

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 5 th December 2023
Application reference:	231949
Applicant:	London Borough of Waltham Forest
Location:	Whitehall Primary School, 90 Normanton Park, Chingford, London, E4 6ES
Proposed development:	Construction of a single storey extension to enlarge existing classrooms. Demolition of two concrete storage sheds and replacement with one single storey concrete shed. Demolition of two mobile buildings and resurfacing with tarmac.
Wards affected:	Hatch Lane & Highams Park North
Appendices:	None

1 RECOMMENDATION

- 1.1 That planning permission is GRANTED subject to conditions.

2 REASONS REFERRED TO COMMITTEE

- 2.1 The Council is the applicant.

3 SITE AND SURROUNDINGS

- 3.1 The application site is a school fronting Normanton Park within a mixed-use block in Hatch Lane area in Chingford.
- 3.2 The school adjoins Heathcote Secondary School and Science College to the north, and Hatch Forest (Special Area of Conservation) to the east. To its south the school borders the rear of terraced houses on Bluehouse Road, which sits over 30m away from the main building.
- 3.3 The property is not located within a Conservation Area, is not listed, and is not subject to an Article 4 direction.
- 3.4 For a full assessment, a site visit was conducted on 15/11/2023.

4 APPLICATION PROPOSAL

- 4.1 Planning Permission is sought for the following:
- 4.2 Construction of a single-storey extension in the northern wing of the main building to enlarge and adapt two existing classrooms for disabled use. The proposed extensions would project 3.5m from the existing wall and match the depth of the existing wing, creating an additional internal floor area of 45.6 sqm; 22.8sqm for each classroom. It would have a flat roof extending from the existing eaves and would have matching materials and fenestration treatment.
- 4.2.1 The application involves the removal of two modular Portakabin' buildings, which were built in 2008 in the playground area for temporary use. These building, with a total floor area of 306 sq.m sitting off the east of the main building, are currently used as mobile classrooms with storage and toilet space.
- 4.2.2 Following the removal of the two modular buildings, the area would be resurfaced with tarmac matching and extending the existing playground.
- 4.2.3 The proposal also includes the demolition of two concrete storage sheds in the northern-most area adjacent to the car park which measure 7 metres by 2.5 metres and 3 metres by 4.25 metres and its replacement with a single-storey concrete shed measuring 3 metres in depth by 4.25 metres in width, which would be used for storage.

5 RELEVANT SITE HISTORY

A. Planning

- 5.1 222875 - Installation of 2.4m high security mesh fencing along the school's field (South east elevation), including mitigation planting [amended description] - Approved on 16th August 2023
- 5.2 221534 - Lawful Development Certificate (Proposed) -Construction of a single storey extension to the North-East elevation together with a stand-alone canopy - Approved on 29th June 2022
- 5.3 220750 - Construction of a single storey extension to the North-East elevation together with a stand-alone canopy and installation of 2.4m high acoustic timber fencing to the South-East elevation (Full Planning) - Withdrawn on 24th May 2022
- 5.4 164036 - Installation of replacement windows and doors with aluminium double glaze windows and doors - Approved on 03rd March 2017
- 5.5 081797 - Erection of single storey infill extensions to enlarge existing classrooms, and the erection of 4 temporary classrooms (2 x 2 storey

modular buildings) and an associated generator on land at the rear of 156-162 Bluehouse Road - Approved on 30th January 2009

- 5.6 031498 - Erection of a single storey extension for school library - Approved on 10th December 2003

B. Pre-Application

- 5.7 None

C. Enforcement

(i) Enforcement Investigations

- 5.8 None

(ii) Enforcement Notice

- 5.9 None

D. Adjacent Site

- 5.10 No relevant planning history.

6 PUBLIC CONSULTATIONS

Public Consultation

- 6.1.1 The Council circulated 56 consultation letters to local residents on the 23th August 2023, as follows:

- 130-168 (even) Bluehouse Road
- 157 – 163 (even) Bluehouse Road
- 57-75 (odd), 84, 100 Normanton Park
- 20-24 (even), 35-39 (odd), Rosslyn Avenue
- 21, 23, 24, 25, 26, 28 Winslow Grove
- 153 and 155 Manor Farm Drive
- 110 Wyemead Crescent
- 26 Oaks Grove
- Heathcote School and Science College, 96 Normanton Park, E4
- Whitehall Primary School, 90 Normanton Park, E4

