

**LONDON BOROUGH OF WALTHAM FOREST**

|                        |  |
|------------------------|--|
| Committee / Date:      | Planning – 7 <sup>th</sup> September 2021  |
| Application Reference: | 211393   |
| Applicant:             | Countryside Properties   |
| Location:              | The Magistrates, 1 Farnan Avenue, Walthamstow, London, E17 4NX   |
| Proposed Development:  | Demolition of the former Magistrates Court Building and other associated structures and buildings and redevelopment of the land within the setting of (but excluding) the Grade II Listed Town Hall and Assembly Hall to provide five new residential blocks ranging from 5- 9 storeys comprising new residential units (Use Class C3); new civic building to provide civic functions and flexible commercial or community space (Use Classes E or F); creation of new civic spaces and public realm works; play space; landscaping; and associated residential (disabled only) and non-residential parking (including disabled); cycle parking; access and servicing. |
| Wards Affected:        | Chapel End and Hoe Street  |
| Appendices             | None   |

**1. RECOMMENDATION**

- 1.1 That Listed Building Consent be **ISSUED** subject to conditions and informatives.

**2. REASONS REFERRED TO COMMITTEE**

The application has been referred to Committee by reason that the Council is the applicant and due to the nature of the proposal.

**2 SITE AND SURROUNDINGS***The site*

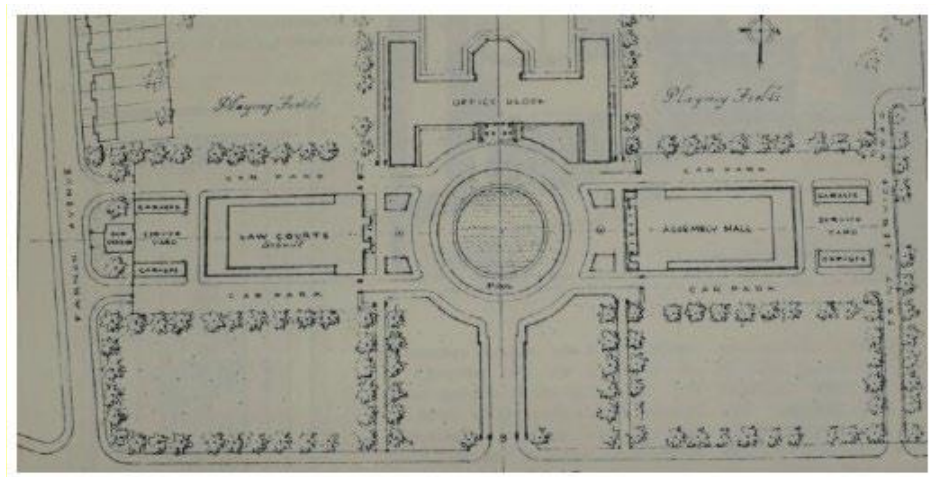
- 2.1. The application site measures approximately 7.16 hectares in area and is situated to the immediate north of Forest Road in Walthamstow. It is bounded to the west by two-storey terraced dwellings along Farnan Avenue, to the east by Waltham Forest College and Spruce Hills Road, and to the north by allotments, and the Waltham Forest Feel Good Centre and athletics track. The site comprises civic office space, a café at ground floor level of the Magistrates Building for Council staff and visitors, and recreational open

space at Chestnuts Sports Ground and the front lawns. There are surface level car parking spaces for staff and visitors on the site located mainly to the rear of the Magistrates Building and the Town Hall. The site which forms part of the Waltham Forest Town Hall campus has been used for civic purposes since the construction of the Town Hall in the 1940s. The former Magistrates Court Building which provided probation services was decommissioned and is in a meanwhile use as civic offices.

2.2. The Town Hall Campus currently consists of the Town Hall (occupied by Waltham Forest Council), an Assembly Hall, a former Magistrates Court building, an office building, significant areas of parking and areas of open park space. Alongside the main Town Hall, the site hosts a number of Grade II listed buildings and monuments and comprises the following:

- Walthamstow Town Hall;
- Assembly Hall to South East of Town Hall;
- Walthamstow Civic Centre Pair of Flagpoles in Forecourt to South of Centre;
- Walthamstow Civic Centre Eight Pairs of Gate piers in Forecourt to South of Centre;
- Gates, Gate piers and Railings at Walthamstow Civic Centre; and
- War Memorial, Waltham Forest Town Hall

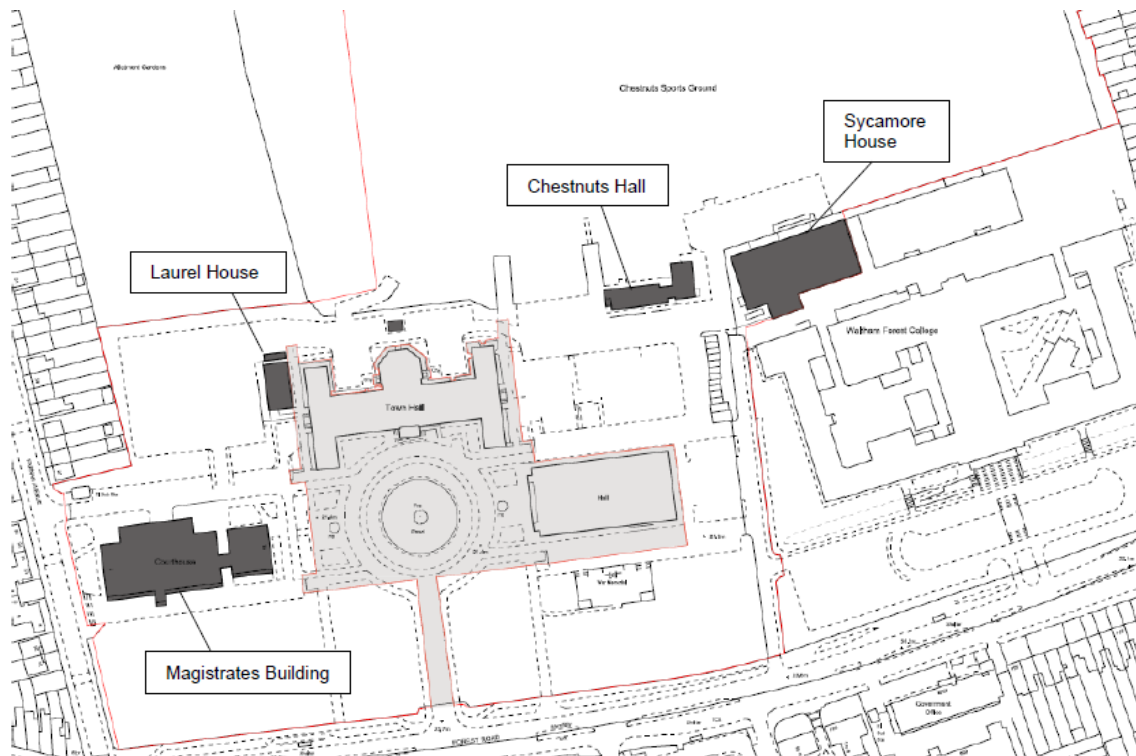
2.3. Both the Town Hall and the Assembly Hall were designed and completed between 1937 – 1942. At the time, Walthamstow District Council required a new Town Hall and associated buildings – a civic campus that would serve the growing population of the area. A competition was set up in 1929 to find a design. The winning scheme was revealed in 1932 to be that of Phillip Hepworth, with a scheme typical of the early 20th century which combined classical proportions with detail. It was influenced by Scandinavian design and sometimes referred to as ‘Nordic classicism’. The winning proposal comprised the Town Hall placed with an Assembly Hall to the east and a Magistrates Court to the west around a central square and set forward of the Town Hall see the image of the original Hepworth Masterplan below:



2.4. The original concept of a defined symmetry was not fully realised due to the revision, which excluded the Magistrates Courts. Thus, only the Town Hall and Assembly Hall were constructed as part of the original Hepworth vision for the site.

2.5. The three storey Magistrates Building that is currently present on the site was added in the early 1970s, but not entirely symmetrically in relation to the Town Hall and Assembly Hall and in a completely different building style, showcasing a Brutalist form of architecture. Alongside the Magistrates building, there are a host of modern additions

that have been added to the site to serve its civic purpose. This includes the four storey Sycamore House building in the north-eastern corner of the site and a number of single storey ancillary/outbuildings scattered throughout including Chestnut Hall and Laurel House. The Town Hall, Magistrates Building and Sycamore House are all utilised as civic office space. The Assembly Hall is used primarily for social and civic events including weddings and concerts. The plan below illustrates this:



- 2.6. The site is neither located within a town centre nor a designated local centre, but Wood Street District Town Centre is approximately 0.5km east of the site, and Walthamstow Major Centre, is nearly 1km SW of the site. However, the site is located in a prominent position within close proximity to a number of local amenities and is well connected in terms of pedestrian and cycling facilities. The 'Mini Holland' cycling scheme located close by allows further utilisation of the school, shops and outdoor green space and sporting facilities that are readily available. Access to Walthamstow Town Centre can be gained via Hoe Street, which has 2.5m wide pedestrian footways on both sides of the carriageway. Local amenities including retail, restaurants, public houses and public transport stops and stations are all found on or close to Walthamstow High Street.
- 2.7. Chestnuts Field exists directly north of the Town Hall. The field itself can be accessed via Forest Road and crossing through the Town Hall campus, as well as via an entry gate off Spruce Hills Road to the east. Chestnuts Field is a recognised planning field by Sports England. There is a pathway from Chestnuts Field that provides pedestrian access to the Feelgood Centre and Athletics Track neighbouring to the north. Directly east of Chestnuts Field is an allotment site. These allotments can also be directly accessed from Chestnuts Field of the Town Hall site.
- 2.8. The primary vehicular access point to the site is via the Forest Road frontage, whilst a secondary access point exists to the west from Farnan Avenue, and further, a shared easement exists on the eastern boundary with the adjoining Waltham Forest College. Whilst the frontage of the site presents green lawns to the Forest Road streetscene, the

remainder of the site is covered in hardstanding and parking, accommodating 387 vehicular spaces for staff and visitors.

- 2.9. There are four designated pedestrian entry points exist along the Forest Road frontage, including to the main entry gate, and one further entrance is located along Farnan Avenue.
- 2.10. The site has a PTAL of 2-3 (poor to moderate) with 6b being best and 0 being the worst) and is serviced by a number of bus stops along Forest Road. Further afield, Walthamstow Central Station is circa 18 mins walk, whilst Wood Street Station is circa 15mins walk.
- 2.11. The site does not fall within a Conservation Area although the boundary of the Lloyd Park Conservation Area is some 250m to the west of the site. There are six listed buildings or structures either within or in the vicinity of the site with Grade II listing. The adjoining Waltham Forest College is a locally listed building.
- 2.12. The site falls within the identified Epping Forest Special Area of Conservation (EFSAC), under the EU Habitats Directive (92/43/EEC). Biodiversity features within, or associated with, a SAC enjoy a high level of protection under UK and EU Law.
- 2.13. The site is located within the emerging Forest Road Corridor, which is of strategic importance.
- 2.14. The site falls within the Borough-wide Air Quality Management Area (AQMA) and Flood Zone 1 (1 in 1000) which is considered low risk according to Environment Agency records, however there are localised pockets of low to medium surface water flood risk across the site from a critical drainage area.
- 2.15. The does not fall within an Archaeological Priority Zone.

#### *The Surroundings*

- 2.16. The site is bound by Forest Road to the south, Spruce Hills Road to the east, and Farnan Ave to the west. The Feelgood Leisure Centre and associated athletics track bounds the site to the north, adjoining Chestnuts Field and the neighbouring allotments.
- 2.17. The surrounding area is varied in terms of built form. North of the site are a collection of community uses including the three storey Feelgood Centre, Sir George Monoux College and a number of associated green spaces. Directly east of the site is the Waltham Forest College, four storeys in height and made up of a mixture of established buildings (1938) and modern additions. Beyond the college are rows of residential terraced housing.
- 2.18. West of the site along Farnan Ave and nearby surrounding streets are rows of two to three storey traditional terraced and infill residential dwellings. Beyond this exists the three storey William Morris Gallery and surrounding open space area of Lloyd Park.
- 2.19. To the south along Forest Road, a key arterial route and connection through the Borough, exists a collection of commercial buildings including a YMCA directly opposite at circa nine storeys in height and the Danson House building at four storeys in height. These are interspersed with two to three storey terraced homes and infill apartment buildings. Further to the east along Forest Road is a twelve storey residential tower, the Wood Street Library and former Homebase Site, over which a recent application has been submitted for wholesale redevelopment (ref: 202512). This strip to the east forms the Wood Street localised centre area, with terraces characterised by ground floor shops and commercial units with residential dwellings above.

- 2.20. The site is located in the major district of Walthamstow, in the London Borough of Waltham Forest. Located approx. 7.5 miles from Charing Cross, the site is part of the wider suburban neighbourhoods of North London with a wide variety of housing stock, of which the majority was built in the 20th century during the suburban growth of London.
- 2.21. The wider area of Walthamstow is found in between two major geographic exceptions to the urban conurbations of North London: The Lee River Valley to the west specifically the Lee Valley Reservoir Chain, which separates the borough to Haringey and Enfield - and the southern tip of Epping Forest to the east - acting as a boundary between Waltham Forest and Redbridge.

### **3 APPLICATION PROPOSAL**

- 3.1 The application for Listed Building Consent is assessed together with planning application Number 210776. The full planning application relates to Demolition of the former Magistrates Court Building and other associated structures and buildings and redevelopment of the land within the setting of (but excluding) the Grade II Listed Town Hall and Assembly Hall to provide five new residential blocks ranging from 5- 9 storeys comprising new residential units (Use Class C3); new civic building to provide civic functions and flexible commercial or community space (Use Classes E or F); creation of new civic spaces and public realm works; play space; landscaping; and associated residential (disabled only) and non-residential parking (including disabled); cycle parking; access and servicing and are therefore reviewed separately under the linked application for full planning permission.

