



Officer Report

Application Number:	HGY/2024/0904
Application Type:	Approval of details reserved by a condition
Address:	23 Coolhurst Road, Hornsey, London, N8 8EP
Proposal:	Approval of details reserved by a condition 7 (Secured and covered cycle parking facilities) and condition 8 (Details of Refuse/waste storage and recycling facilities) attached to planning permission HGY/2021/0116.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	02/04/2024
Applicant:	Jon & Amber Maxmin
Agent:	Mr Nick Learoyd

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2021/0116 – Change of use of the building from vacant Care Home to 2 x dwellinghouses, demolition of existing rear annex, alterations to external treatment, increased size of the lower ground floor to existing main building, creation of rear lightwells with terrace, alterations to front lightwell, creation of vehicular access into front garden alongside associated parking and landscaping works.

ANALYSIS/ASSESSMENT

Condition 7 (Secure and Covered Cycle Parking) reads:

Prior to first 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 a minimum of 2 cycle parking spaces for users of each dwelling 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 T2 and T5 of the London Plan and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 7 the applicant has provided details and position of the cycle storage and as such, Council's officer satisfied with the proposed measures. It is therefore considered acceptable to discharge the above conditions.

Condition 8 (Refuse, Waste and Recycling facilities) reads:

Prior to first occupation of the development hereby approved, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be 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 T7 of the London Plan.

Pursuant to condition 8 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 Coolhurst Road for easy collection access. The number of bins is 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