

Transport comments

Application details

Date	09/04/2026
Planning Reference	HGY/2026/0542
Address	108 The Avenue, Tottenham, London, N17 6TG.
Officer	
Description of proposals	Change of use from a 5-bed House of Multiple Occupation (HMO) (Use Class C4) to 2no. self contained flats (Use Class C3) inc 1 x 1-bedroom flat and 1 x 3-bedroom flat.
Location Details	PTAL= 4, CPZ = Bruce Grove North: Monday to Saturday: 8am - 6.30pm, or on event days (Tottenham Hotspur Stadium): Monday to Friday: 8am - 8.30pm, Saturday and Sunday: 8am - 8pm, Public Holidays: 12 noon - 8pm

Comment:

The application will only be acceptable once the applicant has addressed the following outstanding issues:

1. The applicant needs to annotate on the proposed plans the quantum and design specification of long-stay cycle parking. Long-stay cycle parking should be easily accessible, secure and weatherproof. It should conform to relevant London Plan and LCDS standards.
2. The applicant needs to show on relevant plans the waste storage capacity, demonstrating how it conforms to Council standards.
3. Since the site is in a high PTAL area (4) and in a CPZ, the applicant will be required to enter into a s106 agreement making the site car-free and parking permit-free. The only exception to this will be for blue badge holders.
4. Servicing and delivery arrangements for the site should be outlined.

5. Confirmation is sought as to how the required works for the change of use will be managed so not to adversely impact upon the local community and highway network.

Transport Recommendations:

The application will only be acceptable, once the above-mentioned issues have been addressed.