

Transport comments

Application details

Date	12/06/2026
Planning Reference	HGY/2026/0899
Address	Nice Place, Compton Avenue, Hornsey, London, N6 4LH.
Officer	
Description of proposals	Demolition of existing dwelling and erection of a replacement dwelling with rooms in the roof and basement (renewal of extant scheme – HGY/2022/4048).
Location Details	PTAL= 1b, CPZ = Not located in a CPZ.

Comment:

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

1. The applicant needs to show on the proposed ground floor plan the location, design specification and quantum of long-stay cycle parking for this development. It needs to be accessible, secure and weatherproof. It needs to comply with LCDS standards and the London Plan LPG (March 2026) on house building. Details relating to cycle parking provision can be secured by an appropriate condition.
2. The applicant needs to annotate on the proposed ground floor plan the location and capacity of the waste storage facility. It needs to demonstrate how it complies with relevant Council standards concerning waste storage provision.
3. The applicant needs to outline how the parking will be managed on the site via a Car Parking Management Plan. It is noted that 7 spaces are proposed to be

retained for the site. This exceeds maximum London Plan standards which would allow a maximum car parking provision for two cars.

4. Clarity is sought as to arrangements for accessing/egressing cars in the event of the car lift failing.
5. It is unclear how the development will meet London Plan requirements in respect of electric vehicle charging provision. A minimum of 20% of spaces should have active charging facilities with the remainder 80% passive provision for electric vehicles in the future.
6. Servicing and delivery arrangements need to be outlined for the site.
7. The applicant will need to prepare a Construction and Demolition Management Plan (CDMP) in which it addresses issues (not limited to): provision of a work programme, details of measures as to how it will mitigate the construction impact upon the highway network and local community, agree to not receiving works movements at high peak periods (08:00-09:00 and 17:00-18:00), arrangements for accommodating construction and demolition vehicles deliveries e.g. early/late unexpected deliveries, details of any footway/parking bay suspensions that maybe required, a commitment to ensuring highways and footways are kept clean of dust and debris and measures to reduce environmental impact of works movements. Details of any measures to reduce waste movements should be outlined e.g. use of waste compactors and any green/reverse logistics strategies to be employed. Of particular concern in this case is how the construction and demolition processes will be managed to mitigate impact on the immediate local neighbourhood and highway network. The CDMP should be secured via a pre-commencement condition.
8. The applicant on the Section BB drawing has stated that the basement area will be an indoor football area/car park. Further details are required on this in relation to the nature of the proposal, e.g. what segregation between the 2 uses will be provided and what protection measures will be in situ to protect users of the indoor football area and the car park.

Transport Recommendations:

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