

History of the site

Tailored
Living
Solutions

480-506 LARKSHALL ROAD AND JAMES YARD, E4 9HH

Situated in a prominent corner position between Highams Park Overground Station and Highams Park District Centre, the site represents a key regeneration opportunity. It comprises a 2-storey freehold building fronting Larkshall Road with rear parking and a 2-storey freehold building

with parking to the rear in James Yard. The rear building is visible from Wilton Place, but not accessible. The properties are end-of-use buildings and occupied as office accommodation on short-term leases/licences. They share a single access from Larkshall Road.

MAP SHOWING THE SITE OF THE PROPOSED SCHEME



Planning History

480-506 LARKSHALL ROAD

Planning permission was allowed at appeal on 31 January 2023 (ref: APP/U5930/W/22/3304178) for the demolition of the existing buildings at 480-506 Larkshall Road and the erection of a part 5, part 7-storey residential-led mixed-use development comprising 68 residential dwellings, flexible commercial floorspace, flexible community/non-residential institution floorspace, a new public station entrance and public realm improvements.

JAMES YARD R/O 480 LARKSHALL ROAD

The Council resolved to grant planning permission in September 2025 for the demolition of the existing buildings at James Yard and the erection of two 6-storey blocks comprising 46 residential units and commercial floorspace, together with associated amenity spaces. The scheme remains subject to completion of the Section 106 agreement.

