

Officer Report

Application Number:	HGY/2024/1131
Application Type:	Approval of details reserved by a condition
Address:	Land adjacent to, 16 Park Road / Edith Road, Wood Green, London, N11 2QE
Proposal:	Approval of details for Condition 5 (Lifetime homes) and 6 (Cycle storage) of planning permission ref. HGY/2020/0589 dated 3/7/2020 for the erection of part 2/3/4-storey block of 8no. houses and flats (affordable Council rent) with cycle and refuse storage facilities and associated amenity area and landscaping at former car parking site (Class use C3)
Case Officer:	Tania Skelli
Valid Date:	22/04/2024
Applicant:	4
Agent:	Mr Mark Campin Mr Samuel Bowman

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2020/0589 - Erection of part 2/3/4-storey block of 8no. houses and flats (affordable Council rent) with cycle and refuse storage facilities and associated amenity area and landscaping at former car parking site (Class use C3)

2. CONSULTATION RESPONSE

LBH Transport - comments

LBH Building Control – support

Met Police Design-out-crime – not ready for support. Requires re-submission.

3. ANALYSIS/ASSESSMENT

Condition 5 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 5 the applicant has provided detailed drawings and specification to demonstrate compliance with lifetime homes building regulation Part M(4) compliant layouts and internal dimensions. The Building Control team have assessed this report and consider it satisfactory for the discharge of condition 5.

Condition 6 reads:

The proposed 23 secure and covered cycle parking facilities as set out on plan number 173-009-GA-PLN/P1 shall be provided prior to the occupation of the use hereby permitted and such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017

Pursuant to condition 6 the applicant has submitted detailed plans of the cycle storage layout to confirm that the cycle store dimensions are larger than approved:

Cycle Store Key Dimensions:

Length as approved – 8105mm, now 8335mm

Width as approved - 3911mm, now 4023mm

Narrower width approved – 3003mm, now 3127mm.

The revised details include 23 cycle storage spaces for occupiers and 2 visitor Sheffield stands on the public highway. The changes to the dimensions from approved are due to ground levels. The cycle store will be accessed via a ramp from the second nearest rear gate and aisles are as approved.

The Transport Team have also assessed the submissions and the final submissions are in line with the comments received. Accordingly, the condition is recommended for approval.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION

INFORMATIVE

The applicant is reminded that the following conditions are outstanding:

10 (ventilation) – under consideration, 11 (drainage) – under consideration, 12 (living roofs), 13 (SBD), 14 (landscaping), 16(d) (ASHP) – under consideration, 17 (CF), 18 (HW), 19 (lighting).

Informatives:

INFORMATIVE

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