



Officer Report

Application Number:	HGY/2026/1299
Application Type:	Approval of details reserved by a condition
Address:	37-39, West Road, London, N17 0RE
Proposal:	Approval of details reserved by a condition 9 (Sheltered and secure cycle parking), condition 20 (Accessible car parking bays) and condition 24 (Tree Protection Method Statement) attached to planning reference HGY/2025/0617.
Case Officer:	Sarah Madondo
Valid Date:	08/05/2026
Applicant:	HE5 UK Enterprises 25 GP Limited
Agent:	Chris Malone

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Approval of details reserved by a condition 9(Sheltered and secure cycle parking), condition 20 (Accessible car parking bays) and condition 24(Tree Protection Method Statement) attached to planning reference HGY/2025/0617

Approved application

HGY/2024/0617: Demolition of all buildings and structures and the construction of a building for flexible Class B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial uses with ancillary office, associated service yard, access point, car parking, and landscaping

Consultation Responses

LBH Transportation - no objection
LBH Arboriculturist - no objection

2. ANALYSIS/ASSESSMENT

Condition 9

No development shall take place until plans showing accessible, sheltered, and secure cycle parking for 12 long-stay, 6 short-stay, and 1 cargo cycle stand parking space have been submitted to and approved in writing by the Local Planning Authority. The design must be in line with the London Cycle Design Standard. The development shall take place in accordance with the approved details, and shall be retained as such for the lifetime of the development.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and London Cycle Design Standards (LCDS) .

Condition 20 reads:

Prior to commencement of development the applicant shall submit plans demonstrating how the two accessible car parking bays will be allocated and utilized. The development shall not be occupied until the two accessible car parking spaces have been provided; and they shall be retained as such for the lifetime of the development. The accessible car parking bays shall only be used in accordance with the approved details.

Reason: To be in accordance with DM32 of Development Management Plan 2017 and London Plan 2021 Policy T6.1 Residential Parking and the Department for Transport's Inclusive Mobility guidance

Condition 24

- Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection Method Statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 9, 20 & 24, the applicant has submitted Arboricultural Impact Assessment and parking site plan which has been reviewed by the Transportation Officer and Tree Officer who have advised the information submitted is sufficient for the purposes of discharging these conditions. Therefore, it is considered that the details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 9, 20 & 24.