

**LONDON BOROUGH OF WALTHAM FOREST**

Committee/Date:	Planning – 16 <sup>th</sup> July 2024
Application reference:	240548 - Listed Building Consent
Applicant:	London Borough of Waltham Forest
Location:	Chestnuts House, 398 Hoe Street, Walthamstow, London, E17 9AA
Proposed development:	Change of use from adult educational use (Use Class F1(a)) to creative workspace with ancillary café/restaurant (Flexible Use Class E) with internal and external proposals including: electrical and lighting upgrade, redecoration, structural works, repair of the existing windows (metal and timber framed) and exterior doors, refurbishment of the main entrance gates, repair of boundary wall masonry, installation of replacement door to coach house, demolition of a single storey outbuilding, placing of chimney capping at roof level and associated repair work.
Wards affected:	Markhouse
Appendices:	None

**1. RECOMMENDATION**

- 1.1 Recommendation to GRANT Listed Building Consent under reference 240548 subject to conditions and informatives.

**2. REASONS REFERRED TO COMMITTEE**

- 2.2 The application is referred to planning committee as the Council is the applicant.

**3. SITE AND SURROUNDINGS**

- 3.1 The application site known as Chestnuts House is located on the western side of Hoe Street. Chestnuts House is Grade II\* listed, with clear historic and architectural significance as a large 18<sup>th</sup> century house, built when the surrounding area was still largely rural and undeveloped. As a building it is one of the most high status examples of 18<sup>th</sup> Century architecture within the borough, and contains a number of fine interiors which survive with much original fabric. It was built for and home to a number of city merchants and traders, denoting its high status, as well as latterly being used as an asylum and a school, and more recently as an adult education centre by the local authority. It is presently home to property guardians, who have been there for several years.



### 3.2 Location plan



3.3 The building is on Historic England's 'At Risk Register' and has been for several years, as a result of it being without a sustainable end use and consequently enduring prolonged and ongoing disrepair.

- 3.4 As well as the main building having listed status, the two forecourt piers on entrance to the main building are listed in their own right.



- 3.5 The immediate surrounding area on Hoe Street is a mix of commercial, educational and residential properties/ buildings.

- 3.6 The site is not located within a Conservation Area but is Grade II Listed and is not subject to any relevant Article 4 direction. The proposal is accompanied by full planning application reference 240740, on this agenda.

#### 4. APPLICATION PROPOSAL

- 4.1 The application concerns a number of different areas/ proposals, but no additions to the building. The proposed works include:

##### **a) Structural works**

Structural repairs to the main building and coach house

##### **b) Internal works**

- Timber repairs
- Window(s) & Door(s) repairs
- Electrical works
- Lighting works
- Demolition of an outbuilding
- Removal of blank fireplace panels
- Internal staircase repairs

- Ceilings and plasterwork repairs
- Damp proofing

### **c) External works**

- Replacement of fire escape staircase at front elevation
- Roof repairs to covering and replacement of rain water goods
- Window(s) & Door(s) repairs
- Repairs to rooflight
- Repairs to front porch (repainting and refurbish existing lantern)
- Lime mortar and brick repairs (with potential brick replacement)
- Main gate and boundary wall repairs
- Demolition of outbuilding
- Installation of roof access system to allow for future maintenance.

4.2 Further details of the proposed works are provided within section 10 below.

4.3 It is anticipated that the proposed works and end use will result in the building being removed from the 'At Risk Register'. The application has been subject to pre-application discussions, including consultation with Historic England, and the proposal is the recipient of Levelling Up Funding.

## **5. RELEVANT SITE HISTORY**

### **A. Planning**

5.1

213173	Listed building consent for the installation of Photo voltaic panels to the rear roof slopes, internal secondary glazing to all windows, loft/ roof space insulation, air source heat pumps (located externally at ground floor rear of building), LED internal lighting.	Approved (with Conditions & Informatives)
213148	Installation of Photo voltaic panels to the rear roof slopes and installation of air source heat pumps (located externally at ground floor rear of building) (amended description).	Approved (with Conditions & Informatives)
212971	Demolition of existing side boundary wall and installation of brick wall with upper security fence.	Approved (with Conditions & Informatives)

