



Officer Report

Application Number:	HGY/2024/0220
Application Type:	Approval of details reserved by a condition
Address:	47 Tottenham Lane, Hornsey, London, N8 9BD
Proposal:	Approval of details pursuant to condition 3 (Cycle Storage) attached to planning application ref: HGY/2020/0817.
Case Officer:	Mark Chan
Valid Date:	05/03/2024
Applicant:	4
Agent:	Mr Yank Kraus Shulem Posen

RECOMMENDATION

Approve

1. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2020/0817 – An application to determine if prior approval is required for a proposed: Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3). The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O. Approved 29/05/2020.

2. CONSULTATION RESPONSE

No objection was received in response to consultation.

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to occupation of the development, details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the 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 the locality.

Pursuant to condition 3 the applicant has provided the information described below in respect of the above referenced conditions:

- Planning Statement
- Location Plan
- TL.47.PR.SP Rev A – Proposed Site Plan

The Council's Transport team has been consulted and stated that the proposed location of cycle parking within the shared refuse storage area is not desirable and the cycle storage stand should not require the bikes to be lifted in/out of the stands on upper level.

Given the limited size and restrictive layout of the site, there is no capacity for alternative area for cycle storage. As such, it is accepted that the cycle storage area would have to be shared with refuse storage in this instance. The applicant has amended the proposal to have vertical cycle mounts on the ground floor to avoid the need to lift the bikes in/out from cycle stands on higher level.

As such, the submitted details are hereby approved in respect of Condition 3.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION 3