okeiyi	John McRory
<b>Mowlem Trading Estate HGY/2018/0683</b>	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
<b>Ashley Gardens, Tottenham Hale</b>	Section 73 application for amendments to Blocks 1 and 1A including 46 additional units and internal and external changes.	Under consideration	Martin Cowie	Robbie McNaugher
<b>867-869 Road High N17 8EY (Former Sainsbury's)</b>	Hybrid planning application - 300 residential units + approximately 120m <sup>2</sup> commercial uses, approximately 60 car parking spaces and up to 500 cycle spaces. Height Range of 3 – 6	Pre-application guidance issued. Application submitted pending validation.	Graham Harrington	Robbie McNaugher

<b>supermarket site)</b>	storeys and there would be a taller building of approximately 26 storeys.			
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>44 Hampstead Lane</b>	Use Class C2 high quality specialist dementia care with 45 en-suite bedrooms and communal facilities	Likely taking to pre-application committee in November.	Samuel Uff	John McRory
<b>(Site Formerly known as 76-84 Mayes Road, N22) Caxton Road PFS</b>	Re-development of vacant site to provide a residential led mixed-use development comprising circa 75 C3 units and 1000sqm of commercial floorspace	Further pre-application meeting to be arranged.	Tobias Finlayson	John McRory
<b>139-141 Crouch Hill</b>	Redevelopment of 139 - 131 Crouch Hill to provide 9 residential units (6 x 2bed & 3 x3bed) and 319sqm of retail floorspace across two shops (class A1) in a four-storey building over basement.	9 unit scheme at present but better tenure mix could make over 10 units. Potential for less retail use too.	Samuel Uff	John McRory
<b>Pool Motors, 7 Cross Lane</b>	Demolition of existing development and mixed-use development comprising new high quality commercial floorspace and new homes.	Acceptable in principle. A further pre-application meeting to be arranged.	Valerie Okeiyi	John McRory
<b>Lockkeepers Cottage, Ferry Lane</b>	Mixed use development providing flexible office space, café, five 1 bed flats, four 2 bed flats and one 3 bed flat are proposed.	2 <sup>nd</sup> Pre-App Note has been issued. Expected to be presented at Pre-App Committee on 11 <sup>th</sup> November.	Chris Smith	Robbie McNaugher
<b>22, 22a &amp; 24 Broadlands Road and 13 Denewood Road</b>	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 by officers	Tobias Finlayson	John McRory

<b>175 Willoughby Lane</b>	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 issued.	Chris Smith	Robbie McNaugher
<b>30- 32 Summerhill Road N17</b>	<p>Redevelop to provide 21 new homes. The scheme provides underground parking for 20 cars with 2 further spaces accessed direct from Summerhill Road.</p> <p>The scheme provides a range of home sizes and types from studio up to 3-bedroom / 5-Person with a mix of private and shared external amenity space.</p>	Pre-application meeting 26 <sup>th</sup> Sept, advised applicants and agent that proposed density was excessive, written response being prepared.	Liz Reynolds	Robbie McNaugher
<b>78-92 Stamford Road</b>	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. Discussions on hold.	Chris Smith	Robbie McNaugher
<b>48-54 High Road, Wood Green</b>	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
<b>48-50 Park Avenue, N22</b>	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
<b>Braemar Avenue Baptist Church,</b>	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over	Pre-application discussions taking place	Valerie Okeiyi	John McRory

<b>Braemar Avenue.</b>	basement) comprising new church hall extensions (204m <sup>2</sup> ) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements.			
<b>25-27 Clarendon Road off Hornsey Park Road</b>	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
<b>300-306 West Green Road N15</b>	Demolition of existing buildings and erection of a 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	Pre-application discussions taking place	Valerie Okeiyi	John McRory
<b>Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Omega Works sites, Haringey Warehouse District</b>	Warehouse Living and other proposals across several sites.	Draft framework presented for Overbury /Eade Road Sites, further pre-application meetings scheduled, PPA signed.  Discussions ongoing for Omega Works and Overbury Road.	Liz Reynolds	Robbie McNaugher
<b>157-159 Hornsey Park Road</b>	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Valerie Okeiyi	John McRory
<b>311 Roundway</b>	Mixed Use Redevelopment – 70 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

<b>High Road West</b>	Comprehensive redevelopment of site for residential led mixed-use scheme	Ongoing pre-application discussions taking place.	Martin Cowie	Robbie McNaugher
<b>90 Fortis Green N2 9EY</b>	Demolition of the existing buildings and redevelopment to provide circa 50 residential units with associated open space, disabled car parking and landscaping.	Pre-application meeting held – principle likely acceptable although further design revisions required by officers.	Tobias Finlayson	John McRory
<b>42 Oakleigh Hampstead Lane London N6 4LL</b>	Erection of replacement dwelling	Pre-application meeting held – principle acceptable although conservation, design and arboriculture issues to be resolved.	Gareth Prosser	John McRory
<b>Gladstone House, N22</b>	Demolition of existing buildings and erection of 15 storey mixed use commercial and residential for 44 dwellings	Pre-app issued.	Samuel Uff	John McRory
<b>36-38 Turnpike Lane London N8 0PS</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.)	Second pre-application meeting arranged following revised scheme	Tania Skelli	John McRory
<b>1 Farrer Mews London N8 8NE</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>Mansfield Heights Great North Road London</b>	Upwards extension of buildings to create 12no. additional residential apartments	Additional housing acceptable subject to AH provision.	Tania Skelli	John McRory

<b>N2 ONY</b>				
<b>Hornsey Parish Church, Cranley Gardens, N10</b>	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle acceptable.	Valerie Okeiyi	John McRory
<b>Cranwood 100 Woodside Avenue Muswell Hill</b>	Council's own development for residential development of approx 60 units.	Pre-application discussions commenced	Tobias Finlayson	Robbie McNaugher
<b>Former Clarendon Gas Works</b>	Reserved Matters – Block E	Pre-application discussions commenced	Valerie Okeiyi	John McRory
<b>Northumberland Terrace 807, 790-814) High Road, Tottenham, N17</b>	THFC proposal for 2,700sqm (GIA) of A1/A2/A3/B1/D1/D2 floorspace and refurbishment of the Listed Buildings fronting the High Road.	Pre-application discussions commenced	Graham Harrington	Robbie McNaugher
<b>Major Application Appeals</b>				
<b>423-435 Lordship Lane (Westbury Court) HGY/2017/3679</b>	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	Appeal submitted. Process underway but no date has been set for Hearing yet.	Chris Smith Manager: John McRory	
<b>Ashley Park</b>	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	Application refused (overturn) at committee in February. To be a Hearing on 11 <sup>th</sup> December.	Robbie McNaugher	



