

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 10 October 2023
Application reference:	220957
Applicant:	Sewardstone Holdings Ltd
Location:	64 Sewardstone Road, Chingford, London, E4 7PR
Proposed development:	Construction of a part 3, part 5 and part 8 storey building to facilitate 422.5m ² of commercial floorspace on the ground, 40 flats above (10 x 1 bed, 17 x 2 bed, 9 x 3 bed and 3 x 4 bed), 7 car parking spaces, including disabled persons' parking, to the rear and two communal gardens, with associated alterations to the public highway along Sewardstone Road, vehicular access from Laurel Gardens, landscaping, refuse/recycling and cycle storage facilities and service areas
Wards affected:	Chingford Green
Appendices:	None

1. AMENDMENTS TO ASSESSMENT:

- 1.1. Accessible Units para 10.46 for clarity it should be noted that Unit 2.05 is a shared ownership unit. Of the 4 wheelchair units in the scheme the remaining 3 are private.
- 1.2. Since the publication of the committee report, Highways have withdrawn their objection to scheme. Accordingly, the consultation section has been updated to Table 7 (Other Consultation) as follows:

External Consultation:	Comments:
Highways	Parking overspill due to this development could still have a negative impact on the surrounding area unless it is appropriately mitigated through a S106 legal agreement, which will require input and approval by the Council's Highways team. COMMENT: This is addressed in the report

- 1.3. Following the removal of this objection, the following paragraphs are updated to read as follows:

10.90 The Council's Highways Team have considered the application and have recommend S278 and S38 works, and S106 contributions, which are outlined in Section 1 of the committee report, be secured for the following works to mitigate any potential negative effects of parking overspill. These measures include but are not limited to:

- Renewal of both footways in Laurel Gardens
- Renewal of the footway along the frontage of the site on Kings Head Hill
- Provision of new layby on Sewardstone Road
- Provision of new southbound cycle lane on the footway
- Public Realm improvements on the frontage of the site on Sewardstone Road to include tree planting subject to the location of utilities, soft landscaping, cycle parking and other features to be agreed.
- Review and amendments to Traffic Orders and extension of no waiting/loading restrictions in the Drysdale and Mansfield Hill area
- Renewal of road markings in the vicinity.
- A S38 agreement will be required for Highways to adopt two small triangular pieces of land on the corners of the building on the Sewardstone Road frontage.
- S106 contributions of
 - £1500 towards monitoring of the CLP.
 - £25,000 towards the consultation of a CPZ
 - £15,000 towards the Waltham Forest North West – Sewardstone Corridor Flood Study.
 - £60,000 toward improving sustainable modes of transport including walking and cycling in the vicinity which will directly benefit new residents in this development. This would be for further cycle improvements near to the site.
- A condition survey to ensure that if the public highway is damaged as a result of the construction works, any damage would be reinstated by the Council and funded by the developer.

1.4 As a consequence, paras 10.92 and 10.93 are amended as follows:

10.92: It should be noted that most objections to this scheme focus on parking and highways impacts. Highways colleagues have referred to parking overspill due to this development which could still have a negative impact on the surrounding area. However, there are mitigating factors which are considered in the next paragraph.

10.93 Highways note that the overnight surveys in the TTP Statement demonstrate that there is adequate capacity within 200m of the site to park should the demand arise, and that the Applicant is willing to make a £25,000 contribution towards the implementation of a new Controlled Parking Zone along Drysdale Road and Mansfield Hill. In line with recent precedents (e.g., 222505 New Road, Landscape Contractors Yard, Land adjacent to Larkswood Leisure Centre, E4 9EY; July 2023) the applicant is willing to enter into an agreement to secure the following:

- In the event that a CPZ is implemented in the future, with the exception of existing blue badge holders, this site must be classified as permit - free with no existing or future residents being entitled to parking permits. Future residents to be advised of this as part of marketing and subsequent transactions.

2. CONDITIONS

2.1. Since the publication of the committee report, Condition 3 has been updated as follows:

3. Prior to the completion of above slab levels and notwithstanding any indications shown on the submitted plans, samples 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 submitted details shall include details of all balcony detailing and privacy screening. 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)

2.2. The following condition has been added.

Condition 40:

The ground floor units within the scheme shall be used only for purposes solely within Use Class E a), b) and c) (i), (ii), (iii) of the Town & Country Planning Use Classes Order 1987 (as amended). Once a use has commenced, any future uses shall be subject to the provisions of the said Use Classes Order (as amended). Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (as amended), no use falling outside of the classes stated above will not be permitted.

REASON: To enable the Local Planning Authority to retain control over future changes of use that may have an adverse impact of residential occupiers in accordance with policy CS14 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM26 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

2.3. An informative is proposed in relation to any future requirement for additional stair cores above 5th floor level:

The applicant is reminded of the potential future amendment to the national building regulations to require a second stair core in all residential buildings over 18m in height. This scheme will be affected by this requirement once it comes into effect. The applicant is advised to liaise with the appropriate Fire Authority in relation to the approval of details required by Condition 20 of this permission.

3. RECOMMENDATION:

3.1. Officer's recommendation is now updated, and that Planning Permission be **GRANTED** under reference 220957 conditions, informatives and completion of a Section 106 Agreement.