

Officer's Report

Application Number	HGY/2023/0072
Type	Approval of details reserved by a condition
Location	107 Pembury Road, Tottenham, London, N17 8LY
Proposal	Approval of details pursuant to Condition 3 (reinstate section of front boundary wall, Secure Cycle Storage and bin/refuse stores) attached to planning permission HGY/2021/0962.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	09/01/2023
Applicant	Silverfield Estates Ltd
Agent	mr Yakov Levy

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/0072

Ward: Bruce Castle

Date received: 9/01/2023

Drawing number of plans: PR.107.EX.001; PR.107.PRO.001; Site Location Plan

Address: 107 Pembury Road N17 8LY

Proposal: Approval of details pursuant to Condition 3 (Reinstate section of front boundary, secure cycle storage and bins/refuse stores) attached to planning permission HGY/2021/0962.

Applicant: Silverfield Estates Ltd

Officer contact: Kwaku Bossman-Gyamera

2. APPROVED DEVELOPMENT

Change of use from residential property to an HMO for up to 11 residents (Sui Generis)

3. CONSULTATION RESPONSE

LBH (Highways): No Objection.

4. ANALYSIS/ASSESSMENT

Condition 3 reads:

No development shall take place until details (plans, elevations, materials) in relation to the reinstated section of front boundary wall, the type and location of secure and covered cycle parking facilities, and bin/refuse stores, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved details are implemented in full shall be retained thereafter for this use only.

Reason: In order to ensure a satisfactory appearance for the proposed development and to safeguard the visual amenity of the area consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 3, the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within the front garden area of building fronting Pembury Road for easy collection access. The number of bins are considered appropriate for the development. The design and its position storage bins are considered acceptable and would not have any significant adverse impact on the amenities of the locality.

With regards to reinstatement of section of the front boundary wall, the height and design of the wall is considered acceptable and would improve the visual amenities of the front garden area in line with the prevailing pattern of development within the street scene and the surrounding area. Council's highways officer has no objection to the proposal and as such the condition can be discharged.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION