3 MYDDELTON ROAD, LONDON, N8 7PY

DISCHARGE OF CONDITION APPLICATION - COVERING LETTER

20/05/2026

Prepared by Plan My Property Ltd

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1. Introduction

This covering letter has been prepared in support of an application to discharge Condition 5 attached to planning permission HGY/2024/1698 – (Change of use from a single dwelling (Use Class C3) to a house in multiple occupation (HMO) for up to six residents (Use Class C4.

The purpose of this report is to demonstrate that the proposed development will provide appropriate, accessible and policy-compliant waste storage facilities for general refuse, dry mixed recycling and food waste. The proposed arrangement has been designed having regard to Haringey Council's standard residential waste collection system, its waste storage guidance, and the requirements applicable to Houses in Multiple Occupation.

2. Description of Development

The application relates to the occupation of the property as HMO. The nature of HMO occupation results in a shared household arrangement with multiple adult occupiers, and therefore it is important that sufficient refuse and recycling storage is provided to prevent overflow, side waste or harm to neighbouring amenity.

The proposed waste storage provision has therefore been designed on a robust basis, exceeding the level normally associated with a single family dwelling, while still using Haringey's standard domestic wheelie bin system.

3. Relevant Planning Condition

Condition 5 requires details of refuse, recycling and waste storage to be submitted to and approved in writing by the Local Planning Authority prior to occupation / implementation.

This report provides the following details:

- The number and size of refuse, recycling and food waste containers;
- The proposed waste storage arrangement;
- Collection frequency and waste separation;
- Management arrangements for the HMO;
- Compliance with Haringey Council's waste collection requirements.

4. Policy and Guidance Context

4.1 London Plan Policy SI 7

London Plan Policy SI 7 seeks to reduce waste and support the circular economy. It requires development to incorporate adequate, flexible and easily accessible storage space and collection systems to support, as a minimum, the separate collection of dry recyclables and food waste.

The proposed arrangement accords with this approach by providing dedicated storage for general waste, dry mixed recycling and separate food waste.

4.2 Haringey Development Management DPD Policy DM4

Haringey Local Plan Policy DM4 requires proposals to make on-site provision for general waste, recyclable materials and organic material. The policy also requires waste storage to provide adequate internal and external storage space, safe and accessible access for occupiers and collection operatives, and storage that avoids harm to amenity.

The proposed bin provision provides separate facilities for each waste stream and is capable of being stored within the site, avoiding reliance on the public highway.

4.3 Haringey Development Management DPD Policy DM17

Policy DM17 relates specifically to Houses in Multiple Occupation. It requires HMO proposals to provide high-quality accommodation and to include adequate and convenient refuse storage and collection.

The proposed bin provision has been prepared with the increased occupation level of a 6-person HMO in mind and is considered sufficient for the likely level of waste arising.

4.4 Haringey Waste Storage Guidance

Haringey's waste storage guidance confirms that low-rise housing should provide a full set of bins for residual waste, recycling, food waste and garden waste where applicable, with no waste, loose or contained within bins, presented on the highway. It also confirms that the maximum size of a two-wheeled bin should not exceed 240 litres.

For low-rise housing, Haringey's standard collection service is summarised below:

Waste stream	Container type	Collection frequency
Residual / general waste	Black wheelie bin	Fortnightly
Dry mixed recycling	Black wheelie bin with green lid, or all-green wheelie bin	Weekly
Food waste	25L outdoor lockable brown food bin	Weekly
Garden waste	Brown wheelie bin, subscription service only	Weekly, where subscribed

5. Proposed Waste Storage Provision

For the 6-person HMO, the following waste storage provision will be provided:

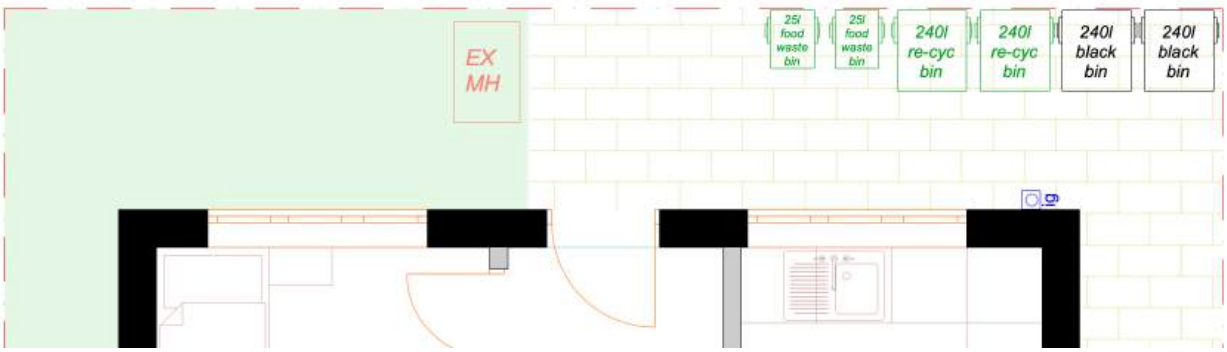
Waste type	Proposed container	Quantity	Total capacity
General refuse	Black wheelie bin	2 x 240L	480L
Dry mixed recycling	Green wheelie bin / black bin with green lid	2 x 240L	480L
Food waste	Lockable brown outdoor food waste bin	2 x 25L	50L
Internal food waste	Kitchen caddy within shared kitchen	1 x 7L	7L

This level of provision is considered appropriate for a 6-person HMO because it provides clear separation of waste streams and additional capacity above the basic single-dwelling arrangement. The provision of 2 x 240L refuse bins allows for sufficient residual waste capacity between fortnightly collections, while 2 x 240L recycling bins support Haringey's weekly recycling service and encourage occupiers to separate recyclable material at source.

The proposed food waste provision includes an internal kitchen caddy and separate external lockable food waste bins, allowing food waste to be managed separately from general refuse in accordance with Haringey's collection system.

6. Bin Sizes and Storage Area

The proposed storage area will be located at the front of the site, as shown in the image below.



The bin storage area proposed confirms the following;

- Bins are stored off the public highway;
- Occupiers can access the bins safely and conveniently;
- Bins can be taken to the collection point easily, and returned efficiently;
- The bins can be moved without passing over steps or unsuitable gradients;
- The storage area does not harm the character of the street scene or neighbouring amenity.

Haringey's guidance states that bins should be available for collection within 25m of the nearest point the collection vehicle can safely stop, and that collection should be from the curtilage of the property rather than from the highway. We can comply as there is ample space within our curtilage to ensure bins remain off the public highway.

7. Waste Collection Arrangements

The waste collection arrangements will follow Haringey Council's standard residential waste collection system:

Waste stream	Collection frequency
General refuse	Fortnightly
Dry mixed recycling	Weekly
Food waste	Weekly

All waste will be stored in the approved containers between collection days. No loose bags, side waste or overflowing waste will be stored outside the containers or on the public highway.

8. HMO Waste Management Measures

The licence holder / property manager will be responsible for ensuring that the refuse and recycling arrangements are maintained for the lifetime of the HMO.

Haringey's HMO licensing conditions require the licence holder to provide adequate facilities for the disposal of refuse, food waste and recycling, including suitable receptacles so that bags or loose waste are not stored outside the HMO.

The licence holder will also provide occupiers with written information on waste and recycling collection days and display waste collection information in a prominent part of the building.

The following management measures will therefore be implemented:

- Occupiers will be provided with written information on refuse, recycling and food waste collection arrangements.
- A waste collection information notice will be displayed within the shared kitchen / hallway.
- The kitchen will contain a food waste caddy to encourage separation of food waste.
- The external bin area will be kept tidy and free from loose waste.
- The landlord / managing agent will check the bin area regularly.
- Bulky waste will not be left outside the property and will be disposed of using appropriate lawful arrangements.
- Replacement or additional bins will be ordered from Haringey / Veolia if required.

9. Amenity and Appearance

The proposed refuse and recycling storage will ensure that all domestic waste associated with the HMO can be contained within dedicated bins between collections. This will prevent loose refuse bags, reduce the risk of odour or pests, and avoid visual clutter within the street scene.

The use of standard domestic wheelie bins is appropriate for the scale of the development and reflects Haringey's normal residential collection system. The proposed storage arrangement will therefore protect neighbouring amenity and provide a practical, manageable solution for the proposed HMO occupation.

10. Conclusion

The proposed refuse, recycling and food waste storage arrangement provides a suitable and robust waste management solution for the proposed 6-person HMO.

The scheme provides:

- 2 x 240L black refuse wheelie bins;
- 2 x 240L dry mixed recycling wheelie bins;
- 2 x 25L lockable brown food waste bins;
- 1 x internal 7L kitchen food caddy;
- Safe and convenient storage within the site;
- Separate storage for refuse, recycling and food waste;
- A management system to ensure occupiers use the facilities correctly.

The proposed arrangement accords with Haringey's standard residential waste collection system, Policy DM4, Policy DM17, London Plan Policy SI 7 and Haringey's HMO waste management requirements. It is therefore respectfully requested that Condition [insert condition number] be discharged.

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