

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 16 th July 2024
Application reference:	232678
Applicant:	St William Homes LLP
Location:	Lea Bridge Gas Works, 78 Perth Road, Leyton, London, E10 7PB
Proposed development:	A phased development comprising demolition of existing buildings and structures, and erection of buildings to provide a mixed use scheme residential units (Use Class C3), flexible residential facilities and commercial uses (Use Classes E and F2), together with public open space; public realm works and landscaping; car and cycle parking; servicing arrangements; energy measures; formation of new pedestrian and cycle access onto Clementina Road; formation of new pedestrian, cycle and vehicular access onto Orient Way; means of access and circulation This application is accompanied with an Environmental Statement.
Ward	Lea Bridge
Appendices:	None

AMENDMENTS / ADDITIONS TO PUBLISHED PLANNING COMMITTEE REPORT

1. Small amendments or additions to the published text are highlighted below.
2. Paragraph 3.3 amended tables:

Proposed Tenure Mix:

<u>Proposed Unit Mix</u>	London Affordable Rent	Shared Ownership	Market	Total
Studio	0	0	82	82(12.75%)
1-bed	20	19	179	218(39.90%)
2-bed	30	43	193	266(41.36%)
3-bed	54	0	23	77(11.97%)
Total	104(16.17%)	62(9.64%)	477(74.18%)	643
(25.81%)166 Affordable	(62.65%)	(37.34%)		

Proposed Commercial Space Breakdown:

Total Non-Residential Floorspace	Proposed Amount
Concierge	119sqm
Gym	214sqm
Nursery	303sqm
Healthcare Space	702sqm

3. Amendment to paragraph 3.7 to remove the following:

The development is proposed to be car free apart from a number of spaces for disabled residents ~~and two standard parking spaces for short term lease~~. The proposal would accommodate 32 parking spaces throughout the development. This would comprise of 28 residential M4(3) compliant car parking spaces, 2 car club parking spaces and 2 NHS parking spaces.

4. Amendment to paragraph 3.10.

The proposal is seeking to incorporate additional height and massing to the buildings predominantly at the southern portions of the site which would accommodate additional homes to the scheme. Blocks A and H located would remain unchanged adjacent to the neighbouring residential properties along Clementina Estate. This would therefore see an uplift ~~of approximately 79~~ **70** homes.

5. Amendment to paragraph 8.43.

As in the previous consent, the development will still be delivering affordable housing in the early phases of the development. The build sequencing proposed means the blocks get built out from the north-eastern corner of the site, working back towards the Orient Way entrance. Construction is therefore phased with Blocks A and B ~~check with agent if B is included in Phase 1~~ first to deliver the energy centre then H, I and J, and then Blocks C – G follow at further phases of construction. In order to deliver the affordable homes early in the build programme, the London Affordable Rented homes are located in Blocks I and C.

6. Amendment to paragraph 8.51.

~~The site's close~~ **The site's close** proximity to Lea Bridge station means it is accessible and an entirely appropriate location for smaller sized units (studios, 1 and 2 bed units). The proposed unit mix must be considered in the context of the site-specific characteristics and constraints, including viability as demonstrated the extraordinary decontamination, enabling or remediation costs must be incurred to bring the site forward for development. Therefore on this occasion, given complexities associated with preparing the site to support a re-development the shortfall in family sized homes in shared ownership is a low proportion is considered acceptable. Furthermore, 51% of LAR units will be delivered as family-sized 3+ bedrooms which is supported. The dwelling size mix of the affordable rent is near policy compliant and is supported.

7. Amendment to paragraph 8.62.

The development would introduce 5 character areas.

~~Clementina Square~~

- **Clementina Square**

- Lower Valley

- Upper Valley

- Mid Valley

- Leyton Jubilee Park Gateway

8. Amendment to paragraph 8.341.

The neighbouring property north of Block A 74-76 Perth Road contains no windows along the southern flank elevation. The north western portion of Block **A** would contain windows that would be approximately 14m from the rear boundary of this property. Officers consider this to be sufficient distance to ensure a suitable relationship is achieved with this neighbouring property. Furthermore this relationship would resemble that of the existing consent on site via Ref: 201329.

9. Amendment to paragraph 8.390.

Access points to Jubilee Park would include a mixture of 1.2m and 1.8m railings to allow for suitable permeability. To ensure safety is maintained these gates would be closed between the hours of 20:00-08:00 and this would be agreed as part of any potential s106. The additional boundary treatment to ~~good~~ **ground** floor units is suitable, allowing for good levels of outlook and provides wind mitigation measures to the private communal space.

10. Amendment to paragraph 4.439.

The applicant explained that there would be a requirement to prune the branches that overhang the site to provide 4m separation from the proposed buildings and not other pruning of the trees is required by the proposals. The proposed buildings would fall outside the root protection areas. These details would be agreed via planning Condition 46 (~~7~~) to ensure the correct measures are in place to ensure this carried in a sufficient manner. The Council's Tree Section Team raised no concerns with the development. A revised AMS was provided during the course of the application with a site plan identifying the level of tree protection measures that will be considered. The proposal would not result in the removal of any existing trees on site. An extensive tree replacement and landscaping strategy has been designed, comprising native species which will assist in defining the character areas detailed in the landscaping section below. The application proposes to plant approximately 150 trees across the scheme.

11. Amendment to paragraph 8.417.

The proposals will provide a total of ~~27~~ **28** disabled parking spaces for the residential accommodation. The residential parking provision represents 4% of the total number of units, which is expected to meet the demand of residents based on the Department for Transport statistics. In addition to this the applicant has demonstrated that an additional 6

spaces can be provided in a future scenario to consider any potential uplift. This would result in a total of 33% and would represent 5% of the total number of units to be local policy requirements.

12. Amendment to paragraph 8.511.

The entire site is located with Flood Zone 2 (medium probability) with the exception of a small area in the south ~~east~~ **west** which is located within Flood Zone 3 (High probability). Appendix 5 of the FRA includes Thames Water data demonstrating that there is a public foul surface water drainage assets beneath Clementina Road and the associated residential estate to the north of the site. It is considered likely that surface water runoff is currently discharged via uncontrolled above ground flow towards lower elevations off-site to the east and south-east

RECOMMENDATION

Officer recommendation remains unchanged.