

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 8 th October 2024
Application reference:	241506
Applicant:	Mr Michael Seedin
Location:	37 Orford Road, Walthamstow, London E17 9NL
Proposed development:	Change of use of the rear of the ground floor (to Class E) to be used in conjunction with the existing cafe, installation of rooflights and kitchen extraction system and a single-storey side/rear conservatory extension.
Wards affected:	Hoe Street
Appendices:	None

1 CONDITIONS

- 1.1 Since publication of the committee report, planning officers have been in communication with environmental health officers with regard to the proposed ventilation and exhaust system and any resulting noise/odours. Environmental health officers have suggested amendments to the proposed conditions to ensure there is no undue harm to occupiers in terms of environmental protection, including noise, fumes and odour. The conditions are explained to be standard for this type of development.
- 1.2 It is recommended that previously drafted Conditions 11 and 12 are removed and the following conditions added in their place:

11. The proposed rooflights to serve the rear dining room, as illustrated in drawing number N.A/37OR/204 dated 14th August 2023, shall be non-opening and permanently retained as such.

Reason: To control the transmission of noise and protect the amenities of adjoining residential properties, in accordance with Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024).

12. Prior to commencement of the use, a post installation noise assessment shall be carried out to confirm compliance with the following noise criteria and additional steps to mitigate noise where required. Noise from all new plant operations for the lifetime of the development must be controlled to a level not exceeding 10dB(A) below the typical underlying background noise level (LA90) during the time of plant operation at a position one metre external to the nearest noise sensitive premises (1 Eden Road). Approved details shall be implemented prior to commencement of the use and thereafter be retained for the lifetime of the development.

Reason: To protect the amenities of adjoining occupiers and the surrounding area in accordance with Policy 50 of the adopted Waltham Forest Local Plan LP1 (2024).

13. Prior to occupation of the development hereby permitted an odour abatement plan shall be submitted to and approved in writing by the Local Planning Authority to include (and not limited to):

- A detailed risk assessment with score methodology as a means of determining odour control requirements, taking into consideration the level of discharge, proximity of receptors, size of kitchen and cooking type.
- Plans showing the internal arrangement of the premises including dimensions and locations of the full proposed ventilation/extraction system.
- Plans detailing the external elevations of the building showing dimensions, route, and exhaust characteristics of the ductwork in relation to the building.
- The location of all filters and fans must be clearly marked and where the location of a filter is shown, the type must be clearly identified and cross-referenced to the detailed product specification.
- A proposed maintenance schedule for each aspect of the odour abatement system to ensure the ongoing operation of the system is sufficiently achieved.

Reason: To protect the amenities of adjoining occupiers and the surrounding area in accordance with Policy 50 of the adopted Waltham Forest Local Plan LP1 (2024).

14. Prior to commencement of the use, a post installation report shall be submitted in writing to the Local Planning Authority detailing compliance to the approved odour abatement plan. Approved details shall be implemented prior to the development being brought into use and thereafter be permanently retained.

Reason: To protect the amenities of adjoining occupiers and the surrounding area in accordance with Policy 50 of the adopted Waltham Forest Local Plan LP1 (2024).

15. No music or amplification noise, including music emitted from the commercial development, shall be audible at any residential or noise-sensitive premises at any time.

Reason: To protect the amenities of adjoining occupiers and the surrounding area in accordance with Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024).

2 RECOMMENDATION

2.1 The recommendation remains unchanged.