



Officer Report

Application Number:	HGY/2026/1434
Application Type:	Approval of details reserved by a condition
Address:	3 Myddelton Road, Hornsey, London, N8 7PY
Proposal:	Approval of details pursuant to condition 5 (refuse and waste storage) of planning permission HGY/2024/1698 for Change of use from a single dwelling (Use Class C3) to a house in multiple occupation (HMO) for up to six residents (Use Class C4), including erection of part single storey, part two storey rear extension and provision of cycle storage. External alterations to property.
Case Officer:	Roland Sheldon
Valid Date:	17/06/2026
Applicant:	Dipesh Surti Dipesh Vishaz Ltd
Agent:	Mr Dipesh Surti

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT and relevant planning history

Planning permission was granted for Change of use from a single dwelling (Use Class C3) to a house in multiple occupation (HMO) for up to six residents (Use Class C4), including erection of part single storey, part two storey rear extension and provision of cycle storage. External alterations to property, under planning reference HGY/2026/1434.

2. ANALYSIS/ASSESSMENT

Condition **18** reads as follows:

Prior to first occupation of the development, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to 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.

Pursuant to the approval of details for the condition, and following the submission of revised plans, the applicant has provided the following:

- 3MR : DOC01/07
- 3MR: DOC01/09

The submitted drawings indicate that sufficient waste and recycling storage alongside food waste storage would be provided for the building in a position accessible by waste operatives on collection days at the front of the site. The waste stores would have sedum roofs that would soften the appearance of the storage for the site. The details are considered to satisfy the requirements of the condition.

3. RECOMMENDATION – Approve details pursuant to the condition