

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	1 st March 2021
Application reference:	203040
Applicant:	Atlantis Highams Limited
Location:	480 – 510 Larkshall Road, Chingford E4 9HH
Proposed development:	Demolition of the existing buildings and erection of a five to seven storeys residential-led, mixed use development comprising 68 residential dwellings (Use Class C3), flexible commercial spaces (Use Class E), flexible space for community facilities/non-residential institution (Use Class F1) and a new public train station entrance together with public realm improvements, landscaping, private and communal amenity spaces, children's play space, waste and refuse facilities, secure cycle storage facilities, public cycle hub (24 cycle parking spaces), accessible car parking and associated works.
Wards affected:	Hale End and Highams Park
Appendices:	None

1 AMENDMENT TO CONDITIONS:

- 1.1 Since the publication of the committee report, the following plans have been updated. Condition 2 would therefore read as follows (changes in **bold**):

Drawings:

OS Plan Reference 1820-OS-01, Location Plan P001 (Rev. P0), 63692-F-G, 55824-E-01, 63692-S, 198020/01, P100 (Rev. P18), P101 (Rev. P14), P102 (Rev. P12), P103 (Rev. P10), P104 (Rev. P10), P105 (Rev. P14), P106 (**Rev. P13**), P107 (**Rev. P8**), D200 (Rev. P13), D201 (Rev. P12), D202 (Rev. P11), D203 (Rev. P8), D204 (Rev. P11), D205 (Rev. P6), D206 (Rev. P7), D207 (Rev. P7) and D208 (Rev. P9).

Documents:

Revised Planning Statement dated October 2021, Post Planning Revised Massing – Accommodation Schedule Document Ref. 1820-Z116-S2-P3, Design and Access Statement dated September 2020, Addendum to Design and Access Statement revisions dated November 2021, Larkshall Road Sketchbook 004 Landscape Document, Air Quality Assessment dated 28th August 2020 (Report Number H2750), Outline Construction Logistics Plan (Revised) dated November 2021, Daylight and Sunlight Study (Neighbouring Properties) dated 3rd September 2020, Daylight and Sunlight Study (within development) dated 3rd September 2020, Employment Land Report & Property Analysis dated August 2020, Employment Land Study Final Report dated August 2019, Energy and Sustainability Statement dated 1st September 2020, BREEAM pre-assessment (Appendix A) issued by JAW Sustainability, Flood Risk Assessment & Drainage Strategy dated September 2020 (Ref. 198020-01D), Drainage

(Update Item 4.1)

Strategy, Desktop Health Impact Assessment dated September 2020, Phase 1 Environmental Risk Assessment dated 20th August 2020 (Ref. HLEL77264), Acoustic Report dated August 2020 (Ref. ACO/RP1), Statement of Community Involvement dated August 2020, Healthy Streets Transport Assessment dated September 2020 and Framework Travel Plan dated September 2020.

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

2 RECOMMENDATION:

2.1 Officer's recommendation has not changed.