- Youth Centre, Heathcote School and Science College, 96 Normanton Park, E4
- Tennis Courts, Heathcote School and Science College, 96 Normanton Park, E4

6.1.2 The application was advertised via site notices on the 28 August 2023.

6.1.3 The Council received no responses as a result of the public consultation.

Statutory Consultation

6.2

Consultee	Comments	Officer response
LBWF School Team	No comments or objection raised.	
LBWF Highway Team	No comments except a condition survey of the highway covering a 10-metre dimension on either side of the application site is required prior to development.	The condition survey was submitted on 10/11/2023. Other highway considerations have been assessed in section 9C.
LBWF Environmental Health Team	No comments or objection raised.	N/A

7 DEVELOPMENT PLANS

National Planning Policy Framework (2023)

7.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. It contains a presumption in favour of sustainable development, described as the heart of the framework.

7.2 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

The London Plan (2021)

7.3 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. The 2021 London Plan supersedes the 2016 London Plan, which no longer has any effect. The relevant policies within the London Plan 2021 are:

- Policy D1 London's form, character and capacity for growth
- Policy D4 Delivering good design
- Policy S3 Education and childcare facilities

Waltham Forest Local Plan Core Strategy (2012)

7.4 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.

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

- Policy CS3: Providing Infrastructure
- Policy CS5: Enhancing Green Infrastructure and Biodiversity
- Policy CS7: Developing Sustainable Transport
- Policy CS9: Promoting Better Education
- Policy CS13: Promoting Health and Well Being
- Policy CS15: Well Designed Buildings, Places and Spaces

Waltham Forest Local Plan Development Management Policies (2013)

7.6 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:

- Policy DM14 – Sustainable Transport Network
- Policy DM16 – Parking
- Policy DM17 – Social and Physical Infrastructure
- Policy DM29 – Design Principles, Standards and Local Distinctiveness
- Policy DM30 – Inclusive Design and the Built Environment

- Policy DM32 – Managing Impact of Development on Occupiers and Neighbours
- Policy DM35 – Biodiversity and Geodiversity

Shaping the Borough – London Borough Waltham Forest Draft Local Plan Part One Submission Draft (April 2021)

- 7.6.1 The Draft Local Plan underwent Regulation 18 public consultation between July 2019 and September 2019 and consultation on the proposed Submission Version between 26th October 2020 and 14th December 2020. It has undergone examination and consultation on proposed modifications concluded on 21 September 2023. The plan has reached an advanced stage and weight will be given to it, in accordance with the Guidance set out in the NPPF.
- 7.6.2 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.
- 7.6.3 The Draft Local Plan clearly sets out the Council’s growth agenda which seeks to facilitate the sustainable delivery of 27,000 new homes and 46,000sqm of employment floorspace over the next plan period. The draft policies relating to housing type and mix are reflective of the London Plan (2021).
- Policy 1 - Presumption in Favour of Sustainable Development
 - Policy 49 – Education and Childcare Facilities
 - Policy 56 – Delivering High Quality Design
 - Policy 59 – Amenity
 - Policy 65 – Development and Transport Impacts
 - Policy 81 – Biodiversity and Geodiversity
 - Policy 82 – Trees

Other policies

- 7.7. Supplementary Planning Document Urban Design (2010)

8 MATERIAL PLANNING CONSIDERATIONS

Local Finance Considerations

- 8.1 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) There are no grants which have been or will or could be received from central government in relation to this development.

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.

9 ASSESSMENT

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

- A. Principle of the Development
- B. Design of the Development
- C. Impact on Neighbouring Amenity
- D. Parking and Highway matters
- E. Trees and Biodiversity

A. Principle of the Development

9.2 Policy CS9 of the Waltham Forest Local Plan - Core Strategy (2012), Policy DM17 of the Waltham Forest Local Plan - Development Management Policies (2013) and Policy 49 of the Emerging Waltham Forest Local Plan Part One (2021) set out its support for expansion of existing education facilities in order to maximise the potential of sites. It is further stated that school facilities should be designed to be accessible and inclusive to meet the needs of a range of users, including disabled people. This corresponds to policy DM30 which stated that Waltham Forest is committed to promoting equality for disabled people by creating accessible and inclusive environment of high quality.

Classrooms Extension

9.3 The application seeks to enlarge two existing classrooms in the north wing of the building and create an additional 22.8 sqm of new internal floor area to each of the two existing classrooms. As stated in the planning statement, it is to facilitate the use of classrooms by pupils with mobility restrictions. Following the expansion of two early year classrooms granted in 2022 under planning application 221534, the application seeks to extend and adapt the existing classrooms for Years 3 and 4, which are undersized and not adapted for pupils who use mobility aids, such as walking frames and wheelchairs..

- 9.4 It is noted that although the proposed works would result in the loss of approximately 45.6 sq.m of playground area this needs to be assessed in conjunction with the removal of two 'Portakabin' modular buildings which would release 306 sq.m of playground area currently occupied as below, creating a net increase of playground area and generally improving this.
- 9.5 As such, it is considered that the extension, upgrading of the existing classrooms and its adaptation for disable use, the proposal is in compliance with Policy CS9 of the Waltham Forest Local Plan - Core Strategy (2012), Policy DM17 of the Waltham Forest Local Plan - Development Management Policies (2013) and Policy 49 of the Emerging Waltham Forest Local Plan Part One (2021) to create high quality and inclusive educational space in the Borough

Removal of mobile classrooms

- 9.6 The proposal also includes the removal of two modular Portakabin' buildings; these received permission in 2009 under reference 081797. These were erected on the school playground area, with the intention to be removed once no longer needed as a result of further works and extensions to improve the school facilities. In recent years, the school has subsequently undergone two extension projects and these classrooms are as a result no longer needed.
- 9.7 The area where the mobile classrooms are currently standing would be resurfaced with tarmac, following its removal, to bring this area back to its former playground use for the enjoyment of the school pupils. As explained on the submitted planning statement, the proposed works would not increase the number of pupils or staff remain unchanged, but maintained at 463 and 66 respectively, therefore would not have operational impact on the running of school. In balance of the changes in playground and classroom area, the proposal would generally enhance the learning environment in line with relevant policies.
- 9.8 Policy DM17D(iii) of the Waltham Forest Local Plan - Development Management Policies (2013), which sets would that the need for mobile classrooms can be re-assessed within a reasonable period. Although the proposal would result in the loss of 306 sqm of mobile classroom space, as the current mobile building are in a poor state of repair whereas the material was not designed or suitable for long-term use, the proposed removal of the temporary classroom is considered appropriate and in compliance with the relevant policies without causing detrimental harm to the school.

Replacement of storage shed

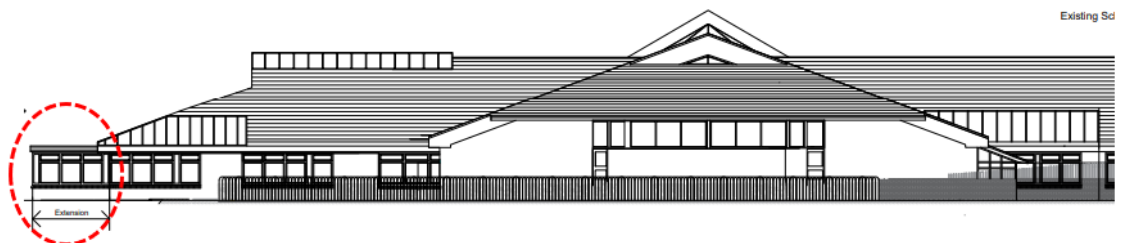
- 9.9 There are two garages adjacent to the proposed classroom extension, currently used for storage. It is proposed that these are removed to allow safer circulation around the area and replaced with one new storage shed, which would better utilise the site available space.
- 9.10 Officers are satisfied that the proposal would improve and upgrade the learning environment and unlikely to cause detrimental impact upon the running of the school. The proposal overall would not result in changes in number of pupils or staff, as such would not add additional pressure to the surrounding amenities or cause any contextual changes to the wider area, which would accord with Policies CS3 and CS9 of the Waltham Forest Local Plan - Core Strategy (2013), Policies DM17, DM30 of the Waltham Forest Local Plan - Development Management Policies (2013), Policy 49 and 56 of the Emerging Local Plan Part (2021), Policies S3 of the London Plan (2021) and National Planning Policy Framework (2023).

