

**G. Nicastro LL.B.**  
**Planning Consultant**

60 Southbury Road Enfield Middx EN1 1YB.  
Direct Tel / Fax 020 8363 1351

E-mail [nicastro@talktalk.net](mailto:nicastro@talktalk.net)



**58 Sturgess Avenue London NW4 3TS**  
**(The Property)**

**Application for approval of conditions**

**Permission granted for the change use of the dwelling house at the Property  
to a House in Multiple Occupation for no more than six people**

**Permission granted on appeal to PINS Ref: APP/N5090/W/20/3246389**

1) By a decision letter bearing reference APP/N5090/W/20/3246389 permission was granted for the use of the Property as an HMO for no more than six people (The Permission").

2) The Permission was granted subject to a number of conditions of which one condition reads as follows:-

4) Prior to occupation of the development hereby permitted, cycle parking spaces shall be provided in accordance with London Plan cycle parking standards and retained thereafter.

By this application the Appellant seeks approval of the cycle parking spaces to be provided.

3) It is the Applicants proposal that there be placed in the rear garden of the Property located at the position marked and coloured green on the attached location plan,

i) a garden shed 8feet x 8 feet as identified in Pic 01 accompanying this application

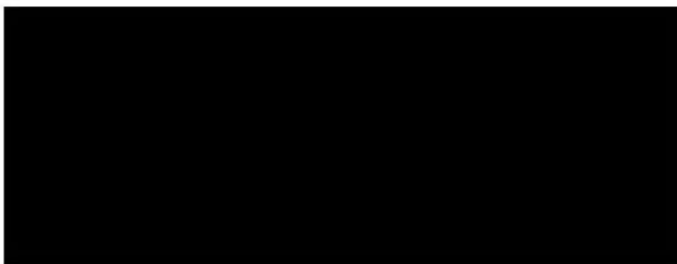
ii) within the said garden there shall be securely fixed a cycle rack for six bicycles as identified in Pic 02 accompanying this application

iii) there shall be affixed to the double doors to the shed a hasp and staple lock with padlock and keys

iv) at the along the passageway to the rear of the house and also at rear of the house there are a number of motion detected security lights to provide lighting and enhance security during night time hours.

4) We believe that the foregoing meets and exceeds the Cycle Parking Minimum Standards set out in policy 6.9 of the London Plan and table 6.3, both of which have been adopted by LB Barnet and are in harmony with the guidance set out in the London Cycle Design Standards.

5) Accordingly, the applicants asks that the condition be approved.



Signed ..... Dated.....15- Jan-2021.....

Agent for the Appellants

Attached:

Plan 01 - Approximate location of shed coloured green

Pic 01 - 8 feet x 8 feet shed

Pic 02 - Cycle rack for placing inside the shed

Pic 03 - Security Light in passageway to the rear of dwelling house

Pic 04 - Security Lights at the rear of dwelling house