

Officer's Report

Application Number	HGY/2023/0051
Type	Approval of details reserved by a condition
Location	60B Tottenham Lane, London N8 7EE
Proposal	Approval of details reserved by condition 3 (cycle parking) of planning application ref: HGY/2022/1164
Case Officer	James Mead
Valid Date	09/01/2023
Applicant	Ms Gayithri Sooria
Agent	Lucia Pflucker

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

- HGY/2022/1164: Conversion of existing 3 bedroom flat into 2 self contained flats. Installation of new pv panels and rooflight to the rear.

2. CONSULTATION RESPONSES

- LBH Transportation: The cycle parking provision and layout is acceptable.

3. ANALYSIS/ASSESSMENT

3.1 Condition 3 of HGY/2022/1164 reads:

- *Prior to first occupation of the development, details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and the development shall not be occupied until the cycle parking has been provided in full. Thereafter, the spaces shall be retained for this use only.*

3.2 The frontage of the site comprises mainly of a low boundary wall and behind this is an area of hardstanding, which sits in front of the building. It is proposed to install a bicycle storage container behind the boundary wall. The bicycle storage container would be a low-level structure, which would not appear overly dominant within the site or in the street scene.

3.3 The provided plans indicate that 2/3 bicycles could be stored in this container. While this provision would not fully meet the requirements of the London Plan, the Transportation Officer is content with this level of storage, given the constrained size of the site. Therefore, this level of cycle parking provision is considered acceptable and this sustainable mode of transport would be suitably supported. The cycle storage would be covered and would be lockable, and as such would meet the requirements of the condition.

3.4 Overall, the cycle storage would be of appropriate design, with the character and appearance of the site and the street scene not harmed. The design and layout would be of acceptable quality, so to satisfy the requirements of the London Plan and the Transportation Officer. A sufficient level

of cycle parking storage would be provided. Therefore, discharge of condition 3 of HGY/2022/1164 is recommended.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION.