



Officer Report

Application Number:	HGY/2026/1473
Application Type:	Approval of details reserved by a condition
Address:	Office D, 638 Green Lanes, Hornsey, London, N8 0SD
Proposal:	Approval of details pursuant to condition 4 (Details of Refuse Storage) attached to planning permission ref. HGY/2026/0081
Case Officer:	Gareth Prosser
Valid Date:	26/05/2026
Applicant:	Ms. Haihong YU
Agent:	Mr Liam Gooding

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Approval of details pursuant to condition 4 (Details of Refuse Storage) attached to planning permission HGY/2026/0081.

CONSULTATION RESPONSE

LBH Waste Management: The Waste Management Team has reviewed the submitted Waste Management Plan and supporting drawings for the proposed change of use from office to a single residential unit at 638D Green Lanes, N8 0SD. The proposal includes a dedicated waste storage area within the rear garden with provision for 1 x 240L residual waste bin and recycling containers, together with arrangements for the occupier to present and return bins on collection day.

Given the scale of the development (1 residential unit), the proposed waste and recycling storage capacity is considered adequate. The plans identify a designated bin storage area within the site boundary, which is screened from the public realm and accessible to residents. Collections are proposed via kerbside presentation on collection day, with bins returned to the rear garden thereafter.

The proposal is considered acceptable from a waste management perspective.

ANALYSIS/ASSESSMENT

Condition 4 reads:

Notwithstanding the approved plans, final details of the refuse and waste storage recycling facilities shall be submitted to and approved in writing by the local planning authority, prior to first occupation

of the development. Such a scheme as approved shall be implemented prior to first occupation 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.

Officers have reviewed the proposed refuse and waste storage recycling facilities. Given the scale of the development (1 residential unit), the proposed waste and recycling storage capacity is considered acceptable. As such, it is considered acceptable for condition 4 to be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION