



Officer Report

Application Number:	HGY/2026/0757
Application Type:	Approval of details reserved by a condition
Address:	47 Grovelands Road, Tottenham, London, N15 6BT
Proposal:	Approval of details pursuant to conditions 5 (Bike storage) attached to ref: HGY/2022/1199
Case Officer:	Josh Parker
Valid Date:	20/03/2026
Applicant:	Mr Joel Hailbroun
Agent:	Mr Joel Stern

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/1199– Extension of existing synagogue. Approved 14 April 2023.

2. ANALYSIS/ASSESSMENT

Condition 5 reads:

Prior to above ground works or construction, details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle parking spaces for users of the development (a minimum of 5 no. cycle parking spaces) 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.

3. DISCUSSION

The proposed bike storage is accessed by the side through the entrance tucked away by the stairs. There would be space under the stairs to pivot the bikes into the storage where 5 surface mounted Sheffield Stands would be installed 0.5m apart. The layout would be acceptable for the storage of a minimum of 5 bikes therefore it is concluded that the bike storage is consistent with the proposed approved plans from the original permission ref: HGY/2022/1199 and therefore the condition can be discharged.

The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

4. RECOMMENDATION

GRANT DISCHARGE of condition 5

