

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	1 March 2022
Application reference:	212423
Applicant:	Mr Prabhjot Paul
Location:	56 Edward Road, Walthamstow, London, E17 6LU
Proposed development:	Demolition of existing house and garage, retaining facade of the front elevation and construction of a two storey building and extension, including side extension, to create 3 residential units with associated refuse/recycle and bicycle storages.
Wards affected:	High Street
Appendices:	None

1 RECOMMENDATION

1.1 That Planning Permission be **GRANTED** under reference 212423 subject to conditions, informatives and completion of a Section 106 Legal Agreement with the following Heads of Terms:

- Highways: Residents will not be eligible for a parking permit for any surrounding CPZ.
- Highways: S278 agreement for Highways Work to include but not limited to:
 - Removal of the existing dropped kerb
 - Renewal of the footway along the frontage of the site
 - Removal of the existing double yellow line and extension of the CPZ parking bays after consultation with the Traffic Team
- Highways Highway Conditions Survey
- Highways: £3000.00 contribution towards improving sustainable modes of transport including walking and cycling in the site's vicinity.
- A S106 request of £1250 is requested toward improving sustainable modes of transport including walking and cycling in the sites vicinity which will directly benefit new residents in this car free development
- Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.

- 1.2 That authority to be given to the Assistant Director of Development Management and Building Control in consultation with the Council's Legal Services for the sealing of the Section 106 Agreement and to agree any minor amendments to the conditions of the Section 106 Agreement on the terms set out above.
- 1.3 In the event that the Section 106 Agreement is not completed within 12 weeks following the date of Planning Committee, the Assistant Director of Development Management and Building Control is hereby authorised to refuse the application, if appropriate. In the absence of this Section 106 Agreement, the proposed development would not be able to deliver the residential development on the site. The implication of this happening is that the opportunity for securing the additional housing would be lost. Additionally, financial, and non-financial contributions would be lost towards transport related matters which must be secured by the Section 106 Agreement.

2 REASONS REFERRED TO COMMITTEE

- 2.1 The application has been referred to committee due to public interest with seven (7) objections received by the community.

3 SITE AND SURROUNDINGS

- 3.1 The application site is a rectangular plot located on the eastern side of Edward Road, E17. The site contains a two storey end of terrace Warner dwelling, with a single storey garage that adjoins the neighbouring property.
- 3.2 Edward Road is characterised by two-storey, red brick, terraced Warner properties, within one of the Borough's larger Warner Estates.
- 3.3 Whilst the remainder of the terrace contains typical Warner buildings, numbers 54 and 56 Edward Road do not have the wider roof form and the rear projections present on the other buildings located to the south. Numbers 54 and 58 Edward Road have been extended and converted into two houses and the rear gardens subdivided accordingly.
- 3.4 The subject property has retained its original width, along with the area occupied by the garage, providing additional space for a third residential unit. There is a rather large and unkempt rear yard at the rear of the subject building.
- 3.5 The existing building on the subject site is a three bedrooms, four person, family sized dwellinghouse.
- 3.6 The wider area includes Coppermill Primary School to the south, Douglas Eyre Playing Fields to the west and the Blackhorse Road rail and tube station within a short walking distance to the north of the site. Walthamstow Strategic Centre, High Street and Market are also within a short walking distance of the proposal site.
- 3.7 The property is not located within a Conservation Area, is not listed and is not subject to an Article 4 direction other than the Borough-wide change of use from Class C3 to C4.

- 3.8 The site is within a Flood Risk 2 designation on Council's Flooding Maps, but it is located outside this designation as per the Environmental Agency's maps.

4 APPLICATION PROPOSAL

- 4.1 4.1 The application seeks to demolish the existing single storey garage and dwelling while retaining the principal façade facing on to Edward Road inclusive of the projection bay window and constructing a two storey side extension along with a two storey rear extension to facilitate the construction of three new dwellinghouses.
- 4.2 The dwellinghouses will comprise the following:
- House 1 – 73sqm (2 bed, 3 person)
 - House 2 – 87sqm (3 bed, 4 person)
 - House 3 – 70sqm (2 bed, 3 person)
- 4.3 As stated above, the proposal involves demolishing the existing side garage and construction of a two storey side infill extension that will match the ridge height of the existing roof and will include a bay window to match existing. The existing bay window will be reinstated to its original condition and will have the same pyramid roof pitch.
- 4.4 The scheme includes the construction of a two storey rear extension with a maximum height of 5.6m. to match the height of the existing eaves and it will have a width of 10.6m. The extension will be chamfered which means its depth will vary.
- 4.5 The front elevation will also be amended including extending the ground floor bay window and reinstating the first floor bay window with a pyramid roof pitch.
- 4.6 The front garden will have a new fence and three new gates leading to the front entrance of each property and provide the bin and cycle storage.
- 4.7 The site will be subdivided into three plots and demarcated by internal boundary fences.

5 RELEVANT SITE HISTORY

A. Planning

- 5.1 The property does not have any planning history on file.

B. Pre-Application

- 5.2 **201260** - Pre application for the demolition of existing three bedroom dwellinghouse and construction of 1 x 3 and 2 x 2 bedroom dwellinghouses. Advice sent: 29 May 2020. The scheme was not supported by Council as it involved the loss of a Warner property with a new dwelling that was out of character.
- 5.3 **PRE_21_0154** - Follow-up to pre-application meeting 201260 - Demolition of existing three bedroom dwellinghouse and construction of 1 x 3 and 2 x 2 bedroom dwellinghouses. Advice given on 21/6/2021.

- 5.4 In summary, proposal is now acceptable in principle as it involves the retention of the façade which would be further reinstated to create a development that respects the architectural integrity and is a harmonious addition to the streetscene.
- 5.5 The pre application advice will be referred to in the forthcoming sections below.

C. Enforcement

- 5.6 There is no enforcement history for the site.

D. Adjacent Site

5.7 54 Edward Road

190885 - Construction of part single storey and part two storey rear extension. Approved 16/8/2019

58 Edward Road

1990/0243 – Conversion of dwellinghouse into two dwellinghouses. Approved 08/06/1990

6 PUBLIC CONSULTATIONS

- 6.1 The Council circulated consultation letters to neighbouring residents on 30 July 2021.
- Edward Road: 3 to 35 (odd) and 36 to 72 (even)
 - Haroldstone Road: 35 to 43 (odd)
 - Southcote Road: 75 to 99 (odd)
- 6.2 The application was advertised via a site notice on the 2 August 2021. The Applicant provided photographic evidence of the site notice being displayed on 4 August 2021.
- 6.3 The Council has received seven (7) objections from the community following consultation. The issues of concern raised are detailed in the table below and matters are also addressed within the “Assessment” section of this report.

Objections Received	Response
<u>Character, Appearance and Street scene:</u> Concerns that the architects will be able to replicate the brickwork and materials to look original. One submitter also requested that if the development is minded for approval, that the Warner materials and features are reinstated as a condition.	Concerns addressed in Section 10 below

<p>Rear extensions / developments will be out of character with the existing footprint that exists.</p> <p>Loss of rear garden.</p> <p>Increase in density creates a cramped appearance and two houses are more sufficient than three.</p> <p>Scale of the development is not in keeping with the wider area.</p> <p>Harmful impacts on Warner Character.</p> <p>Bicycle storage and bin storage create a cramped front garden</p>	
<p><u>Neighbour Amenity</u></p> <p>Loss of light, overshadowing and outlook</p>	<p>Concerns addressed in Section 10 below</p>
<p><u>Trees</u></p> <p>An objector is concerned about the loss of trees.</p>	<p>None of the trees within the rear garden are subject to TPOs. A soft landscape plan will be required for approval by the LPA by way of planning condition, which will ensure that biodiversity on site is addressed.</p>
<p><u>Sustainability / Environmental</u></p> <p>Submitter is concerned that there is nothing sustainable or environmentally friendly about the proposed scheme.</p>	<p>All new builds are required to meet sustainable water target uses, employ SuDS, address air quality impacts, and reduce levels of CO2 as required by relevant policies. This is addressed in Section 10 below.</p>
<p><u>Flooding</u></p> <p>Flooding has not taken into account recent drainage problems causing a rise in water following heavy rain.</p>	<p>A drainage strategy has been provided whereby an attenuation based strategy has been proposed and found to be acceptable with regard to surface water runoff.</p>
<p><u>Affordable Housing:</u></p> <p>The submitter notes that three additional houses will be provided but there is no contribution towards the provision of affordable</p>	<p>While the Borough has a commitment to providing affordable housing, this is only triggered where there are 10 or more dwellings under the Planning Obligations SPD. As such, none of these dwellings</p>

housing.	require the need for such provision.
<u>Noise / Dust / Construction</u> Submitters have raised concerns around the noise impacts and disturbance that will be caused by the proposed works.	A condition/demolition plan has been requested by the EHO, which has been required as a condition of the planning permission. This will condition the hours of operation. Also, an outline Construction Logistics Plan has been provided to demonstrate that there will be acceptable impacts on the highways network created by construction/delivery vehicles. All these reports will be implemented which will ensure there will be no harm on nearby residents.

7 INTERNAL AND EXTERNAL CONSULTATION

INTERNAL CONSULTEES	Response
Highways	<p>No objection to the proposed provision subject to planning condition on the following:</p> <ul style="list-style-type: none"> - Detailed Construction Logistic Plan - Highway Condition Survey - Sustainable Drainage System - Drainage Works Scheme <p>Require a S278 agreement or a minor highway works agreement to include but not limited to:</p> <ul style="list-style-type: none"> - Removal of the existing dropped kerb - Renewal of the footway along the frontage of the site - Removal of the existing double yellow line and extension of the CPZ parking bays after consultation with the Traffic Team <p>Require a Section 106 agreement to prevent future residents not entitled to parking permits on any</p>

	<p>surrounding CPZ.</p> <p>Requested £3,000 toward improving sustainable modes of transport including walking and cycling in the sites vicinity which will directly benefit new residents in this car free development.</p>
Waste Management Team	<p>No comments received.</p> <p>However as insufficient details were provided about the capacity of bins and secured enclosures, a planning condition requiring these details is required.</p>
Environmental Health (Noise)	<p>The EHO (Noise) Officer has reviewed the application and has not raised any objections to the scheme. The EHO has requested a condition requiring a Construction/Demolition Method Statement to demonstrate how the works will be undertaken, noise levels generated from plant materials, mitigation and vibration impacts. This is to ensure that the proposal will have acceptable impacts.</p>
Nature Conservation and Tree Officer	<p>The site does not contain any protected trees subject to a TPO.</p> <p>Council's Nature Conservation and Tree Officer has been consulted but no comments have been received.</p> <p>The documents state that the front and rear gardens will be landscaped but no further details have been provided. As such, a soft landscape plan must be submitted for approval by the LPA by way of planning condition, which will ensure that biodiversity on site is increased accordingly.</p>
Urban Design	<p>No objections to the proposed scheme and considers that the proposal is appropriately developed for the context though should be subject to detailed conditions to ensure a high quality finish that sits</p>

	<p>well in the existing street scape.</p> <p>The service considers that the 3 bedroom, 4 person dwelling (Dwelling 2) impacts the future flexibility of the dwelling where 2 doubles and 1 single bedroom could have been provided. Planning Officers do not have any objections to the layout proposed as it meets the GIA requirements and does not compromise the living quality for the future number of occupants.</p>
Sustainable Energy	No comments received.
Transport Planning	No comments received but the required cycle parking is provided. However, insufficient detail has been provided with regards to how the cycles will be stored and secured. As such, a condition requiring these details is recommended.
External Consultees	Response
Environment Agency	No comments to make as it did not fall within their remit.
Thames Water	No comments received.

8. DEVELOPMENT PLAN

National Planning Policy Framework (2021)

- 8.1 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. It contains a presumption in favour of sustainable development, described as at the heart of the framework.
- 8.2 For decision-taking the NPPF states that the presumption means "approving development proposals that accord with an up-to-date development plan without delay" and where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless "...any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".
- 8.3 The NPPF gives a centrality to design policies; homes should be locally led, well-designed, and of a consistent and high quality standard. Local planning authorities (LPAs) are to make sure that the quality of approved developments does not materially diminish 'between permission and completion, as a result of changes being made to the permitted schemes'

8.4 The specific policy areas of the NPPF considered to be most relevant to the assessment of this application are as follows:

- Delivering a sufficient supply of home
- Promoting healthy and safe Communities
- Delivering a wide choice of high quality homes
- Achieve well-designed places
- Making effective use of land

The London Plan 2021

8.5 On Tuesday 2nd March 2021 The Mayor of London published the replacement London Plan. From this date it forms part of the Development Plan for the purpose of determining planning applications. The 2021 London Plan supersedes the 2016 London Plan, which no longer has any effect. The policies relevant to this application are:

- GG1 Building strong and inclusive communities
- GG2 Making best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need
- GG6 Increasing efficiency and resilience
- D1 London's form and characteristics
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D11 Safety, security and resilience to emergency
- D12 Fire Safety
- D14 Noise
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- G6 Biodiversity and access to nature
- T5 Cycling
- T6 Car Parking
- DF1 Delivering of the Plan and Planning Obligations

Waltham Forest Local Plan Core Strategy (2012)

- 8.6 The Waltham Forest Core Strategy (2012) was adopted on 1st March 2012.
- 8.7 The Core Strategy contains 16 policies designed to deliver the Council's vision for the physical, economic, environmental and social development of the Borough. These policies will be used to direct and manage development and regeneration activity up to 2026.
- 8.8 The policies considered relevant to this application are as follows:
- CS1: Location and Management Growth
 - CS2: Improving Housing Quality and Choice
 - CS3: Providing Infrastructure
 - CS4: Climate Change
 - CS6: Providing Sustainable Waste Management and Recycling
 - CS7: Developing Sustainable Transport
 - CS13: Promoting Health and Well-Being
 - CS15: Well Designed Buildings, Places and Spaces
 - CS16: Making Waltham Forest Safer

Waltham Forest Local Plan Development Management Policies (2013)

- 8.9 The Local Plan Development Management Policies Document was adopted in November 2013. This sets out the borough-wide policies that implement the Core Strategy and delivering the long term spatial vision and strategic place shaping objectives. There is an emphasis on collaboration and a positive proactive approach to reaching a balance agreement that solves problems rather than a compromise that fails to meet objectives. The following policies are relevant in this case:
- DM1- Sustainable Development and Mixed-Use Development
 - DM2 - Meeting Housing Targets
 - DM5 - Housing Mix
 - DM6 - Dwelling Conversions, Housing in Multiple Occupation and Buildings in Multiple Residential Occupation
 - DM7 - External Amenity and Internal Space Standards
 - DM10 - Resource Efficiency and High Environmental Standards
 - DM14 - Sustainable Transport Network
 - DM15 - Managing Private Motorised Transport
 - DM16 – Parking
 - DM23 - Health and Well Being
 - DM24 - Environmental Protection

- DM29 - Design Principles, Standards and Local Distinctiveness
- DM32 - Managing Impact of Development on Occupiers and Neighbours
- DM34 – Water
- DM35 - Biodiversity

9. MATERIAL PLANNING CONSIDERATIONS

Shaping the Borough – London Borough Waltham Forest Draft Local Plan – Part One Strategic Policies (Submission Draft April 2021)

- 9.1 The Draft Local Plan underwent Regulation 18 public consultation between July 2019 and September 2019 and consultation on the proposed Submission Version between 26th October 2020 and 14th December 2020. It has now been submitted to the Secretary of State for examination. This is an early stage of the plan making process and less weight will be given to its policies.
- 9.2 The Draft new Local Plan proposes to be a “combined” document comprising 12 thematic policies and a revised spatial strategy, splitting the borough into North, South and Central Waltham Forest.
- 9.3 The Draft Local Plan clearly sets out the Council’s growth agenda which seeks to facilitate the sustainable delivery of 27,000 new homes and 46,000sqm of employment floorspace over the next plan period. The draft policies relating to housing type and mix are reflective of the London Plan (2021). The relevant policies are:
- Policy 15 – Housing Size and Mix
 - Policy 50 - Promoting healthy communities
 - Policy 56 – Delivering High Quality Design
 - Policy 59 - Amenity
 - Policy 68 - Managing Vehicle Traffic
 - Policy 81 - Biodiversity and Geodiversity
 - Policy 91 – Water Quality and Water Resources

Epping Forest Special Area of Conservation

- 9.4 Natural England issued an Interim Advice Letter on 6th March 2019, in relation to the Epping Forest SAC (Special Area of Conservation), which is based on updated research on the impacts on the SAC and proposed measures to mitigate those impacts with particular reference to those understood to arise from the recreational impact generated by occupiers of new development. The Local Planning Authority is a “competent authority” under the Habitat Regulations and is legally obliged to take

Natural England's advice into account in decision making and attach great weight to it.

- 9.5 Waltham Forest shares a boundary with the Epping Forest Special Area of Conservation and following research in the form of a visitor survey by Footprint Ecology, has been found to fall within a wider Zone of Influence (ZOI) based on the distance the majority of visitors will travel to visit Epping Forest SAC. This report identified that 75% of visitors travelled up to 6.2Km to the SAC and as result of the whole of the London Borough of Waltham Forest falls within this ZOI for recreational pressure. It is anticipated that new residential development within this ZOI constitutes a LSE (Likely Significant Effect) on the sensitive interest features of the SAC through increased recreational pressure, either when considered 'alone' or 'in combination'.
- 9.6 The Council as Local Planning Authority is obliged to ensure that any grant of planning permission would have sufficient mitigation measures in place so as to ensure that there would be no harmful impact on the Epping Forest SAC arising from LSE.
- 9.7 Natural England's Interim Guidance assumes that all new residential development within Waltham Forest will create an impact on the Epping Forest SAC which will need to be mitigated. The Interim Guidance suggests that mitigation measures should take a threshold approach whereby development of 100 dwellings or more is treated differently to schemes of 99 dwellings or less.
- 9.8 For schemes of 99 units or less, an initial draft of costed Strategic Access Management Measures (SAMM) has been prepared by the City of London Conservators of Epping Forest. This package of measures is to be used in the interim period until the full Mitigation Strategy has been agreed and adopted. However, as an indication under the interim Strategic Access Management Measures, Waltham Forest is expected to contribute circa £1m towards the mitigation works which equates to 37% of the total.
- 9.9 For applications received after 1st April 2019 a SAMM levy is requested for all new residential developments of 10 units or more to contribute towards the Epping Forest mitigation. This is calculated at £100 per unit. The SAMM levy is not being sought for schemes of less than 10 units as the administrative costs are greater than the amount collected. Natural England is supportive of this approach, provided the total expected contribution is delivered.

9.10 Other policies

- Waltham Forest Supplementary Planning Document – Residential Extensions and Alterations (2013)
- Waltham Forest Supplementary Planning Document Urban Design (2010)
- Waltham Forest Supplementary Planning Document “Planning Obligations” (2017)
- The London Plan, Supplementary Planning Guidance – Housing (2016)
- Department for Communities and Local Government Technical Housing Standard – Nationally Described Space Standard (2016)

Local Finance Considerations

9.11 Local Finance Considerations are a material consideration in the determination of all planning applications. Local Finance Considerations can include either a grant that has been or would be given to the Council from central government or money that the council has received or will or could receive in terms of Community Infrastructure Levy (CIL).

- i) There are no grants which have been or will or could be received from central government in relation to this development.
- ii) The Council has not received but does expect to receive income from LBWF CIL in relation to this development.
- iii) The Council has not received but does expect to receive income from Mayoral CIL in relation to this development.

