



Officer Report

Application Number: HGY/2023/2243
Application Type: Approval of details reserved by a condition
Address: 33 Upper Tollington Park, Hornsey, London, N4 3EJ
Proposal: Application for the approval of details pursuant to Condition 4 (refuse storage details) and Condition 5 (cycle parking facilities) relating to permission HGY/2021/1068
Case Officer: Laina Levassor
Valid Date: 01/09/2023
Applicant: Mr Andreas Dinglis
Agent: Mr Gary Arnaoutis

RECOMMENDATION

Refuse

APPROVED DEVELOPMENT

HGY/2021/1068 - Single storey ground floor side to rear extension in association with conversion of the property from 5 flats into 3 self-contained flats, including retention of existing 1-bed flat in the roofspace.

RELEVANT CONDITIONS / ANALYSIS & ASSESSMENT

Condition 4:

4. Notwithstanding the details shown on the approved plans, no occupation of the flats hereby permitted shall take place until final detail of the enclosures and screening of recycling containers, wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning and thereafter provided and maintained on site. Details in specific shall show the retention of the front boundary hedge.

Reason: To safeguard the integrity of the building and the visual amenities of the conservation area

Refuse storage

Haringey's Sustainable Design and Construction SPD sets out the following requirements for residential waste:

120 litre bin - One bin per single 1 bed dwelling when supplied for sole use.

240 litre bin - One per single 2/3 bed dwelling when supplied for sole use.

360 litre wheelie bin 885mm D x 620mm W x 1100mm H One per single 4+ beds dwelling when supplied for sole use. Or one per pair of 1/2/3 bed dwellings when supplied for shared use.

Drawing U01/2020/PP/05 (Rev A) includes the provision of :
2 x 120L refuse & recycle bins for sole use by Flat 3 (1 bedroom).

2 x 360L refuse & recycle bins for shared use by Flat 1 (2 bedroom) & Flat 2 (2 bedroom)
No details were provided for food or garden waste boxes.

Refuse bins are to be stored within a timber frame storage unit set to the front of the property.

Transport comments are as follows:

The proposed refuse storage is acceptable

Retention of hedge

The applicant advises that during construction works, the front hedge which is to be retained as required by condition suffered damage - further details of this were requested but not provided. Whilst plans show retention of the hedge, it cannot be established without further information on damage to the hedge, whether it is possible to retain it as per this condition.

Condition 5

5. Prior to occupation of the development, details of the type and location of secure and where practical covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 5 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.

Drawing U01/2020/PP/05 (Rev A) details the provision of 5 cycle parking spaces set to the front of the property.

Transport comments are as follows:

The proposals for vertical cycle storage is not suitable for all users.

The applicant should investigate an alternative layout in the front yard for accommodating 3 separate horizontal cycle storage lockers and the refuse storage.

RECOMMENDATION

Refuse approval of details for the following reason(s):

Refusal Reasons:

The information and details provided as part of this submission are insufficient to meet the requirements of Conditions 4 and 5 of planning permission reference HGY/2021/1068. In relation to Condition 4 insufficient detail has been provided detailing how the existing hedge will be retained and therefore does not demonstrate that local visual amenity and the character and appearance of the conservation area will be protected, contrary to Policy DM1, DM9 & DM12 of Haringey's Development Management DPD (2017), Policy SP11 of Haringey's Strategic Policies DPD (2017) and Policy D6 and HC1 of the London Plan (2021). In relation to Condition 5 the proposed cycle storage arrangements are not considered to meet the London Cycling Design Standards, contrary to Policy SP7 of Haringey's Strategic Policies DPD (2017) and Policy T5 of the London Plan (2021).