

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 1 st March 2022
Application reference:	212423
Applicant:	London Borough of Waltham Forest
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. INTERNAL CONSULTATION

- 1.1. Since the publication of the committee report, one additional representation was received on 22 February 2022 from the Council's Tree Preservation and Nature Conservation Officer. The representation has recommended that a condition is included requiring an Arboricultural Method Statement to be submitted for approval by the LPA in relation to any works within the root protection area of the London Plane tree located in the footpath in front of the proposal site. The condition has been included, as set out below.

2. ADDITIONAL INFORMATION SUBMITTED**2.1. Additional Drawing:**

An additional drawing has been submitted (reference 0439-03-1220-01) to provide details of the proposed layout of the cycle and bike stores within the front gardens of the proposed units. An updated proposed front/street elevation has also been submitted. The bin and cycle stores are located within the front garden, with the exception of the cycle storage for the proposed middle unit which is located at the rear of the building. The front boundary wall would be increased in height to 1m, to partially screen the cycle stores (with a height of approximately 1.3m, sloped) and the bin stores (with a height of 1m). Impacts of the proposed cycle and bin storages in the front gardens on the streetscene are considered to be acceptable.

2.2. Daylight and Sunlight Assessment:

A Daylight and Sunlight Assessment has also been submitted to demonstrate that the effect that the proposed development would have on the adjoining

properties in terms of daylight and sunlight access is well within the guidance values to all impacted windows and rear gardens.

The report assesses the proposals in respect of daylight, sunlight and overshadowing matters, having regard to industry standard guidance. As recommended in BRE Digest 209, in line with the established National guidance, the most common calculations to use to measure the change in daylight and sunlight to existing buildings are:

- Vertical Sky Component (VSC) daylight impacts – The vertical Sky Component measured at the centre of a window should be no less than 27, or if reduced to below this, no less than 0.8 times the former value.
- Annual Probable Sunlight Hours and Winter Probable Sunlight Hours (AWPSH) for sunlight impacts - The window should receive at least 25% of available annual sunlight hours and more than 5% during the winter months (September 21st to March 21st), or, where this is not the case, 80% of its former value.

Only windows which face within 90° of due south need be assessed for sunlight. In this instance, no windows face within this orientation and so no calculations for sunlight impacts to windows are required.

The Vertical Sky Component has been calculated for each of the 8 assessed windows for both the existing and proposed conditions. The results show that all windows retain 80% of their current values.

The report concludes that the proposal is acceptable and in accordance with planning policy requirements in relation to daylight and sunlight. Officer's concur with this recommendation.

3. AMENDMENTS TO CONDITIONS

- 3.1. Since the publication of the committee report, condition 2 has been amended to reference the amended drawings and the Daylight and Sunlight Assessment, and condition 17 has been added with regard to the street tree. The conditions would read as follows:

(Condition 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), 0439-02-0200 (Rev 03), 0439-02-0201 (Rev 03), & 0439-02-0202 (Rev 02), dated 14/09/2021
- Drawing: 0439-02-0500 (Rev 04), dated 18/04/2021

- Drawings: 0439-02-0260 (Rev 08) & 0439-03-1220 (Rev 01) – Refuse, dated 23/02/2022.
- Drawing: 0439-02-0261 (Rev 08), 0439-02-0262 (Rev 04), 0439-02-0450 (Rev 05), 0439-02-0501 (Rev 05), 0439-02-0502 (Rev 03), 0439-02-0550 (Rev 02), & 0439-03-0560 (Rev 02) – 45 degree lines, dated 24/02/2022
- 0439-02-0100 (Rev 05), dated 25/02/2022
- Drawing: 0439-02-0503 (Rev 02) dated 5/5/2021
- Drawing: 0439-03-9000 (Rev 00) – massing, dated 16/12/2021
- Outline Construction Logistics Plan, prepared by RGP, dated October 2021.
- Daylight and Sunlight Assessment, prepared by T16 Design Ltd, dated February 2022.

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

(Condition 17) Street tree

No development shall take place within the root protection area of the London Plan Street tree including clearance as well as preparatory work, until a scheme for the protection of the Street Tree and the appropriate working methods (the arboricultural method statement) in accordance with Clause 7 of British Standard BS5837 - Trees in Relation to Construction - Recommendations has been agreed in writing by the local planning authority. The approved measures shall be implemented prior to the commencement of site clearance, preparatory work and development and shall be retained for the entirety of the construction period.

Reason: To ensure the well-being of the Street tree in the interest of biodiversity and visual amenity, 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).

4. RECOMMENDATION

- 4.1. Officer's recommendation remains unchanged with the amendments to the conditions indicated above.