

Officer's Report

Application Number	HGY/2023/0182
Type	Approval of details reserved by a condition
Location	Roeder House, Vale Road, Tottenham, London, N4 1QE
Proposal	Approval of details reserved by condition 5 (Cycle Storage) of planning permission HGYP/2020/0001 for first and second floor office (B1) use.
Case Officer	Samuel Uff
Valid Date	31/01/2023
Applicant	Mr Shalom Schwartz
Agent	mr David Gouldstone

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGYP/2020/0001 First and second floor extensions for use as self-contained office (B1 use class) accommodation; partial demolition of the northern corner of the building; reconfiguration of parking layout; and insertion of first and second floor side windows

CONSULTATION RESPONSE

Transportation: The short stay spaces will utilise Sheffield Stands and the long stay will be located on two tier stands, the system proposed is the two tier storage system by the Bike Storage company. The dimensions of the proposed cycle store are such that the parking system intended for use will be able to be accommodated in terms of the horizontal area, and sections included within the parent consent show there will be sufficient headroom for the two tier cycle parking. The cycle store is internal to the building located close to the main officer entrance. The details as submitted are acceptable to Transportation.

ANALYSIS/ASSESSMENT

Condition 5 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 full plan for 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 Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 5 the applicant has provided details of cycle storage, which has been reviewed by transportation officers and deemed acceptable.

RECOMMENDATION

GRANT DISCHARGE CONDITION