



Officer Report

Application Number:	HGY/2026/1999
Application Type:	Approval of details reserved by a condition
Address:	36 Stapleton Hall Road, Hornsey, London, N4 3QD
Proposal:	Application to discharge conditions 3 (Cycle Parking) and 4 (Waste/refuse store) on application ref: HGY/2020/2250 for the internal alterations to facilitate the conversion of single dwelling into 4 x self contained flats.
Case Officer:	Ben Coffie
Valid Date:	15/07/2026
Applicant:	Tony and Dawn Lawes
Agent:	Mr David Gurtler

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2020/2250 – Internal alterations to facilitate the conversion of single dwelling into 4 x self contained flats – 28 December 2020

2. ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to the first occupation of the development, details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 6 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 3. The Council's waste management officer has reviewed the site plan and is satisfied with proposed measures. Furthermore, the council's waste management section has raised no further concerns. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 4 reads:

Prior to the first occupation of the development, a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented 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 and Policy 5.17 of the London Plan 2016.

Pursuant to condition 4. The Council's Transport officer has reviewed the document and is satisfied with proposed measures. Furthermore, the council's highways section has raised no further concerns. The details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge conditions 3 and 4. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

As such no objections are raised against the discharge of conditions 3 and 4.

Informatives:

INFORMATIVE: Retention of frontage vegetation

Notwithstanding the approval of the details submitted pursuant to Condition 3, the applicant is advised that the cycle storage should, where practicable, be sited further into the site so as to retain the existing vegetation along the frontage. The retention of this planting would help to soften the appearance of such structure when viewed from the public realm.