

Officer's Report

Application Number	HGY/2022/4423
Type	Approval of details reserved by a condition
Location	Pacific House, Vale Road, Tottenham, London, N4 1FQ
Proposal	Approval of details reserved by a condition 6 (forecourt layout & parking management) of planning permission HGY/2017/2172 (approved at appeal APP/Y5420/W/19/3220232) for extensions to be used as office (B1) use.
Case Officer	Samuel Uff
Valid Date	24/01/2023
Applicant	Mr Shulem Schwartz
Agent	Mr Kolja Strobl

RECOMMENDATION

Approve

APPLICATION DETAILS

Address: Pacific House, Vale Road, N4 1FQ

Proposal: Approval of details reserved by a condition 6 (forecourt layout & parking management) of planning permission HGY/2017/2172 (approved at appeal APP/Y5420/W/19/3220232) for extensions to be used as office (B1) use.

APPROVED DEVELOPMENT

HGY/2017/2172: Erection of a third floor roof extension over the main building and three storey extension over the existing single storey projection to provide office (B1) floorspace with separate entrance, in conjunction with the installation of 2 x second floor rear windows and amalgamation of residential flats 26 & 27 into one flat - Allowed at appeal

CONSULTATION RESPONSE

LBH Transportation:

Transportation have reviewed the submission for condition 6 and have the following comments:

- The two existing crossovers serving this site are to be retained to enable access to the 10 parking spaces in total. 2 of the 10 bays are blue badge bays.
- Dimensioned layout drawings have been provided and these show the proposed bays to be of the correct size and dimensions.
- Swept path plots have been provided for access and egress to each bay and these appear fine.
- A car park management plan has been provided, this details that the 10 spaces are to be allocated to residents of the development only, using a permit issuing system, and the on site development/site manager will administer and monitor usage, and engage enforcement when required.

The submissions for condition 6 are fine and no objection to the sign off of this application from the transportation perspective.

ANALYSIS/ASSESSMENT

Condition 6 read:

No development of the extensions hereby permitted shall be commenced until details of the forecourt layout and parking management is submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter, unless otherwise approved.

The proposed layout and management plan are considered sufficient to comply with the requirement of the condition.

RECOMMENDATION

GRANT DISCHARGE CONDITION 6