



Officer Report

Application Number:

HGY/2022/3844

Application Type:

Approval of details reserved by a condition

Address:

21, Vartry Road, Tottenham, London, N15 6PR

Proposal:

Submissions of details in pursuant of the discharge of conditions 3 (bicycle & refuse storage) and (boundary treatment) of planning permission with ref:

HGY/2021/2675 for the conversion of dwelling into 1 x 3 bedroom maisonette, 1 x 2 bed flat and 1x1 bed flat in conjunction with the installation of 3 x rooflights and alteration to lower ground floor doors.

Case Officer:

Ben Coffie

Valid Date:

20/11/2022

Applicant:

Mr Katz

Agent:

Mr Sruli Lieberman

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2021/2675- Conversion of dwelling into 1 x 3-bedroom maisonette, 1 x 2 bed flat and 1x1 bed flat in conjunction with the installation of 3 x rooflights and alteration to lower ground floor doors – Approved 22/10/2021.

ANALYSIS/ASSESSMENT

Condition 3 reads:

No development shall take place until details of the type and location of secure and covered cycle and refuse storage 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 and protect the visual amenities of the area.

Condition 4 reads:

No development shall commence until a scheme for the treatment of the surroundings of the proposed lower ground floor garden area for Flat A has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity and to ensure suitable levels of privacy between the flats.

The applicant has submitted drawings (VR.21.PR.600 Rev A) which shows details of cycle and refuse storage facilities, and the boundary treatment for the proposed lower ground floor garden area for Flat A.

Further information was requested regarding dimensions and details of the cycle and refuse storage facilities. The revised plan by the applicant has clarified the outstanding queries raised by the Highways Team.

As such, the submitted plan to discharge conditions 3 and 4 is sufficient and acceptable.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge conditions 3 and 4. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.