

Officer's Report

Application Number	HGY/2022/4156
Type	Approval of details reserved by a condition
Location	33, Dagmar Road, Hornsey, London, N4 4NY
Proposal	Approval of details pursuant condition 18 (Agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the necessary section of redundant crossover across the footway into the site and to reinstate the public footpath at this location) attached to planning consent HGYP/2021/2968.
Case Officer	Mercy Oruwari
Valid Date	17/11/2022
Applicant	Jaevee Ltd
Agent	Miss Jade Semple

RECOMMENDATION

Approve with Conditions

1. APPROVED DEVELOPMENT

HGY/2021/2968 - Variation of condition 2 (approved plans) pursuant to planning permission dated 02/07/2019 (HGY/2019/0989) for the demolition of existing buildings and erection of 3-storey building (with basement level) containing 6 self-contained residential units, namely to make internal alterations to the proposed layouts of residential dwellings. Approved 21/01/2022

2. CONSULTATION RESPONSE

- No consultation was carried out
- Planning Officer comment – The retaining of the crossover will not impact the on-street parking conditions on the road. According to the Parking survey submitted with the original application the predicted level of parking stress would be approximately at 52% which is reasonably low. Therefore, there will still be sufficient capacity to meet the requirements of the scheme.

3. ANALYSIS/ASSESSMENT

Condition 18 (Agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the necessary section of redundant crossover across the footway into the site and to reinstate the public footpath at this location) reads:

Prior to the first occupation of the development hereby the developer shall have entered into an agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the necessary section of redundant crossover across the footway into the site and to reinstate the public footpath at this location.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Pursuant to Condition 18 (Agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the necessary section of redundant crossover across the footway into the site and to reinstate the public footpath at this location) the applicant has provided the following details:

- 4040_SK01 - Location Plan + Drawing List
- Email conversation between LBH Planning Officer and Dovetail Planning
- Cover Letter from Dovetail Planning

Officers accept that the crossover to which this condition relates remains in use by Network Rail and as such the kerb and pavement cannot be reinstated. Retaining the crossover will not significantly affect on street parking conditions and sufficient capacity will be retained to meet the requirements of the development. As such the condition can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION