

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 1 st March 2022
Application reference:	203649
Applicant:	Grace Baptist Charities Ltd
Location:	The Baptist Church Hainault Road, Leytonstone, E11 1EE
Proposed development:	Construction of roof extension for religious purposes (Use Class F.1 (f)), together with internal refurbishment works and alterations to rear elevation fenestration.
Wards affected:	Grove Green
Appendices:	None

RECOMMENDATION

- 1.1 Recommendation to GRANT planning permission subject to conditions and informatives.

2 REASONS REFERRED TO COMMITTEE

- 2.1 Cllr Rasool has requested the application to be determined on planning committee.

3 SITE AND SURROUNDINGS:

- 4.1 The application site is the Baptist Church located on the south side of Hainault Road. The building was built in 1930 and features a single storey structure with a pitched tiled roof. The building is accessed from Hainault Road, the main entrance formed by a projecting porch. The Church comprises a congregation hall, leading to a kitchen/ seating area and toilets at the rear. The building occupies almost the entirety of the plot but benefits from a short front and rear outside space. There is no on-site parking.
- 4.2 The site is positioned between the end of terrace dwellings No.10 & No.12 Hainault Road and it backs onto the rear gardens of Nos. 9 & 11 Belgrave Road. The immediate area, in general, is characterised by terraced dwellings which date back to the Victorian era, the buildings on Hainault Road and Belgrave Road are residential in nature, predominately two storeys in height set back from the road behind low boundary fences. The front elevation of these buildings is characterised by double-storey bay or bow windows. To the rear, most of the

buildings to the east of the application site and on Belgrave Road contain paired two-storey outriggers.

- 4.3 The site does not fall within a conservation area, is not listed nor is it subject to an Article 4 Direction.

5. PROPOSAL:

- 5.1 The application site is one of two linked sites located on Hainault Road and owned by Hainault Baptist Church.

- 5.2 Planning permission is sought for roof extension to facilitate the relocation of the Baptist School (Use Class F.1 (f)) to the main church site (Use Class F.1) from the other linked site which is the subject of application reference 210377 for residential redevelopment.

- 5.3 Externally, the roof profile would be altered to increase the internal head height from 1.5 m. to 1.9 m by raising the ridge by approx. 1 m and adding two slopes on each side of the pitched roof.

- 5.4 There are 4 rooflights proposed on each of the upper roof slopes and 2 obscured glazed windows on the lower roof slope facing south-east.

- 5.5 Internally the layout of the Baptist Church would be refurbished to include a coffee lounge, kitchen, vestry, storage and additional toilets at entrance level.

- 5.6 The Sunday School would be divided into two main spaces, comprising the principal Sunday school classroom, and a social space with integrated storage spaces at the rear.

- 5.7 The ground and first floor level would be connected via an internal stair and accessible lift.

- 5.8 During the life of the application, the roof shape and volumetric asymmetry were simplified to address officers' concerns with respect to the design of the proposal.

6. RELEVANT SITE HISTORY:

- 6.1 A) Planning:

Application ref: 210377

Address: The Baptist Church Hall (Sunday School), Hainault Road, Leytonstone, E11 1EE

Description: Demolition of existing building and construction of a part-two, three-storey building comprising 6 self-contained flats (3 x 1 bed and 3 x 2 beds), with associated bicycle, refuse/recycle storages, and soft and hard landscaping.

Decision: Pending Decision

6.2 D) Pre-Application:

Application ref: 201111

Address: Baptist Church, 10b Hainault Road, Leytonstone, London, E11 1EE

Description: Follow Up Pre-App relating to ref: 193680 for: Site 1. Roof extension to existing church to accommodate Sunday School at first floor, together with internal refurbishment works and revised fenestration to rear.

Site 2. Demolition of Baptist Sunday School building, followed by construction of part 1, part 2, part 3 storey building to comprise 6 self-contained flats.

Officers Comments: Overall it is considered that the proposal has not addressed all concerns raised in the previous pre application submission. The remaining concerns are outlined below:

- The principle of the loss of a community use on site would need to be fully addressed in line with Policy DM17 of the Local Plan.
- On Site 1, the materials of the proposed roof addition.
- On Site 2 there are concerns in regard to the impact on the neighbouring sites 1a Hainault Road and 3 Hainault Road.

Application ref: 193680

Address: Baptist Church, 10b Hainault Road, Leytonstone, London, E11 1EE

Description of work:

1. Roof extension to existing church to accommodate Sunday School at first floor, together with internal refurbishment works and revised fenestration to rear. 2. Demolition of Baptist Sunday School building, followed by erection of part 1, part 2, part storey building to comprising 6 self-contained flats (2 x 1 beds and 4 x 2 beds).

Officers' comments: Overall it is considered that the proposal would not be supported. The main concerns are outlined below:

- The principal loss of community use on site has not been fully addressed in line with Policy DM17
- There are concerns on site 1 that the proposed roof extension has not been sympathetically designed in terms of impact on the street scene and the impact on amenity of the neighbouring property.
- On-site 2 there are concerns in regard to the design within the street scene, impact

6.3 **B) Enforcement:**

There are no enforcement investigations associated with this site.

6.4 **C) Adjacent Sites:**

Application ref: 171653.

Address: 1A Hainault Road - planning permission for the demolition of an existing warehouse and construction of a three-storey building with balconies at first and second-floor front elevation to provide six residential units (2 x 1 bedroom, 2 x 2 bedroom, and 2 x 3 bedroom flats).

Decision: Approved (with Conditions & Informatives) on 02-08-2017. This permission has now expired.

7. **PUBLIC CONSULTATION:**

7.1 The Council sent out 206 consultation letters to local residents surrounding the site on (4/08/2021).

- Nos. 1-43 BELGRAVE ROAD
- No. 2A EVE ROAD
- Nos. 1A- 42 HAINAULT ROAD

7.2 The application was also advertised via a site notice dated (4/08/2021).

7.3 The Council received three letters of objection from the public consultation. The objections and responses to the objections are outlined within the table below.

Objection Received	LPA Response
Loss of daylight, sunlight and privacy	Addressed in the report.

7.4 The following internal and external consultees were consulted.

Consultees	Response
Design	Officers expressed the concerns with the roof shape, height and volumetric asymmetry and the lack of information on external materials. They have advised that

Conservation	<p>metal cladding will not be supported. Officers recommended traditional roof slates instead.</p> <p>No objection to the proposal. Officers are satisfied that the front elevation of the building would be retained.</p> <p>Nevertheless, they have expressed concerns that the applicant has failed to identify and assess the significance existing building.</p>
Nature Conservation	No representation received.
Environmental Health	No representation received.
Highways Development	<p>Highways have requested the following works for the proposed roof extension (Use Class F.1 (a)):</p> <p>S278 Works to include but are not limited to:</p> <ul style="list-style-type: none"> ○ Renewal of the footway along the frontage of the site ○ Renewal of road markings <p>Condition Survey</p> <p>Revised Construction Logistic Plan Prior Approval</p> <p>Detail Construction Logistic Plan as a pre-commencement condition.</p> <p>A S106 contribution of £500.00 is requested towards CLP monitoring.</p> <p>The wording for the Detailed CLP must include all stages of construction including all demolition and site clearance.</p>
Thames Water	No representation received.
Transport Policy	No representation received.
Waste Management Team	No representation received.

8. DEVELOPMENT PLAN POLICIES

8.1 The policies considered relevant to this application are as follows:

National Planning Policy Framework (2021)

- 8.2 The National Planning Policy Framework was revised on 20 July 2021 and 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.
- 8.3 This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, and updated in February 2019 and July 2021
- 8.4 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".
- 8.5 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'
- 8.6 The specific policy areas of the NPPF considered to be most relevant to the assessment of this application are as follows:
- Promoting sustainable transport
 - Promoting healthy and safe communities
 - Achieve well-designed places
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the historic environment

London Plan 2021

- 8.7 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.
- 8.8 The relevant policies within the London Plan 2021 are:

GG2 Making Best Use of Land

D1 London's form, character and capacity for growth

D2 Infrastructure requirement for sustainable densities

D3 Optimising site capacity through the design-led approach

D4 Delivering good design

D5 Inclusive Design

D12 Fire Safety

D14 Noise

S1 Developing London's social infrastructure

SI1 Improving Air Quality

SI7 Reducing Waste and supporting the circular economy

SI13 Sustainable Drainage

T5 Cycling

T6 Car Parking

T7 Deliveries, Servicing and Construction

DF1 Delivering of the Plan and Planning Obligations

Waltham Forest Local Plan Core Strategy (2012)

- 8.9 The Waltham Forest Local Plan Core Strategy (2012) was adopted on 1st March 2012. 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.

