

Officer Report

Application Number:

HGY/2026/1741

Application Type:

Approval of details reserved by a condition

Address:

Land to rear of 3 New Road, Hornsey, London, N8 8TA

Proposal:

Details pursuant to conditions 6 (refuse storage and collection) and 9 (water butt) of planning permission HGY/2023/3302 for Change of use and conversion of part ground floor, and upper floors first and second from (vacant) office use to provide 5 no. self-contained flats, insertion of a new ground floor window opening for Flat No. 2 on southern elevation, and the installation of a new skylight (Flat No. 5), associated landscaping and bicycle storage.

Case Officer:

Roland Sheldon

Valid Date:

18/06/202

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Applicant:

Mr Richard Benson

Agent:

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT and relevant planning history

Planning permission was granted for Change of use and conversion of part ground floor, and upper floors first and second from (vacant) office use to provide 5 no. self-contained flats, insertion of a new ground floor window opening for Flat No. 2 on southern elevation, and the installation of a new skylight (Flat No. 5), associated landscaping and bicycle storage, under planning reference HGY/2023/3302.

2. ANALYSIS/ASSESSMENT

Condition 6 reads as follows:

Prior to first occupation of the development, details of a scheme for the storage and collection of refuse and recycling for the development shall be submitted to and approved by the Local Planning Authority prior, including a swept path diagram demonstrating how an 11.6m refuse vehicle can leave and enter the site in a forward gear. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

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

- 3NR - 6 – 101
- 3NR - 6 – 102
- 3NR - 6 - 103

Adequate space is provided for 2 x 1,100 litre bins which would meet the requirements as set out in the Haringey waste storage guidance. However, there is no space to store the 140l food waste bin to meet storage guidance within the designated internal store or to provide a separate store elsewhere in the site. Having discussed the matter with a Council Waste Officer, they were prepared to allow a food waste bin to be stored immediately outside the store room, provided that:

- The location is within the site boundary and under the management of the occupier.
- The bin does not obstruct access routes, parking areas, pedestrian movement, or emergency exits.
- Adequate space is maintained for the container to be presented and collected safely.
- The bin is used solely for food waste and is kept in a clean and hygienic condition to minimise potential nuisance from odour, vermin, and litter.

It would be possible to store a 140 litre bin immediately outside the bin store without unduly restricting pedestrian movement for future occupants or emergency exits.

The details can therefore be recommended for approval.

Condition 9 reads as follows:

No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

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

- 3NR-6-104

The submitted plan indicates that a water butt would be provided for both of the ground floor flats at ground floor level, with a total capacity of 700 litres. The layout of the site, with 3 of the 5 flats provided at first and second floor level means that it would not be feasible to provide a water butt on the balconies of the upper floor flats without them occupying an excessive proportion of them. In this sense, the condition was badly worded in requiring a water butt for each unit, and the provision of water butts at ground floor level would allow for watering of bed planting accessible from these units. On this basis, the submitted information is considered to fulfil the requirements of the condition in light of the highlighted constraints above.

3. RECOMMENDATION – Approve details pursuant to the conditions