The following buildings are listed as follows:

- **The Town Hall**

*“Civic Centre. 1937-42 by P D Hepworth. Portland stone, copper lantern; roof not visible. Three storeys. Nineteen bays, end bays set forward. Central portico of four piers, without capitals, unmoulded to front but panelled to sides, with inset relief plaques. Inscription "Walthamstow Town Hall" in frieze above. Coved cornice. Shallow architraves to windows, iron balconies to first floor centre, middle and pavilions. Tall square copper lantern with louvred sides and clock, topped by octagonal lantern with cornice, ball and spike, pinnacles to four corners. Rear elevation with polygonal projection to centre with attached figure sculptures. Portland stone gatepiers, two pairs to east, two pairs to west, corniced; with moulded sides; linked by low wall. Theatre to south east an integral part of the design.”*

- **Assembly Hall**

*“Theatre. 1937-42 by P D Hepworth. Portland Stone, roof not visible. Tall single storeyed block, the centre set forward with six piers in antis, Plain to front and panelled to sides. Cornice. Attic. Tall metal framed windows incorporating entrances, recessed within portico with metal glazing bars and patterned glass. Further entrances to outer bays with crests over. Return elevations with tall windows. Two pairs of gatepiers to south, Portland stone, corniced, with panelled sides. Designed as a whole with the Civic Centre.”*

- **Flagpoles**

*“Two flagpoles, 1937-42. By P D Hepworth. Flagpoles set in octagonal plinths, each consisting of low Portland stone seat with higher lead covered core , deco- rated with chevrons. Designed as an integral part of the Civic Centre.”*

- **Gates, Gate Piers and Railings**

*“Eight pairs of gatepiers, in four groups. 1937-42, by P D Hepworth. Portland stone. Moulded sides corniced. Inner pairs linked by low walls. Designed as integral part of the Civic Centre.”*

- **The War Memorial**

*“A memorial commemorating the men of Walthamstow who fell in the First World War was unveiled in July 1922. Following the Second World War an additional commemorative inscription was added.*

*In 1961 the memorial was moved from its original location at Lloyd Park, c.210m to the west, to its current location in front of Waltham Forest Town Hall.”*

3.2 It is noted that the Magistrates building has a Certificate of Immunity from listing.

#### 4 RELEVANT SITE HISTORY

4.1 Please find a table below listing the relevant planning history for the site:

| Reference: | Description of Development:  | Date Issued:     |
|------------|--|------------------|
| 210776     | Demolition of the former Magistrates Court Building and other associated structures and buildings and redevelopment of the land within the setting of (but excluding) the Grade II Listed Town Hall and Assembly Hall to provide five new residential blocks ranging from 5- 9 storeys comprising new residential units (Use Class C3); new civic building to provide civic functions and flexible commercial or community space (Use Classes E or F); creation of new civic spaces and public realm works; play space; landscaping; and associated residential (disabled only) and non-residential parking (including | Pending decision |

|        |  |  |
|--------|--|--|
|        | disabled); cycle parking; access and servicing. Amended description - Further information/amended Environmental Impact Assessment (EIA) as per Regulation 25 of the EIA Regulations).  |  |
| 192585 | Listed Building Consent Application for the refurbishment of the Town Hall Building involving changes to the internal layout; the reconfiguration of the reception area; opening of Annex at first floorlevel; removal of internal partitions and rooflight; replacement of second floor rooflight, internal ramps and Council Chamber furniture; installation of new cycle and refuse stores; installation of new openings at basement level to provide access to external ramps; extensions of lift access to basement level and replacement of water fountain with new water features and associated landscaping works to re-configure the Civic Square. LBC application linked to Planning | Listed Building Consent issued on 25th November 2019.        |
| 174331 | Refurbishment works to clock tower including installation of internal timber platform, replacement of internal existing steel vertical ladders with 3 aluminium ships ladders and repainting of tower lanterns and base railings.  | Permission granted 14 <sup>th</sup> March 2018               |
| 170441 | Listed building consent for the demolition of the former Sports and Social Club, Fir Tree House and Chestnuts Hall and landscaping of the areas. Demolition of all the garages at the rear of the Assembly Hall and along the boundary with Waltham  | Listed Building Consent issued 6 <sup>th</sup> December 2017 |

|               |  |  |
|---------------|--|--|
|               | Forest College and provision of 28 parking spaces.   |  |
| 2013/0654/LB  | Listed Building Consent Application for the installation of CCTV camera, one pole mounted in grounds, three attached to Town Hall and one attached to Assembly Hall.   | Listed Building Consent issued 30 <sup>th</sup> August 2013  |
| 2012/1472/LB  | Listed Building Consent Application for the installation of two sets of additional (internal) doors to create fire lobby.  | Listed Building Consent issued 21 <sup>st</sup> January 2013 |
| 2012/0502/LB  | Listed Building Consent Application for the installation of Olympic Games banners on the Town Hall and Assembly Hall.  | Listed Building Consent issued 27 <sup>th</sup> July 2012    |
| 2012/0499/ADV | Advertisement Consent Application for the installation of non-illuminated Olympic Games banners on the Town Hall and Assembly Hall.  | Advert Consent issued 16 <sup>th</sup> June 2012             |
| 2012/0186/LB  | Refurbishment of Reception Area including demolition of existing partitions, formation of new reception desk and meeting rooms, re-location of doors to side corridors and new internal main entrance doors. | Listed Building Consent issued 18 <sup>th</sup> April 2012   |
| 2011/0419/LA  | Alterations and removal of internal walls at ground and second floor levels.   | Permission granted 10 <sup>th</sup> October 2011             |
| 2011/0419/LA  | Alterations and removal of internal walls at ground and second floor levels.   | Permission granted 10 <sup>th</sup> October 2011             |
| 2011/1515/LA  | Installation of solar panels on the roof.  | Permission granted 5 <sup>th</sup> January 2012              |
| 2011/1257/LB  | Internal alterations at second floor to provide new toilets, demolition of partitions and  | Listed Building Consent issued 5 <sup>th</sup> April 2012    |



|              |   |  |
|--------------|---|--|
|              | repartitioning to provide staff room and meeting rooms.                                       |  |
| 2007/0477/LB | Formation of accessibility ramp and provision of a glass screen to Council Chamber annexe.    | Listed Building Consent issued 1st February 2011 |
| 2007/0253/LB | Installation of new wall mounted emergency lighting in ground and second floor corridor area. | Listed Building Consent issued 1st August 2007   |
| 2007/0856/LB | Installation of new corridor doors at first and second floors.                                | Listed Building Consent issued 2nd August 2007   |

4.2 Please find a table below listing applications in the surrounding area that are relevant:

| <u>Reference:</u>                                    | <u>Description of Development:</u>  | <u>Date Issued:</u>   |
|--|---|---|
| 2014/0787<br>Waltham Forest College, 707 Forest Road | Demolition of arts building and erection of three storey building, refurbishment of existing east wing to include replacement windows and rooflights and construction of external lift shaft in east courtyard. | Permission granted 7 <sup>th</sup> July 2014                  |
| 2013/0275<br>Waltham Forest College, 707 Forest Road | Demolition of single storey building and erection of a two-storey building to the east of Lowery Centre, including landscaping works to the east of the new building and installation of external fire escape.  | Permission granted 10 <sup>th</sup> May 2013                  |
| 2011/1531/LB<br>Assembly Hall, 703 Forest Road       | Listed Building Consent for the installation of solar panels on the roof.   | Listed Building Consent issued 10 <sup>th</sup> February 2012 |
| 2005/1499<br>Sycamore House, 701 Forest Road         | Erection of an external lift shaft and extended stair tower; alterations to elevations.   | Permission granted 21 <sup>st</sup> December 2005             |

## 5 PUBLIC CONSULTATION

5.1 10 site notices were displayed around the site on the 7<sup>th</sup> May 2021 and advertised in Waltham Forest Guardian.

5.2 The following internal consultees were consulted:

| <b>Internal Consultation:</b> | <b>Comments:</b>  |
|-------------------------------|---|
| Urban Design                  | No objections subject to conditions.  |
| Conservation                  | Reasoned conclusions are made based on there being less than substantial harm and therefore para. 202 is engaged in the NPPF. |

| <b>External Consultation:</b> | <b>Comments:</b>   |
|-------------------------------|--|
| Thames Water                  | No comments received relating to the LBC application.  |
| Metropolitan Police           | No comments received relating to the LBC application.  |
| London Fire Brigade           | No objections to the LBC application.  |
| Historic England              | No objections to the LBC application.  |
| Natural England               | No comments received relating to the LBC application.  |
| Waltham Forest Civic Society  | No comments received at the time of writing the report.  |
| Twentieth Century Society     | Object to the demolition of the former Magistrates Court Building due to the loss of what we consider to be a non-designated heritage asset which makes a positive contribution to the setting and significance of the listed buildings on the site. |
| Environment Agency            | No comments received relating to the LBC application.  |

5.3 No letters of objection from local residents were received as part of the consultation process related to the listed building application.

## 6 DEVELOPMENT PLAN

### The London Plan (2021)

6.1 The new London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital from 2019 to 2041. The relevant policies are:

- D1 London's form and characteristics
- D2 Delivering good design
- HC1 Heritage Conservation and Growth

Waltham Forest Local Plan WFLP Core Strategy (2012)

- 6.2 The Waltham Forest Local Plan Core Strategy (2012) was adopted on 1<sup>st</sup> March 2012. The WFLP 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.
- 6.3 The policy considered relevant to this application is:
- CS12: Protecting and Enhancing Heritage Assets

Waltham Forest Local Plan Development Management Policies (2013)

- 6.4 The WFLP Development Management Policies Document was adopted in November 2013. This sets out the borough-wide policies that implement the WFLP 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.
- 6.5 The policies considered relevant to this application are as follows:
- DM28: Heritage Assets
  - DM29: Design Principles, Standards and Local Distinctiveness
  - DM30: Inclusive Design and the Built Environment

**7 MATERIAL CONSIDERATIONS**

National Planning Policy Framework (2021)

- 7.1 The National Planning Policy Framework (NPPF) 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.
- 7.2 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*".
- 7.3 The NPPF gives a centrality to design policies. 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.
- 7.4 The specific Policy areas of the NPPF considered to be most relevant to the assessment of this application are as follows:
- Achieving well designed places

- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

Waltham Forest Local Plan Urban Design SPD (2010)

7.5 This document has the aim of raising the quality of design within the Borough. The core principles underlying the advice in the SPD are Inclusive Design and the social model of disability where people are considered disabled by barriers in society, not by their impairment or difference.

7.6 Waltham Forest Inclusive Design for Non-Residential Buildings (2011)

7.7 This document seeks to ensure that proposals are inclusive and do not create barriers to equality and inclusion. The report sets out inclusive design guidelines and the reasons and benefits for designing inclusively.

Historic England Advice Note 3: The Setting of Heritage Assets (2017)

7.8 This document sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

Local Finance Considerations

7.9 Local finance considerations are a material consideration in the determination of all 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).

- 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 and does not expect to receive income from LBWF CIL in relation to this development.
- iii) The Council has not received and does not expect to receive income from mayoral CIL in relation to this development.

## **8 ASSESSMENT**

8.1 The main issues which shall be addressed within this report relate to the following:

- A. Impact on the Fabric of the Grade II Listed Building;
- B. Impact on the Setting of the Grade II Listed Building; and
- C. Inclusive Design.

### **A. IMPACT ON THE FABRIC OF THE GRADE II LISTED BUILDING**

8.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to have special regard to the desirability of preserving the character of Listed Buildings and their setting or any features of special architectural and historic interest..

- 8.3 Under the National Planning Policy Framework (NPPF), Listed Buildings and Conservation Areas are considered designated heritage assets. Any application for Listed Building Consent should therefore describe the significance of heritage assets affected by any development affecting the fabric or setting of Listed Buildings, including any contributions made by the development. In this instance, special care is given to the internal works, to ensure that the fabric and original plan form of the building is protected. Moreover, any impact on the setting, by reason of the replacement of fountain feature and the works to the main stairs at the front of the Listed Building should be carefully reviewed, to ensure that the significance of the Grade II Listed Building and its setting are protected.
- 8.4 Policy CS12 of the WFLP Core Strategy (2012) states that in managing growth and change, the Council will promote the conservation, enhancement and enjoyment of the Borough's heritage assets and their setting.
- 8.5 Policy DM28 of the WFLP DM Policies (2013) supports Policy CS12, in that development proposals which can affect the significance of heritage assets within the Borough or their setting should demonstrate how these assets will be protected and where appropriate, enhanced.
- 8.6 As background information, the Town Hall Building was constructed between 1937 and 1941 together with the Assembly Hall Building with formal landscaping formed by a central circular fountain basing, flag posts and gate posts. The building was statutorily designated as Grade II Listed in 1982, by virtue of its historical interest, scale, architectural quality and formality. Moreover, the visual interest of the site is reinforced by the association between the Town Hall Building and the Assembly Hall Building, which results in a clear form of spatial formality within the building ensemble.
- 8.7 The main considerations are preserving and enhancing the character and setting of the listed building leading to whether less than substantial harm will be caused to the designated heritage asset, as set out in paragraphs 189 to 199 of the National Planning Policy Framework NPPF (2021), which seek for any form of development to have a positive contribution on heritage assets that are consistent with the local character and distinctiveness of the site.
- 8.8 As part of the Phase 2 proposals, the Grade II Town Hall and Assembly Hall Listed Buildings would be physically unaffected and do not form part of the application site. The existing Magistrates building and associated building that border the heritage assets would be demolished and a new development involving five buildings would be constructed. These would delivery site wide benefit in terms of new housing (433 units in total) and a mixed use Civic building including new office accommodation, and café/restaurant.
- 8.9 As such, Phase 1 comprises the proposals for optimum viable use which ensures the preservation and significance of the Grade II Listed Buildings and their group value are protected. Phase 2 would not affect the fabric of these Listed Buildings and as such, is considered acceptable in this regard.

## **B. CHANGES TO THE SETTING OF THE GRADE II LISTED BUILDING**

- 8.10 Chapter 16 of the NPPF (2021) states where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.
- 8.11 Policy HC1 of the London Plan (2021) seek to introduce appropriate design guidelines that respond to local context that respond to the significance of heritage assets and their setting.
- 8.12 Policy CS15 of the WFLP Core Strategy (2012) requires development to be of a high standard and design quality that responds to the local context and the character of the surrounding area, while improving the way places function by promoting local distinctiveness and a strong sense of place.
- 8.13 Policies DM29 and DM30 of the WFLP DM Policies (2013) seek for principles of high standard of urban and architectural design for all new forms of development.
- 8.14 Policy 73 (A) of the emerging Local Plan (2020) states that the Council will ensure designated heritage assets are preserved and enhanced within the planning process, with a strong presumption in favour of retention and enhancement, to ensure the borough's history, identity and sense of place is protected and maintained for existing and future generations. At criterion (E), it states that development that leads to less than substantial harm to the significance of a designated heritage asset and its setting will not be permitted, unless the public benefit of the proposal, including securing the optimum viable use of the site, outweigh the harm caused.
- 8.15 The Town Hall and Assembly Hall and general civic ensemble have a monumental form and are surrounded by extensive landscaped areas at the southern side of the site. The Town Hall Building has a simple classical architectural language and symmetry, with an axial arrangement set around extensive open areas, which reinforce a monumental perception when observed from public vantage points at the front, side and rear of the Listed Building. Given the predominantly low-rise scale of surrounding buildings and the large open areas around the Listed Building, the building is emphasised within its setting as a monumental landmark.
- 8.16 The proposed development would involve the construction of five blocks ranging from 3 to 9 storeys and comprehensive new public realm and landscaping. The impact of these buildings are considered minor and would respect the existing symmetry, significance and visual relationship between the Town Hall Building and its surroundings. In terms of the impact on the setting of the Listed Buildings, these are assessed, in turn, below:

### *The Town Hall:*

- 8.17 Described in its Grade II Listing as the '*Town Hall at Walthamstow Civic Centre*' the south frieze notes that it is 'Walthamstow Town Hall'. The building was designed by

P D Hepworth. Although it won, the design was altered to accommodate budget requirements. Constructed of Portland stone, it is three storeys high, with a copper lantern with a four-pier central portico, its unmoulded capitals are indicative of limited decorative detail which defined its style. Shallow architraves to windows and iron balconies to first floor centre adorn the building, with a design combining a Scandinavian concept with a formal civic function. It is currently being refurbished and retained for civic purpose. These works do not form part of the development described in this report therefore their impact upon the building is not considered here.

- 8.18 The artistic and architectural values of the Town Hall are related to the 'Nordic Classicism' which defines the architectural style. Classical proportion and detail are largely stripped of decoration, although the lantern and individual features provide restrained decorative detail. Whilst a feature of several Scandinavian civic buildings, this style is not widely used in the United Kingdom and, as it is well executed, results in artistic and architectural value being at the upper level of medium.
- 8.19 The building's historical value lies in its position as being part of the development of Civic Centres as a result of the post - First World War regeneration of towns. Whilst it is considered that the proposals do not harm the significance of the heritage asset, there is potential for it to be impacted by development in its setting. These developments include the proposed Civic Centre, residential blocks and associated facilities together with the works to the landscape and proposed landscape. The proposals for the new Civic Centre describe how it would respond to the existing grouping, by:
- creating a symmetry with the Assembly Hall opposite, both of which frame the Town Hall.
  - materials and detail responding to those of the Town Hall without creating a pastiche. Pre-cast stone is used to identify the building as part of the Civic grouping rather than the residential units.
  - proportions being modulated to reflect the Town Hall, and interpretation of the columns linking the three buildings.
  - The quotation, originally intended to run across the frieze of the three buildings, is now completed.
- 8.20 The demolition of the Magistrates Court and construction of a new civic building is considered to cause no harm to the significance of the Town Hall by development in its setting and in many ways the proposed design would enhance its significance by contributing to the group value of these assets, including reinstatement of the originally intended symmetry.
- 8.21 The proposed residential blocks would be located to the east and west of the Town Hall and their proximity to the heritage asset impacts its setting. Whilst the blocks would flank the Town Hall and would certainly have an impact upon its setting, it is considered not as a negative impact with the exception of the extension of Block B, beyond the northern boundary of the Town Hall. This would have an impact upon its setting which would impact its artistic and architectural value and this harm is assessed at less than substantial.

8.22 To expand on this harm, the Town Hall is not directly obscured but views of it would be limited from eastern parts of Chestnut Fields. Furthermore, Blocks B and C to the east of the Town Hall would have a larger built form that is necessary in order to provide the required level of accommodation within the scheme. The overall reduction of views does cause less than substantial harm to the architectural significance of the Town Hall for which the Council's Conservation officer acknowledges this and that the issues over the impact on the setting of the Town Hall. Notably, on rear views across Chestnuts Field, where the proposed buildings extends, in the case of Blocks B (4-5 storeys) and C (6-8 storeys) with respect to scale and massing. Block B extends to the rear, in close proximity to the Town Hall and Block C wraps around to the rear of the College.

8.23 As such, the reasoned view is there would undoubtedly be an impact on the setting of the Listed building and whilst the view from the north is a secondary view it does still form part of the open setting and therefore contributes to the significance of the heritage assets. Chestnuts Field remains an open field, albeit for recreational purposes, and partially retains the original field boundary of Chestnuts Farm. It represents a view of the rear of the heritage assets from public open space. It is from this view, looking south and south-west from the field, that people would experience the Town Hall complex. Therefore, the proposed built form, in particular Blocks B and C would alter this view and the experience of the Civic building from the north would change, resulting in less than substantial harm engaging paragraph 202 of the NPPF.

*Assembly Hall:*

8.24 The Assembly Hall is described in its Listing (Grade II) as a 'Theatre' and was also designed by PD Hepworth in Portland Stone. It is a tall single storey block with tall metal framed windows incorporate entrances. Windows have metal glazing bars and patterned glass. There are additional entrances to the podium level which have flat relief decoration incorporating 'W' for Walthamstow discreetly in the centre. Although not identical to the Town Hall, its position to one side together with its simpler singular form, identify it as slightly subservient yet related in its grouping to the Town Hall. Its differing massing and proportion identifies the building as being for a different purpose to the Town Hall. Whilst it identifies itself as a subservient building to the Town Hall within the grouping, its reflection of the same 'Nordic Classicism', together with considered proportion and detail, result in its artistic and architectural value matching that of the Town Hall, at the upper level of medium.

8.25 The Assembly Hall's common purpose, with the Town Hall, as being part of a centre for civic and celebratory events results in its historic value being also at the upper level of medium. There is potential for the Assembly Hall's architectural value, and therefore its significance, to be harmed by development in its setting. The elements of the proposals which have the potential to cause harm are the proposed demolition of the Magistrates Court and the construction of the proposed Civic Centre, together with the residential blocks to the east and north.

8.26 The existing Magistrates Court building was not designed with a view to responding to or completing this important focal point on the study site. It stands slightly off symmetry and pays no attention to the existing heritage assets other than in its use of stone. It has also a Certificate of Immunity from Listing which cites the removal of



its original interiors as outweighing any architectural value it might have. Thus, its removal might be seen as beneficial to the setting of the Assembly Hall, subject to the design of its replacement.

- 8.27 The replacement Civic building responds to the scale, proportion, symmetry, detail and materials of both the Town Hall and Assembly Hall. Whilst not identical, it identifies itself as part of the grouping, at the same time acknowledging its different purpose. As a result of this, it is considered beneficial to the setting of the Assembly Hall in that it completes the group heritage assets and would cause no harm.

*Flagpoles:*

- 8.28 The Listing Grade II notes that the two flagpoles designed by PD Hepworth. They are set in octagonal plinths each consisting of a low Portland stone seat with a lead covered core, decorated with chevrons. They are located 'in the forecourt to the south of the centre' as an element which contributes to the formal landscaped context of the Civic Complex. Their artistic and architectural value is based on their contribution to the landscaped context of the Civic Centre, setting definition points within the low-relief detail and planting is considered based on their artistic and architectural value as medium.
- 8.29 As part of the original layout and detail of the Civic Complex, the flagpoles represent national and civic ceremonial importance, which would accord with the purpose of the Civic Centre. Their historical significance would also be medium and their architectural and historic value is not impacted directly by the proposals but has the potential to be harmed by development in their setting. Owing to the landscaping proposals that seeks to the original formal layout, which includes the Flagpoles, their significance would be enhanced by the construction of the Civic Centre providing more symmetry.
- 8.30 The proposed landscape retains and refurbishes much of the remaining formal landscape which is designed to encourages public engagement, and the enhancement of this includes the architectural significance of the Flagpoles.

*Gates, Gate Piers and Railings:*

- 8.31 The main gates have two secondary gates that are located on the southern boundary alongside Forest Road designed as part of the original complex by PD Hepworth and are Listed Grade II. The main gates have four Portland stone piers beneath metal lanterns. They have decorative wrought iron gates. The secondary gates are less elaborate but with similar decorative detail with open wrought iron piers. All are set within wrought iron railings
- 8.32 The preservation of the railings maintains the boundary to the site with a level of formality yet not unwelcoming and have the limited decorative detail. As a contributory element within the site, their artistic and architectural value and their purpose of providing the locally recognisable site boundary, the historical value of the gates and railings is considered medium. Neither the architectural nor historic values would be harmed by the proposed development. The railings are not altered but would be repaired and refurbished therefore these values are enhanced.

8.33 The setting of the railings is the backdrop of the view from the west, north and east. The landscape which forms the immediate backdrop would be enhanced therefore would cause no impact to the setting. The south elevations of both the Town Hall and the Assembly Room remain unobscured by the proposals. Ancillary buildings are to be demolished, and the proposal respond to the symmetry of the heritage assets, therefore the view beyond would also be enhanced from a distance. As such, it is considered that the Gates, Gate Piers and Railings are not harmed, and their setting would be enhanced by the proposals.

*The War Memorial:*

8.34 Dating from 1922, the War Memorial pre-dates the design of the civic complex and was not in this location originally, hence it is not noted in its Grade II Listing that is designed as a whole with the Civic Centre.

8.35 The memorial is rectangular in plan form and consists of a stepped plinth beneath by a neo-classical canopy of four Ionic columns supporting an entablature with a cornice. A sculpture of a mourning woman in classical robes stands on the stepped base, leaning on the plinth with her head bowed. It is a sound example of post-First World War commemorative design, and one which is similar to many nationally, as a result of which its artistic and architectural value is medium.

8.36 Its location is not central but set carefully to the south of the Assembly Hall in a small area of paving which would allow limited ceremonial use. The proposals do not harm its artistic, architectural or historical values as there is no development in its immediate vicinity.

8.37 Within its immediate setting, with the Assembly Hall to the north, the landscaped area to the west and south, there would be limited view of part of the development to the north east. With the benefit from the overall re-focusing of the landscape, the proposals are considered beneficial to the significance of the War Memorial and cause no harm to it.

*Group Value:*

8.38 The listing for the Town Hall, Assembly Hall, Flagpoles and Gates Piers and Railings all conclude by highlighting the point that they are all designed as a whole, within the civic centre, and that they all contribute both individually and cumulatively to its significance. It is considered that the Town Hall and the Assembly Hall siting is an integral part of the design'. This coherent identity sets out markers which retain the cohesiveness of the site thereby enhancing its values and significance. This group value can be seen to be defined by the coherence between the Town Hall and Assembly Hall, bound by the formality of the landscape.

8.39 The demolition of the existing Magistrates Court and its replacement with the new Civic Centre reinstates the originally intended 'square', although only three sides are built form, facilitating a primary view of the three buildings from Forest Road. This reinstatement of the original intention for the focus of the site extends out through the landscaping and encompasses the other heritage assets within it.

- 8.40 Whilst the proposed residential blocks are significant interventions on the site, they follow both plan form and scale, and positively respond to existing detail and proportions.
- 8.41 Appropriate distance is retained between heritage assets and residential blocks throughout the site.

*Conclusions:*

- 8.42 In conclusion, the proposed development notably the Civic building would complete the central focus of the site by enhancing the artistic, architectural and historic values of the heritage assets and thus their significance. The demolition of the Magistrates Courts building to facilitate this, would not harm the significance of the Town Hall or the Assembly Hall by development within its setting. The overall design approach is welcomed and of a quality expected. In this regard, the Civic Building would add townscape value and officers view this as having an enhancing effect on the setting of the group of heritage assets.
- 8.43 As endorsed by the Council's Conservation Officer, the proposed development, holistically, represents an excellent opportunity to harness one of the Boroughs finest and most visible on account of its scale and distinctive landmark character, heritage assets and as a catalyst for heritage-led regeneration. The proposal would result in less than substantial harm to significance engaging paragraphs 199, 201 and 202 of the NPPF by reason explained relating to Blocks B and C, and it is considered this harm is outweighed by the delivery of significant public benefits.
- 8.44 The proposed works to the Grade II Listed Building are assessed together with linked planning application under reference 210776. A separate report has therefore been prepared, which assesses the material planning considerations of the proposed development, such as impact on design, trees, landscaping, refuse strategy, cycle storage, amenity, security measures and highways implications.
- 8.45 The proposed development in the setting of the Listed Buildings has been carefully reviewed and a balance between the harm and heritage benefits of the proposed development has been assessed. As such, it is considered that the level of harm on the setting of the listed buildings would be less than substantial on the designated heritage assets and the benefits outweigh the harm caused.
- 8.46 The benefits of the scheme are numerous and significant. These include, the delivery of a significant contribution to meeting current and future housing targets, the preservation of Listed Buildings, delivering optimum viable uses, enhancements to the public realm, endorsing active travel initiatives, job creation and social value.
- 8.47 For these reasons given above, it is considered that the development would preserve the significance and heritage value within the site consistent with the objectives of Policies DM29, DM31 and DM32 of the WFLP DM Policies (2013) and Policies CS2 and CS15 of the WFLP Core Strategy (2012), Section 16 of the NPPF 2021 and relevant local heritage policy and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**9 RECOMMENDATION**

- 9.1 The Planning Committee is requested to issue Listed Building Consent subject to conditions and informatives.

**CONDITIONS:**

**Time Limit**

1. The works to which this consent relates must be begun no later than the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

**Approved Plans and Documents**

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings Numbered:

|                  |   |      |
|------------------|---|------|
| 1906_P_106_201   | Existing Site Plan_P2                         |      |
| 1906_P_101_001   | Site Location Plan_P3                         |      |
| 1906_P_101_002   | Demolition Plan_P2                            |      |
| 1906_P_101_200   | Site Wide Masterplan_Lower Ground Plan_P3     |      |
| 1906_P_101_201   | Site Wide Masterplan_P3                       |      |
| 1906_P_101_203   | Site Wide Masterplan_Typical Plan_P3          |      |
| 1906_P_101_204   | Site Wide Masterplan_Roof Plan_P3             |      |
| 1906_P_101_205   | Site Wide Masterplan_Phasing Plan_P3          |      |
| 1906_P_103_101   | Site Wide Sections_AA_BB_CC_P1                |      |
| 1:1906_P_103_102 | Site Wide Sections_DD_EE_FF_P1                |      |
| 1906_P_103_103   | Site Wide Sections_01_02_03_P1                |      |
| 1906_P_103_104   | Site Wide Sections_04_05_06_P1                |      |
| 1906_P_101_300   | Block C_Ground Floor plan_P4                  |      |
| 1906_P_101_301   | Block C_First Floor plan_P4                   |      |
| 1906_P_101_302   | Block C_Second Floor plan_P4                  |      |
| 1906_P_101_303   | Block C_Third Floor plan_P4                   |      |
| 1906_P_101_304   | Block C_Fourth Floor plan_P4                  |      |
| 1906_P_101_305   | Block C_Fifth Floor plan_P4                   |      |
| 1906_P_101_306   | Block C_Sixth Floor plan_P4                   |      |
| 1906_P_101_307   | Block C_Seventh Floor plan_P4                 |      |
| 1906_P_101_308   | Block C_Eighth Floor plan_P4                  |      |
| 1906_P_101_309   | Block C_Roof plan_P4                          |      |
| 1906_P_102_101   | Block C_Elevation_1_(West)_P2                 |      |
| 1906_P_102_102   | Block C_Elevation_2_(North)_P1                |      |
| 1906_P_102_103   | Block C_Elevation_3_(North East)_P2           |      |
| 1906_P_102_104   | Block C_Elevation_4_(South East)_P1           |      |
| 1906_P_102_105   | Block C_Elevation_5_(South)_P1                |      |
| 1906_P_102_106   | Block C_Courtyard_Elevation_6_(East)_P1       |      |
| 1906_P_102_107   | Block C_Courtyard_Elevation_7_(South East)_P1 |      |
| 1906_P_102_108   | Block C_Courtyard_Elevation_8_(South West)_P1 |      |
| 1906_P_103_101   | Block C_Sections_P2                           |      |
| 1906_P_211_100   | Block C_Bay Studies_P1                        | 1:50 |
| 1906_P_101_401   | Block D_Ground Floor plan_P3                  |      |
| 1906_P_101_402   | Block D_First Floor plan_P3                   |      |

