



Officer Report

Application Number:	HGY/2023/1724
Application Type:	Approval of details reserved by a condition
Address:	95 Burgoyne Road, Hornsey, London, N4 1AB
Proposal:	Approval of details reserved by a condition 3 (provision of refuse and waste storage and recycling facilities) and condition 4 (detail location of (secure and covered cycle parking facilities) attached planning permission HGY/2023/0852.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	30/06/2023
Applicant:	Mr Adam Lambrou
Agent:	Mr Marc Wetherill

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2023/0852 – Conversion of the existing dwelling house in to 3 self-contained flats - 27/03/2023.

ANALYSIS/ASSESSMENT

Condition 3 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 3, the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within the front garden area of building fronting Burgoyne 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.

Condition 4 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 3 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 policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 3 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.

Conclusion

It is considered that sufficient information has been submitted in support of this application to discharge conditions 3 and 4.

RECOMMENDATION

Grant discharge of conditions.