## B. Pre-application Advice

5.2

PRE_23_0461	Internal and external works (including installation of mezzanine floor to coach house, repairs including window replacement, electrical upgrade, and structural strengthening)	<p>Response:</p> <ul style="list-style-type: none"><li>• Overall, the principle of the works to Chestnuts House and the Coach House would be supported given the resulting outcome will remove the listed building from the Heritage At Risk Register.</li><li>• The works to repair and reinstate the historic fabric of the building would be supported to ensure long term viable use.</li></ul>
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## C. Enforcement

5.3 None

## D. Adjacent sites/ neighbouring properties

5.4 None

## 6. PUBLIC CONSULTATIONS

6.1 One site notice was displayed on the site, dated 04/04/2024 (Listed Building Consent). A Press Notice was published within the Waltham Forest Guardian on 11/4/2024.

6.2 The Council consulted with the following neighbours:

- 1-24 Litchfield Court, 2 Gandhi Close
- 1-27 Chamomile Court, 5 Yunus Khan Close
- 390-398 Hoe Street
- 1-17 Daventry Avenue
- 309-317 Hoe Street
- 133a Grove Road
- 1-7 Ledger Mews

## 7. REPRESENTATIONS

### Public Representations

7.1 As a result of the public consultation, no comments or objections were received.

## Internal & External Representations

7.2 The below table illustrates comments and representations received from the following noted bodies:

<b>Consultee</b>	<b>Response</b>
Planning Policy	<ul style="list-style-type: none"> <li>• No response received.</li> </ul>
Conservation	<ul style="list-style-type: none"> <li>• The applications concern several different areas/proposals, including a change of use, various repair and restoration works, changes to electrical routes and servicing, and the demolition of modern ancillary buildings.</li> <li>• The proposal is considered acceptable with the use of conditions for further details.</li> </ul>
Historic England	<ul style="list-style-type: none"> <li>• The details related to this application can be determined with input from the councils' conservation adviser.</li> <li>• We would welcome further information about possible opportunities to enhance the immediate setting of the house and to secure occasional public access to the primary interior spaces.</li> </ul>

## **8. PLANNING POLICY**

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 Pt 1 (2024). Other planning policies are material considerations.

### **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:

- HC1 Heritage conservation and growth.
- HC5 Supporting London's culture and creative industries.

### **Waltham Forest Local Plan LP1 (2024)**

8.6 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.

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

- Policy 53 Delivering High Quality Design
- Policy 70 Designated Heritage Assets
- Policy 71 Listed Buildings
- Policy 77 Green Infrastructure and the Natural Environment
- Policy 79 Biodiversity and Geodiversity

## **9.0 MATERIAL PLANNING CONSIDERATIONS**

### **National Planning Policy Framework (2023)**

9.1 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 but does not change the legal status of the Development Plan. It contains a presumption in favour of sustainable development, described as at the heart of the framework.

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

9.3 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: the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".



9.4 The NPPF gives a centrality to design policies; homes should be locally led, well-designed, and of a consistent and high-quality standard. Local planning authorities (LPAs) are to make sure that the quality of approved developments does not materially diminish 'between permission and completion, as a result of changes being made to the permitted schemes'

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

- Building a strong, competitive economy
- Making effective use of land
- Achieve well-designed places and beautiful places
- Conserving and enhancing the historic environment

9.6 **Historic England Advice Note 3: The Setting of Heritage Assets (2017)**

This document sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

## **10. ASSESSMENT**

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

- A. Heritage, Conservation and Design
- B. Refuse and Recycling
- C. Green Infrastructure

### **A. Heritage, Conservation & Design**

10.2 The Council's Conservation Officer has confirmed that the proposed works are necessary for the conservation of the listed building and to remove it from the Buildings at Risk Register. The Conservation Officer specified that the following works are deemed necessary:

#### *Structural repairs*

10.3 The Coach House is experiencing structural movement resulting in visible cracking, and therefore the proposals include means of strengthening and supporting the building. This will be achieved using structural steels, pinned to the walls and sunk into the foundations, to cross brace the structure. This will have some impact on the internal views of the Coach House, introducing a structure of industrial style character which will be somewhat incongruous within the space, and therefore would cause some slight harm to the significance of the Listed Building. However, the volume of the space will remain appreciated as double height and the bracing will be fixed back to walls limiting the intrusion,



and, given the need to secure the structural integrity of the building, the slight harm is considered acceptable on balance through securing the long-term future of the building.

- 10.4 The main house is suffering from localised areas of subsidence, at the front shower block, and in the rear toilet block. Proposals to address this focus on localised underpinning. This will have some impact on historic fabric in the building's basement, requiring the dismantling of some stone steps which will be rebuilt after the works have taken place. Given the essential need to secure the foundations of the building and the implications for not taking any action, these works are considered necessary and justified.

*Timber repairs.*

- 10.5 Investigations into the fabric of the building have identified areas of timber decay, including some dry rot and the need to strengthen certain beams and joists, at roof and floor levels. The application proposes to address this through traditional timber jointing methods, and detailed drawings have been provided to illustrate these works. The submission appears suitable for the purposes of the application, but it will also be subject to further investigative surveys once work commences.

*Windows / doors*

- 10.6 A detailed survey of existing windows has been submitted as part of the application, which identifies various issues such as corrosion, timber decay, inability to open/close windows, and clashes with the existing secondary glazing.





- 10.7 The application presents a sensitive repair approach to the windows, rather than a wholesale replacement approach, which is supported. Timber windows will be repaired in situ, using localised timber repairs and epoxy resin, alongside replacement of window furniture and cords, replacement of any Georgian wire glass with clear glass, and removal of paint and allowance for repainting in more suitable paints. The approach to the repair of windows and doors at the property is considered to be acceptable in relation to the listed building, securing a large amount of original historic fabric, and ensuring that the condition of the building as a whole is improved and avoiding future decay through disrepair.
- 10.8 A similar approach will be taken in regard to repairs of external doors on the main house. The application also includes a proposal to alter the shopfront style windows within the stable block, introducing a double door into the space facing onto the forecourt. These doors are not believed to be original to the stable block, but the proposed design seeks to largely replicate the existing arrangement ensuring continuity, introducing French doors. This is acceptable, altering a piece of non-original fabric, and making this part of the building more accessible and useable as a lettable space. It is hoped that this will lead to increased activation of the forecourt space in the future.

### *Electrical works*

- 10.9 This is one of the more challenging aspects of the proposals, due to the intricacies of the work involved. Power routes are to follow the existing routes

and service boards will be enclosed in new timber casing to match the panelling detailing of the walls. Images/drawings of this proposal are included within the appendices, but we would request this is shown as a standalone internal elevation detail, showing accurate detail of materials and finishes.

- 10.10 Within the main house power sockets are proposed to be either flush with the existing panelling and colour matched to the surrounds, or semi recessed if there is not sufficient space behind the panelling. This detail needs to be addressed in more detail, and conditioned. It may be that until works begin on site it will not be known which sockets can be recessed, hence the condition, but this information will be required via a marked-up floor plan, showing the proposed locations and solutions. Specific samples of the socket panels/faces will also be required.

### *Lighting*

- 10.11 Lighting proposals are still being developed in detail, and we understand that a specialist lighting consultant with expertise in historic buildings has been appointed. As a result, subject to when further proposals are submitted, the lighting proposals will currently need to be conditioned should permission be granted for these applications.

### *Demolition*

- 10.12 The application proposes to demolish a single storey ancillary building at the rear of the main property, which was most recently in use as a toilet block. This is a modern and functional addition to the listed building and not of any historic interest, and therefore its demolition would not cause harm to the significance of the listed building.



Ground level view of the flat roof section to be removed.

### *Other matters*



10.13 **Fireplaces** – The proposal includes removal of blank panels to fireplaces, as part of ventilation work. We would recommend that a photographic survey of each room is provided as a condition once the building is vacant, so as to confirm the number of fireplaces in the building, and their respective finishes/conditions.

10.14 **External staircases** – The proposal includes repairs to two external fire staircases, which are somewhat prominent at the front of the building. Whilst in an ideal world these structures would be located in more discreet locations away from the main elevation, it is accepted that they are required, and that their continued retention is supported.



10.15 **Front gates/ boundary wall** – The two piers on entrance to the application site are listed in their own right. The applicant is proposing 'DOFF' cleaning to the piers and repair using cement or lime mortar to match existing. The entrance gates will also be assessed to determine whether they can be reclaimed or if they require replacement.

10.16 **Flat roofs** – remove existing layer of asphalt and relay using Tern Coated stainless steel.



Proposed example of how the roof could look after the works –



10.17 Policy 71 of the Local Plan states that development proposals will be expected to conserve the building, its setting and any features of special architectural or historic interest and, where possible, enhance the significance of the asset. Officers are of the opinion that the proposed works would conserve the building, its setting and preserve all historic features of interest.

10.18 The proposal is also consistent with the aims and objectives of Policy 70 which states that the Local Planning Authority will support proposals that sensitively and creatively bring designated heritage assets back into use whilst still maintaining their significance. The building is on Historic England's At Risk Register and has been for several years, as a result of it being without a sustainable end use and consequently enduring prolonged and ongoing

disrepair. This proposal will enable sensitive repairs to take place resulting in a sustainable end use for the building. It is acknowledged that there will be some localised areas of harm to the built fabric of the listed building as a result of required interventions, but these instances are considered to have been sufficiently addressed and accounted for and are considered essential for securing the long-term future of the building.

- 10.19 Taking all points into consideration this proposal would satisfy the end objectives of both Policies 70 and 71 and therefore considered acceptable.

### **B. Refuse & Recycling**

- 10.20 Policy 70 states that development proposals should not lead to any harm to the heritage asset or their setting. The applicant has illustrated the location of the refuse and recycling area on the proposed site plan. However, no further information has been provided with regard to the enclosure and number of refuse and recycling bins being proposed. Therefore, Officers are unable to assess how this element of the proposal would affect the setting of the listed building.

- 10.21 Taking this point into consideration, it should not be considered unreasonable to insert a condition requiring that the location and proposed details of the refuse and recycling facilities must be provided prior to the commencement of works to maintain the setting of the building.

### **C. Green infrastructure**

- 10.22 Policy 77 states that all development proposals should enhance the value of existing open spaces by responding to the character and significance of the space; Optimising physical and visual access between development and open space; Protecting and Enhancing the Environment Increasing biodiversity value.

- 10.23 Prior to the submission of this proposal, the applicant sought pre application advice. They were advised that *'Further details and design ideas should be considered for landscaping to the front forecourt area and boundary treatment. This area is an expanse of tarmac and detracts from the character of the building. Details of this should be submitted in any forthcoming planning application'*. Further details pertaining to soft and hard landscaping have not been received as part of this application and therefore an assessment could not be made. A condition requesting this information prior to the commencement of works is provided to ensure that well designed hard and soft landscaping would have a positive effect to the setting of the Listed Building.

- 10.24 With the inclusion of a condition to secure the required information, this element of the proposal is acceptable with regard to Policy 77 of the Local Plan.

## **11. CONCLUSION**

- 11.1 In summary, the proposed works at Chestnuts House, 398 Hoe Street are considered appropriate and acceptable in principle. It is not considered that the

proposed development would have any undue negative impacts on the Listed Building or its setting within the surrounding area.

- 11.2 The proposed development is acceptable, adheres to the in-force policy framework within the Council's Local Plan, and is therefore 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.

- 12.5 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 refuse 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 refuse permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

### 13 RECOMMENDATION

13.1 The Planning Committee is requested to resolve that Listed Building Consent 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 requirements of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and supporting documentation and thereafter maintained as such for the lifetime of the development:

Plan(s) titled:

- EVO-XX-00-D-A-010 Rev P1 (Existing Location Plan) - 07/12/2023
- EVO-XX-00-D-A-011 Rev P1 (Existing Site Plan) - 07/12/2023
- EVO-XX-00-D-A-012 Rev P1 (Proposed Location Plan) - 07/12/2023
- EVO-XX-00-D-A-013 Rev P1 (Proposed Site Plan) - 07/12/2023
- NPS-ZZ-00-D-A-020 Rev P1 (Existing Basement Floor Plan) – 07/12/2023
- EVO-ZZ-00-D-A-021 Rev P1 (Existing Ground Floor Plan) - 07/12/2023
- EVO-ZZ-00-D-A-022 Rev P1 (Existing First Floor Plan) - 07/12/2023
- EVO-ZZ-00-D-A-023 Rev P1 (Existing Second Floor) - 07/12/2023
- EVO-ZZ-00-D-A-024 Rev P1 (Existing Roof Plan) – 19/01/2024
- EVO-ZZ-00-D-A-025 Rev P1 (Existing East Elevation A) - 07/12/2023
- EVO-ZZ-00-D-A-026 Rev P1 (Existing East Elevations A1-A3) – 19/01/2024
- EVO-ZZ-00-D-A-027 Rev P1 (Existing South Elevation B) – 19/01/2024
- EVO-ZZ-00-D-A-028 Rev P1 (Existing West Elevation C) – 19/01/2024
- EVO-ZZ-00-D-A-029 Rev P1 (Existing West Elevations C1-C4) – 19/01/2024
- EVO-ZZ-00-D-A-030 Rev P1 (Existing Elevation D) - 19/01/2024
- EVO-ZZ-00-D-A-031 Rev P1 (Existing North Elevation E) - 19/01/2024
- EVO-ZZ-00-D-A-040 Rev P1 (Proposed Basement Floor Plan) - 07/12/2023
- EVO-ZZ-00-D-A-041 Rev P1 (Proposed Ground Floor Plan) – 19/01/2024
- EVO-ZZ-00-D-A-042 Rev P1 (Proposed First Floor Plan) - 19/01/2024
- EVO-ZZ-00-D-A-043 Rev P1 (Proposed Second Floor) – 19/01/2024
- EVO-ZZ-00-D-A-044 Rev P1 (Proposed Roof Plan) – 19/01/2024
- EVO-ZZ-00-D-A-045 Rev P1 (Proposed East Elevation A) - 19/01/2024
- EVO-ZZ-00-D-A-046 Rev P1 (Proposed East Elevations A1-A3) – 10/01/2024
- EVO-ZZ-00-D-A-047 Rev P1 (Proposed South Elevation B) – 19/01/2024

- EVO-ZZ-00-D-A-048 Rev P1 (Proposed West Elevation C) - 19/01/2024
- EVO-ZZ-00-D-A-029 Rev P1 (Proposed West Elevations C1-C4) - 19/01/2024
- EVO-ZZ-00-D-A-040 Rev P1 (Proposed Elevation D) - 19/01/2024
- EVO-ZZ-00-D-A-051 Rev P1 (Proposed North Elevation E) - 19/01/2024
- EVO-ZZ-00-D-A-060 Rev P1 (Proposed Ground Floor Plan - Coach House Sketch views of structural framing) – 19/01/2024
- EVO-ZZ-00-D-A-600 Rev P1 (Proposed Riser Cupboard Details) – 02/05/2024
- Typical Tiled Roof Fixing Detail – undated
- 2107-24-24 (Safesite Proposal) – April 2024

Document(s) titled:

- Structural Repair Proposals Version 1- 08/02/2024
- Fire Strategy Sketch – 09/02/2023
- Outline Specification for Proposed Electrical Services Rev 2 – February 2024
- Proposed Small Power Layout, Ground Floor – 05/02/2024
- Proposed Small Power Layout, First Floor - 05/02/2024
- Proposed Small Power Layout, Second Floor - 06/02/2024
- Proposed Fire Alarm Services Layout, Basement – 22/09/2023
- Proposed Fire Alarm Services Layout, Ground Floor – 22/09/2023
- Proposed Fire Alarm Services Layout, First Floor – 22/09/2023
- Proposed Fire Alarm Services Layout, Second Floor – 22/09/2023
- Proposed ICT Layout, Basement – 16/11/2023
- Proposed ICT Layout, Ground Floor – 16/11/2023
- Proposed ICT Layout, First Floor – 16/11/2023
- Proposed ICT Layout, Second Floor – 16/11/2023
- Energys – Outdoor LED Wall Light (undated) – product specification literature
- Energys – LED Linear Light (undated) – product specification literature
- Voyager Blade 2 – Escape Sign (undated) - product specification literature
- Timber Condition Investigation (March 2023)
- Masonry Damp Investigation (March 2023)
- Window and Door Condition Investigation (September 2023)
- Outline Specification for Repairs For Planning Application/Listed Building Consent – Rev 2 (February 2024)
- Planning, Heritage, Design and Access Statement (21/02/2023)

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

3. Prior to the commencement (excluding demolition and soft strip) of works, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant work has begun.

a. Details of all internal and external lighting clearly illustrated across marked-up floor plans and elevations. Specific samples of the lighting solutions will be required.

b. Details of power sockets clearly showing which sockets will be flush with the existing panelling and colour matched to surrounds, or semi recessed if insufficient space behind the panelling (these details are required via a marked-up floor plan, showing

the proposed locations and solutions. Specific samples of the socket panels/faces will also be required)

c. A detailed visual record/photographic survey of each room within the listed building, to include details of any and all historic features and fixings (for example fireplaces, mouldings, plasterwork, and other items of note). This should be done in accordance with the Historic England guidance note 'Understanding Historic Buildings - A Guide to Good Recording Practice' <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>

The relevant work shall be carried out in accordance with the approved details.

