

Officer Report

Application Number:	HGY/2023/1712
Application Type:	Approval of details reserved by a condition
Address:	456-460 High Road, Tottenham, London, N17 9JD
Proposal:	Approval of details reserved by a condition 4 (Type and location of secure and covered cycle parking facilities) and condition 5 (Provision of refuse and waste storage and recycling facilities) attached to planning permission ref: HGY/2022/2407
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	28/06/2023
Applicant:	Jayman Badiani
Agent:	MR peter stirzaker

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/2407 - Change of use of part of the ground floor commercial unit to provide 5no. flats including alterations to elevations - 22/06/2023.

ANALYSIS/ASSESSMENT

Condition 4 reads:

Prior to the commencement of development above ground, full 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 10 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

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, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

Pursuant to condition 4 the applicant has provided details and position of the cycle storage and as such, Council's officer satisfied with the proposed measures. It is therefore considered acceptable to discharge the above conditions.

Condition 5 reads:

No development shall take place until a 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 Policy 5.17 of the London Plan 2021.

Pursuant to condition 5, the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within the side of building fronting Holcombe Road for easy collection access. The number of bins is considered appropriate for the development. The design and its position are considered acceptable and would not have any significant adverse impact on the amenities of the locality.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge conditions 4 and 5. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.