



Officer Report

Application Number:	HGY/2023/0863
Application Type:	Approval of details reserved by a condition
Address:	44-46, High Road, London, N22 6BX
Proposal:	Approval of details pursuant to condition 22 (Cycle Parking) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472)
Case Officer:	Valerie Okeiyi
Valid Date:	28/03/2023
Applicant:	c/o Agent
Agent:	Mr Ben Young

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development

2. CONSULTATION RESPONSE

LBH Transportation Team:

Comments dated 21/11/2024

1. OPTION 1:

- a. The proposal would provide a total of 170 Long-stay cycle spaces in the cycle store for the residential flats comprising of 134 two tiered space + 12 Sheffield stand spaces on the first floor, and 6 Semi-vertical spaces + 10 two tiered space where the 10 commercial long-stay cycle spaces are also provided. The long stay cycle parking for residential flats is 2 spaces short of the 172 spaces required as outlined in my email dated 29/10/2024.
- b. No details have been provided regarding provision of short stay-cycle parking for residential or commercial uses. Please see comments in my email dated 29/10/2024.
- c. The lift measures 1.88m x 1.38m approximately. This is less than the 1.2m x 2.3m required by LCDS.
- d. The spacing between 'Sheffield stands' is 750mm is less than the 1m (minimum) recommended by LCDS. The adjacent aisle width of 1.56m is less than the 1.8m (minimum) recommended by LCDS.
- e. No details have been provided regarding 5% provision for larger bicycles or the increased aisle widths required by LCDS.

- f. The 2.5m aisle width adjacent to two-tiered cycle parking (on both side of the aisle) is less than the 3.5m recommended by LCDS.
- g. Details of provision for shower / lockers for commercial use should be provided.

2. OPTION 2:

- a. The proposal would provide a total of 202 long-stay cycle parking spaces for the residential flats comprising of 186 space (mix of two tiered and Sheffield stands, semi-vertical stands). This would exceed requirement of minimum London Plan standards. However the significant provision of semi-vertical cycle stands is not desirable.
- b. The aisle widths do not meet LCDS requirements.
- c. The spacing between 'Sheffield stand' do not meet LCDS requirements.
- d. No details have been provided regarding provision for short stay cycle parking for residential or commercial uses.
- e. The lift size does not meet LCDS requirements.
- f. No details have been provided regarding 5% provision for larger bicycles.
- g. Details of provision for shower / lockers for commercial use should be provided.

Conclusion: The two options do not meet standards as outlined above

Comments dated 06.01.2024 - approve Condition 22, there is another obligation for the Travel Plan that needs to be discharged I will conduct the site visit to see what has been implemented before we discharge the obligation.

3. ANALYSIS/ASSESSMENT

Condition 22 (Cycle Parking)) of planning appeal reference APP/Y/5420/W/18/3218865 reads:

Prior to the commencement of the relevant works, the exact type and arrangement of cycle parking to be provided shall be submitted to and agreed in writing by the Local Planning Authority. A minimum 5% of cycle spaces shall be suitable for enlarged cycles and the type of stand proposed must be clarified. The recommendations and requirements of the London Cycle Design Standards guidance document shall be followed. The approved plans shall be retained as agreed thereafter

Given the cycle parking spaces for the residential flats is 2 spaces short of the 172 spaces required under option 1 Officers are satisfied with the details submitted. Therefore officers are satisfied that condition 22 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 22 - OPTION 1