

Officer Report

Application Number:	HGY/2026/0886
Application Type:	Approval of details reserved by a condition
Address:	Langford, Maryland Road, Wood Green, London, N22 5AR
Proposal:	Approval of details reserved by a condition 4 (Secure cycle parking) and condition 5 (Refuse and waste storage), attached to planning application Ref: HGY/2025/1829
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	27/03/2026
Applicant:	Bilal Ustun
Agent:	Mr Halil Seker

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2024/0111 - Demolition of existing dwelling and redevelopment of the site to provide 6 self-contained flats. Granted 27/6/2025

HGY/2025/1829 – Variation to condition 2 of planning application HGY/2024/0111 (to increase the number of residential units from 6 flats to 8 flats)

ANALYSIS/ASSESSMENT

Condition 4 (Secure cycle parking) reads:

Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 16 long stay and 2 short stay cycle parking spaces for users of the development, with the long stay storage being separate from the short stay storage, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

Pursuant to condition 4, the applicant has submitted proposed arrangements. The Council's Transport officer has reviewed the document and is satisfied with proposed measures. Furthermore, the council's highways section has raised no further concerns following revised response. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 5 (Refuse and waste storage) reads:

No development shall take place until a detailed scheme for the provision of refuse and waste storage, and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to the first occupation of the development and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021

Pursuant to condition 5 the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within rear garden for easy collection access via side road. The number of bins is considered appropriate for the development. The design and its position are considered acceptable and would not have any significant adverse impact on the amenities of the locality. The Council's waste management officer has reviewed the document and is satisfied with proposed measures.

RECOMMENDATION

GRANT DISCHARGE