

Officer Report

Application Number:	HGY/2023/3017
Application Type:	Approval of details reserved by a condition
Address:	St Marks Methodist Church, Forster Road, Tottenham, London
Proposal:	Approval of details pursuant to condition 3 (secure and covered cycle parking facilities) attached to planning permission ref. HGY/2023/0961 granted on 4 April 2023 for the repair and refurbishment of eastern façade, replacement of 1 no. shopfront, repair and replacement of first floor windows, new advertisements and building lighting, alterations to boundary treatment on Forster Road and St Loy's Road, resurfacing of the car park and introduction of soft landscaping features.
Case Officer:	Sarah Madondo
Valid Date:	09/11/2023
Applicant:	3
Agent:	Camilla Gersh Jemima Webb

RECOMMENDATION

Approve

1. Proposed development

Approval of details pursuant to condition 3 (secure and covered cycle parking facilities) attached to planning permission HGY/2023/0961

2. Site & Surroundings

St Mark's Methodist's Church is located on the west side of Tottenham High Road. It is bounded by a pedestrian alley way off St. Loys Road to the north, Forster Road to the south, and a block of residential flats to the west. St. Marks Methodist is a locally listed building and identified as a key landmark in the area. Its unique Art Deco frontage stands out on the High Road which comprises of predominantly late Victorian and Edwardian commercial properties. The frontage also unifies the earlier Wesleyan church and ancillary buildings behind the main façade.

3. Approved Development

HGY/2023/0961: Repair and refurbishment of eastern façade, replacement of 1 no. shopfront, repair and replacement of first floor windows, new advertisements and building lighting, alterations to boundary treatment on Forster Road and St Loy's Road, resurfacing of the car park and introduction of soft landscaping features.

4. ANALYSIS/ASSESSMENT

Condition 3

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 12 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.

Pursuant to condition 3 the applicant has submitted drawing showing details of what the Sheffield cycle stands would look like. Transportation Officers were consulted, and initially advised that the condition could not be discharged. However, following further discussions with the applicant, the Officer considers that although the condition states that a covered cycle parking facilities needs to be provided, there is no policy requirement for the applicant to provide this, as the proposal does not create any additional floorspace.

Furthermore, it is considered that overall there is still some improvements with respect to cycling facility, therefore that details submitted are sufficient for the purposes of discharging this condition. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition

5. RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 3. The recommendation is therefore one of approval to discharge these conditions as sought by this planning application.