10. ASSESSMENT

10.1 The main issues for consideration, in relation to the proposed development are as follows:

- A.** Principle of Development
- B.** Urban Design
- C.** Housing and Standard of Accommodation
- D.** The Impact on the Amenity of Neighbouring Properties
- E.** Highways, Parking and Waste Management
- F.** Environmental and Sustainable Design
- G.** Trees and Local Biodiversity
- H.** Planning Obligations

A. Principle of Development

10.2 National, London and Local plan policies all seek to encourage sustainable housing development on appropriate sites in urban areas. Policy CS2 of the Waltham Forest Local Plan - Core Strategy identifies that the Council aims to maximise the number of quality homes with emphasis on family housing on previously developed or underused land and optimise housing densities.

10.3 Policy DM6 of the Waltham Forest Local Plan – Development Management Policies seeks to prevent the loss of larger family sized housing to ensure that there are opportunities for the family living in the borough.

10.4 The proposed development will result in the loss of one single family dwelling (three bedrooms), which will be replaced by three dwellings, resulting in a net gain of two family sized dwellings, contributing to the housing stock in the area as well as the Borough.

10.5 The key issue with the original pre application scheme was that it resulted in the demolition of an end of terrace Warner property on a road that is predominantly comprised of Warner properties without any justification. This was seen to have a detrimental impact on the overall street scene and it was therefore not supported in principle.

- 10.6 The second pre application meeting rectified this by retaining the Warner façade, which forms part of this application. The retention of this façade means it can be supported in principle.
- 10.7 The proposal involves a residential development in a predominantly residential area, and sustainable location, which is supported in principle.

B. Urban Design

- 10.8 Policies CS15 and DM29 state that new developments will be expected to ensure the highest quality architecture and urban design and that they should reinforce and/or enhance local character and distinctiveness, taking account of patterns of development, urban form, and building typology.
- 10.9 The proposed façade will be retained which is supported by Council's Urban Design and Planning Officers as it is an integral feature of the property which contributes to the wider street scene and Warner character.
- 10.10 The proposal involves the demolition of the existing garage and the construction of a two storey extension in its place. The front elevation will have timber framed casement windows which have the same style and decorative features as other Warner properties in the area. The first floor will have an extended bay window which fits between the two first floor bay windows. In keeping with the remainder of the terrace, the pitch above the bay will be reintroduced to the front of the existing building and this feature would be replicated on the extension. The design is cohesive and seamless which contributes to the architectural integrity of the dwelling.
- 10.11 For ease, the proposed street scene elevation is reproduced below which demonstrates that the street scene rhythm, which was previously interrupted by the single storey garage, is continued on as a result of the proposed extension:





- 10.12 In keeping with the adjacent properties the design of the rear of the building is quite simple and has been stepped back to break up the bulk and mass. This would also reduce the impact of the proposal on adjoining residential amenity (discussed further in C below).
- 10.13 The proposed development is similar in form to the adjacent subdivisions, with the space currently occupied by the garage allowing for the construction of an additional residential unit. There is little consistency in the rear of the buildings in the immediate area, and the two storey rear projections along the terrace to the south have a larger depth and bulk than that proposed. The proposed subdivision of the rear garden would provide three gardens that have a width that is similar to others along the terrace. It is considered that the proposed development is of a suitable density that is in character with the surrounding area.
- 10.14 The proposed materials are acceptable as they are in keeping with the host dwelling and wider terrace parade. The Urban Design Officer has requested that new and reinstated roof elements should match existing roof pitches on the street in terms of colour and scale of slates, Although, concrete tiles are proposed which may be acceptable provided they replicate the slates in terms of quality. These materials have been incorporated into the design and a pre-commencement condition requesting further details on materials will be required to ensure that the materials will have no harmful impacts on the appearance of the dwelling and the character of these Warner properties.
- 10.15 The subdivision layout will create a logical arrangement that will have appropriate front and rear garden space and is a consistent pattern in the wider terrace and surrounding area.

C. Housing and Standard of Accommodation

10.16 Policy CS2 of the Local Plan states that all new residential units will be required to be of a high quality and design. To ensure that good quality homes are built, to create a suitable and sustainable living environment for present and future generations and to mitigate against the adverse effects of overcrowding, Policy DM7 of the Local Plan and the Technical Housing Standards – nationally described space standard (2015) sets out the required minimum internal standards for new residential units.

10.17 Compliance with the minimum internal standards is undertaken in the table below:

	Proposed room	Required size (m²)	Proposed size
House 1	2 bedroom, 3 person, 2 storey	70m ² plus 2m ² storage	70m ² plus 3.4m ² storage
	Living/Dining/Kitchen	23	29
	Bedroom 1	11.5	13.6
	Bedroom 2	7.5	9.4
	External Garden	50	63
House 2	3 bedroom, 4 person, 2 storey	79m ² , plus 2m ² storage	87m ² and 3.5m ² storage
	Living/Dining/Kitchen	27	33
	Bedroom 1	11.5	13.7
	Bedroom 2	7.5	8.5
	Bedroom 3	7.5	8.2
	External Garden	60	61
House 3	2 bedroom, 3 person, 2 storey	70m ² plus 2m ² storage	70m ² and 3.1m ² storage
	Living/Dining/Kitchen	23	27
	Bedroom 1	11.5	12.8
	Bedroom 2	7.5	10.5
	External Garden	50	59

10.18 The table demonstrates that each proposed dwelling meets the required GIA and space standards for all habitable rooms including large and spacious private external amenity area. The proposed dwellings will sufficiently provide for the needs of future occupants raising no concerns around the quality of accommodation and living standards.

10.19 In terms of internal head height, the nationally described space standard sets a minimum ceiling height of 2.5 metres for at least 75% of the gross internal area of the dwelling. Only one section drawing is provided, but it demonstrates that the proposed

lower floor will have a ceiling height of 2.5m. At the upper level, a ceiling height of 2.55m is proposed over most of the floor, with the rear bedroom forming part of the rear extension having a ceiling height of 2.45m. The proposal meets the required ceiling height of 2.5m to 75% of the dwellinghouses. As such, no concerns are raised with regards to ventilation and an urban heat island effect.

- 10.20 All the habitable rooms will have an outlook over the rear garden or street frontage which provides for good levels of amenity for future occupants, along with passive surveillance.
- 10.21 Policy DM7 requires 50sqm of private amenity space for two bedroom units and an additional 10sqm for three bedroom units. The proposal meets this requirement with sufficient and well-proportioned amenity space provided at the rear of the units. for each of the three proposed residential units.
- 10.22 London Plan (2021) Policy D7 requires that residential development must ensure that 1) at least 10 per cent of dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings' 2) all other dwellings meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. A suitable condition has been included.
- 10.23 Having regard to Policy DM5 the Council will seek all housing developments to provide a range of dwelling sizes and tenures particularly focusing on the provision of larger family sized homes (three bed plus) in line with the Council's preferred housing mix.
- 10.24 The proposed development is for one three-bedroom unit and two two-bedroom units. A family sized unit would be retained and each of the proposed units has access to a good sized rear garden with a suitable standard of accommodation proposed. The proposed dwelling mix is not fully compliant with the Council's preferred housing mix in table 6.1. However, it is considered that given the immediate area surrounding the site comprises a high number of single-family dwelling houses of different sizes the proposed mix would contribute to providing a variety of housing on offer in the area.
- 10.25 In light of this, the proposed unit mix would be considered acceptable given the context of the site, in line with Policy DM5 of the Waltham Forest Local Plan Development Management Policies (2013) and Policy CS2 of the Core Strategy.
- 10.26 In summary the proposed development, given the internal and external spaces and layout of habitable rooms, would be acceptable in accordance with policies D6, D7, H1 and H10 of the London Plan (2021), DCLG - Technical Housing Standards (2016), policy CS2 and CS16 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM7 of the Development Management Polices (2013).

