



Officer Report

Application Number:	HGY/2023/2940
Application Type:	Approval of details reserved by a condition
Address:	Land to the East of Cross Lane, London, N8
Proposal:	Approval of details pursuant to condition 3 (Cycle Parking) of planning permission reference HGY/2022/2457
Case Officer:	Valerie Okeiyi
Valid Date:	31/10/2023
Applicant:	c/o Agent
Agent:	Mr James Puxty

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Change of use of Commercial Unit 1, Ground Floor Block A, from Business/Offices (Use Class B1) to a children's nursery (Use Class E(f))

2. CONSULTATION RESPONSE

LBH Transportation Team comments dated 29/11/2023

Transport comments are as follows:

- a. Secure and sheltered cycle parking provision for two bicycles (one 'Sheffield' stand) will be located within the outdoor space for Unit 1. This meet London Plan (minimum) standards.
- b. Please ensure that access to the cycle parking will be provided for (through any security gates) and is step free.

Subject to the above, there are no transport objections.

LBH Transportation Team comments dated 13/12/2023

The response addresses my previous comments and there are no further transport comments.

3. ANALYSIS/ASSESSMENT

Condition 3 (Cycle Parking) reads:

Details and the siting of long and short-stay cycle parking provision in line with the London Plan (2021) - Cycle Parking and designed in line with the London Cycle Design Standards shall be submitted to and approved by the local planning authority and thereafter shall be implemented in accordance with the approved scheme and before the use of the nursery first commences.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan (2021) standards and the London Cycle Design Standards

Officers are satisfied with the details of the long and short stay cycle parking provision and access located within the outdoor space for Unit 1. Condition 3 can therefore be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 3