

# Transport comments

## Application details

|                          |                                                                                                                                                                                                                    |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date                     | 20/04/2026                                                                                                                                                                                                         |
| Planning Reference       | HGY/2026/0995                                                                                                                                                                                                      |
| Address                  | 108 The Avenue, Tottenham, London, N17 6TG.                                                                                                                                                                        |
| Officer                  |                                                                                                                                                                                                                    |
| Description of proposals | Change of use from flats 5no. self-contained flats (Use Class C3) to a 4-bedsit 8-person House of Multiple Occupants (HMO) (Use Class C4).                                                                         |
| 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 will be required to agree to a s106 agreement making the site car-free and permit-free given the site being located in a PTAL 4 and in a CPZ. The only exception to this will be for blue badge holders who will be eligible to apply for residential parking permits.
2. The applicant appears to be, according to the proposed ground floor plan be providing 5 long-stay cycle parking spaces which is commensurate with the LPG Support for Housebuilding (March 2026). The applicant needs to show on the relevant proposed ground floor plan the quantum and design specification of the proposed long-stay cycle parking. Long-stay cycle parking should be secure, easily accessible, weatherproof and conform to LCDS standards.

3. The applicant needs to show on relevant plans the waste storage capacity and demonstrate how this meets relevant Council standards.
4. Servicing and delivery arrangements for the site should be outlined.
5. Clarity is sought as to what works will be required as to the change of use and how this 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.