



Officer Report

Application Number:	HGY/2024/0703
Application Type:	Approval of details reserved by a condition
Address:	54, The Muswell Hill Practice, 54 Muswell Hill, London, N10 3ST
Proposal:	Approval of details for Condition 6 (Privacy screen) and 7 (Cycle storage) of planning permission ref. HGY/2021/0341 granted on 11/03/2021 for the change of use of building to be used as health clinic
Case Officer:	Tania Skelli
Valid Date:	13/03/2024
Applicant:	Mrs Natalie Ker Watson
Agent:	Mr Russ Thompson

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

History: HGY/2021/2882 Change of use of building to be used as health clinic

2. CONSULTATION RESPONSE

LBH Transport – Comment made. The approved development should have requested secure and sheltered long-stay spaces for 6x bicycles and 6x short-stay paces, in accordance with the London Plan.

3. ANALYSIS/ASSESSMENT

Condition 6 reads:

Before the development hereby permitted is commenced a plan showing a 1.8 metre high privacy screen along the joint boundaries (including any upper terraces between the clinic and flats) shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONY/TERRACE AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 6 the applicant has provided plans and 3D visualisation including material specification to show location and materials for 2x proposed privacy screens to the front first and second floor level. These are considered acceptable.

The provision of privacy screens to the rear has been explored. However, due to the nature of the spaces being used jointly and for fire escape, this does not seem practical. In addition, the agent advised that the GP Practice staff and patients do not access the rear outdoor spaces.

Condition 7 reads:

No occupation 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 cycle parking spaces (including 4 as previously existing) 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 Policies T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 7 the applicant has provided a plan and product specification for the provision of a secured and sheltered 'cyclehoop' which would allow for the storage of 6 bicycles, on a long-term basis, intended for staff.

This would complement the existing, installed, 2x Sheffield stands (allowing for 4 bicycles) at the front of the site, catering for short-stay occupancy, visitors.

The transport team commented that the condition requirements do not satisfy the London Plan requirements, with a shortfall of 2 short-stay bike storage (1x Sheffield) standards for visitors. The long-stay provision is considered to meet the London Plan requirements by providing 3x cycle spaces beyond that required by the condition.

Whilst the applicant stated that the current visitor cycle parking is underused, an additional (1x) Sheffield stand for visitor parking is proposed to be added to the front to respond to future increase in demand for cyclist visitor parking. Accordingly, the cycle provision is compliant.

The conditions are therefore recommended for discharge.

There are no conditions outstanding to be discharged in relation to the health clinic permission.

4. RECOMMENDATION

GRANT DISCHARGE CONDITIONS

Informatives:

There are no conditions outstanding to be discharged in relation to the health clinic permission.

The applicant is advised that the additional cycle storage facilities (cycle hoop and 1x 'Sheffield' stand should be installed within the next 3-months of this approval.