

**LONDON BOROUGH OF WALTHAM FOREST**

Committee/Date:	Planning – 10th October 2023
Application reference:	230072
Applicant	Mr Amir Lemouchi - St Mary's Church of England Primary School.
Location:	St Marys C of E Primary School, Brooke Road, Walthamstow, London E17 9HJ
Proposed Development:	Installation of new 2.5m high fencing, walls and gates at Brooke Road frontage for flood protection and safeguarding.
Wards affected:	Wood Street
Appendices:	None

**1. RECOMMENDATION**

- 1.1 Recommendation to GRANT planning permission under reference 230072 subject to conditions and informatives.

**2. REASONS REFERRED TO COMMITTEE**

- 2.1 The application is referred to Planning Committee due to receipt of multiple representations during the consultation period of the planning application. A total of 17 neighbouring representations were received of which 16 were objections with 1 in support of the proposal.

**3. SITE AND SURROUNDING**

- 3.1 The application development is for St Mary's Church of England Primary School, which is located on the east side of Brooke Road just north of its junction with Oliver Road. The termination of Chestnuts Avenue North and South intersect with the school site on its north and south boundaries.
- 3.2 The surrounding area itself is predominantly residential, consisting of two storey terraced dwellinghouses, predominantly facing onto or having their rear gardens face onto the school.
- 3.3 The school itself is a part single, part two, and part three storey structure, set within large grounds with pedestrian and vehicle accesses on Chestnuts Avenue North and South and Brooke Road.
- 3.4 The proposed works are on the western boundary of the school.

- 3.5 The property is not located within a flood risk zone from rivers, but is at risk from surface water flooding. The school site is not located within a Conservation Area and is not a listed building, nor-subject to an Article 4 direction.

#### **4. APPLICATION PROPOSAL**

- 4.1 St Marys C of E Primary School suffered from a significant flood in 2021 and has received funding from the Department of Education (DFE) to improve the site's flood resilience. The application is part of a wider range of works that will provide additional mitigation measures for the school.
- 4.2 This application involves the replacement of fencing and gates along the Brooke Road boundary, and in doing so provide a new flood resilience wall with a secure fence above it.
- 4.3 The provided plans also illustrate similar replacement boundary treatment to the north, south and east boundaries. It has been noted that these boundaries vary in height up to 2m and that the amended flank boundaries to the north south and east as indicated on plan would be formed of replacement 1.05m high walls. As these are within the school grounds and based upon their height, they would not require planning permission. Further, they do not form part of this application proposal.
- 4.4 Part of the immediate area in front of the existing boundary, on Brooke Road is set back to provide cycle parking and congregation area off the public highway. The area has also been seen to provide ad-hoc parking, though it's not clear if this is utilised during school operating hours.
- 4.5 Along the public highway on the Brooke Road frontage are a number of street trees.

The proposed works are as follows.

- Replace existing weldmesh gates with painted steel flood protection gates.
  - Replace weld mesh fencing with blue steel coated anti climber weld mesh.
  - Mount fencing on top of reinforced concrete flood walls 1.425m high which would be located 200mm forward of the existing boundary.
  - The overall height of the wall and topped fencing would be 2.5m.
  - Two new rainwater planters are proposed to be installed within the school grounds beside the proposed new boundary treatment facing onto Brooke Road.
  - Boundary planting at the front of wall to Brooke Road
- 4.6 While not part of this application, it is relevant to note that additional engineering works are in progress around the school as part of the school's overall flood resilience scheme. These works include:
- *General drainage clearance,*
  - *School pipe replacement,*

- *Surface water pipes being jetted,*
- *installation of additional rainwater planters around the school building.*

## **5. RELEVANT SITE HISTORY**

### **A. Planning**

160919 – Construction of two single storey extensions for additional classroom, office and new reception area – Decision: Approved (with Conditions & Informatives) – Decision Issued Date: 24-06-2016

130632 – Erection of a canopy in school grounds – Decision: Approved (with Conditions & Informatives) – Decision Issued Date: 07-08-2013

