



Officer Report

Application Number:	HGY/2024/0479
Application Type:	Approval of details reserved by a condition
Address:	17 St Pauls Road, Tottenham, London, N17 0NB
Proposal:	Approval of details pursuant to condition 1 (Cycle Parking) and Condition 2 (Refuse and Waste Storage) attached to appeal decision reference APP/Y5420/w/23/3323481 for change of Use to a 5 person HMO.
Case Officer:	Zara Seelig
Valid Date:	23/02/2024
Applicant:	goldeneye estates
Agent:	Mr david barnard

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

APP/Y5420/w/23/3323481 - Change of Use to a 5 person HMO – Allowed on appeal on 26/01/2024 regarding ref HGY/2022/4521

ANALYSIS/ASSESSMENT

Condition 1:

Unless within one month of the date of this decision, details of bicycle parking facilities are submitted in writing to the local planning authority for approval, and unless the approved details are implemented within one month of the local planning authority's approval, the occupation of the development shall cease until such time as details are approved and implemented.

If no details in accordance with this condition are approved within four months of the date of this decision, the occupation of the development shall cease until such time as details approved by the local planning authority have been implemented.

Upon implementation, the approved bicycle parking facilities specified in this condition shall be permanently retained.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Condition 2:

Unless within one month of the date of this decision, a scheme for the provision of refuse and waste storage and recycling facilities is submitted in writing to the local planning authority for approval, and unless the approved scheme is implemented within one month of the local planning authority's

approval, the occupation of the development shall cease until such time a scheme is approved and implemented.

If no details in accordance with this condition are approved within four months of the date of this decision, the occupation of the development shall cease until such time as details approved by the local planning authority have been implemented.

Upon implementation, the approved refuse and waste storage and recycling facilities specified in this condition shall be permanently retained.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

The Waste team commented as follows:

The information provided on the refuse storage facility is limited. It appears able to house separate containers (wheelie for mixed recycling(cans, glass, plastic, paper, card and cartons), food waste and non-recyclable waste and so meets Haringey's waste collection requirements. However if this is for the use of two separate dwellings we would advise that the waste storage arrangements are kept separate for each flat in case of issues of misuse and in that case this storage unit would not fit that purpose.

Collections for recycling (food and mixed) are weekly with non recyclable waste collected fortnightly. Information about collections and how to order new containers can be found at <https://new.haringey.gov.uk/rubbish-recycling>

The proposal is not for separate flats, it is noted the proposed waste/recycling storage meets Haringeys waste collection requirements.

The Transportation team commented as follows:

As the development is a 5 bedroom 5 person HMO the provision of 2 bike would be insufficient for this many people. The London Plan 2021 Policy T5 Cycle require the provision of 1 bike per 1 bedroom. The increase in cycle parking is further backed up by the condition which states the following '*This condition is necessary to ensure the development provides appropriate levels of cycle parking and to promote travel by sustainable modes*'.

Until the correct level of parking is provided LBH Transport Planning cannot discharge the condition.

Amendments were made to increase the proposed cycle parking spaces to 6 spaces. There is not adequate space in the front garden to accommodate the level of cycle storage required and so the proposed cycle storage was relocated to the rear garden with access via the side entrance. It is therefore considered, on balance, that the revised plan submitted is acceptable and in line with the requirement set out in the condition wordings.

Councillor Bevan commented the following:

"As a Cllr of long standing, I am responding to this application. I have visited the above address and my comments are below and are based on my observations and local knowledge during my 20 years as a Cllr for this ward and as the Design Champion for Haringey. I have observed the new documents on file, but I am submitting my original objection again.
Please note the article four reference

In addition, I now refer to the MAYOR of London's Supplementary Planning Guidance in particular the requirements of the size standards that The Mayor now requires. I would require that this proposal will comply with the above standards and indeed building regulations.

I have concerns as to an acceptable standard of light and single aspect issues that would impact, including to internal areas?

I have also concerns as to any reduction / provision of amenity space ?

I also note that street parking at this area is already used to full capacity and no additional parking provision is being provided.

I am also concerned that this application will result in a permanent change to the existing property which would in effect result in the loss of a family housing unit of which there is still a pressing need within the borough. It is for this reason that the Council introduced an article 4, if my concerns have justification this permission would be against this policy thrust.

The increase in the number of occupants results in overcrowding, an unacceptable increase in noise levels for the tenants themselves and the neighbours and the further creation of a transient community, which does not care for the community.

Documentary evidence to prove any retrospective such use, if any. needs to be rigorously checked with no photocopies allowed.

I also note that in excess of 20% of properties in this road have already been converted.

I am objecting to this proposal and request that it be refused."

Officer comment: The above comments appear to relate to the original application and not for the discharge of conditions 1 and 2 on the appeal decision. Therefore, the above comments will not be taken into consideration as part of this application.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge conditions 1 and 2. The recommendation is therefore one of approval to discharge the conditions as sought by this planning application.