



Officer Report

Application Number:	HGY/2024/1026
Application Type:	Approval of details reserved by a condition
Address:	Land adjacent to 318A White Hart Lane, White Hart Lane, Lon, N17 8LA
Proposal:	Approval of details reserved by a condition 14 (Compliance with Part M4) attached to planning reference HGY/2020/1322
Case Officer:	Sarah Madondo
Valid Date:	11/04/2024
Applicant:	Mr Connor Spaans
Agent:	Mr Samuel Bowman

RECOMMENDATION

Approve

Proposed Development

Approval of details reserved by a condition 14(Compliance with part M4) attached to planning permission HGY/2020/1322

Site & Surroundings

The site is the land adjacent to 318a White Hart Lane, the site faces South onto White Hart Lane and West onto Weir Hall Road. Opposite the site is Tottenham Cemetery, which lies within the Tottenham Conservation Area. The site itself lies outside the Conservation Area. The site has very good access to transport links such as White Hart Lane Overground Station to the east, linking the site to Liverpool Street, Central London, Enfield and Cheshunt to the north. The area is residential in character comprising of two-storey pitched roof terraced housing.

APPROVED DEVELOPMENT

HGY/2020/1322 Erection of a new residential building providing 6 dwellings with associated private and communal amenity space, refuse/recycling and bicycle store.

ANALYSIS/ASSESSMENT

Condition 14 reads:

Prior to occupation, the development hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (1), (2) and (3) as indicated on the approved plans and

supplementary information. Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

Pursuant to condition 14, in line with Building Regulations M4 and the plans submitted shows that reasonable provision is being made in terms of access and in relation to the use of the dwelling units and their facilities.

Turning circles are shown in plans submitted. The details are acceptable for the purpose of meeting M4(1). As the development here does not have a lift it cannot meet the requirements of M4(3). Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application for approval of details of condition 14.