

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	16 th May 2024
Application reference:	240470 and 240548(LBC)
Applicant:	London Borough of Waltham Forest
Location:	Chestnuts House, 398 Hoe Street, Walthamstow, London, E17 9AA
Proposed development:	<p>240470 - Full planning description:</p> <p>Change of use from adult educational use (Use Class F1(a)) to creative workspace(s) (Use Class E(c) and E(g)) with ancillary café/restaurant (Use Class E(b)). Associated work(s) to include: electrical and lighting upgrade, internal restoration works, 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(s).</p> <p>240548 - Listed building description:</p> <p>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.</p>
Wards affected:	Markhouse
Appendices:	None

1 CONDITIONS

- 1.1 Since publication of the committee report, the applicant has been in communication with officers with regard to the proposed planning conditions. The applicant states that as discussions are still ongoing to find an operator of the site, the pre commencement condition pertaining to the location and details of refuse and secure cycle storage would be the responsibility of the operator. Therefore, it was requested if this condition could

be altered to a pre-occupation condition. Officers' raise no objection to this request. As such, condition 4 of Planning application (240470) has been revised to read:

Prior to the occupation of development hereby permitted, full details relating to the following shall be submitted to and approved in writing by the Local Planning Authority:

a) the design of covered, secure and lockable cycle parking to meet at least the minimum number required; and

b) the volume and finishing materials of any refuse and recycling storage.

The development shall be carried out fully in accordance with the approved details prior to first occupation of the development and shall be thereafter maintained as such for the lifetime of the development.

Reason: *To preserve and enhance the character and appearance of the building and conservation area, in accordance with Policies 57, 71 and 72 of the adopted Waltham Forest Local Plan LP1 (2024).*

Condition 5 of Listed building consent application (240548) has been revised to read:

Prior to the occupation of 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).*

- 1.2 The applicant queried if condition 3, subsection C of the Listed building consent could be separated from subsection(s) A and B as the wording of the overall condition is tighter in terms of when these information/ details are be provided. Officers raised no objection to this request.

Therefore, the wording of Condition 3 has been revised to read as follows:

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

A new condition will be inserted to capture subsection(s) A and B of Condition 3. The wording of the new condition will read as follows:

Prior to the commencement of the development, notwithstanding site investigation and clearance works, demolition and groundworks to slab level 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)

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 Policies 70 and 71 of the Local Plan Pt 1 (2024).*

1.3 The proposed remedial works are subject of central government 'levelling up funding'. Unfortunately, the applicant has explained that the funding cannot stretch to hard and soft landscaping. Although hard and soft landscaping would improve the setting of the Listed building. The benefits of the overall proposal if approved far outweigh the proposal if refused as the building would certainly deteriorate further without a sustainable end use. Therefore, officers agree to the omission of Condition 4 of 240548 for the Listed Building Consent application and Condition 6 of 240470 for the Full planning application, which both require details of hard and soft landscaping prior to the commencement of development.

1.4 Lastly, the applicant requested if Condition 5 subsection (b) of 240470 (the planning application) could be omitted as planning consent is not required. Officers agree that planning consent is not required for internal lighting. However, internal lighting has been captured within the Listed building consent.

Therefore, the wording of Condition 5 has been revised to read as follows:

Prior to the commencement of the development, notwithstanding site investigation and clearance works, demolition and groundworks to slab level, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme must incorporate measures to ensure that light from the luminaires would not exceed 10 EV(lux) when measured at any residential or light sensitive window overlooking the development, all luminaries shall be oriented and designed in such a

way to minimise light spillage beyond the site boundary and prevent glare to the windows of residential or light sensitive properties identified.

The lighting scheme shall be implemented in accordance with the agreed details and thereafter maintained as such for the lifetime of the development.

Reason: *To protect the amenities of adjoining occupiers and the surrounding area, in order to comply with Policies 50 and 57 of the adopted Waltham Forest Local Plan Part 1 (2024).*

2 RECOMMENDATION

- 2.1 Officer recommendation remains unchanged.