



Officer Report

Application Number:	HGY/2026/1797
Application Type:	Approval of details reserved by a condition
Address:	Arundel Court, Lansdowne Road, Tottenham, London, N17 0LR
Proposal:	Approval of details reserved by a condition 15 (Delivery and service plan and waste management) attached to planning application Ref: HGY/2024/1450
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	25/06/2026
Applicant:	Alexander James Contracts
Agent:	Colony Architects

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2024/1450 – Redevelopment of existing car parking area to both Arundel Court and Baldewyne Court to provide 30 units over 4 blocks of three-storeys with associated amenity space, refuse/recycling and cycle stores. Reconfiguration of parking area accessed off Lansdowne Road, provision of additional communal amenity space, new cycle facilities and replacement refuse/recycling facilities. Enhanced landscaping across Arundel Court and Baldewyne Court.

ANALYSIS/ASSESSMENT

Condition 15 (Delivery and service plan and waste management) reads:

Prior to above ground works further details of delivery and service plan and waste management shall be submitted to and approved in writing by the Local Planning Authority. The service and delivery plan must also include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distance of a refuse truck on a waste collection day. It should demonstrate how the development will include the consolidation of deliveries and enable last mile delivery using cargo bikes. Details should be provided on how deliveries can take place without impacting on the public highway, the document should be produced in line with TfL guidance. The final DSP must be submitted at least 6 months before the site is occupied and must be reviewed annually in line with the travel plan for a period of 3 years unless otherwise agreed by the highway's authority.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway and to comply with the TfL DSP guidance 2020

Pursuant to condition 15. The Council's Highways and Waste officers have reviewed the submitted documents and confirms that delivery and service plan and waste management report satisfactorily meet the requirements of condition 5 and as such this application for discharge of condition is fully supported. The additional details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE