

Transport comments

Application details

Date	23/07/2026
Planning Reference	HGY/2026/1733
Address	519 Seven Sisters Road, Tottenham, London, N15 6EP.
Officer	
Description of proposals	Change of use of 2no. self-contained flats on the upper floors (Use Class C3) to an 8-person 8-bed House in Multiple Occupation (HMO) (Use Class Sui-Generis) and erection of a first-floor rear extension.
Location Details	PTAL= 4, CPZ = Green Lanes B – Monday to Saturday 8am to 6:30pm.

Comment:

The application will only be acceptable once the applicant has addressed the following outstanding issues:

1. Since the development site is in a CPZ and in a PTAL area of 4, the applicant will be required to agree to the site being car-free and residential parking permit-free via a s106 agreement. The only exception to this will be for blue badge holders who will be eligible to apply for residential parking permits.
2. The applicant needs to provide a detailed ground floor plan showing the proposed location of the long-stay cycle parking. This should be commensurate to London Plan Support for Housebuilding LPG guidance (2026). It should afford ease of access, be weatherproof and secure. It should conform to LCDS standards. On all relevant plans the quantum and design specification of proposed long-stay cycle parking should be provided.

3. The applicant needs to show on a detailed ground floor plan the proposed location of the refuse storage facility, showing waste storage capacity. It should demonstrate how it meets Council waste storage standards.
4. The applicant should outline servicing and delivery arrangements for the site.
5. The applicant will need to prepare a Construction Management Plan (CMP) in which it addresses issues (not limited to): provision of a work programme, details of measures as to how it will mitigate the construction impact upon the highway network and local community, agree to not receiving works movements at high peak periods (08:00-09:00 and 17:00-18:00) and at school drop-off/pick-up times (08:00-09:00 and 15:00-16:00), arrangements for accommodating construction and demolition vehicles deliveries e.g. early/late unexpected deliveries, details of any footway/parking bay suspensions that maybe required, a commitment to ensuring highways and footways are kept clean of dust and debris and measures to reduce environmental impact of works movements. Details of any measures to reduce waste movements should be outlined e.g. use of waste compactors and any green/reverse logistics strategies to be employed. Of particular concern in this case is how the construction and demolition processes will be managed to mitigate impact on the immediate local neighbourhood and highway network. The CMP should be secured via a pre-commencement condition.
6. A highways dilapidation survey will be required prior to works commencement and the applicant agree to work with the Council to make good any footway or highways damaged during the construction or demolition processes.

Transport Recommendations:

The application will only be acceptable, once the above-mentioned issues have been addressed.