



Officer Report

Application Number:	HGY/2024/0635
Application Type:	Approval of details reserved by a condition
Address:	718 Seven Sisters Road, Tottenham, London, N15 5NH
Proposal:	Approval of details reserved by a condition 4 (Secure and Covered Cycle Parking facilities) and condition 5 (Refuse and Waste and Recycling facilities) attached to planning permission: HG Y/2022/2787.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	07/03/2024
Applicant:	Martin Nathan
Agent:	Stephen Birrell

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/2787 – Prior Approval for four new flats on top of terraced commercial building under Permitted Development Class AB, comprising 2x1B1P and 2x 1B2P flats.

ANALYSIS/ASSESSMENT

Condition 4 - (Location of secure and covered cycling facilities) reads:

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 8 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 4, details have been submitted in respect of condition 4. The Council's Transport officer has reviewed the document and is satisfied with proposed measures. Furthermore, the council's highways section has raised no further concerns. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 5 - (Refuse and waste storage and recycling facilities) reads:

No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented 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 Policy 5.17 of the London Plan 2021.

Pursuant to condition 5, the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within the access to the site fronting Gourley Street for easy collection access. The number of bins are considered appropriate for the development. The design and its position are considered acceptable and would not have any significant adverse impact on the amenities of the locality.

RECOMMENDATION
GRANT DISCHARGE