CS3: Providing Infrastructure

CS6: Promoting Sustainable Waste Management and Recycling

CS7: Developing Sustainable Transport

CS9: Promoting better education

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)

- 8.10 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:

DM10 - Resource Efficiency and High Environmental Standards

DM13 - Co-ordinating Land use and Transport

DM14 - Sustainable Transport Network

DM15 - Managing Private Motorised Transport

DM16 - Parking

DM17 - Social and Physical Infrastructure

DM29 - Design Principles, Standards and Local Distinctiveness

DM30 - Inclusive Design and the Built Environment

DM32 - Managing Impact of Development on Occupiers and Neighbours

9. MATERIAL PLANNING CONSIDERATIONS

Shaping the Borough – London Borough Waltham Forest Draft Local Plan Part One (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).

Policy 1 - Presumption in Favour of Sustainable Development

Policy 48 Social and Community Infrastructure

Policy 56 - Delivering High Quality Design

Policy 59 - Amenity

Policy 68 - Managing Vehicle Traffic

Policy 100 - Infrastructure and Developer Contributions

Other Material Considerations

- Supplementary Planning Document Urban Design (2010)

- Supplementary Planning Document Revised Planning Obligations (2017)

Local Finance Considerations

- 9.4 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 the Community Infrastructure Levy (CIL).
- There are no grants which have been or will or could be received from the central government in relation to this development.
 - The Council has not received and does not expect to receive an income from LBWF CIL in relation to this development.
 - The Council has not received and does not expect to receive an income from Mayoral CIL in relation to this development.

10. ASSESSMENT

- 10.1 The main areas which shall be addressed within this report relate to the following:
- A. Principle of Development
 - B. Urban Design
 - C. Living Conditions - Existing Occupiers
 - D. Highways, Traffic Management and Parking
 - E. Waste Management

A. Principle of Development

- 10.2 The roof extension would have an internal area of 125m² (Use Class F.1 (f)). The new use would facilitate the relocation of the Sunday School from the linked site on the opposite side of the road. The net loss of Sunday School use (F.1 (f)) would be 29m².
- 10.3 Policy DM17 seeks to meet the increased demand for social infrastructure by supporting upgrading or enhancing existing facilities or providing for new educational/training facilities.
- 10.4 Officers consider that the new use is suitable in this location and a planning condition would be attached to the decision notice to ensure that the premises shall only be used for the purposes described in the planning application and for no other purpose whatsoever, without express planning consent.

- 10.5 The improved layout of the Baptist Church would provide full disabled access which the existing building is currently lacking and enhance the quality of the community use.
- 10.6 In light of the above, the application proposal would be acceptable in principle. As such the proposal would comply with the objectives of Policy DM17 of the Local Plan.

B. Design

- 10.7 The Council's Local Plan Policy DM29 ensures a high standard of urban and architectural design for all new development. Developments should enhance local character, taking account of patterns of development, respond to their context in terms of scale, height and massing and identify design.
- 10.8 The ridge height of the roof would be about 1 m higher than the existing roof, which would be roughly in line with the height of the front spire on the existing building. Although the enlarged roof would be noticeable when seen from the street and neighbouring properties, the limited increase in height would not make it especially prominent or discordant.
- 10.9 The new roof profile would contain two slopes on each side of the pitched roof which would significantly alter the original roof shape of the church; however, the original roof is neither distinctive enough, nor of any special importance in the street scene, to justify preservation. In these circumstances, a degree of variation as proposed would not harm either the street scene or the proportions of the Church Building.
- 10.10 The rooflights would be fitted flush with the roof slope and would not dominate the roof in terms of number. The majority of the site is not visible from the street and the rooflights would be positioned in the side roof slopes and would not be readily visible from the street. As such officers consider that the rooflights would not harm the existing building or the wider locality.
- 10.11 The front elevation of the Baptist Church, which is a prominent feature in Hainault Road, would be retained and therefore the development would still read as part of the townscape of Hainault Road. Although conservation officers expressed concerns with the limited assessment on the heritage values of the existing building, they did not object to the principle of the new roof profile.
- 10.12 The applicant has specified that the proposed roof extension is a standing seam roof. The application form gives further clarification on existing and proposed materials.

	Existing	Proposed
Walls	Brick	As existing
Roof	Tile	Metal cladding with tiled slate appearance
Windows	Painted timber frames	Painted Timber

Boundary walls	Brick front and timber fence to the rear	As existing
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- 10.13 The exact external materials are not specified, and Design officers have expressed concerns with the use of metal cladding for the new roof.
- 10.14 As such in the event of approval, in the event of approval condition is required requesting details/samples of all materials included roof tiles types and colour, window reveals / rooflights etc to secure high-quality development.
- 10.15 To discharge the condition the applicant would be required to show the following for the materials in question:
- manufacturer's name
 - product name and reference number
 - RAL/colour
 - exact location where a sample can be viewed on site
- 10.16 In light of this, the development subject to compliance with the aforementioned conditions would accord with Policies CS15 of the Waltham Forest Local Plan Core Strategy 2012 ('the Core Strategy'), DM29 of the Waltham Forest Development Management Policies Local Plan 2013 and the Waltham Forest Urban Design Supplementary Planning Document (SPD) 2010.

C. Living Conditions – Existing Occupiers

- 10.17 The neighbouring properties adjacent to the application site are 12 Hainault Road (south-west) and 10 Hainault Road (south-east). The site backs onto the rear gardens of Nos. 9 & 11 Belgrave Road.
- 10.18 The proposal would replace a pitched roof with a mansard roof design. The proposed roof extension would not harm views to the sky from adjacent residential windows at Nos. 10 and 12 Hainault Road and therefore would not have a harmful material impact upon the amenity of these neighbouring residents by way of daylight / sunlight received.
- 10.19 The increase in the width of the roof by 4m on either side would have no material impact on the rear-facing windows at No. 9&11 Belgrave Road. The profile of the existing building, with the exception of the roof extension, would remain largely unchanged. As such officers are satisfied that the application would have an acceptable impact on adjacent occupiers in terms of daylight/sunlight.
- 10.20 In terms of loss of privacy to habitable rooms and nearby residential gardens, roof lights and windows are proposed at first-floor roof level, however, these roof lights would have an outlook to the sky and the first-floor windows would be obscured glazed. As such officers are

satisfied that the application proposal would not have a harmful impact on the privacy of adjoining residential occupiers.

- 10.21 In terms of impact on outlook, the existing building covers the majority of the plot and the proposed extension would not greatly exceed the volume of the existing building. As such outlook from the residential windows would remain largely unchanged, the extension would be sensitively designed and external materials would be secured via planning conditions to integrate the extension harmoniously with the existing building.
- 10.22 In terms of noise disturbance, the nature of the activity is quiet and would not result in any noise impact for nearby neighbouring retail residential units. It is considered that given the existing use of the site as a church, the proposal would not have any detrimental impact on the amenities of the neighbouring properties and would be acceptable in this regard.
- 10.23 Furthermore, a planning condition would be attached to the decision notice to restrict the hours of operation to prevent the use causing undue disturbance to the occupants of adjoining properties at unreasonable hours and in accordance with policy DM32.
- 10.24 In light of this, officers consider that whilst the application proposal would have an acceptable impact on the living conditions of adjacent occupiers in terms of daylight/sunlight/ privacy, outlook and noise disturbance. As such the proposal would comply with Policy DM32 of the Local Plan.

