



Officer Report

Application Number:	HGY/2026/0815
Application Type:	Approval of details reserved by a condition
Address:	144 Greyhound Road, Tottenham, London, N17 6XN
Proposal:	Submission of details pursuant to Condition 3 (refuse and recycling storage), Condition 4 (secure cycle storage) and Condition 5 (removal of vehicle entrance gate) attached to planning permission HGY/2025/0289.
Case Officer:	Neil McClellan
Valid Date:	23/03/2026
Applicant:	Mr Mark Silverman
Agent:	Mr Mark Silverman

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Erection of a single storey rear infill extension, a dormer extension to the main rear roof slope and the change of use of the property from a single-family dwelling house (Class C3 Use) to a large 9-bedroom HMO for (sui-generis use).

ANALYSIS/ASSESSMENT

Condition 3 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.

Submitted Details

Pursuant to condition 3 the applicant has submitted a plan of the site layout along with details of the proposed bin storage details. A wooden bin store with capacity for four 250l wheelie bins is proposed in the rear garden/yard set behind the property's high boundary and therefore not visible from the highway. Access will be via a side gate onto Steele Road.

The proposed stores are accessible by residents and waste collectors and are of a suitable scale, design and appearance.

Condition 4 reads:

Notwithstanding the approved plans, further details of a secure bicycle shelter that meets the London Cycle Design Standards with 9 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.

Submitted Details

Pursuant to condition 4 the applicant has submitted a plan of the site layout along with details of the proposed cycle storage structures.

Two lockable, cycle shelters providing space for nine cycles are proposed, to be sited in the property's rear garden/yard. Access will be via a side gate onto Steele Road.

The proposed shelters meet the London Plan cycle storage requirements in terms of the number of spaces provided and in terms of their security and accessibility, and have a suitable scale, design and appearance.

Condition 5 reads:

Details of for the removal of the existing vehicle entrance gate onto Steele Road, and its replacement with a non vehicle sized entrance gate shall be submitted to and approved in writing by the LPA, and shall be completed in accordance with the approved details prior to the first occupation of the HMO use hereby approved. Prior to occupation the developer shall also enter into an agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the necessary section of redundant crossover across Steele Road into the site and to reinstate the public footpath at this location.

Reason: In order to confine access to the permitted points in order to ensure that the development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway, consistent with Policy T4 of the London Plan 2021 and Policies DM33 & DM34 of The Development Management DPD 2017.

Submitted Details

Pursuant to condition 5 the applicant has submitted a plan of the site layout and side elevation facing Steele Road showing the replacement of the existing double vehicle gate with a single gate. A steel gate is proposed and the partial bricking up of the former entrance with brick to match the existing boundary wall along Steele Road.

Assessment

The submitted details are considered to meet the requirements of all three conditions.

RECOMMENDATION

GRANT DISCHARGE OF CONDITIONS.