

Officer's Report

Application Number	HGY/2022/2686
Type	Approval of details reserved by a condition
Location	Hillside, 74, Crouch End Hill, London, N8 8DN
Proposal	Approval of details reserved by a condition: Condition 5 - Cycle Parking, Condition 6 - Refuse
Case Officer	Oskar Gregersen
Valid Date	06/10/2022
Applicant	Vera Road Limited
Agent	Vera Road Limited

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Construction of an additional floor level to the existing building to provide 4 x 1 bed and 2 x 2 bed self-contained flats. LPA ref: HGY/2021/1971

3. CONSULTATION RESPONSE

Haringey transport team were consulted on the application with the following response received 09/11/22:

‘Condition 4 – this is acceptable to discharge.

Condition 5 – this appears acceptable to discharge. The proposed provision meets the required quantum. The spatial arrangements appear to be in line with LCDS and Cambridge guidance, and housed within a secure store. The applicant has only provided hand-drawn plans. However, these are still acceptable.’

4. ANALYSIS/ASSESSMENT

Condition 5 reads:

Prior to the first occupation of the development, details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to Condition 5 the applicant has provided plans showing the requisite information to satisfy the condition.

Condition 6 reads:

Prior to the first occupation of the development, details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

The submitted planning statement contains information that the existing bin storage is in line with DPD Policy DM4, and the intention is to provide an additional 2no. General Waste Bin and 2no. Recycling bin for a 40% increase over policy.

Pursuant to the requirement of policy, sufficient information has been submitted such that Condition 6 be discharged.

5. RECOMMENDATION

GRANT DISCHARGE CONDITIONS