



Officer Report

Application Number:	HGY/2026/0721
Application Type:	Approval of details reserved by a condition
Address:	Land and Railway Arches to the South of Page Green Road, Land and Railway Arches to the South of Page Green Road, London, N15 4PG
Proposal:	Approval of details reserved by a condition 4(cycle parking) attached to planning reference HGY/2024/3447
Case Officer:	Sarah Madondo
Valid Date:	13/03/2026
Applicant:	Mr Carl Henderson
Agent:	Mr Leon Armstrong

RECOMMENDATION

Approve

Proposed development

Approval of details reserved by a condition 4(cycle parking) attached to planning reference HGY/2024/3447

Site and Surroundings

The application site comprises of a generally triangular area of land amounting to around 0.5ha, comprising predominantly of hardstanding but with railway arches sitting centrally within the site underneath an active railway line that runs through the middle of the site southwest to northeast. The site is located to the south of Page Green Road and is accessed direct from Page Green Road opposite its junction with Stamford Road which goes off to the north. The southern boundary of the site is formed by another active railway line. The predominant land use in the surrounding area is commercial and industrial but immediately to the west of the site is a row of terraced houses. To the northwest, on the western side of Stamford Road, there is another row of terraced houses. However, to the northeast, on the eastern side of Stamford Road, and to the east of the site generally, the predominant use is commercial and industrial including the Hale Business Centre to the north and various vehicle repair businesses immediately to the east of the site accessed from Markfield Road. To the south of the site is an active railway line with Markfield Park to the south of that. To the southwest is Gladesmore Community School and Crowland Primary School within a predominantly residential area.

APPROVED DEVELOPMENT

HGY/2024/3447- Change of use of existing industrial site to a vehicle rental and repair site along with demolition of existing structure installation of rental vehicle office, rental vehicle wash bay, maintenance and repair workshop with spray booths, rental vehicle storage, car parking and associated worksites.

ANALYSIS/ASSESSMENT

Condition 4 reads

Notwithstanding the approved plans, further details of secure bicycle parking that meets the London Cycle Design Standards for 10 long-stay spaces and 5-short stay spaces, 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 approved development and maintained 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.

Pursuant to condition 4, the applicant submitted drawings that indicate where the cycle parking would be located and secured which has been reviewed by the transportation officer who has advised that revised information submitted is sufficient for the purposes of discharging this condition. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION - GRANT DISCHARGE

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