D. Impact on the Amenity of Neighbouring Properties

- 10.27 Policies CS13 and DM32 aim to manage the impact of new development on neighbouring amenity and states that new developments should ensure that daylight and sunlight, outlook and privacy are maintained for existing occupants in their homes and gardens.
 - i) Impact on number 54A Edward Road

- 10.28 The neighbouring property to the south has a two storey rear projection located along the common boundary with the subject site.
- 10.29 The proposal involves creating a two storey rear extension. The proposed extension will project 1.5m beyond the neighbouring property (before stepping in) and will be located along the common boundary with a maximum height of 5.6m.
- 10.30 The applicant has provided elevation plans which demonstrate that the proposed development will not obstruct the 45 degree BRE line in plan view, although it does obstruct the 45 degree BRE line in elevation view. Whilst it infringes in elevation view, the main infringement relates to the part of the building that extends for 1.5m along the shared boundary. Due to the orientation of the proposed building to the north of the subject property, and the chamfered design, it is considered that impacts of the proposed building on outlook, daylight, and sunlight access, to number 54A would be acceptable.
- 10.31 Based on its chamfered design, and minor projection beyond the adjoining property, the proposal on balance, the scheme is considered to be acceptable.
- ii) Impact on number 58 Edward Road
- 10.32 The neighbouring property to the north has a two storey rear projection located along the common boundary with the subject site.
- 10.33 The proposal involves the construction of a new two storey dwelling that will have a single storey component which projects 0.53m beyond the neighbour's rear wall with a maximum height of 2.8m. This part of the extension is considered to have acceptable impacts on the adjoining property.
- 10.34 The proposed two storey rear extension has been designed so that it is setback approximately 2m from the shared boundary. The applicant has provided elevation plans which demonstrate that the proposed development will not obstruct the 45 degree line (BRE) in plan view, although it would obstruct the 45 degree line (BRE) in elevation view.
- 10.35 Given that the proposed building complies with the 45 degree line in plan view, it is setback 2m from the shared boundary, and taking into consideration the overall bulk of the proposed development, it is considered that impacts of the proposed building on outlook, daylight, and sunlight access, to number 58 would be acceptable.
- 10.36 The adjoining dwelling at number 58 Edward Road does not have any flank windows on their side elevation. Therefore, constructing up to the common boundary will not create any loss of light or outlook impacts on these occupiers.
- 10.37 The proposed development is considered to have acceptable amenity impacts on the adjoining neighbours.

E. Highways, Parking and Waste Management

i) Highways and Parking

- 10.38 Policy DM14 (Sustainable Transport Network) states that the Council will actively encourage sustainable travel. Developments should not have a harmful impact on the walking and cycling environment.

- 10.39 Local Plan Policy DM16 states that the Council would seek to effectively manage parking by encouraging car-free and car-capped development in locations that have high levels of parking stress. Adding that in car-free and car-capped developments, the Council would limit on-site car parking for developments to spaces designed for disabled people and operational and service needs; and by the introduction of controlled parking zones in the vicinity of the development.
- 10.40 The site is located within the extensive controlled parking zone, with a PTAL of 3 as its within 10 minutes walk of St James Street Overground Station and Blackhorse Road Overground and Underground Stations as well as numerous bus routes.
- 10.41 On this basis, the future occupants of the proposed residential units would be prevented from receiving residential parking permits to reduce the demand for on-street parking in the location
- 10.42 The parking restrictions imposed would be secured under a Section 106 Agreement therefore future residents would not be entitled to parking permits on neighbouring CPZs. The applicant is required to enter into this agreement to ensure that there are no impacts on the wider highways network, failure to do so will result in a development that has adverse impacts which will result in a refusal.
- 10.43 Policy DM16 sets the minimum requirements for cycle parking for new developments at one cycle rack/ one-bedroom or dwellings and two cycle-racks/two-bedrooms above.
- 10.44 The plans show that there will be two cycle parking spaces in a secured enclosure in the front garden of each property as per the Urban Design Officer's suggestion at pre-application stage.
- 10.45 The dimensions of the cycle enclosure appear to be appropriate. However, more details on how they will be secured and the materials/type of enclosures to be installed will be secured via a pre-commencement condition.
- 10.46 Council's Highways Team have not raised an objection to the proposed development, subject to the completion of highway works agreement, and the submission of a detailed Construction Logistic Plan, highway works, highways condition survey and details on sustainable drainage systems which is to be submitted and approved by the Council by way of planning conditions.
- 10.47 Overall it is considered the proposed development in terms of highway impact and car and cycle parking provision on site is considered to be acceptable and in compliance with Policies DM14 and DM16 of Development Management Policies (2013).

ii) Waste Management

- 10.48 Under policies CS6 and DM32 it is required that new development ensure that waste is managed in the most environmentally friendly way in order to protect human health and the environment from pests and other environmentally damaging effects.
- 10.49 For households, the Council operates a three colour, two-wheeled bin systems with a weekly collection. Black 140 litre wheeled bin for refuse, green 140/240 litre wheeled bin for recycling and a brown 140/240 litre wheeled bin for organic waste.

- 10.50 It is at the developer's discretion to choose the size of the bins required for recycling dependent on the size of the house. However, Waste Management Guidance (2019) recommends that for households of two or more bedrooms that a 240ltr bin is used for recycling.
- 10.51 The proposed ground floor plans show that each dwelling will have three bins in the front garden to service their needs within the front yard of their respective properties. The dimensions of the storage area complies with that in the Waste Management Guidance (2019).
- 10.52 To ensure the details of the arrangement are acceptable, and designed to maximise the available space, conditions are recommend requiring further details to be submitted for approval. On this basis the provision would comply with policy CS6 of the Core Strategy (2012).

