

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 05 September 2023
Application reference:	230623
Applicant:	London Green and Satara Projects
Location:	Aston Grange, 484 Forest Road, Walthamstow, London, E17 4NZ
Proposed development:	<p>The demolition of the existing Care Home (Use Class C2), and the construction of a part 3, part 5 storey building (over basement) purpose built communal living (Sui Generis) with associated internal and external amenity space, cycle and refuse stores, landscaping, boundary treatments and other associated works.</p> <p><i>(For information only: the application proposes 90 shared living rooms)</i></p>
Wards affected:	William Morris
Appendices:	None

1 AMENDMENTS/ADDITIONS TO PUBLISHED PLANNING COMMITTEE REPORT

1.1 Small amendments or additions to published text are highlighted in ***bold and italics*** font, changed paragraphs and conditions are in *italics* font.

1. RECOMMENDATION

1.2 The following head of term was written with errors, it should read as below:

Training, employment, and business:

- An Employment and Skills Plan.
- *The provision of ~~34~~ 8 apprentice posts for local residents in the construction trade during the construction phase of the development.*
- *The provision of ~~seven~~ four work placements for local residents in the construction trade during the construction phase of the development.*
- Measures to encourage applications for jobs during the construction phase of the development from local residents, with a target of offering 30% of all such jobs to local residents.
- Alternative financial contributions in the event of non-compliance with the recommended apprentice post, work placement, and jobs planning obligations.

- Measures to ensure that all suppliers during the construction phase of development are local to the London Borough of Waltham Forest, with a minimum of 20% being local suppliers, and including attendance at four “Meet the Buyer” events.

The provision of monitoring information in relation to training and employment planning obligations.

- 1.3 The following head of term was missed from the report, it would be added as follows as per Policy H16 of the London Plan 2019:

Management Plan:

The agreed management plan should be secured through a Section 106 agreement and should include, but not be limited to, detailed information on:

- security and fire safety procedures;
- move in and move out arrangements;
- how all internal and external areas of the development will be maintained;
- how communal spaces and private units will be cleaned and how linen changing services will operate
- how deliveries for servicing the development and residents’ deliveries will be managed.

11. PLANNING BALANCE AND CONCLUSION

- 1.4 Correction to Paragraph 11.1, the following point is written in error:

- ~~The proposal includes a contribution towards Adult Social Care Services in Waltham Forest to compensate for the loss of the unused care home on site.~~

For clarity, Paragraph 11.1 would now read as follows:

- 1.1 *Officers consider that the proposed development would provide the following significant benefits:*

- *The delivery of 90 shared living rooms which would contribute to the housing numbers in the borough.*
- *The scheme would aim to divert some of the demand away from HMO stock within larger existing dwellings, which could otherwise be more suitable for housing families or other residents who seek low-cost accommodation, relieving pressure on the housing market.*
- *The delivery of high-quality accommodation, meeting the modern standards of design, construction and providing an overall inclusive design.*
- *The payment of £866,198 offsite affordable housing contribution.*

- *Redevelopment of a debilitated and unused site which does not serve the townscape or the urban environment on the edge of the Walthamstow Town Centre AAP.*
- *The introduction of an active frontage along Forest Road and the corner of Hawthorne Road; improving the relationship between the site and the surrounding area and enhancing the pedestrian experience and public realm.*
- *The design of the proposal completes this section of the Forest Road frontage, mirroring adjoining developments that occupy the entire street frontage.*
- *Economic benefits in the form of jobs provision during construction and operation of the development.*
- *The proposal would achieve significant biodiversity net gain associated with proposed landscaping and urban greening.*

2 RECOMMENDATION

- 2.1 The officer recommendation remains unchanged subject to the amendments to the conditions and informatives set out above.