B. Design of the Development

- 9.11 There are national calls to improve and enhance the development, regardless of size or scale, we should be seeking quality developments. Paragraphs 120 to 123 of the NPPF require development to be of a high quality and design to ensure that schemes make a positive contribution towards making better places for people. The "Living With Beauty: Promoting Health, Well-Being and Sustainable Growth" states that "We should therefore be advancing the cause of beauty on three scales, promoting beautiful buildings in beautiful places, where they are also beautifully placed" (p10).
- 9.12 In Waltham Forest Adopted Local Plans (2013), Policy CS15, DM4 and DM29 seek developments to create positive and inclusive environments (buildings and spaces) of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods. This notion persists in policy 56 of the Emerging Waltham Forest Local Plan Part One (2021). This is detailed in Supplementary Planning Document Urban Design (2010), which stated that a significant part of local character and the street scene is the detailed design of building facades. New development should therefore include attention to detail on building frontages, giving consideration to elements such as brick and window detailing.

Classrooms Extension

- 9.13 The proposed extensions to the main school building would project 3.5 metres from the existing side wall of the north wing at a width of existing classrooms. The bulk of this extension, given its modest scale would be visually insignificant and appear subordinated to the main school building, which has a maximum depth of 70m. The proposed extension would match the width of the existing north wing and would extend from the existing eaves, therefore relating well to the bulk of the host building.
- 9.14 The extension would feature a single ply flat membrane roofing, with matching eaves height and design to the main building, providing a similar design and appearance. The proposed windows are aluminium framed double-glazed windows of the same arrangement and size as existing. The extension would also maintain the existing side access of these classrooms to the playground by installing two doors on the side elevation matching the existing. In balance, the extension by reason of its proposed fenestration treatment and materiality would be able to blend in and creating visual harmony with the main building. The façade of the new extensions would remain largely unchanged, the addition would therefore not be at odds with the design and character of the host building.



PROPOSED ELEVATION C - C (South West)

Removal of mobile buildings

- 9.15 Where the mobile buildings are to be removed, they would be resurfaced with tarmac to match adjacent hard landscaping enlarging the existing playground. It is also noted that this area was formerly used as playground and that this would bring back to its previous use. As such this element of the proposal is unlikely to cause a detrimental visual impact within setting.
- 9.16 The submitted Design and Access Statement states the materials to be used will match as closely as possible to the existing materials, it will be secured in the mean of a planning condition in the event of approval.



Replacement of storage shed.

- 9.16.1 The proposal includes the demolition of two concrete storage adjacent to the school entrance and car park and replaced in-situ by a single-storey concrete shed for storage of smaller footprint.
- 9.16.2 The replacement shed, would be rendered, the same as the existing. By reason of its modest footprint and materiality, it would be in keeping within its setting without being visually dominating. It would maintain the same access to its side, as such the viewpoint from carpark and school entrance would be maintained as existing.
- 9.16.3 The replaced structure by virtue of its siting, small scale, matching material and design, would be considered to bring minimal changes to the general appearance of the school complex and unlikely to cause significant harm in character of the school or the wider area.



9.17 On balance, given the small scale of development proposed and taking into consideration the site context, it is considered that the proposal would relate well to the host building and would result in acceptable additional in terms of bulk, massing being added to the site and its general design approach. Considering the above, the proposed development is in accordance with Polices CS15 of the Waltham Forest Local Plan – Core Strategy (2013), Policies DM4 and DM29 of the Waltham Forest Local Plan – Development Management Policies (2013), Policy 56 of the Emerging Local Plan Part (2021), Policies D4 of the London Plan (2021) and National Planning Policy Framework (2023).

C. Impact on Neighbouring Amenity

9.18 Policy CS13 and DM32 seek to ensure the well-being of residents and manage the impact of development on neighbouring amenity to ensure that daylight/sunlight, outlook and privacy are maintained for existing occupiers.

9.19 The proposed classroom extension would be located on the northern wing of the school, facing Heathcote Secondary School to the north and approximately 40 metres away from it. The proposed extension is not within close proximity to any residential properties, with the closest property to the extension being over 50 metres away across the street on Normanton Park and the properties on Rosslyn Avenue, approximately 140 metres away across the school playing fields. As such, given the modest size of the proposed extension, its location, and relationship with neighbouring properties, the extension would not result in any loss of privacy, block day light or cause any meaningful harm to

the residential amenities to any of the surrounding school or residential properties.

