

# Officer Report

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|----------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/2089</b>                                                                                             |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                               |
| <b>Address:</b>            | 11 Rutland Gardens, Tottenham, London, N4 1JN                                                                    |
| <b>Proposal:</b>           | Approval of details pursuant to conditions 3 (Refuse Storage) attached to planning permission ref: HGY/2025/0847 |
| <b>Case Officer:</b>       | Mark Chan                                                                                                        |
| <b>Valid Date:</b>         | 22/07/2026                                                                                                       |
|                            | 6                                                                                                                |
| <b>Applicant:</b>          | Ms Gina Constantinou                                                                                             |
| <b>Agent:</b>              | Mr Jon Pyle                                                                                                      |

## **RECOMMENDATION**

**Approve**

### **1. RELEVANT PLANNING AND ENFORCEMENT HISTORY**

HGY/2025/0847 – Loft conversion to existing large-scale HMO (Sui Generis) including the erection of L-shaped rear dormer and installation of front rooflights to increase the maximum number of residents from 7 to 8 persons. Removal of existing windows and door and installation of a new window and door on the rear elevation. Refused 14/08/2025. Appeal Ref: 6003964 – Appeal allowed 22/05/2026.

### **2. CONSULTATION RESPONSE**

No objection was received in response to consultation.

### **3. ANALYSIS/ASSESSMENT**

Condition 3 reads:

*The property shall not be occupied as the 8-person HMO hereby permitted until refuse, waste and recycling storage has been provided to serve it in accordance with details that have first been submitted to, and approved in writing by, the local planning authority. The refuse, waste and recycling storage shall be retained thereafter.*

Pursuant to conditions 3, the applicant has provided the information and drawings described below in respect of the above referenced condition:

- Bin Store Materials For 11 Rutland Gardens
- Bin Store Details – Drawing No. REAL-2022-082/03-412
- Bin Store Details – Drawing No. REAL-2022-082/03-413
- Bin Store Roof - Proposed – Drawing No. REAL-2022-082/03-108
- Bin Store Layout - Proposed – Drawing No. REAL-2022-082/03-107
- Bin Store Design Statement
- Location Plan

The submitted information and drawings show that two 240L refuse bins and two 240L recycling bins would be stored in a proprietary steel bin storage enclosure with louvred doors in powder coated slate grey colour in the front garden behind the front brick boundary wall. The brick boundary wall would screen the bin storage in the street scene. A small additional shed for two 25L bins for food waste would also be installed in the front garden. Overall, the submitted details are considered sufficient and appropriate for the approved development.

As such, the submitted details are hereby approved in respect of Condition 3.

#### **4. RECOMMENDATION**

GRANT DISCHARGE CONDITION 3