|                                      |   |
|--------------------------------------|---|
| 1906_P_101_403                       | Block D_Second Floor plan_P3                  |
| 1906_P_101_404                       | Block D_Third Floor plan_P3                   |
| 1906_P_101_405                       | Block D_Fourth Floor plan_P3                  |
| 1906_P_101_406                       | Block D_Roof plan_P3                          |
| 1906_P_102_400                       | Block D_Elevations_P1                         |
| 1906_P_103_400                       | Block D_Sections_P1                           |
| 1906_P_211_401                       | Block D_Bay Studies_P1                        |
| 2100302_WFTH_DAS_P1.pdf              |   |
| 2100 Series - Proposed GA Plans      |   |
| 163-GS-XX-00-GA-A-2100               | Proposed Ground Floor Plan – PL-01            |
| 163-GS-XX-01-GA-A-2101               | Proposed First Floor Plan – PL-00             |
| 163-GS-XX-02-GA-A-2102               | Proposed Second Floor Plan – PL-00            |
| 163-GS-XX-RF-GA-A-2103               | Proposed Roof Plan – PL-01                    |
| 2200 Series - Proposed GA Sections   |   |
| 163-GS-XX-ZZ-GA-A-2200               | Proposed Section AA – PL-01                   |
| 163-GS-XX-ZZ-GA-A-2201               | Proposed Section BB – PL-01                   |
| 163-GS-XX-ZZ-GA-A-2202               | Proposed Section CC – PL-01                   |
| 2300 Series - Proposed GA Elevations |   |
| 163-GS-XX-ZZ-GA-A-2300               | Proposed South Elevation – PL-00              |
| 163-GS-XX-ZZ-GA-A-2301               | Proposed West Elevation – PL-00               |
| 163-GS-XX-ZZ-GA-A-2302               | Proposed North Elevation – PL-00              |
| 163-GS-XX-ZZ-GA-A-2303               | Proposed East Elevation – PL-00               |
| 3000 Series - Proposed Bay Studies   |   |
| 163-GS-XX-ZZ-GA-A-3000               | Proposed Bay Study South – PL-01              |
| 163-GS-XX-ZZ-GA-A-3001               | Proposed Bay Study East – PL-01               |
| P-1200 Series - Proposed GA Plans    |   |
| MLUK-709-A -P-XB-1199                | Bldg B - Level 00 Lower - Proposed GA Plan    |
| MLUK-709-A-P-XB-1200                 | Bldg B - Level 00 Upper - Proposed GA Plan    |
| MLUK-709-A -P-XB-1201                | Bldg B - Level 01 - Proposed GA Plan          |
| MLUK-709-A-P-XB-1202                 | Bldg B - Level 02 - Proposed GA Plan          |
| MLUK-709-A-P-XB-1203                 | Bldg B - Level 03 - Proposed GA Plan          |
| MLUK-709-A-P-XB-1204                 | Bldg B - Level 04 - Proposed GA Plan          |
| MLUK-709-A-P-XB-1205                 | Bldg B - Roof Level - Proposed GA Plan        |
| MLUK-709-A-P-HJ-1219                 | Bldgs H&J - Level 00 Lower - Proposed GA Plan |
| REV A                                |   |
| MLUK-709-A-P-HJ-1220                 | Bldgs H&J - Level 00 Upper - Proposed GA Plan |
| REV A                                |   |
| MLUK-709-A-P-HJ-1221                 | Bldgs H&J - Level 01 - Proposed GA Plan       |
| MLUK-709-A-P-HJ-1222                 | Bldgs H&J - Level 02 - Proposed GA Plan       |
| MLUK-709-A-P-HJ-1223                 | Bldgs H&J - Level 03 - Proposed GA Plan       |
| MLUK-709-A-P-HJ-1224                 | Bldgs H&J - Level 04 - Proposed GA Plan       |
| MLUK-709-A-P-HJ-1225                 | Bldgs H&J - Roof Level - Proposed GA Plan     |
| P-2100 Series - Proposed GA Sections |   |
| MLUK-709-A-P-XB-2100                 | Bldg B - Proposed Section A                   |

