

Officer Report

Application Number:	HGY/2023/2009
Application Type:	Approval of details reserved by a condition
Address:	Railway Approach, Hampden Road, London, N8 0HG
Proposal:	Approval of details pursuant to condition 39 (Cycle Parking) attached to planning permission reference HGY/2019/0185
Case Officer:	Valerie Okeiyi
Valid Date:	26/06/2023
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Applicant:	Ms Reena Takhar
Agent:	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2019/0185 - Variation of condition 2 of Planning Permission HGY/2016/1573 in order to substitute drawing 6538-D9200 Rev 05 for drawing 6538-D9200 Rev 06.

2. CONSULTATION RESPONSE

Internal

Transportation Officer –

Comments dated 16 October 2023

My understanding is that the Cycle parking for the residential / commercial development was approved under planning ref: HGY/2018/1668 (condition 27), and the current application (condition 39 – HGY/2019/0185) relates to the proposed Nursery use only.

To clarify my comments:

- No details have been provided regarding provision for scooter / buggy storage – that is necessary for toddlers attending the nursery and for parents using buggies for travelling with young children.
- The details referring to cycle parking provision (6 Sheffield Stands = 12 spaces) relate to adult employees / visitors travelling to the residential / commercial uses on site. No additional provision is required.

However, given that the proposed use would include a Nursery, the provision of scooter parking / buggy storage is considered necessary for condition 39 to be discharged.

Comments dated 02 August 2024

The proposal for the buggy storage and location are acceptable

3. ANALYSIS/ASSESSMENT

Condition 39 (Cycle Parking) reads:

Full details of secure and sheltered cycle parking spaces including numbers, type and layout and manufacturers installation specification shall be submitted to the Local Planning Authority for consideration and determination and any approved scheme shall be fully implemented in accordance with the details approved and before first occupation and operation of the D1 uses.

Reason: In order to assess the impacts of the use on vehicular, pedestrian and other highway activities

Officers have reviewed the buggy storage and location details submitted and is satisfied that condition 39 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 39