



# Officer Report

|                            |                                                                                                           |
|----------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/1824</b>                                                                                      |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                        |
| <b>Address:</b>            | 62 Priory Road, Hornsey, London, N8 7EX                                                                   |
| <b>Proposal:</b>           | Approval of details pursuant to condition 3 (cycle details) attached to planning permission HGY/2020/0741 |
| <b>Case Officer:</b>       | Nathan Keyte                                                                                              |
| <b>Valid Date:</b>         | 10/07/2023                                                                                                |
| <b>Applicant:</b>          | Mr Andreas Dinglis                                                                                        |
| <b>Agent:</b>              | Mr Gary Arnaoutis                                                                                         |

## **RECOMMENDATION**

**Approve**

### **APPROVED DEVELOPMENT**

Approval of details pursuant to condition 3 (cycle details) attached to planning permission HGY/2020/0741

### **ANALYSIS/ASSESSMENT**

Condition 3 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 minimum of 6 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.

### **Officer Comment**

The original application had shown four cycle spaces on the approved plans in the forecourt of the building. The plans submitted with the application show the original cycle parks, with two additional covered parks in the rear garden. The application has been reviewed by Haringey Council's Transport specialists who have indicated that there are concerns with the location of the 2 additional cycle parks in the rear garden due to the narrowness of the side passage being approximately 0.8m in width.

The Applicant was invited to show a second configuration, being two vertical cycle storage parks in the forecourt adjacent to the refuse disposal storage, which was subsequently provided. This indicated that

the location of vertical cycle storage would impact on the access to the side passage of the building, with limited other options unless landscaping from the front forecourt was to be removed. Therefore in this particular case, while concerns of the Transport Team are acknowledged, considering the constraints of the current site, the cycle parking layout as originally submitted with the discharge of conditions applications is considered to be acceptable.

## **RECOMMENDATION**

GRANT DISCHARGE