

Our ref: TH/AF/Q210748
Your ref: HGY/2020/3036
Email: angie.fenton@quod.com
Date: 29 June 2023



Planning Services
London Borough of Haringey
6th Floor, River Park House
225 High Road, Wood Green
London
N22 8HQ

Submitted via Planning Portal (PP-12272806)

Town and Country Planning Act 1990 (As Amended)
Rear of 132 Station Road, London, N22 7SX
Discharge of Condition 5 (Parking and Cycle Facilities) of planning permission
HGY/2020/3036 (dated 29th March 2021) as amended by non-material amendment
ref. HGY/2021/0945 (dated 30th March 2021)
Submitted on behalf of Designer London Developments Limited

We are instructed by our client, Designer London Developments Limited ('DLD'), ('the Applicant') to submit the enclosed details pursuant to Condition 5 (Parking and Cycle Facilities) of planning permission ref. HGY/2020/3036 (dated 29th March 2021) as amended by non-material amendment ref. HGY/2021/0945 (dated 30th March 2021).

The application comprises the following documentation:

- **The requisite planning application form, duly completed;**
- **Decision notice (ref. HGY/2020/3036, dated 29th March 2021);**
- **Non-material amendment decision notice (ref. HGY/2021/0945, dated 30th March 2021);**
- **Proposed Ground Floor Plan showing cycle parking storage unit (drawing ref. 1678-PA-011), prepared by Liam Russell Architects; and**
- **Cycle storage elevation and dimensions (drawing ref. DLD002), prepared by DLD.**

An online payment for the requisite planning application fee of £116 plus the requisite service charge was made via the Planning Portal today (PP-12272806).

1 Background

On 29th March 2021, planning permission (ref. HGY/2020/3036) was granted for the following development:

"Construction of 6 dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures"



A total of 24no. conditions were imposed on this planning permission which included 15 pre-commencement conditions.

On 30th March 2021, a non-material amendment was granted planning permission (ref. HGY/2021/0945). The amendment enabled relocation of the secure cycle storage to the communal area; and the provision of entrance level WC to all dwellings.

This application therefore provides the information necessary to re-discharge Condition 5 (Parking and Cycle Facilities) as previously discharged under application ref. HGY/2022/0386.

2 Details Pursuant of Condition 5 (Parking and Cycle Facilities)

Condition 5 states:

“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 12 no. 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.”

The enclosed Proposed Ground Floor Plan showing cycle parking storage unit (drawing ref. 1678-PA-011) shows the location of the proposed cycle storage, at ground level on the southern site boundary.

The submitted plan (ref: DLD002) provides details of the size and scale of the Unit. The Unit will be constructed of timber and of a suitable scale to fit in with its surrounding context. The unit will be 4.81 metres wide; 1.50 metres deep; and 2.39 metres rising to 2.49 metres in height, allowing bikes to be stored vertically.

The Unit is large enough to accommodate 12no. cycles in accordance with minimum cycle parking requirements as set out in the Haringey Local Plan (2017) and as required by the condition.

3 Conclusion

We have been instructed by Designer London Developments to submit the enclosed information in relation to Condition 5 (Parking and Cycle Facilities) of planning permission ref. HGY/2020/3036 as amended by ref. HGY/2021/0945.

We trust that this information is sufficient for you to validate this application and that Condition 5 (Parking and Cycle Facilities) can be fully discharged without delay.

However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.



Yours faithfully,

Angie Fenton

Director