|   |                                       |     |   |
|---|---------------------------------------|-----|---|
| MLUK-709-A-P-XB-2101                        | Bldg B - Proposed Section B           |     |   |
| MLUK-709-A-P-XB-2102                        | Bldg B - Proposed Section C           |     |   |
| MLUK-709-A-P-XB-2103                        | Bldg B - Proposed Section D           |     |   |
| MLUK-709-A-P-XH-2110                        | Bldg H - Proposed Section E           |     |   |
| MLUK-709-A-P-XH-2110                        | Bldg H - Proposed Section F           |     |   |
| MLUK-709-A-P-XH-2110                        | Bldg H - Proposed Section G           |     |   |
| MLUK-709-A-P-XH-2110                        | Bldg H - Proposed Section H           |     |   |
| MLUK-709-A-P-XJ-2120                        | Bldg J - Proposed Section I           |     |   |
| MLUK-709-A-P-XJ-2120                        | Bldg J - Proposed Section J           |     |   |
| P-3100 Series - Proposed GA Elevations      |                                       |     |   |
| MLUK-709-A-P-XB-3100                        | Bldg B - Proposed North Elevation     |     |   |
| MLUK-709-A-P-XB-3101                        | Bldg B - Proposed East Elevation      |     |   |
| MLUK-709-A-P-XB-3102                        | Bldg B - Proposed South Elevation     |     |   |
| MLUK-709-A-P-XB-3103                        | Bldg B - Proposed West Elevation      |     |   |
| MLUK-709-A-P-XH-3110                        | Bldg H - Proposed North Elevation     |     |   |
| MLUK-709-A-P-XH-3111                        | Bldg H - Proposed East Elevation      |     |   |
| MLUK-709-A-P-XH-3112                        | Bldg H - Proposed South Elevation     | REV | A |
| MLUK-709-A-P-XH-3113                        | Bldg H - Proposed West Elevation      | REV | A |
| MLUK-709-A-P-XJ-3120                        | Bldg J - Proposed North Elevation     |     |   |
| MLUK-709-A-P-XJ-3121                        | Bldg J - Proposed East Elevation      |     |   |
| MLUK-709-A-P-XJ-3122                        | Bldg J - Proposed South Elevation     |     |   |
| MLUK-709-A-P-XJ-3123                        | Bldg J - Proposed West Elevation      |     |   |
| P-3800 Series - Proposed Bay Studies        |                                       |     |   |
| MLUK-709-A-P-XX-3800                        | Bay Study - Building B North          |     |   |
| MLUK-709-A-P-XX-3801                        | Bay Study - Building B South          |     |   |
| MLUK-709-A-P-XX-3802                        | Bay Study - Building B West Entrance  |     |   |
| MLUK-709-A-P-XX-3803                        | Bay Study - Building B Courtyard      |     |   |
| MLUK-709-A-P-XX-3804                        | Bay Study - Building B Courtyard Side |     |   |
| MLUK-709-A-P-XX-3805                        | Bay Study - Building J South          |     |   |
| MLUK-709-A-P-XX-3806                        | Bay Study - Building J West           |     |   |
| P-5100 Series - Proposed Typical Unit Plans |                                       |     |   |
| MLUK-709-A-P-XX-5100                        | Typical Unit Plan - 0B1P - Type A     |     |   |
| MLUK-709-A-P-XX-5110                        | Typical Unit Plan - 1B2P - Type A     |     |   |
| MLUK-709-A-P-XX-5111                        | Typical Unit Plan - 1B2P - Type B     |     |   |
| MLUK-709-A-P-XX-5122                        | Typical Unit Plan - 2B3P - Type C     |     |   |
| MLUK-709-A-P-XX-5130                        | Typical Unit Plan - 2B4P - Type A     |     |   |
| MLUK-709-A-P-XX-5131                        | Typical Unit Plan - 2B4P - Type B     |     |   |

|  |  |
|--|--|
| MLUK-709-A-P-XX-5132                           | Typical Unit Plan - 2B4P - Type C            |
| MLUK-709-A-P-XX-5140                           | Typical Unit Plan - 3B5P - Type A            |
| MLUK-709-A-P-XX-5144                           | Typical Unit Plan - 3B5P Maisonette - Type A |
| P-5200 Series - Proposed Wheelchair Unit Plans |  |
| MLUK-709-A-P-XX-5200                           | WCH Unit Plan - 1B2P - Type A                |
| MLUK-709-A-P-XX-5201                           | WCH Unit Plan - 1B2P - Type B                |
| MLUK-709-A-P-XX-5202                           | WCH Unit Plan - 1B2P - Type C                |
| MLUK-709-A-P-XX-5220                           | WCH Unit Plan - 2B3P - Type A                |
| MLUK-709-A-P-XX-5221                           | WCH Unit Plan - 2B3P - Type B                |
| MLUK-709-A-P-XX-5222                           | WCH Unit Plan - 2B3P - Type C                |
| MLUK-709-A-P-XX-5223                           | WCH Unit Plan - 2B3P - Type D                |
| MLUK-709-A-P-XX-5230                           | WCH Unit Plan - 2B4P - Type A                |
| MLUK-709-A-P-XX-5231                           | WCH Unit Plan - 2B4P - Type B                |
| MLUK-709-A-P-XX-5232                           | WCH Unit Plan - 2B4P - Type C                |
| MLUK-709-A-P-XX-5240                           | WCH Unit Plan - 3B5P - Type A                |

- Planning Statement prepared by Barton Willmore March 2021
- Affordable Housing Statement prepared by One Housing Group March 2021
- Design & Access Statement prepared by Metropolitan Workshop, Maccreanor Lavington and Gort Scott, March 2021
- Accessibility Statement (Civic and Site Wide) prepared by David Bonnet Associates March 2021
- Accessibility Statement (Block B, C, D, H, J) prepared by David Bonnet Associates June 2021
- Landscaping Plans by GrossMax:
  - 981143-10-01 Landscape GA Rev 01 (superseding Rev 00)
  - 981143-10-02 Hardworks Rev 01 (superseding Rev 00)
  - 981143-10-03 Softworks Rev 01 (superseding Rev 00)
  - 981143-10-04 Lighting and Furniture Rev 01 (superseding Rev 00)
- Health Impact Assessment prepared by Stantec March 2021
- Economic Statement prepared by Stantec March 2021
- Energy Statement (incl. Overheating Analysis) prepared by AECOM March 2021
- Sustainability Statement prepared by AECOM June 2021
- Construction Environmental Management Plan prepared by Countryside Properties July 2021
- Demolition Method Statement prepared by Countryside Properties March 2021
- Flood Risk Assessment & Drainage Strategy prepared by Stantec March 2021
- Archaeological Desk Based Assessment prepared by Orion Heritage March 2021
- Statement of Community Engagement prepared by MadeGood March 2021
- Arboricultural Impact Assessment prepared by Ruskins March 2021
- Ecological Assessment prepared by Stantec March 2021
- Habitats Regulation Assessment (EF-SAC) prepared by Stantec March 2021
- Outline Construction Logistics Plan prepared by Stantec Rev B July 2021
- Fire Safety Strategy – Civic Building prepared by Ashton Fire March 2021



- Outline Fire Safety Strategy – Residential Development prepared by Ashton Fire July 2021
- Utilities Statement prepared by AWA March 2021
- Transport Assessment including Parking Management Plan, and Delivery and Servicing Plan prepared by Stantec March 2021
- Technical Note – Access, Highways and Delivery and Servicing prepared by Stantec July 2021
- Framework Travel Plan prepared Stantec March 2021
- Air Quality Assessment prepared by Stantec March 2021
- Ground Investigation prepared by Ground Engineering March 2021
- Noise & Vibration Assessment prepared by Stantec April 2021
- Sunlight/Daylight Assessment prepared by Waterslade March 2021
- Heritage Statement prepared by Orion Heritage August 2021
- SANG Management Plan prepared by Stantec July 2021
- Security Strategy prepared by Buro Happold June 2021
- Environmental Statement (including Heritage Impact Assessment and TVIA) prepared by Stantec March 2021 (as updated by August 2021 Heritage Impact Assessment)
- Environmental Impact Assessment Technical Note prepared by Stantec July 2021
- Revised Urban Greening Assessment prepared by GrossMax July 2021
- Wind and Microclimate Report prepared by AECOM July 2021

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

### **Materials**

3. All new and disturbed internal and external surfaces shall be made good to match the adjacent work with regard to the methods used and to the material, colour, texture and profile, except where otherwise shown in the approved drawings and shall thereafter retained as such.

REASON: In order to preserve and enhance the character and setting of the Listed Building in accordance with Policies CS12 and CS 15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM28 and DM29 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

4. The new joinery work shall match the materials, dimensions and profiles of the existing joinery work, except where otherwise specified on the approved drawings, and shall thereafter be retained as such.

REASON: In order to preserve and enhance the character and setting of the Listed Building in accordance with Policies CS12 and CS15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM28 and DM29 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

### **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 following pre-application discussions and the decision was delivered in a timely manner.

2. Construction and demolition works audible beyond the boundary of the site should only be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays.
3. In the event that asbestos containing materials (ACMs) are discovered, details of the contractors with their plan of work detailing the method of removal of ACMs in compliance with current legislation shall be submitted to the HSE.
4. The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813.