- 9.20 Similarly, while the replaced storage shed would have the same siting, bulk and design as the existing, the large separation distance would buffer any potential harm to the amenities of residents living across the road.
- 9.21 The mobile buildings to be removed sits approximately 15 metres from the school's southern boundary, which borders the rear gardens of dwellinghouses on Bluehouse Road (nos.150-168 even). The mobile buildings are currently screened by a tree line, making these one-storey structures hardly visible from the rear gardens and windows of the dwellinghouses. Nevertheless, the removal of mobile buildings is considered not to cause any harm to the neighbours, whereas the use of resurfaced playground area is unlikely to create additional nuisance than the existing setting that would warrant a refusal.
- 9.22 It is acknowledged that construction works may bring about some disturbance for the residents nearby, but the construction is controlled by other legislations and out of material planning considerations. However, to protect the amenities of the nearby residents from excessive noise, a planning condition is recommended to be attached in the event of approval to restrict the construction and demolition works audible beyond the boundary of the site to only be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays.
- 9.23 To ensure considerate construction and to protect the amenities of the nearby residents from excessive noise and dust and to comply with Policies CS13 of the adopted Waltham Forest Core Strategy (2012) and Policies DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013) and Policy 59 of the Emerging Draft Local Plan (2021).

D. PARKING AND HIGHWAY MATTERS

- 9.24 Policy CS7 (Sustainable Transport) and DM14 (Sustainable Transport Network) states that the Council will resist developments that would have a harmful impact on the walking and cycling environment. Policy DM16 (Parking) seeks to ensure safe, sufficient, and efficient parking facilities to be provided for residents and users. Policy 65 (Development and Transport Impacts) of the Emerging Local Plan (2021) state that the impact on the highway network should be considered at development stage with suitable mitigations.

- 9.25 The applicant confirmed in the planning statement that the proposal would not result in any increase in the number of pupils or staff. As such, the proposed extension would not result in any additional pressure on parking facilities, traffic in the area or public transport that would require additional mitigation measures.
- 9.26 Furthermore, the proposal was reviewed by the Council's Highway Team, which raised no comments in terms of impact on parking or, highway network pressure, nor impact on additional pressure for the public transport.
- 9.27 A condition survey was requested by Highway Team to ensure state of public highway, if it is damaged as a result of the construction works, would be repaired. This is to ensure considerate construction and to protect the amenities of the nearby residents to ensure that disruption is kept to a minimum and does not affect highway traffic flow. A condition survey was submitted by the applicant on 10/11/2023 which recorded the existing state of public road prior to the proposed development to address highway concerns.
- 9.28 On balance, it is considered that the proposed scheme would not have any detrimental impact on parking, pedestrian safety or other highway matters that would warrant a refusal, and it would be in compliance with Policy CS7 of the adopted Waltham Forest Core Strategy (2012), Policies DM14 and DM16 of the Waltham Forest Local Plan - Development Management Policies (2013) and Policy 65 of the Emerging Local Plan (2021).

E. TREES AND BIODIVERSITY

- 9.29 Policy CS5 and DM35 of the adopted Local Plans seek to protect, enhance and develop the green infrastructure in the borough. This notion persists in the emerging Local Plan, in which policies 81 and 82 stress on managing development impact on trees and biodiversity.
- 9.30 The location where the classroom extension and the replacement storage shed are proposed are currently hard landscaped area with tarmac paving. As such, the construction or erection of new structures in these areas would not lead to loss in existing green infrastructure and as such considered acceptable.
- 9.31 The removal of the two modular Portakabin' buildings, would restore this area back to its former playground use, resurfacing this area with tarmac, matching the rest of the school playground. As such, given its modest scale and limited ecological value, it is considered that this alteration would not have a significant ecological impact.

- 9.32 Furthermore, the proposed works would not result in the loss of any trees, nor is within close proximity of any trees.
- 9.33 As such, the proposal is considered in compliance with Policy CS5 of the adopted Waltham Forest Core Strategy (2012) and Policy DM35 of the Waltham Forest Local Plan - Development Management Policies (2013) and Policies 81 and 82 of the Emerging Local Plan (2021).

