



Officer Report

Application Number:	HGY/2023/2959
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 7 (Buggies/Prams/Scooters) 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

- a. Application : Approval of details pursuant to condition 7 (Buggies/Prams/Scooters) of planning permission reference HGY/2022/2457. The planning application HGY/2022/2457 comprised of 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))
- b. Drawings 352PA0304A and 352PA0305A have been submitted to discharge condition 7. However these drawings illustrate what appears to be a storage area for buggies/scooters / prams for Unit 2. However, Drawing 352PA0203B supporting discharge of condition 3 – cycle parking does illustrate a similar storage unit for buggies/scooters/prams located in the Outdoor space for unit 1.
- c. Subject to ensuring that access to the buggy/scooter/pram storage for unit 1 through any security gate will be maintained and is step free, there are no transport objections.

LBH Transportation Team comments dated 13/12/2023

There are no further transport objections.

3. ANALYSIS/ASSESSMENT

Condition 7 (Buggies/Prams/Scooters) reads:

Adequate space shall be provided for the storage of buggies / prams / scooters within the nursery hereby approved, details of which shall be submitted to the Council for consideration and determination and thereafter any approval shall be implemented in accordance with the approved scheme and implemented before the use commences and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to avoid clutter and obstacles on the street in the interests of the safety of pedestrians and ensure the visual amenity of the area is safeguarded in line with DM1 of the Haringey DM DPD 2017

Officers are satisfied with the details that demonstrate that access to the buggies/scooters/prams store in the outdoor space for unit 1 is maintained and is step free. Therefore condition 7 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 7