



Officer Report

Application Number: HGY/2023/3012
Application Type: Approval of details reserved by a condition
Address: Shop, 38 Quernmore Road, Hornsey, London, N4 4QP
Proposal: Approval of details pursuant to Condition 3 (secure and covered cycle parking) attached to planning application reference HGY/2023/2192.
Case Officer: Josh Parker
Valid Date: 08/11/2023
Applicant: MR Aristos Georgiou
Agent:

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Original application REF: HGY/2023/2192

Prior approval Part 3 Class MA:

Application to determine if prior approval is required for the proposed change of use of the ground floor premises from commercial, business and Service use (Use Class E) to a one bedroom dwelling (Use Class C3). Application made under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.

3. ANALYSIS/ ASSESSMENT

Condition 3 Cycle Storage

Prior to the commencement of development above ground, full 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.

The development shall not be occupied until a minimum of two cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

CONSULTATION:

No consultation was sought nor received.

DISCUSSION:

The metal storage is sturdy, tidy, and adequate to hold a minimum of the two bikes required. The officer accepts all requirements of Condition 3 have now been satisfied.

4. RECOMENDATION

GRANT DISCHARGE OF CONDITON

Conditions:

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.