

Officer's Report

Application Number	HGY/2023/0170
Type	Approval of details reserved by a condition
Location	Lois Court, 5, Shelbourne Road, London, N17 0JZ
Proposal	Approval of details pursuant to condition 4 (Secure and covered cycle parking facilities) and condition 5 (Refuse, waste storage and recycling facilities) attached to planning permission HGY/2022/1486)
Case Officer	Kwaku Bossman-Gyamera
Valid Date	18/01/2023
Applicant	MR TAS ALEXANDROU
Agent	MS MARILYN POTTER

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

New pitch roof with dormers and new dwelling unit in loft space. Aesthetic upgrades to existing front facade.

CONSULTATION RESPONSE

LBH- Highways: No objection.

ANALYSIS/ASSESSMENT

Condition 4 reads:

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 4 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 4, the applicant has provided a details and position of the cycle storage and as such, Council's Highways officer is satisfied with the proposed measures. It is therefore considered acceptable to discharge the above conditions.

Condition 5 reads:

No development shall take place until a detailed scheme for the provision of refuse and waste storage 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 Policy 5.17 of the London Plan 2021.

Pursuant to condition 5 the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within the rear area of the building which provide easy collection access. The number of the storage bins are considered acceptable and would not have any significant adverse impact on the amenities of the locality.

RECOMMENDATION

GRANT DISCHARGE CONDITION