121435 – Minor material amendment to planning permission 2012/0620/LA. Change to the colour of the proposed fence – Decision: Approved (with Conditions & Informatives) – Decision Issued Date: 09-01-2013

121114 – Installation of lift with roof extension – Decision: Approved (with Conditions & Informatives) – Decision Issued Date: 03-07-2012

120710 – St Mary's Church Of England Primary School, 20, Brooke Road, Walthamstow, London E17 – Decision: Approved (with Conditions & Informatives) – Decision Issued Date: 04-07-2012

120442 – Replacement windows in north elevation – Decision: Approved (with Conditions & Informatives) – Decision Issued Date: 05-07-2012

111458 – Erection of canopy abutting school building – Decision: Approved (with Conditions & Informatives) – Decision Issued Date: 06-07-2011

980738 – Increase height of chain-link fence and gates along south site playground to total height of 3.0 metres – Decision: Approved (with Conditions & Informatives) – Date Decision Taken: 30-07-1998

### **B. Pre-application Advice**

N/A

### **C. Enforcement**

N/A

## **6. PUBLIC CONSULTATIONS**

6.1 The Council consulted with the following neighbours:

- Chestnut Avenue North – 21 – 31(odds), 40
- Chestnut Avenue South – 59, 72-76 (evens),
- Brooke Road – 1 – 39 (odds) 12 -14, 50-52,

- Oliver Road – 17 -23 (odds)
- Roland Road – 14 – 34 (evens),

## 7. REPRESENTATIONS

### Public Representations

- 7.1 The Council received a total of 17 representations of which 16 objected to the proposal and there was 1 representation in support towards the proposal.
- 7.2 The representation that came in the form of standard objections to the proposal, whereupon a number of these objections noted the same or similar comment. The main objection points have been summarised below:

<b>Representation(s)</b>	<b>Planning Comment</b>
The surrounding streets – Brooke Road, Barrett Road, Oliver Road, Chestnut Avenue South, Chestnut Avenue North – have all been affected by surface water flooding in the past that is well documented by the Council.	Planning Officers would note that this has been documented by the local authority. Further this would support reasoning for the school's proposed implementation of works.
The impact of the proposal in terms of flood risk on the surrounding area has not been properly assessed and is unclear.	The Council's design consultants for the Brooke Road flood mitigation scheme have reviewed the school's proposals and note that any interventions proposed on school land will be beneficial as it will increase the storage volume provided and complement the main Brooke Road flood mitigation scheme.
The flood wall would undoubtedly raise the level of water in the surrounding area and possibly render the local SUDS scheme useless.	As above

- 7.3 It is noted that the principal concern was upon the impact the proposed works would have onto flooding within the immediate area. This will be addressed within the assessment section, (section 10) below.
- 7.4 The representation that came in the form of support to the proposal, only stated: "the proposal was supported", no other comment was offered.

### Re-consultation

- 7.5 Due to additional information provided by the applicant as a result of internal comment and suggestion, it was thus considered appropriate to reconsult neighbours due to the high number of initial comments. The date of re-consultation was 07/08/2023.

7.6 As a result only one comment was received from one of the previous objectors and given below,

<b>Representation(s)</b>	<b>Planning Comment</b>
The amendments to the planning application while clarified in terms of extent of works, do not provide clarity on the impact onto the surrounding area. It is unclear how the introduction of the concrete barrier would change the flow of surface water given the topography of the land.	The impact on the surrounding area is addressed above, and further detail is provided in Section 10

### Internal Representations

7.7 The below table illustrates a summary of representations/comments, received from the following internal and external noted bodies:

<b>Consultee(s)</b>	<b>Consultee Response to Proposal</b>
Highways Team	<p>Highways condition survey is recommended to be added as a planning condition.</p> <p>The Highway and Drainage Team (LLFA) are satisfied that the measures proposed by the school within the curtilage of their site would complement the main Brooke Road flood mitigation scheme by providing additional attenuation as well as the additional rain planters providing more storage capacity within the site.</p> <p>The Council's design consultants for the Brooke Road flood mitigation scheme have reviewed the school's proposals and are satisfied that any interventions proposed on school land will be beneficial as they will increase the storage volume provided.</p> <p>The LLFA are happy that the scheme provides additional storage where possible given the site constraints.</p>
Secure by Design Team	The proposed boundary would use mixed materials; thus materials should be set fixed flush with each other so to not create a lip/foothold/handhold.
Tree Preservation and Urban Greening Team	<p>From the desk top study, it appears that the only trees which may be adversely affected by the proposal are 'street trees' situated on the highway adopted land at the front of the school along the Brooke Road frontage.</p> <p>It is recommended that to ensure protection of flora, from potential damage, that a condition is added to conform to BS5837 – 2012 trees in relation to design, demolition, and construction. Planning Officers note that a landscape</p>

	and management condition shall be added to capture these issues.
Parks and Open Spaces	Concurrence with the Tree Preservation and Urban Greening Teams comments
Schools Strategic Development Team	No objection to the proposal received.

## 8. Development Plan and Material Planning Considerations

### Development Plan

- 8.1 Section 70(2) of the Town and Country Planning Act (1990) (as amended) sets out that in considering and determining applications for planning permission, the Local Planning Authority (LPA) must have regard to considerations including the provisions of the development plan and any local finance considerations, so far as material to the application, and any other material considerations.
- 8.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that “if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.
- 8.3 The Development Plan for the site, at the time of this report, comprises the London Plan (2021), and the Waltham Forest Local Plan Core Strategy (2012), and the Waltham Forest Local Plan Development Management Policies (2013).

### The London Plan (2021)

- 8.4 On Tuesday 2nd March 2021 the Mayor of London published the replacement London Plan. From this date it forms part of the Development Plan for the purpose of determining planning applications.
- 8.5 The 2021 London Plan supersedes the 2016 London Plan, which no longer has any effect. The relevant policies within the London Plan 2021 are:
- D4 Delivering good design
  - D8 Public Realm
  - G1 Green Infrastructure
  - SI13 Sustainable Drainage
  - T7 Deliveries, Servicing and Construction
  - DF1 Delivering of the Plan and Planning Obligations

### Waltham Forest Local Plan Core Strategy (2012)

- 8.6 The Waltham Forest Core Strategy (2012) was adopted on 1st March 2012. The 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.

8.7 The policies considered relevant to this application are as follows:

- CS3: Providing Infrastructure
- CS4: Climate Change
- CS5: Enhancing Green Infrastructure and Biodiversity
- CS9: Promoting Better Education
- CS13: Promoting Health and Well Being
- CS15: Well Designed Buildings, Places and Spaces
- CS16: Making Waltham Forest Safer

#### Waltham Forest Local Plan Development Management Policies (2013)

8.8 The Local Plan Development Management Policies Document was adopted in November 2013. This sets out the borough-wide policies that implement the 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. The following policies are relevant in this case:

- DM23 - Health and Well Being
- DM24 - Environmental Protection
- DM29 – Design Principles, Standards and Local Distinctiveness
- DM30 – Inclusive Design and the Built Environment
- DM32 – Managing Impact of Development on Occupiers and Neighbours
- DM33 – Improving Community Safety
- DM34 – Water
- DM35 – Biodiversity and Geodiversity
- DM 36 – Working with Partners and Infrastructure

#### Material Planning Considerations

##### Shaping the Borough – London Borough Waltham Forest Draft Local Plan Part One (Proposed Submission Document 2020)

8.9 The Draft Local Plan has undergone consultation and was subject to an Examination in Public in March 2022. The Council consulted on a schedule of Main Modifications from 21<sup>st</sup> July 2023 to 21<sup>st</sup> September 2023. In line with the NPPF, Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

8.10 The draft new Local Plan proposes to be a “combined” document comprising 12 thematic policies and a revised spatial strategy, splitting the borough into North, South and Central Waltham Forest.

8.11 The draft policies relevant in this case are:

- Policy 1 – Presumption in Favour of Sustainable Development
- Policy 49 – Education and Childcare Facilities
- Policy 52 – Making Safer Places
- Policy 56 – Delivering High Quality Design
- Policy 59 – Amenity
- Policy 60 – Design Out Crime
- Policy 93 – Managing Flood Risk

#### National Planning Policy Framework (2023)

8.12 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It is material consideration in planning decisions.

8.13 It contains a presumption in favour of sustainable development, described as at the heart of the framework.

8.14 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".

8.15 The specific policy areas of the NPPF considered to be most relevant to the assessment of this application are as follows:

- Promoting healthy and safe communities
- Achieve well-designed places
- Meeting the challenge of climate change, flooding and coastal change

#### Other Policies

Supplementary Planning Document Urban Design (2010)

## **9.0 Local Finance Considerations**



- 9.1 Local Finance Considerations are a material consideration in the determination of all planning 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 Community Infrastructure Levy (CIL).
- i. Grants of note for which have been or will or could be received from central government in relation to this development include that of a DfE grant.
  - ii. The Council has not received and does not expect to receive any income from LBWF CIL in relation to this development.
  - iii. The Council has not received and does not expect to receive any income from Mayoral CIL in relation to this development.

## **10. ASSESSMENT**

- 10.1 The main issues for consideration, in relation to the proposed development are as follows:

### Character Consideration from Proposed Works:

- 10.2 The proposal is for the removal of existing boundary treatment and its replacement with new boundary treatment fronting along Brooke Road which would be located 200mm forward of the existing boundary treatment. This new boundary would be formed of a 1.424m concrete wall topped by mesh fencing to a total height of 2.5m, with planting to the front of the wall together with the insertion of two rainwater planters to the front.
- 10.3 The existing boundary treatment is formed from weldmesh fencing with five steel mesh gates at approximately 2.5m in height along said boundary. The proposal notes the removal of the existing boundary treatment and the installation of five new blue coated steel gates (with closable flood gates) located within the same position as the existing, with two of these able to provide vehicle access and three pedestrian, together with the construction of a 1.05m in height and 215mm thick reinforced concrete wall rendered in grey with a weldmesh with blue steel coated anti climber weld mesh fence. This would be mounted above and set flush with the wall.
- 10.4 The element of new planting proposed along the new boundary treatment fronting onto Brooke Road would have a planting margin 300mm wide to soften the appearance of the wall.
- 10.5 The proposed fencing would appear similar in appearance and height to the existing and the school's surrounding north, south and eastern boundaries.
- 10.6 The proposed planting margin with the introduction of trailing Ivy to the front of the wall is considered suitable to soften the walls impact onto that of the surrounding area and appear as a positive characteristic along Brooke Road, a condition will be attached to ensure the suitability of the proposed planting and its maintenance.

- 10.7 It is thus considered that the proposal would adhere with Policies CS4, CS9, CS13 and CS15 of the Waltham Forest Local Plan Core - Strategy (2012), Policies DM29, DM32, DM33, DM34 and DM35 of the Waltham Forest Local Plan - Development Management Policies (2013) and Policies D4, D8 and SI13 of the London Plan (2021).

Security Considerations from Proposed Works:

- 10.8 The proposed wall and topped steel mesh fencing would together sit flush and thus would make climbing difficult and thus help negate antisocial behaviour toward the area through inability to access and congregate within school grounds for trespassers when the school is not open. Whereupon this design has been noted as acceptable by the Secure By Design Team.
- 10.9 It is thus considered that the proposal would adhere to Policies CS13 and CS15 of the Waltham Forest Local Plan Core Strategy (2012), Policies DM29, DM32 and DM33 of the Waltham Forest Local Plan Development Management Policies (2013) and policies D4 and D8 of the London Plan (2021).

Impact on general amenity

- 10.10 The new boundary treatment will not project forward of the neighbouring residential front elevations, reflecting the current situation and not having any greater impact.
- 10.11 Further to this, the boundary treatment height at a maximum of 2.5m is considered acceptable and reflective of the existing situation. The boundary treatment's overall siting would not unreasonably affect that of the neighbouring occupants right to, nor enjoyment of light, nor would the works create unreasonable shadowing or overbearingness due to appearing in similar location and scale to that of the already existing boundary treatment fronting Brooke Road. Thus the proposal would adhere with policy DM32 of the Waltham Forest Local Plan Development Management Policies (2013).

Flooding

- 10.12 The site has been identified as High Risk for surface water flooding. This was evident in 2021 when the school and local area were victims of surface water flooding. Notwithstanding this event, surface water and flooding within the site and the surrounding area are not a regular occurrence. However, the recognition of the risk remains.
- 10.13 Policy DM34 (Water) of the Waltham Forest Development Management Plan (2013), aims to ensure a timely delivery of infrastructure to strengthen the community is thus relevant.
- 10.14 Within paragraph 35.11 of Policy DM34 it is noted that consideration should be given to the design and layout of development which is critical in order to deal with flooding risks.
- 10.15 Further to this it should be highlighted that the water system is dynamic and influenced by development, and whilst flooding is a natural process it is appropriate to consider reduction and mitigation measures where deemed

necessary to protect vital infrastructure such as schools. Thus, the proposed boundary treatment and additional mitigation methods are considered reasonable and beneficial by increasing the volume of on-site water storage, which would also complement the main Brooke Road flood mitigation scheme and reasonable in ensuring safety of the school and its pupils is maintained, as well as the immediate area.

- 10.16 The Local Lead Flood Authority (LLFA) are responsible for flood risk management in relation to ordinary watercourses and who are tasked to investigate, mitigate and plan for flooding that does not come from statutory main rivers or reservoirs together with the Local Authority's Highways Team, have noted flood mitigation works are currently underway within the area.
- 10.17 The Highways Team and the School have noted that the current proposed scheme is part of an overarching scheme from the Department of Education (DFE) to improve the site's flood resilience.
- 10.18 Thus, in response to concerns expressed by surrounding occupiers in terms of flooding impact in their initial consultation response, further discussion was had with the Council's Highways and Design Consultants dealing with flooding issues. They noted the extensive scheme within the school grounds was currently underway to mitigate flooding and surface water run off. Specifically, these works include the installation of sustainable forms of drainage, being the rainwater planters. These direct rainwater that lands on the roof into the planters, relieving pressure on the current drainage system. The soil in the planter will then absorb and store the rainwater for the plants to use. A total of 6 such planters will be located around the main school building.
- 10.19 As stated above, The Schools SuDS interventions have been separately funded by the Department for Education's SuDS in Schools programme. While not part of this proposal, the following measures are also noted as part of the overall measures scheme:
- *General drainage clearance and pipe replacement, and*
  - *Surface water pipes being jetted to clear any blockages.*
- 10.20 The Council's design consultants for the Brooke Road flood mitigation scheme have reviewed the school's proposals and note that generally any interventions proposed on school land will be beneficial as they will increase the storage volume provided. the positioning of the planters will negate water build up around the area. With this also noted to be the case with planting proposed to the front of the proposed boundary treatment facing onto Brooke Road for which would also help alleviate surface water flooding.
- 10.21 The Local Lead Flood Authority (LLFA) and that of the Council's internal experts, the Highways Team, advised that they are satisfied with the proposal and additional mitigation measures being carried out on site.
- 10.22 The proposed works together with that of the greater scheme will improve the school and surrounding area from flood risk, water stress and help towards protection and enhancement of the water and sewage infrastructure and increase water storage capacity within the area and thus negate water run off

and increase water capture and in so doing help to safeguard neighbouring occupants and their property as well of that of the application school and its host pupils.

- 10.23 In light of expert comments provided by Highways team, officers are satisfied that that the proposal would increase storage capacity, thereby rendering it acceptable within the context of the Brooke Road flood mitigation scheme.
- 10.24 It is thus considered, from review of plans, the surrounding area, and taking on board expert advice, that the scheme would adhere with policies CS4, CS13 and CS15 of the Waltham Forest Local Plan Core Strategy (2012), Policies DM32 and DM34 of the Waltham Forest Local Plan Development Management Policies (2013) and policy SI13 of the London Plan (2021).

## **11. CONCLUSION**

- 11.1 The proposed works to the western boundary of St Mary's Church of England Primary School, facing onto Brooke Road, are considered appropriate and acceptable in principle. It is not considered that the proposed works would have any undue negative impact onto the character and design of the surrounding area, nor the amenity of the surrounding area.
- 11.2 The level of mitigation measures being undertaken as proposed under this application and outside of it, have been recognised as satisfactory as they would not negatively impact or exacerbate upon the risk of flooding in the surrounding area. The proposed development is acceptable, adheres to the local and national policy framework, and is recommended to be approved, subject to conditions and Informatives.

## **12. ADDITIONAL CONSIDERATIONS**

### Public Sector Equality Duty

- 12.1 In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
- a) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
  - b) Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
  - c) Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

- d) The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 12.2 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 is only one factor that needs to be considered and may be balance against other relevant factors.
- 12.3 It is considered that the recommendation to approve permission in this case would not have a disproportionately adverse impact on a protected characteristic.

#### Human Rights

- 12.4 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Waltham Forest to act in a manner that is incompatible with the European Convention on Human Rights.

### **13 RECOMMENDATION**

- 13.1 The Planning Committee is requested to resolve that planning permission be granted subject to the following conditions and Informatives.

#### **CONDITIONS AND REASONS:**

1. The development hereby permitted shall begin no later than the expiration of three years from the date of this permission.

**Reason:** to comply with the provisions of section 91(1)(a) of The Town and Country Planning Act 1990 (as amended).

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:

- Planning Statement;
- Location Plan, Drg No: 13629(L)00-LP, Date: 05/08/21;
- Existing Elevations, Drg No: 13629(L)00-83, Date: 06/02/23;
- Proposed Elevations, Drg No: 13629(L)00-84, Date: 06/02/23;
- Proposed Details of Walls and Fence, Drg No: 13629(L)00-85, Rev A, Date: 09/02/23;
- Planning Application existing plan, Drg No: 13629(L)00-81, Date: 06/02/23;
- Planning Application proposed plan, Drg No: 13629(L)00-82, Rev A, Date: 09/02/23;
- Proposed plan with drainage layout, Drg No: 13629(L)002-62 Rev C, Date: 05/07/23;

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

3. The materials to be used for the external surfaces of the development/extension shall be in accordance with the approved plans and shall thereafter be retained as such for the lifetime of the development.

**Reason:** To safeguard the visual amenities of the area in accordance with Policy CS15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM29 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

4. Prior to the development hereby approved, the developer is required to carry out a condition survey of the carriageway and footways fronting the site. The condition survey report would need to be submitted to the Council's Highways team for records including a site location plan highlighting the location of the photographs. Any damage to the highways as a result of the construction works would be reinstated by the Council and funded by the developer.

**Reason:** In the interest of highway and pedestrian safety, in order to comply with Policies CS15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM15 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

5. Prior to the commencement of the development on site, notwithstanding site investigation and clearance works, demolition and construction to slab level, a Landscape Management Plan which includes long term design objectives, management responsibilities and maintenance schedules relating to the new front boundary and its landscaping and planting facing onto Brooke Road, shall be submitted to and approved in writing by the Local Planning Authority. The approved Landscape Management Plan shall be implemented prior to the completion of the development hereby approved and thereafter maintained for the lifetime of the development.

**Reason:** To ensure the well-being of the trees and 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), Policies DM29 and DM35 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

6. No development whatsoever shall take place in relation to the development hereby approved including site clearance and investigations as well as preparatory work, until a scheme is provided to ensure the protection of the street streets to Brook Road, and that appropriate working methods (the arboricultural method statement) in accordance with Clause 7 of British Standard BS5837 - Trees in Relation to Construction is provided. Thereafter, the development shall be carried out in accordance with the approved details for the duration of the construction work.

**Reason:** To ensure the well-being of the trees and 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), Policies DM29 and DM35

of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

7. The flooding mediation works hereby approved shall be carried out in accordance with the approved plans and thereafter maintained for the lifetime of the development.

**Reason:** To prevent water pollution to the watercourse and improve water quality, in accordance with Policies CS4 and CS5 of the adopted Waltham Forest Local Plan - Core Strategy (2012), Policies DM24 and DM34 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

## **14. BACKGROUND DOCUMENTS**

### **14.1 None**