

Officer's Report

Application Number	HGY/2022/4442
Type	Approval of details reserved by a condition
Location	62 Arcadian Gardens, Wood Green, London, N22 5AD
Proposal	Approval of details reserved by a condition 3 (Secured Cycle Parking) and condition 4 (Refuse/Waste) attached to planning reference HGY/2022/4442
Case Officer	Sarah Madondo
Valid Date	16/12/2022
Applicant	Mrs M Larijani
Agent	Mr Neri Peshkepia

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Change of use of property from a dwelling (C3 use) to a 6-bedroom 6-person house in multiple occupation (C4 use).

CONSULTATION RESPONSE

None

ANALYSIS/ASSESSMENT

Condition 3

No development shall take place until 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 6 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

Condition 4

No development shall take place until a final detailed scheme for the provision of refuse and wastestorage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

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

RECOMMENDATION

Pursuant to condition 3 & 4 the applicant has provided drawing number Arcadian Gdns62 10 which indicates that secured timber cycle store would be provide for 6 x bikes and 4 x large wheelie bins in secured timber bin storage would be provided. It is considered that the information provided is satisfactory for the purpose pf discharging these conditions.