

Officer Report

Application Number:	HGY/2026/1581
Application Type:	Approval of details reserved by a condition
Address:	1 Muswell Mews, Hornsey, London, N10 2BF
Proposal:	Details pursuant to conditions 5 (cycle parking), 6 (method of construction) and 11 (refuse/recycling storage) of planning permission HGYP/2024/3298 for the erection of a two-storey (with basement level) dwellinghouse.
Case Officer:	Roland Sheldon
Valid Date:	04/06/2026
Applicant:	Mr Shane Perkins
Agent:	Mr Andrei Saltykov

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT and relevant planning history

Planning permission was granted for Erection of two-storey (with basement level) dwellinghouse, under planning reference HGYP/2026/1581.

2. ANALYSIS/ASSESSMENT

Condition 5 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 2 cycle parking spaces for users of the development, 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 the approval of details for the condition, the following information has been provided:

- Plan no. 0020-A-GA-PL-400 Rev. 01

The updated details have been reviewed by a Council Transportation Officer who considers the details to be satisfactory.

Condition **6** reads:

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors*
- b) loading and unloading of plant and materials*
- c) storage of plant and materials*
- d) programme of works (including measures for traffic management)*
- e) provision of boundary hoarding behind any visibility zones f) wheel washing facilities: have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.*

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Pursuant to approval of details for the condition, the applicant has submitted the following:

- Construction Management Plan by 'Plan C' received 09th July 2026

Following the submission of an updated CMP, the Transportation Officer is satisfied that the updated CMP addressed their earlier concerns and could be recommended for approval.

Condition **11** reads:

Notwithstanding the plans otherwise hereby approved, no development shall take place until revised details for the provision of refuse, waste and recycling storage facilities that comply with the 'Haringey Waste Management Guidance Note for Residential and Mixed-Use Developments', has been submitted to and approved in writing by the Local Planning Authority. 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 and Policy D6 of the London Plan 2021.

Pursuant to the approval of details for the condition, the applicant submitted the following:

- Plan no. 0020-A-GA-PL-300 Rev. 00

The details are satisfactory to allow approve pursuant to the requirements of the condition.

4. RECOMMENDATION – Approve details pursuant to condition 5, 6 and 11.