



Officer Report

Application Number:	HGY/2023/0614
Application Type:	Approval of details reserved by a condition
Address:	78 Alexandra Road, Wood Green, London, N8 0LJ
Proposal:	Approval of details reserved by condition 3 (Refuse & Waste storage) and 4 (Secure and Covered Cycle Parking Facilities) attached to planning consent HGY/2022/4165
Case Officer:	Mercy Oruwari
Valid Date:	01/03/2023
Applicant:	Mr Gerard Coyle
Agent:	Mr David Phillips

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/4165 - Change of Use from a dwelling house (Use Class C3) to a small-scale house in multiple occupation for no more than 6 residents (Use Class C4). Approved 06/02/2023

2. CONSULTATION RESPONSE

LBH Development Management – Confirms that they are satisfied with the revised plans (A103) for the refuse/waste storage and the secure/covered cycle parking facilities. No additional information is required and therefore it is recommended that this condition is discharged..

3. ANALYSIS/ASSESSMENT

Condition 3 (Refuse & Waste storage) reads:

A detailed scheme for the provision of refuse and waste storage and recycling facilities must be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to the first occupation of the approved HMO 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 2016.

Condition 4 (Secure and Covered Cycle Parking Facilities) reads:

Details of the type and location of secure and covered cycle parking facilities must be 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, 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.

- 221104H/LP
- A103

The details submitted are satisfactory to discharge condition 3 (Refuse & Waste storage) and 4 (Secure and Covered Cycle Parking Facilities).

4. RECOMMENDATION

GRANT DISCHARGE CONDITION