

Application Number:	HGY/2026/0237
Application Type:	Approval of details reserved by a condition
Address:	405-407 Lordship Lane, London, N17 6AG
Proposal:	Approval of details reserved by a condition 2 (Secure Cycle Storage) attached to planning application Ref: HGY/2023/0920 and allowed on appeal Ref: APP/Y5420/W/24/3338716.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	27/01/2026
	6
Applicant:	Mr. Okkes Alici
Agent:	Mr Tom Wessely

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2023/0920 & APP/Y5420/W/24/3338716 – Retention of external alterations to roof and single storey side extension together with associated alterations.

ANALYSIS/ASSESSMENT

Condition 2 attached allowed appeal (Secure Cycle Storage) reads:

Within 12 months of this decision, details of secure cycle storage shall be submitted to and approved in writing by the local planning authority. The approved cycle storage shall be implemented within 6 months of the written approval and retained thereafter.

No reasons were given by the planning inspector to justify this condition.

The applicant initially submitted application seeking to remove condition 2 imposed via the appeal decision ((appeal ref. APP/Y5420/W/24/3338716). As, there is no space on the site to accommodate cycle storage). However, Local Planning Authority advised the applicant to explore all practical options and suitable solution that would allow satisfactory standard of secure cycle storage in line with the London Plan standard without causing operation disruption to staffs and customers. Applicant advised to provide at least one cycle storage on site. Given that the inspectorate did not specific the number of cycle storage requirements. Subsequently the applicant withdrew the previous application seeking to remove this condition.

Pursuant to condition 2, details have been submitted in respect of condition 2 by proposing a hanging cycle stand to the flank wall of the side elevation of the building.

Having visited the application site, the premises has very limited external and internal space, and there is no viable area available to install cycle storage internally without compromising the safety, access, or visual integrity of the property. It is impossible and impractical to provide satisfactory standard of secure cycle storage internally on site. As there is no viable space within the premises to accommodate the required cycle standard.

Therefore, the proposed hanging cycle storage externally is a compromise and as such considered to be most viable way of providing at least one cycle storage on site in line with London Plan standard. Furthermore, the council's Highway officer has raised no further concerns given the restrictive nature of the site. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE