

LONDON BOROUGH OF WALTHAM FOREST

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| Committee/Date: | Planning – 5 th March 2024 |
| Application reference: | 223174 – Full application |
| Applicant: | Chapelrise Developments LTD |
| Location: | 698a High Road Leytonstone, Leytonstone, London, E11 3AJ |
| Proposed development: | <ul style="list-style-type: none"> • Conversion of the building into six self-contained flats (3 x 1-bed, 1 x 2-bed and 2 x 3-bed) (Use Class C3). • Excavation at basement level to facilitate the construction of a lower ground, ground and first floor side extension; lower ground and ground floor rear extension to provide an enclosed stairwell and associated lightwells. • Construction of a mansard roof extension with 5 dormer windows to the front and 5 dormer windows to the rear. • Construction of a replacement stepped front portico. • Refurbishment of brickwork to the front and rear elevations. • Internal refurbishment throughout including installation of an internal staircase. • Installation of replacement windows and boundary railings. • Provision of a timber refuse store and secure storage for 11 bicycles and associated landscaping. |
| Wards affected: | Leytonstone |
| Appendices: | None |

1. DEVELOPMENT PLAN & MATERIAL CONSIDERATIONS:

1.1 Since the writing and publication of the committee report the Local Planning Authority has adopted its new Local Plan, “Waltham Forest Local Plan LP1 (2024)”.

1.2 The draft version of the Local Plan underwent Regulation 18 public consultation between July 2019 and September 2019 and consultation on the proposed submission version between 26 October 2020 and 14 December 2020. It underwent examination and consultation on proposed modifications concluded on 21 September 2023. The Waltham Forest Local Plan (LP1) was subsequently adopted 29 February 2024 and therefore now forms a key part of the development plan in determining all planning applications. The

previous Core Strategy (2012) and Development Management Policies (2013) are superseded by LP1.

- 1.3 The application, the subject of this committee report has been assessed against the new Local Plan policies, and there are no changes to be made to the recommendation of this application.
- 1.4 Where the proposed conditions and reasons state the previous policies from the Core Strategy and Development Management Policies, these will be removed as they are no longer applicable.

2. RECOMMENDATION:

- 2.1 Officer's recommendation remains unchanged.