F. Environment Protection and Sustainable Design

- 10.53 Policy CS15 of the Core Strategy seeks to incorporate high quality and inclusive design measures to create an attractive, safe, healthy and sustainable environment throughout Waltham Forest.

i) Air Quality

- 10.54 Policy DM24 states that new development should neither contribute to nor suffer from unacceptable levels of air pollution. This is to improve health and well-being of the Borough residents.
- 10.55 Environmental Health raised no objection to the proposed scheme subject to following planning condition to be attached. If planning permission is granted, an Air Quality and Dust Management Plan (AQDMP) should be submitted and approved by the Council and this is to be secured by mean of a planning condition.

ii) Sustainability

Energy efficiency

- 10.56 The London Plan sets out a CO2 reduction target of 40% against Building Regulations 2010 and 35% against Building Regulations 2013. The Waltham Forest Local Plan DM10 requires developers to submit a self-assessment including calculation of the energy demand and carbon dioxide emissions for both regulated and unregulated energy separately at each stage of the energy hierarchy. This requirement applies to all developments over a threshold of one residential unit and 100 sqm and would be applicable to this application.
- 10.57 No information has been submitted detailing sustainable design aspects in relation to the development. Therefore, in order to fully comply with Local Plan Policies CS4 and DM10, a pre-commencement condition requiring the development to submit details of the measures adopted to achieve at least a 35% reduction in carbon emissions over the 2013 Building Regulations together with details of the renewable sources of energy to be incorporated within the development is proposed as per the recommendation.
- 10.58 In light of this, the proposed scheme would comply with policy CS4 of the Core Strategy (2012) and policies DM10, DM11 and DM32 of the Development Management Policies (2013).

Water Efficiency

- 10.59 Local Plan Policy DM34 states that developments should implement water efficiency measures to achieve usage of less than or equal to 105 litres per person per day for residential use.
- 10.60 No information has been provided, however it is considered acceptable to condition any permission to demonstrate how this target would be achieved, thereby according with Policy DM34.

Surface Water and Flooding

- 10.61 All new schemes need to be designed to ensure redevelopment will be safe without increasing flood risk and designed to sufficiently manage water run-off as directed by Local Plan Policies CS4 and DM34 and London Plan Policies 5.12 and 5.13.
- 10.62 The submitted Flood report was sent to the Environment Agency for comment, but they have advised that they have no comments to make on the proposal as it does not fall within their remit.
- 10.63 A drainage strategy has been submitted which states that due to soil types present at the property surface water runoff within the site boundary is likely to discharge at an uncontrolled rate. An attenuation based strategy is proposed whereby surface water runoff would be collected and stored in a cellular storage system located beneath the rear gardens and gradually released to the water sewer via new connections to manholes. Highway officers have advised that the proposed drainage strategy is acceptable. Conditions have been recommended regarding submission of a drainage works scheme and SuDS for approval prior to commencement of works.

G. Trees and Local Biodiversity

- 10.64 In terms of Biodiversity and Geodiversity. Policy DM35 of the Development Management Policies (2013) advises that A) Development proposals will not normally be granted planning permission where they pose adverse direct or indirect effects on any land or area within the identified Sites of Special Scientific Interest (SSSI), Sites of Importance to Nature Conservation (SINC), Special Areas of Conservation (SAC), RAMSAR sites, Special Protection Areas (See Schedules 13 to 16 and 24 to 26 and the Policies Map) or to protected or priority species.
- 10.65 The application site does not fall within any of the above designations and the application site does not contain any trees with protection value. Furthermore, the site is unmanaged, and the quality of the green space has deteriorated over the years.
- 10.66 A condition is recommended to secure a scheme of hard and soft landscaping to ensure that the front / rear gardens are appropriately designed, maintained for a suitable period to establish the scheme and ensure a satisfactory development.
- 10.67 In light of this, it is considered that the proposed scheme, subject to the imposition of pre-commencement conditions relating landscaping plan would comply with Policies DM35 (Biodiversity) and CS5 (Green (Infrastructure and biodiversity) of the Local Plan.

H. PLANNING OBLIGATIONS

10.68 Section 106 Agreements are a material consideration in the determination of a planning application. The purpose of such an Agreement is to make otherwise unacceptable development acceptable and they should only be sought where they meet all of the following tests:

- i) Necessary to make the development acceptable in planning terms;
- ii) Directly related to the development; and
- iii) Fairly and reasonably related in scale and kind to the development.

10.69 In terms of the Section 106 Agreement, the required Heads of Terms, having regard to planning policy and the Waltham Forest Local Plan Revised Planning Obligations SPD (2017) for this development relate to:

Highways:

- The proposed development is likely to generate additional on street parking. The Council's Highways Team have requested that future occupants of the proposed dwellings will not be eligible to obtain parking permits from the Council to park on any of the surrounding CPZs.
- The applicant is required to enter into a S278 Agreement of the Highway Act 1980 for highway works.
- £3000.00 towards toward improving sustainable modes of transport including walking and cycling.

Legal Fees: Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.

11. CONCLUSION

11.1 The proposal involves the demolition of the existing garage to construct a two storey side extension that will facilitate three new dwellings resulting in a net increase of two dwellings. The proposed development would offer an acceptable housing mix, which would make a contribution towards housing targets within the borough.

11.2 The land is not designated and there are no policy restrictions that would prevent the provision of additional residential development on this site. Considering the nature and character of the surrounding area, it is concluded that a residential use is acceptable in principle.

11.3 The proposed development has regard to the scale and massing, structure and form of development in the area, and would be appropriate in its context given the residential nature of the locality. It

has been designed to ensure that the impacts of the proposal on the amenity of existing local residents would be acceptable.

11.4 The development would be encouraged to incorporate the highest environmental standards and be sustainable, in that it would be expected to deliver acceptable energy reduction measures, water efficiency, drainage system, and meet the required carbon dioxide reduction targets.

- 11.5 The development would provide in principle adequate bin storage and cycle storage facilities that would be conveniently located in the front garden. However, a condition is being secured requesting further information on how these enclosures will be secured.
- 11.6 A landscaping plan has been conditioned to enhance the green infrastructure of the site and its surroundings.
- 11.7 The conditions set out in the Section 106 Heads of Terms agreed would ensure that any adverse impact of the scheme is militated against and the positive aspects of the proposal advanced by the applicant are carried out through the implementation.
- 11.8 All material planning considerations have been taken into account, including responses to consultation, and it is not considered that there is any material planning considerations in this case that would warrant a refusal of the planning application.
- 11.9 Due to the above considerations and taking into account the merits of the scheme and the consistency of the development when assessed against the Development Plan, the proposed development is considered acceptable in planning policy terms.

12. ADDITIONAL CONSIDERATIONS

Public Sector Equality Duty

- 12.1 In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
- A.** Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - B.** Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
 - C.** Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.
- 12.2 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 12.3 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 is only one factor that needs to be considered, and may be balance against other relevant factors.
- 12.4 It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

- 12.5 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Waltham Forest to act in a manner that is incompatible with the European Convention on Human Rights.
- 12.6 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.
- 12.7 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Waltham Forest to act in a manner that is incompatible with the European Convention on Human Rights.

