

Officer Report

Application Number:	HGY/2026/0492
Application Type:	Approval of details reserved by a condition
Address:	74B, Myddleton Road, Wood Green, London, N22 8NQ
Proposal:	Approval of details reserved by a condition 5 (secured cycle store) attached to planning reference HGY/2022/4068
Case Officer:	Sarah Madondo
Valid Date:	06/03/2026
Applicant:	6
Agent:	Mr Raj Doshi

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/4068 – Application to determine if prior approval is required for the proposed change of use of 74B Myddleton Road (Ground floor office r/o 74-76 Myddleton Road) from Commercial, Business and Service use (Use Class E) to a one bedroom self-contained flat (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA. Approved 22 March 2023

2. ANALYSIS/ASSESSMENT

Condition 5 reads:

The flat hereby approved shall not be occupied until details of a secure cycle store for at least one bicycle has been submitted to and approved in writing by the Local planning Authority, and has been fully installed.

Pursuant to condition 5, the applicant submitted plans, however this was not acceptable as Transportation Officer stated that the vertical cycle storage was not suitable for all users as such, the applicant submitted a revised drawing showing that the 'red line' had been extended to accommodate bicycle storage without a door, which was approved under Non Material Amendment application reference HGY/2026/1372 and supported by Transportation Officers. The identical details thereby submitted with this application have already been approved under the NMA and therefore accepted here, on this occasion.

3. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 5. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.