



Officer Report

Application Number:	HGY/2024/0392
Application Type:	Approval of details reserved by a condition
Address:	10 Bruce Grove, Tottenham, London, N17 6RA
Proposal:	Approval of details reserved by a condition 7 (Secure and covered cycle parking) attached to planning reference HGY/2023/0912 & HGY/2023/0981
Case Officer:	Sarah Madondo
Valid Date:	14/02/2024
Applicant:	Martin Young
Agent:	Ms Jemima Webb

RECOMMENDATION

Approve

Proposed development

Approval of details reserved by a condition 7(Secure and covered cycle parking) attached to planning reference HGY/2023/0912 & HGY/2023/0981.

Site & Surroundings

The subject site is located on Bruce Grove and no. 10 Bruce is part of row of 9 no. Grade II statutory listings. Nos. 9-10 are a tall pair, each 3 storeys with a basement. Properties have been run together but No. 10 has a 2 storey extension with 3 windows, a bay and 2 entrance doors. This extension dates from the first half of the 19th century, as indicated by the historic mapping. BruceGrove Youth Space and grounds is located to the rear of the building at No. 10 Bruce Grove which is a Regency terrace that is Grade II listed. The building itself still has many of its original features, however its front facade has certain unsympathetic alterations that affect the character of the building, as well as its setting. The site sits a 10 minute walk away from Bruce Castle Museum and Bruce Castle Park, as well as Down Lane Park. The Youth Space building sits behind no. 10 Bruce Grove. There is a small front garden to the north east, and a large garden to the rear. The Bruce Grove Youth Space is located to the rear of No.10 Bruce Grove, situated just off the High Road which runs north south from Fore Street, Edmonton to Stamford Hill.

APPROVED DEVELOPMENT

HGY/2023/0912 External alterations to 10 Bruce Grove and forecourt, refurbishment of Bruce Grove Youth Space, proposed hard and soft landscaping, erection of bike workshop and associated works.

HGY/2023/0981 Listed Building Consent for external alterations to 10 Bruce Grove and forecourt, refurbishment of Bruce Grove Youth Space, proposed hard and soft landscaping, erection of bike workshop and associated works.

ANALYSIS/ASSESSMENT

Condition 7 read:

No development shall take place until 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 16 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 sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 7 the applicant has submitted drawings showing details of what the Sheffield cycle stands specifications. The Transport team was consulted, and initially raised concerns. However, 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, the details submitted are sufficient for the purposes of discharging this condition.

RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted details of the materials in support of this application to discharge condition 7. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.