**Reason:** In order to preserve and enhance the character and setting of the Listed Building in accordance with Policy 70 and 71 of the Local Plan Pt 1 (2024).

4. Prior to the commencement of development on site, details of the hard and soft landscaping to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of the retained and proposed planting around the site, along with the requirement to demonstrate that all hardstanding areas are permeable. The development shall be carried out solely in accordance with the approved details and all approved planting shall be carried out in the first planting season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedges, shrubs and greenspaces forming part of the approved scheme which within a period of five years, dies, is removed or becomes seriously damaged or diseased shall be replaced with others of similar size and species.

**Reason:** To ensure a satisfactory appearance and in the interest of local amenity and biodiversity in accordance with Policies 53, 77, 79 of the adopted Waltham Forest Local Plan Part 1 (2024).

5. Prior to the commencement of the development, notwithstanding site investigation and clearance works and demolition full details of facilities for refuse storage, including facilities for the storage of materials for recycling, and details of the enclosure(s) to be provided, along with collection procedures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out solely in accordance with the approved details and provided prior to the first occupation of the development hereby approved and thereafter shall be fully retained and maintained as such for the lifetime of the development.

**Reason:** To ensure that adequate arrangements are made for the storage and collection of refuse and recycling and to comply with Policies 57 and 93 of the adopted Waltham Forest Local Plan Part 1 (2024).

6. Any hidden historic features which are revealed during the course of works shall be retained in situ. Works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall

remain suspended in the relevant area until the Local Planning Authority authorise a scheme of works for either retention or removal and recording of the hidden historic features.

**Reason:** In order to preserve and enhance the character and setting of the Listed Building in accordance with Policy 70 and 71 of the Local Plan Pt 1 (2024).

7. All new and disturbed internal and external surfaces shall be made good to match the adjacent work with regard to the methods used and to the material, colour, texture and profile, except where otherwise shown in the approved drawings and shall thereafter retained as such.

**Reason:** In order to preserve and enhance the character and setting of the Listed Building in accordance with Policy 70 and 71 of the Local Plan Pt 1 (2024).

8. All new internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

**Reason:** In order to preserve and enhance the character and setting of the Listed Building in accordance with Policy 70 and 71 of the Local Plan Pt 1 (2024).

9. All redundant plumbing, mechanical and electrical services and installations shall be carefully removed from the listed building before the completion of the consented works hereby approved, unless agreed in writing with the Local Planning Authority.

**Reason:** In order to preserve and enhance the character and setting of the Listed Building in accordance with Policy 70 and 71 of the Local Plan Pt 1 (2024).

10. In the event the removal of redundant plumbing, mechanical and electrical services and installations reveals visual inconsistency in the appearance of the building fabric, the retained building fabric shall be made good with regard to colour, texture and profile of the existing building.

**Reason:** In order to preserve and enhance the character and setting of the Listed Building in accordance with Policy 70 and 71 of the Local Plan Pt 1 (2024).

11. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Council in consultation with Historic England.

**Reason:** In order to preserve and enhance the character and setting of the Listed Building in accordance with Policy 70 and 71 of the Local Plan Pt 1 (2024).

**Informatives:**

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

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. To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service. The scheme was submitted in accordance with guidance following pre application discussions.

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

5. Construction activities must not affect traffic flows on the highway. No materials can be stored on the highway and no construction related activities can take place on the highway. It is an offence to place scaffolding, skip or hoarding on the highway without permission. Early contact with the Council's Network Operations is advisable, as it may affect the construction programme.

6 The mature horse chestnut tree growing on the adjacent land to the southeast of site. a precautionary approach must be taken when working around on and off-site trees. Any significant works or movement of construction vehicles/activities would need to consider potential impacts on the trees and their root protection areas and take appropriate mitigatory steps.

7. To be read in conjunction with application for planning permission, reference 240740.