

Application Number:	HGY/2026/0684
Application Type:	Approval of details reserved by a condition
Address:	601 Lordship Lane, Wood Green, London, N22 5LE
Proposal:	Approval of details reserved by a condition 3 (Secure Cycle Storage) and condition 4 (Refuse, waste and recycling facilities) attached to planning application Ref: HGY/2025/3546.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	11/03/2026
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Applicant:	MR TAS ALEXANDROU
Agent:	MS MARILYN POTTER

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2025/3546 – 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.

ANALYSIS/ASSESSMENT

Condition 3 (Secure cycle parking) reads:

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.

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 3, details have been submitted in respect of condition 3. The Council's Transport officer has reviewed the document and is satisfied with proposed measures. Furthermore, the council's highways section has raised no further concerns. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 4 (Detail of refuse and waste and recycling facilities) reads:

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.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021

Pursuant to condition 4 the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within rear garden for easy collection access. The number of bins are considered appropriate for the development. The design and its position are considered acceptable and would not have any significant adverse impact on the amenities of the locality.

RECOMMENDATION

GRANT DISCHARGE