



Officer Report

Application Number:	HGY/2023/2723
Application Type:	Approval of details reserved by a condition
Address:	263 Mount Pleasant Road, Tottenham, London, N17 6HD
Proposal:	Approval of details reserved by condition 3 (Cycle Parking) and 4 (Refuse & Waste storage) attached to planning consent HGY/2023/1558
Case Officer:	Mercy Oruwari
Valid Date:	11/10/2023
Applicant:	Akiva Schreiber
Agent:	Shulem Posen

RECOMMENDATION

Approve with Conditions

1. APPROVED DEVELOPMENT

HGY/2023/1558 – Conversion of the property from two to three flats – Approve with conditions – 30/08/2023.

2. ANALYSIS/ASSESSMENT

Condition 3 reads: Prior to occupation of the development, final details of the type and location of secure and covered cycle parking facilities (1x cycle space per studio or 1 person 1 bedroom dwelling) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until such 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 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.

Condition 4 reads: A detailed scheme for the provision of refuse and waste storage and recycling facilities must be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to the first occupation of the approved new unit 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 the London Plan 2021.

Pursuant to condition 3 details have been submitted in respect of the secure and covered cycle facilities. The details were amended to include 2x additional spaces for bikes in the rear garden to accommodate flat A. The amended details are considered acceptable and in line with the intentions of the condition.

Pursuant to condition 4 details have been submitted in respect of the waste/recycling facilities. The details were amended to reduce the size of the bins from 360 litres to 240 litres as requested by the Waste Team. The amended details are considered acceptable and in line with the intentions of the condition.

The submitted plan confirms the location of cycle facilities and the waste/recycling facilities. The location and number of spaces for the cycle facilities for flat A in the rear garden and at the front for the 2x studio flats is considered acceptable. The location, quantity, and size of the bin facilities for all 3x flats at the front is also considered acceptable.

3. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 3 and 4. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.