



Officer Report

Application Number:	HGY/2026/1808
Application Type:	Approval of details reserved by a condition
Address:	52 Elmfield Avenue, Hornsey, London, N8 8QG
Proposal:	Approval of details pursuant to condition 7 (car free agreement) attached to planning permission HGY/2024/2464.
Case Officer:	Eunice Huang
Valid Date:	21/07/2026
Applicant:	Tim YMCA London, City and North
Agent:	CMA Planning

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2025/3228 – Side, rear and roof extensions to the existing building (which contains one C3 flat and one C4 small HMO) along with change of use of the C3 dwelling to a C4 small HMO. Approved with conditions 07/01/2025.

2. CONSULTATION RESPONSE

No consultation required.

3. ANALYSIS/ASSESSMENT

Condition 7

Condition 7 reads:

No development shall take place until arrangements have been made to secure the development as "car free" in accordance with a detailed scheme or agreement which has been approved in writing by the local planning authority. The approved scheme/ agreement should ensure that all future occupiers of the approved development cannot apply for or obtain an on street parking permit to park a vehicle on the public highway in perpetuity. The approved scheme/ agreement shall be implemented prior to first occupation of the development hereby permitted.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policy DM32 of The Development Management DPD 2017 and Policy T6.1 of the London Plan 2021.

Assessment

A S106 agreement was completed on 21/7/2026, with heads of terms securing car free development.

On this basis, condition 7 can be discharged.

The Section 106 has been appended (and uploaded online) to the original planning permission reference HGY/2024/2464.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 7

Informatives:

For the avoidance of doubt, the Section 106 legal agreement has been appended (on line) to the original application - planning permission reference HGY/2024/2464.