D. Highways, Traffic Management and Parking

Cycle Parking

- 10.25 Local Plan Policy DM16 sets the minimum requirements for cycle parking for places of worship uses is at 1 space per 25m². Accordingly, the proposal would be required to provide a minimum of 5 cycle space for 125m².
- 10.26 The London Plan 2021 standard for churches in this regard is less demanding requiring 1 long stay space per 8 members of staff and 1 short stay space per 100sqm. Accordingly, 1 short stay space and 1 for short stay cycle parking.
- 10.27 No cycle storage is shown on the proposed drawings and the proposal would fail to meet the minimum cycle parking standards.
- 10.28 This is unfortunate; however, neither The Sunday School nor the Baptist Church benefits from existing cycle parking provision. The Baptist Church also occupies most of the plot and there is limited space on-site for cycle parking.
- 10.29 The site has a PTAL rating of 3 and it is relatively easily accessible by the public transport. There are two bus routes on Hainault Road and Leyton Midland train station is a short walk (5min) from the Church

Site. As such officers are satisfied that the lack of cycle parking would not detrimentally affect access to the sites.

- 10.30 As the application is for the relocation of the Baptist Sunday School (Use Class F.1) to the main church site (Use Class F.1), it is considered that on balance, the scheme is acceptable without the provision of on-site cycle parking for the additional floorspace.
- 10.31 Overall officers consider that the lack of cycle parking is a missed opportunity to upgrade the existing arrangements in line with current transport polices. However, the proposal is to relocate existing community facility and as such the lack of cycle parking in the new location is not sufficient reason for refusal. As such officers are satisfied that the lack of cycle parking would not harm the operation of the use.

E. Proposed Highways Works

- 10.32 A Section 278 Agreement has been requested by Highways Officers, as a way of addressing some of the highways issues that are raised by the development. Highways Officers have advised that works will include but are not limited to:
- Renewal of the footway along the frontage of the site
 - Renewal of road markings
- 10.33 Furthermore, the highways department will need to be contacted for an application form for developer highway works. The application will need to accompany a plan to be submitted for approval and estimate. Works will be carried out by the Council and funded by the developer.
- 10.34 A Detailed Construction Logistics Plan (CLP) and Construction Method Statement have been requested by Highways Officers for consideration and approval prior to commencement of any site preparation. This will need to ensure that any disruption will be kept to a minimum within the area. As such, in the event of approval, a Detail CLP must be secured via a planning condition.
- 10.35 CLP monitoring contributions of £500 have been requested by Highways Officer, however, as they are not adopted in the Waltham Forest Planning Obligations SPD (2017) and cannot be taken into consideration.
- 10.36 In summary, officers are satisfied that the proposed development would provide sufficient mitigation against any highway's issues generated by the proposal. This conclusion is supported by Highways Officers, which aim to ensure compliance with the objectives of Policy DM16.

F. Waste Management

- 9.1 Local Plan Policy DM32 states that in managing the impact of new developments on neighbouring amenity, new developments should ensure the provision of facilities for the storage, collection and disposal of refuse.
- 9.2 Local Plan Policy DM32 states that in managing the impact of new developments on neighbouring amenity, new developments should ensure the provision of facilities for the storage, collection and disposal of refuse.
- 9.3 The applicant has advised that all the refuse from both sites is currently stored and collected from the front of the Sunday School site. The existing arrangements will need to change, the Church Site has a small store room within the building however, no details have been provided to indicate how the existing waste arrangements operate, as such in the event of approval, a waste management strategy condition is recommended. This aims to ensure that waste would be managed in the environmentally friendly way.

11. CONCLUSION

- 11.1 The land is not designated and there are no policy restrictions preventing the proposed change of use on this site. Considering the nature and character of the surrounding area, it is concluded that an extension to the existing use on site is acceptable in principle.
- 11.2 The proposed roof extension would be hidden behind the front elevation of the building. Although it would be visible from the street, it would not have a significant impact on the senescence.
- 11.3 The proposal would not have an impact on the character of the area or neighbouring amenity in terms of daylight sunlight, overlooking or loss of privacy.
- 11.4 The proposal would have an acceptable impact on neighbouring amenities in terms of noise nuisance.
- 11.5 The proposed development would have an acceptable impact on highway safety and subject to a planning condition would provide adequate cycle parking and refuse storage.
- 11.6 All material considerations have been taken into account and the proposal has been considered acceptable in regard to the:
- Principle of Development
 - Urban Design
 - Living Conditions- Existing Occupiers
 - Highway and Transport Impact
 - Waste Management

- 11.7 Officers are satisfied that the responses to the consultation have been addressed and that the development would not unduly affect neighbouring residential amenity.
- 11.8 Taking into account the consistency of the scheme with the Local Plan and considering all material planning considerations, the proposal is considered acceptable.

