

Officer's Report

Application Number	HGY/2023/0699
Type	Approval of details reserved by a condition
Location	Land adjacent to, 38-84, Cornwall Road, London, N15 5AR
Proposal	Submission of details pursuant to condition 7 (cycle store details) of planning permission HG/2021/0967.
Case Officer	Oskar Gregersen
Valid Date	10/03/2023
Applicant	Mr Sutherland
Agent	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Erection of 2 x 3 storey residential blocks containing 9 flats (3 x 1 bed flats in front block & 4 x 2 bed flats and 2 x 2 bed wheelchair flats in rear block); Associated development including communal bin store, bike store, communal landscaping, and upgrades to the landscaping along existing Cornwall Road frontage.

2. CONSULTATION RESPONSE

LBH Transport Team were consulted on 03/04/2023, and raised no objections to the submitted drawings.

3. ANALYSIS/ASSESSMENT

Condition 7 reads:

7. Prior to completion or first occupation of the development hereby 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 14 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.

Pursuant to condition 7 the applicant has provided:

- Detail drawing of the scale of the proposed cycle store
- Location plan showing proposed location of cycle store

The submitted comply with all of the requirements of Condition 7 and following consultation with LBH Transport, no comments were raised in objection. Therefore the provision of cycle storage is deemed to be sufficient and in line with the wording of Condition 7.

In conclusion the condition can be discharged as the document submitted meets all of the criteria required.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION