

Officer Report

Application Number:	HGY/2023/1415
Application Type:	Approval of details reserved by a condition
Address:	Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA
Proposal:	Approval of details pursuant to condition 13 (Cycle Storage) attached to planning permission ref: HG Y/2021/2727 dated 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.
Case Officer:	Tania Skelli
Valid Date:	26/05/2023
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Applicant:	Miss Aisling Carron
Agent:	Mrs Benitez

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

HGY/2021/2727 Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

3. CONSULTATION RESPONSE

LBH Transport - Support

4. ANALYSIS/ASSESSMENT

Condition 13 reads:

Prior to the commencement above ground works for the development hereby approved scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall consider whether additional short-stay cycle parking can be provided close to Block B. The proposed development shall not be occupied until a minimum of 75 long-stay and 2 short-stay cycle parking spaces for the users of the proposed development have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards.

The consent requires the provision of 75 long stay and 2 short stay cycle parking spaces. Pursuant to condition 13 the applicant has provided plans and layout drawings showing the proposed provision have been submitted, and these show a mix of systems in the respective stores, with 59 located within Building A provided by a mix of double stacking parking along with wall hung provision and larger Sheffield stands

Building C arrangements are for two cycles to be stored within external cycle lockers in each garden. Building B has a cycle store for 10 cycles utilising a double stacking system, and individual lockers in two gardens each of which can store 2 cycles.

Two external visitor cycle spaces are shown, located towards the northern end of the site, between and adjacent to blocks A and B so close to the public access to the development off Woodside Avenue.

The proposed layout arrangements show sufficient space for manoeuvring and access.

The submitted details were assessed by the Transport team and are therefore recommended for discharge.

The following conditions are outstanding:

6 (Telecoms), 7 (SBD), 8 (External lighting), 10 (Landscaping), 11 (Parapet), 14 (Delivery and Servicing Plan), 16 (Water main), 17 (Ground investigation), 18 (Land contamination), 20 (Energy), 21(b) (Ecology), 24 (Be seen), 28 (Passive house) and 29 (PHPP).

Conditions 9 (Boundary treatment), 15 (Piling) and 21(a) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The following conditions are outstanding:

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