

Officer's Report

Application Number	HGY/2023/1228
Type	Approval of details reserved by a condition
Location	708 Lordship Lane, Wood Green, London, N22 5JN
Proposal	Approval of details pursuant to condition 4 (Refuse and Waste Storage) attached to planning reference HGY/2022/1472
Case Officer	Sarah Madondo
Valid Date	27/04/2023
Applicant	Mrs M Larijani
Agent	Mr Neri Peshkepia

RECOMMENDATION

Approve

Approved Development

Change of use from a dwelling (C3 use) to a 6-bedroom 6-person HMO (C4 use) including a single-storey rear extension, hip to gable roof extension, rear dormer and installation of three rooflights in front roof slope. Decision on 22/2/2023

ANALYSIS/ASSESSMENT

Condition 4 reads:

No development shall take place until a final 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 London Plan 2021.

Pursuant to condition 4, the applicant has submitted drawing number LordshipLn708 10. The details submitted are considered acceptable and in line with the intentions of the condition.

The submitted plan confirms the location of secured wheelie bin storage for 4 x bins including recycling bins/food bins would be located at the front of the property. It is considered that the proposed bin storage would be acceptable and sufficient bins have been provided.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 4. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

