

# Planning Statement

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## **Discharge of Conditions 3 and 4**

**Date:** 10 March 2026

**Site Address:**

601 Lordship Lane

Wood Green

London N22 5LE

**Planning Application Reference:** HGY/2025/3546

**Decision Notice Date:** 06 February 2026

**Proposal:** Change of use from a former veterinary surgery (Use Class E) to a large House in Multiple Occupation (HMO) (sui generis), comprising 5 bedrooms for up to 10 occupants, partial demolition of the rear/side extension, associated making good and changes to fenestration at ground floor level, and the provision of cycle and refuse/recycling storage.

**Conditions to be discharged:** Condition 3 – Cycle Storage; Condition 4 – Refuse and Recycling Storage

## **Introduction**

This statement has been prepared to support the discharge of Conditions 3 and 4 attached to planning permission HGY/2025/3546 granted by the London Borough of Haringey on 06 February 2026. The following information demonstrates that suitable cycle parking and refuse and recycling storage facilities will be provided within the rear garden of the property in accordance with the requirements of the planning permission.

## **Condition 3 – Cycle Storage**

*Notwithstanding the approved plans, further details of a secure bicycle shelter that meets the London Cycle Design Standards with 10 spaces in the property's rear garden, shall be submitted to, and approved in writing by the Local Planning Authority. The approved cycle parking shall be fully installed prior to the first use of the HMO and maintained thereafter.*

- Installation of a Josta® 2-tier Cycle-Store – 10 Bike Unit manufactured by Cycle Works.
- Provision of 10 secure cycle parking spaces for residents.
- Two-tier rack system providing efficient and practical cycle storage.
- Covered and secure cycle shelter located within the rear garden.
- Convenient long-stay cycle parking for occupants of the HMO.

Supplier details: Cycle Works, 8–9 Rodney Road, Portsmouth, PO4 8BF. Tel: 02392 81 55 55.

Email: sales@cycle-works.com.

The cycle shelter will be installed prior to the first occupation of the HMO and retained thereafter in accordance with Condition 3.

## Condition 4 – Refuse and Recycling Storage

*No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities within the property's rear garden has been 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 development and permanently retained thereafter.*

A dedicated refuse storage area will be provided within the rear garden to accommodate the following waste containers:

- 1 × 660 litre general refuse bin
- 1 × 660 litre mixed recycling bin
- 1 × external food waste bin

Two timber enclosures will be provided for the 660 litre refuse and recycling bins to provide a secure and visually appropriate screening solution within the rear garden.

The proposed timber bin enclosures are manufactured by Flyte so Fancy Ltd, Pulham, Dorchester, Dorset, United Kingdom, DT2 7DX. Tel: 01300 345229. Email: [info@flytesofancy.co.uk](mailto:info@flytesofancy.co.uk).

The refuse storage area will allow convenient access for residents and for the movement of bins to the collection point on collection days. The refuse and recycling storage facilities will be implemented prior to first occupation of the development and retained thereafter.

## Conclusion

The submitted details demonstrate that appropriate cycle parking and refuse/recycling storage facilities will be provided within the site. The proposals therefore satisfy the requirements of Conditions 3 and 4 of planning permission HGY/2025/3546 and it is respectfully requested that the London Borough of Haringey confirms that these conditions are discharged.