



Officer Report

Application Number: HGY/2026/1092
Application Type: Approval of details reserved by a condition
Address: Public House, 492 West Green Road, Tottenham, London, N15 3DA
Proposal: Approval of details pursuant to condition 4 (waste storage and recycling), 5 (CMP) and 6 (Cycle Parking), attached to planning permission ref. HGY/2024/1971 for the retention of top floor apartment with elevational changes, and a four-storey rear extension in order to provide a total of 4no. additional self-contained units to existing mixed use building. granted on 15/05/2025.
Case Officer: Nathan Keyte
Valid Date: 17/04/2026
Applicant: Mr Joseph Kelly
Agent: Mr Nicholas Kirk

RECOMMENDATION

Approve

PROPOSAL

Approval of details pursuant to condition 4 (waste storage and recycling), 5 (CMP), 6 (Cycle Parking), attached to planning permission ref. HGY/2024/1971.

The application as originally submitted had included a request to discharge additional conditions such as sustainability and design details. However, following a review of the information, these have been withdrawn.

CONSULTATION RESPONSE

LBH Transport and Highways – Acceptable.
LBH Cleansing – Acceptable.

ANALYSIS/ASSESSMENT

Condition 4 (waste storage and recycling) reads:

No above ground development shall take place until 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 2021.

Condition 5 (CMP) reads:

No development shall take place, including any works of demolition, until a Construction Management Plan including details of:

- a) A programme of works (including measures for traffic management);
- b) Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman;
- c) Storage of plant and materials used in constructing the development;
- d) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure;
- e) The erection and maintenance of security hoarding where appropriate;
- f) Parking of vehicles of site operatives and visitors;
- g) Details in respect of how any adverse impact of noise, dust, vibration and traffic on adjoining and owners or occupiers will be mitigated, has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Condition 6 (Cycle Parking) reads:

Prior to above ground works further 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, these shall include full dimensional details, installation specifications for the systems proposed, spacing's, manoeuvring area, security and weather protection. The development shall not be occupied until a minimum of 7 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 policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Assessment:

Officers have reviewed the submitted information and, following the provision of clarifications and additional information, the information is found to be acceptable.

RECOMMENDATION

GRANT DISCHARGE CONDITIONS