13. RECOMMENDATION

13.1 The Planning Committee is recommended to grant planning permission subject to the conditions and informatives below and the prior completion of a S106 legal agreement with the agreed Heads of Terms, as set out in the table below:

13.2

CATEGORY	TERMS
Highways – sustainability	Payment of £3000.00 towards the walking and cycling network.
Highways - Car Free	This site must be classified as car free with future residents not being eligible to obtain parking permits for the surrounding CPZs.

Highways - s278 enabling works	<p>Highway works will be required upon completion of the works relating to the development prior to occupation. These will require either a S278 or a minor highway works agreement. Works will include but are not limited to:</p> <ul style="list-style-type: none"> • Removal of the existing dropped kerb • Renewal of the footway along the frontage of the site • Removal of the existing double yellow line and extension of the CPZ parking bays after consultation with the Traffic Team <p>The Highways department must be contacted for an application form for developer highway works. The application must accompany a S278 plan to be submitted for approval and estimate. Works will be carried out by the Council and funded by the developer.</p> <p>Highways Condition Survey will be required.</p>
LBWF Fees	Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.
Highways	Dated photographic survey of the existing public highway around the development site.

13.3 That authority to be given to the Assistant Director of Development Management and Building Control in consultation with the Council's Legal Services for the sealing of the Section 106 Agreement and to agree any minor amendments to the conditions or the Section 106 Agreement on the terms set out above.

13.4 In the event that the Section 106 Agreement is not completed within 12 weeks following the date of Planning Committee, the Assistant Director of Development Management and Building Control is hereby authorised to refuse the application, if appropriate. In the absence of this Section 106 Agreement, the proposed development would not be able to deliver the residential development on the site. The implication of this happening is that the opportunity for securing the provision of affordable housing would be lost. Additionally, financial, and non-financial contributions would be lost towards the transport related matters which must be secured by the Section 106 Agreement.

Conditions and Reasons:

1. The development hereby permitted shall begin no later than the expiration of three years from the date of this permission.

Reason: to comply with the provisions of section 91(1) (a) of The Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and thereafter maintained as such for the lifetime of the development:

- Drawings: 0439-02-0050 (Rev 01), 0439-02-0100 (Rev 04), 0439-02-0200 (Rev 03), 0439-02-0201 (Rev 03), 0439-02-0202 (Rev 02), 0439-02-0261 (Rev 07), 0439-02-0262 (Rev 03), 0439-02-0501 (Rev 04), 0439-02-0502 (Rev 02), dated 14/09/2021
- Drawing: 0439-02-0260 (Rev 07), dated 23/7/2021
- Drawing: 0439-02-0450 (Rev 04), dated 15/02/2022
- Drawing: 0439-02-0500 (Rev 04), dated 18/04/2021
- Drawings: 0439-02-0503 (Rev 02) and 0439-02-0550 (Rev 01), dated 5/5/2021
- Drawing: 0439-03-0560 (Rev 01) – 45 degree lines, dated 21/12/2021
- Drawing: 0439-03-9000 (Rev 00) – massing, dated 16/12/2021
- Outline Construction Logistics Plan, prepared by RGP, dated October 2021.

Reason: for the avoidance of doubt and in the interests of proper planning.

Design and Character:

3. Notwithstanding the indications on the approved plans, detailed drawings and samples of all materials (including window specification) to be used in the construction of the external surfaces the building hereby approved, shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The development shall thereafter be carried out solely in accordance with the approved details and thereafter retained as such for the lifetime of the development.

Reason: In order to preserve and enhance the character of the area in accordance with policy CS15 of the Adopted Waltham Forest Local Plan – Core Strategy (2012) and policy DM29 of the Adopted Waltham Forest Local Plan – Development Management Policies (2013).

4. Prior to the commencement of the development, notwithstanding site investigation and clearance works, demolition and construction to slab level, details indicating the positions, design, materials and type of boundary treatment (including front gate and rear boundary dividing treatment between properties) and other means of enclosure to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in accordance

with the approved details prior to occupation of any of the units hereby permitted and thereafter permanently retained.

Reason: To ensure a satisfactory appearance in accordance with Policy CS15 of the Waltham Forest Local Plan Core Strategy (2012).

5. Prior to the commencement of the development, notwithstanding site investigation and clearance works and demolition, full details relating to the following shall be submitted to and approved by the Local Planning Authority:
 - a) The design of secure and lockable cycle stores,
 - b) Refuse, recycling facilities;

The development shall be carried out fully in accordance with the approved details prior to first occupation of the development and shall be thereafter maintained as such for the lifetime of the development.

Reason: To ensure that adequate arrangements are made for the storage and collection of refuse and recycling and to comply with Policies CS6 and CS15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM23, DM24 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

Environmental

6. No demolition or development shall commence, until full details of the proposed mitigation measures for impact on air quality and dust emissions, in the form of an Air Quality and Dust Management Plan (AQDMP), have been submitted to and approved in writing by the local planning authority and this must be adhered to during the demolition and construction period. In preparing the AQMDP the applicant should follow the guidance on mitigation measures for sites set out in Appendix 7 of the Control of Dust and Emissions during Construction and Demolition SPG 2014.

Reason: To manage and mitigate the impact of the development on the air quality and dust emissions in the area and protect the amenities of the nearby residents to avoid irreversible and unacceptable damage to the environment to comply with London Plan policies 5.3 and 7.14, and the London Plan SPGs for Sustainable Design and Construction and Control of Dust and Emissions during Construction and Demolition and policies CS7 and CS13 of the adopted Waltham Forest Core Strategy (2012) and Policies DM14, DM15, DM24 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

7. No NRMM shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in line with London Plan policy 7.14 and the Mayor's SPG: The Control of Dust and Emissions during Construction and Demolition.

8. A construction/demolition method statement shall be submitted to and approved in writing by, the Local Planning Authority. The method statement shall include details of the following:-

- Likely noise levels to be generated from plant
- Details of any noise screening measures
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- Where works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded. Note: it is expected that vibration over 1mm/s measured as a peak particle velocity would constitute unreasonable vibration.

Reason: To ensure considerate construction and to protect the amenities of the nearby residents from excessive noise and dust and to comply with Policies CS7 and CS13 of the adopted Waltham Forest Core Strategy (2012) and Policies DM14, DM15, DM24 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013)) and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

Highways:

9. Prior to the commencement of the development, a detailed Construction Logistics Plan shall be submitted to and approved by the local planning authority. The logistics plan shall include details of site access, journey planning, access routes (taking into consideration existing road layout), hours of delivery, temporary traffic arrangements or restrictions, site operation times, loading and unloading locations, material storage and a swept path analysis to show the haulage vehicles accessing and egressing. All works shall be carried out in accordance with the approved details throughout all demolition and construction works. This must be submitted using the TfL template and guidance found here: www.constructionlogistics.org.uk.