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:
 - 12.2 A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
 - 12.3 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).
 - 12.4 C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.
- 12.5 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.
- 12.6 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 which is only one factor that needs to be considered and may be balanced against other relevant factors.
- 12.7 It is considered that the recommendation to grant permission in this case would not have a disproportionately adverse impact on a protected characteristic.

Human Rights

- 12.8 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.

12.9 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.

13. Recommendation

13.1 The Planning Committee is recommended to grant planning permission subject to the conditions and informatives as set out below:

13.2 CONDITIONS:

1. The development hereby permitted shall begin not 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 following approved plans and thereafter maintained as such for the lifetime of the development:

- 013; 014; 020; 021; 022; 023; 026; 040; 041; 042; 050; 051; (dated, October 2012)
- 052A; 053A; 053A; 056A; 060A; 065A; 066A; 067A; 068A; 069A (1st April 2020);
- Design and Access Statement (Undated);
- Preliminary Roost Assessment (dated, 2020)

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

3. Prior to the commencement of the development, detailed drawings and samples of all materials to be used in the elevations of the building, including (roofing materials, roof lights, windows/doors) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details and thereafter retained as such.

Reason: In order to preserve and enhance the character of the existing building 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. The extension for use for religious purposes Use (within Use Classes F1(f)) hereby permitted shall only be used for the purposes described in the planning application (or in connection with such use) and for no other purpose whatsoever, without express planning consent from the Local Planning Authority first being obtained.

Reason: To protect the amenities of adjoining occupiers, in order to comply with Policy CS13 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

5. The use hereby approved shall only operate between the hours of [07:00 a.m. and 10.00 p.m.] on Mondays to Sundays, and at no time on Bank Holidays.

Reason: To protect the amenities of adjoining occupiers, in order to comply with Policy CS13 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policy and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

6. Prior to the occupation of the development the following details must be submitted and approved by the Local Planning Authority: A Refuse and Recycling Collection Strategy, which includes details of the following:
 - Refuse and Recycling Waste Collection arrangements
 - Plans showing satisfactory points of collection for refuse and recycling, have been submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented, and the cycle parking/ refuse and recycling facilities provided in full accordance with the information approved under this condition before the development is first occupied and the development shall be managed in accordance with the information approved under this condition in perpetuity once the occupation of the site has commenced.

Reason: Insufficient details have been provided as part of the planning application and in the interest of security and sustainable development, in compliance with Policies CS6, CS13, CS15 and CS16 of the adopted Waltham Forest Local Plan - Core Strategy 2012 and Policies DM13,

DM14, DM23, DM24 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

7. Prior to the commencement of the development, a sound insulation scheme shall be submitted to and approved in writing by the Local Planning Authority, which will incorporate details of sound insulation to be installed in the premises in order manage noise and disturbance. The development shall be carried out in accordance with the approved scheme and shall be fully implemented prior to the development hereby approved first being brought into use and shall thereafter maintained as such for the lifetime of the development.

Reason: To protect the amenities of occupiers and the surrounding area, in order to comply with Policies CS13 and CS15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

Informative(s)

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 offers a preplanning application advice service. The scheme was submitted in accordance with guidance/discussions and the decision was delivered in a timely manner.
2. The applicant is advised that any external alterations to the building would require further planning consent.
3. The developer is advised to contact Waltham Forest Highways Department in relation to S278 works which would be required on completion of the development prior to occupation. The developer will be required to submit a highway plan to agree the scope of highway works.

14. BACKGROUND DOCUMENTS

None