

Transport comments

Application details

Date	02/09/2026
Planning Reference	HGY/2026/1852
Address	13 Birkbeck Road, Tottenham, London, N17 8NH.
Officer	
Description of proposals	Change of use of the existing 2no. self-contained flats inc. 1no. family-sized dwelling (Use Class C3) into a 8-bed 15-person House in Multiple Occupation (HMO) (Use Class Sui Generis) with shared facilities. Erection of part single, part two-storey rear extension, and mansard roof extension.
Location Details	PTAL= 4, CPZ = Bruce Castle Monday - Saturday 8.00am - 6.30pm, and on event days (Tottenham Hotspur Stadium): 8.00am - 8.30pm (Monday - Friday); 8.00am - 8.00pm (Saturday and Sunday) and Noon - 8.00pm on public holidays.

Comment:

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

1. The applicant needs to show on the proposed ground floor plan long-stay cycle parking in line with LPG Support for Housebuilding (2026) standards. Long-stay cycle parking should be easily accessible, weatherproof and secure and conform to LCDS design standards.
2. The quantum and design specification of the long-stay cycle parking should be clearly annotated on plans and details of weatherproofing and security provided.
3. The location of the proposed long-stay cycle parking in the rear communal garden shown on the proposed ground floor plan does not appear to show any side

access to/from the store. It would appear that users of the cycle store would have to wheel their cycles through several sets of doors. This is sub-optimum and not policy compliant with London Plan Policy T5 which requires ease of access to cycle parking.

4. The location of the refuse store should be annotated on the plan giving details of waste storage capacity demonstrating how it meets to Council standards
5. The applicant needs to outline servicing and delivery arrangements for the site.
6. Since the site is in a PTAL 4 and in a CPZ the applicant will be required to agree to a s106 agreement making the development car-free and permit-free (only exception being for blue badge holders).
7. 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 and 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. any green/reverse logistics strategies to be employed. Of particular concern in this case is how the construction process will be managed to mitigate impact on the immediate local neighbourhood and highway network given the residential nature of Birkbeck Road. The CMP should be secured via a pre-commencement condition.
8. The applicant will be required to undertake a highway dilapidation survey prior to works commencement and agree to work with the Council's Highways department to make good any footway or highways that maybe damaged during the construction and demolition works process.

Transport Recommendations:

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