

## LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	4 <sup>th</sup> July 2023
Application reference:	230851
Applicant:	London Borough of Waltham Forest/Sixty Bricks
Location:	Priory Court, Walthamstow E17 5NB
Proposed development:	Clearance of development plots and the construction of three building blocks ranging from five to six storeys in height, comprising 83 residential dwellings (Use Class C3) with associated amenity spaces, play space, disabled parking spaces, refuse and recycling storage facilities and cycle parking together with the provision of a new multi-use games area and comprehensive landscaping and public realm works.
Wards affected:	William Morris
Appendices:	None

### 1. AMENDMENTS TO HEADS OF TERMS:

- 1.1 Since the publication of the committee report, the Heads of Terms (paragraph 1.1) have been updated as follows to reflect updated planning obligations in connection to sustainability (changes in **bold**):

#### Sustainability:

- **A financial contribution of £70,395.00 towards a carbon offset fund should be made prior implementation.**
- The development should be capable of being connected to a decentralised energy network, including associated reserved areas in the plant room and protected pipework routes within and adjacent to the development.
- Measures to secure post-construction monitoring (“Be Seen”).

### 2. CONDITIONS

- 2.1 Since the publication of the committee report, the following conditions concerning Energy and Sustainability have been added (new wording in **bold**). The number of conditions has therefore been updated (i.e. condition 28 under the committee report would now be condition 30) to reflect the addition of two conditions (28 and 29):

#### New Condition 28:

**28. Prior to commencement of development hereby permitted (other than enabling and ground works and substructure), details of heat pumps shall be submitted and approved in writing by the Local Planning Authority. The details shall include**

**manufacturer datasheet showing performance under test conditions, details to assess whether any additional technology is required and specifications of thermal store operation. The development shall be implemented and retained in accordance with the approved details.**

**REASON:** In the interest of sustainability and in order to confirm that the development complies with the minimum performance standards in accordance with Policy SI3 of the London Plan (2021) and Policy DM10 of the Waltham Forest Local Plan Development Management Policies (2013).

New Condition 29:

**29. Prior to occupation of any part of the development hereby approved, evidence must be provided and approved by the Local Planning Authority that affordability of heat for the residence will be protected in line with the GLA energy assessment guidance including an operator with membership (or working towards membership) of an appropriate recognised customer protection scheme, such as the Heat Trust.**

**REASON:** In the interest of sustainability and in order to confirm that the development complies with the minimum performance standards in accordance with Policy SI3 of the London Plan (2021) and Policy DM10 of the Waltham Forest Local Plan Development Management Policies (2013).

**3. RECOMMENDATION:**

3.1 Officer's recommendation has not changed.