Reason: In the interests of highway and pedestrian safety in accordance with policies CS7 and CS15 of the Waltham Forest Local Plan Core Strategy (2012).

10. Prior to the commencement of development on site (notwithstanding site investigation and demolition and site clearance works in relation to the drainage works) a scheme shall be submitted to and approved by the Local Planning Authority for drainage works in association with the development hereby approved. The approved drainage works shall be undertaken and completed prior to the commencement of construction of the development hereby approved and thereafter retained as such for the lifetime of the development.

Reason: To prevent water pollution to the watercourse and improve water quality, in accordance with Policies CS4 and CS5 of the adopted Waltham

Forest Core Strategy (2012) and Policies DM24 and DM34 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

11. Prior to the commencement of development on site, notwithstanding site investigation work, clearance and demolition, a SUDS (Sustainable Urban Drainage System) to deal with all surface water drainage from the site, including details of proposed rainwater harvesting systems, green roofs and proposed soakaway designs together with infiltration test results and recommended soakage rates, shall be submitted to and approved by the Local Planning Authority. The approved SUDS shall be fully implemented prior to first occupation of any building and thereafter maintained in accordance with the agreed details for the lifetime of the development.

Reason: To prevent the increased risk of flooding, both on- and off-site ensure that adequate drainage facilities are provided in accordance with Policies CS4 and CS15 of the adopted Waltham Forest Local Plan - Core Strategy (2012) and Policy DM34 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

Landscaping:

12. Prior to the commencement of development on site, details of the hard and soft landscaping to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of the retained and proposed planting around the site, along with the requirement to demonstrate that all hardstanding areas are permeable. The development shall be carried out solely in accordance with the approved details and all approved planting shall be carried out in the first planting season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedges, shrubs and greenspaces forming part of the approved scheme which within a period of five years, dies, is removed or becomes seriously damaged or diseased shall be replaced with others of similar size and species.

Reason: To ensure a satisfactory appearance and in the interest of local amenity and biodiversity in accordance with Policies CS5 and CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012), and Policies DM29 and DM35 of the adopted Waltham Forest Local Plan - Development Management Policies (2013).

Sustainability:

13. Prior to the occupation of any part of the development hereby permitted, a report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 35% compared to the 2013 Building Regulations shall be submitted to, and approved in writing by, the Local Planning Authority. The development and energy efficiency measures documented and approved shall be retained for the lifetime of the development.

Reason: In the interests of the sustainability and energy efficiency of the development and to meet the requirements of policy 5.2 of the London Plan (2015). In the interest of sustainability, energy efficiency and to provide a high quality development in accordance with Policy CS4 of the Waltham Forest Local Plan Core Strategy (2012) Policy DM10 of the Waltham Forest Local Plan Development Management Policies (2013).

14. Prior to the commencement of development on site (notwithstanding site investigation and demolition and site clearance works, a scheme detailing measures to reduce water use within the development, to meet a target water use of 105 litres or less per person, per day, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved scheme and thereafter retained, as such for the lifetime of the development.

Reason: To minimise the water use of the development, in accordance with the requirements of policy 5.15 of the London Plan (2015).

15. All residential units shall be built to The Building Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4 (2): Accessible and adaptable dwellings.

Reason: In the interest of accessibility in accordance with Policy DM30 of the Waltham Forest Local Plan Development Management Policies (2013).

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order), no development pursuant to Schedule 2, Part 1, Classes A, B, C, D, E or F of that Order shall be carried out in respect of the dwelling houses hereby permitted, without planning permission having first been obtained via the submission of a planning application to the Local Planning Authority.

Reason: In the opinion of the Local Planning Authority, the nature and density of the layout requires strict control over the form of any additional development that may be proposed in the interests of residential amenities, in accordance with Policies CS13 and CS15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policy DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

13.5 Informatives:

1. To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service. The scheme was submitted in accordance with guidance and the decision was delivered in a timely manner.
2. A legal agreement has been entered into with the London Borough of Waltham Forest in conjunction with this grant of planning permission to

ensure that the development is acceptable, with inclusion of the following elements:

- Restriction on eligibility for CPZ parking permits
 - Section 278 agreement with Highways
 - Condition Survey
3. You are advised that the s278 highway works forming a part of the agreed s106 obligations agreement will require further consideration and discussions with the Local Highway Authority.
 4. The approved development is liable to pay Mayoral Community Infrastructure Levy (CIL) and Waltham Forest CIL. A 'CIL Form 1 (Assumption of Liability)' must be completed prior to commencement, at which time a Liability Notice, stating the payable amount, will be issued by the Council. A 'CIL Form 6 (Commencement Notice)' must be submitted to the Council prior to commencement of development, at which time a Demand Notice, stating the payment method and deadline, will be issued.

You should note that any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to submit the necessary forms and follow the CIL payment process may result in penalties. More information on Waltham Forest CIL, including copies of all CIL forms, is available at: - <https://walthamforest.gov.uk/content/community-infrastructure-levy>.

The Planning Portal provides general advice about CIL. This is available at: - https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy

5. The AQDMP shall include the following for each relevant phase of work (demolition, earthworks, construction and trackout):
 - a) A summary of work to be carried out;
 - b) Proposed haul routes, location of site equipment including supply of water for damping down, source of water, drainage and enclosed areas to prevent contaminated water leaving the site;
 - c) Inventory and timetable of all dust and NOx air pollutant generating activities;
 - d) List of all dust and emission control methods to be employed;
 - e) Details of any fuel stored on-site;
6. Construction activities must not affect traffic flows on the highway. No materials can be stored on the highway and no construction related activities can take place on the highway. It is an offence to place scaffolding, skip or hoarding on the highway without permission. Early contact with the Council's Network Operations is advisable, as it may affect the construction programme.

7. It is expected that works of demolition or construction shall be carried out during normal working hours, i.e. 0800 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays. In addition, the applicant must ensure that adequate measures are in place to control dust and noise on site during the construction work.
8. It is developer's responsibility to ensure all signage associated with the proposed development i.e. street nameplates, building names and door numbers are erected prior to occupation, as agreed with the Councils Street Naming/Numbering Officer.
9. This determination does not constitute permission to build under the building regulations 2010. Works should not commence until any appropriate building regulation applications have been submitted and where necessary approved.
10. This notice is without prejudice to your responsibilities under any other legislation.
11. The Applicant is advised, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Fitting only a non-return valve could result in flooding to the property should there be prolonged surcharge in the public sewer. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of

surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

13. The Applicant is advised that, if you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

14. **IMPORTANT:** Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a Certificate of Lawfulness.