10 CONCLUSION

- 10.1 Following the assessment above, it is considered that the extension to the main school building, demolition of two modular buildings, construction of a new storage shed and associated works would upgrade and improve the learning environment and general quality of the school premises, while adapting the school facilities for disabled use.
- 10.2 The proposed extensions and new structures have been designed respecting the school original building and would be in keeping with its design and setting and would have an acceptable impact on the school building and wider locality while upgrading the school facilities.
- 10.3 The impact on neighbour amenity would be acceptable owing to the modest scale of the proposed, the large separation distances between the application site and nearest residential occupiers.
- 10.4 The proposal given that would have no further impact on parking, traffic, trees or biodiversity.
- 10.5 The application has been considered against the relevant development plan policies and other material considerations including Policies CS3, CS5, CS7, CS9, CS13, and CS15 of the Waltham Forest Local Plan - Core Strategy (2012), Policies DM14, DM15, DM16, DM17, DM29 and DM32, DM35 of the Waltham Forest Local Plan - Development Management Policies (2013), Policies 1, 49, 56, 59, 65, 81, 82 of the Emerging Local Plan Part (2021) and, Policies D1, D4 and S3 of the London Plan (2021) and National Planning Policy Framework (2023).

11 ADDITIONAL CONSIDERATIONS

Public Sector Equality Duty

- 10.1 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.

- 11.2 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 11.3 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.
- 11.4 It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

- 11.5 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.
- 11.6 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

12 RECOMMENDATION

12.1 It is recommended that the Planning Committee resolve to grant permission subject to the following conditions:

Conditions

1. The development hereby permitted shall begin not 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 shall be retained in accordance with the following drawing numbers and documents:

- NPS-ZZ-XX-DR-A-001 (Rev.P1)- Site Location Plan (undated)
- NPS-ZZ-XX-DR-A-002 (Rev.P1) - Existing Block Plan (dated 11/02/2022)
- NPS-ZZ-XX-DR-A-003 (Rev.P1) - Existing-Ground-Floor-Plan (undated)
- NPS-ZZ-XX-DR-A-004 (Rev.P1) - Existing-Part-Ground-Floor-Plan (undated)
- NPS-ZZ-XX-DR-A-005 (Rev.P1) - Existing-Roof (undated)
- NPS-ZZ-XX-DR-A-006 (Rev.P1) - Existing-Elevations (dated 11/02/2022)
- NPS-ZZ-XX-DR-A-007 (Rev.P1) - Existing-Elevations (dated 07/07/2023)
- NPS-ZZ-XX-DR-A-008 (Rev.P1) - Proposed-Site-Plan (undated)
- NPS-ZZ-XX-DR-A-009 (Rev.P1) - Proposed-Roof (undated)
- NPS-ZZ-XX-DR-A-010 (Rev.P1) - Proposed-Extension-Plan (undated)
- NPS-ZZ-XX-DR-A-011 (Rev.P1) - Proposed-Elevations (dated 11/07/2023)
- NPS-ZZ-XX-DR-A-012 (Rev.P1) - Proposed-Elevations (dated 07/07/2023)
- Planning, Design & Access Statement (dated July 2023)
- Planning Statement (submitted on 12/09/2023)

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 hereby permitted shall match those of the existing building. All new works and works of making good to the retained fabric shall be finished to match the adjacent work with regards to the methods used and to material, colour, texture and profile, unless the prior written approval of the Local Planning Authority is obtained to any variation, or except where otherwise stated on the approved drawings.

Reason: To safeguard and enhance the visual amenities of the locality, in accordance with policy CS15 of the adopted Waltham Forest Local Plan - Core Strategy (2012) and Policy DM29 of the adopted Waltham Forest Local Plan - Development Management Policies (2013).

4. Construction and demolition works audible beyond the boundary of the site should only be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays.

Reason: To ensure considerate construction and to protect the amenities of the nearby residents from excessive noise and dust and to comply with Policies CS7 and CS13 of the adopted Waltham Forest Core Strategy (2012) and Policies DM14, DM15, DM24 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

Informative(s):

1. To assist applicants the Local Planning Authority has produced policies and provided written guidance, all of which is available on the Council's website, and which have been followed in this instance. The Local Planning Authority delivered the decision in a timely manner.
2. This determination does not constitute permission to build under the Building Regulations 2010. Works should not commence until any appropriate building regulation applications have been submitted and where necessary approved.
3. If the public highway is damaged as a result of the construction works this would be reinstated by the Council and funded by the developer.
Further information can be found at

(Item 4.2)

<https://www.walthamforest.gov.uk/parking-roads-and-travel/roads-and-pavements/highways-advice-developers/photographic-condition>

4. This notice is without prejudice to your responsibilities under any other legislation.