

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 4 th July 2023
Application reference:	222505
Applicant:	Larkswood Developments LLP
Location:	New Road, Landscape Contractors Yard, Land adjacent to Larkswood Leisure Centre, E4 9EY
Proposed development:	Demolition of existing buildings and redevelopment of the site including the erection of a new residential building of up to 7 storeys to provide up to 72 new homes (Use Class C3); together with associated access, landscaping, disabled parking and public realm. (Revised Layout).
Wards affected:	Larkswood
Appendices:	None

1. AMENDMENTS TO ASSESSMENT:

1.1. Since the publication of the committee report, the consultation section has been updated to Table 6 (Objections) as follows:

External Consultation:	Comments:
Highams Park Planning Group	<p>The Highams Park Planning Group (HPPG) supports appropriate development including the principle of this site being redeveloped. However, it is our view that the development proposed in this application is inappropriate for the following reasons:</p> <ol style="list-style-type: none"> 1. It is a gross over development of the site, given its proximity to Larks Wood and Site A (please refer to the images below) both these tracts of land are designated as Local Green Space and are important wildlife corridors in this part of the borough. 2. The development is wholly out of character with the light suburban form of this part of the borough which is comprised primarily of semi-detached two storey dwellings and there are no high-rise buildings within fifteen minutes walking distance of this site. 3. The travel plan does not provide sufficient onsite parking for an outer London site with a PTAL Rating of 2. <p>Further comments of objection were made in respect of:</p> <ul style="list-style-type: none"> • Detrimental Effect on Adjacent Local Green Spaces • Inappropriate Character, Height & Massing • Travel Plan

1.2. For the avoidance of doubt these comments were read and summarised in the Table 6 but were not made explicit they were from Higham Park Planning Group. This has now been included in this update report. For awareness, the site does not fall within the Highams Park Neighbourhood Plan area, however, Larkswood to the east of the application site lies within the Neighbourhood Plan area.

2. CONDITIONS

2.1. Since the publication of the committee report, the following condition has been updated. (Changes to the conditions in **bold**):

Condition 3:

3. Prior to the completion of above slab levels and notwithstanding any indications shown on the submitted plans, **physical** samples **including a mock-up panel of facing materials to be reviewed on site**, and a schedule of materials to be used in the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained as such for the lifetime of the development.

REASON: To ensure a satisfactory appearance in accordance with Policies CS12 and CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policies DM28 of the Waltham Forest Local Plan – Development Management Policies (2013)

3. HEADS OF TERMS

3.1. Since the publication of the committee report, the following heads of terms have been deleted:

- Highways and Transportation: ENABLING WORKS;

3.2. The Retention of Architect clause to include “subject to agreement of reasonable fees”.

4. RECOMMENDATION:

4.1. Officer’s recommendation is now updated, and that Planning Permission be **GRANTED** under reference 222505 conditions, informatives and completion of a Section 106 Agreement.