

## LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 14 <sup>th</sup> January 2025
Application reference:	241838 – Full Planning
Applicant:	London Borough of Waltham Forest
Location:	Hatherley Mews, Walthamstow, London, E17 4QP
Proposed development:	Change of use of ground and first floor units numbered 5-8 (Consecutive), 10 (A-C), 17, 19, 22, 29 and 37a Hatherley Mews from residential (Use Class C3) to commercial (Use Class E). Installation of shopfronts involving the insertion of new windows and glazed entrance doors together with rooftop alterations including the application of new covering and installation of solar panels.
Wards affected:	High Street
Appendices:	None

### 1. RECOMMENDATION

1.1 Recommendation to GRANT Planning permission under reference 241838 subject to conditions, informatives and completion of a Unilateral Undertaking with the following heads of terms:

- Carbon Offset Contribution £27,979
- Monitoring fee of 5%
- Council's legal fees.

### 2. REASONS REFERRED TO COMMITTEE

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

### 3. SITE AND SURROUNDINGS

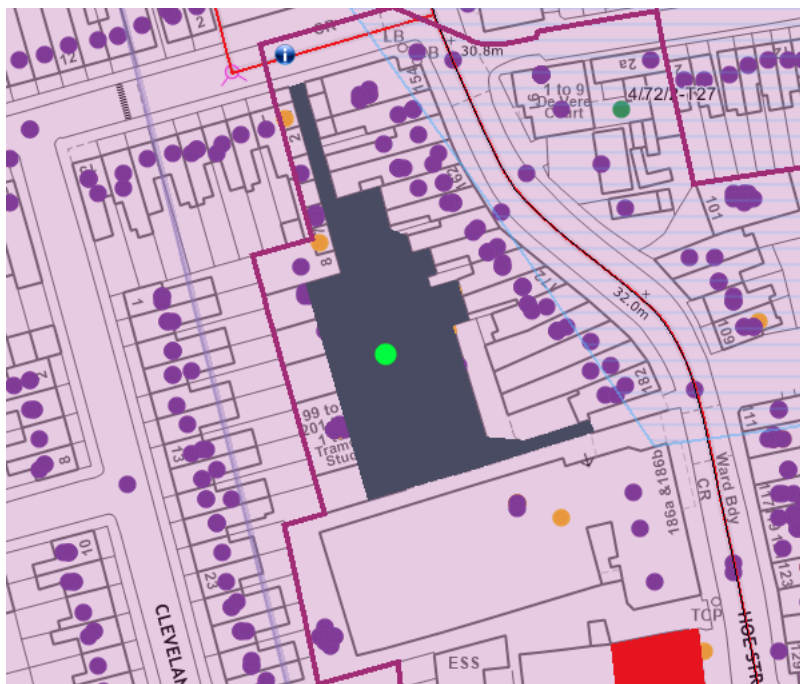
3.1 The application site is a collection of 2 storey Victorian industrial buildings, built circa. 1880 as stables and repair workshops for London's trams. The location has two access points; the northern entry point is accessed via Hatherley Road, and the eastern entry point is accessed via Hoe Street, adjacent to the Soho Theatre, the flank wall of which runs along the southern boundary of Hatherley Mews.

3.2 The site is located within walking distance to Walthamstow Town Centre and within the boundary of the designated centre, which has many facilities such as retail shops; offices; workspaces; leisure; cultural/tourism; entertainment; hotel; community; and other service uses (this list is not exhaustive). This location is well served by buses with Walthamstow Bus and Over/ Underground stations a few minutes' walk. The rear of the site (western side) backs onto the rear gardens of the dwellinghouses fronting Cleveland Park Avenue.

3.3 The application site being within the boundary of the strategic centre is identified with the aim of consolidating regeneration efforts to deliver growth within the area. Therefore, new development will be expected to provide a well-balanced mix of economic, social and environmental benefits to support the development of a network of well-connected, sustainable, high quality, attractive, locally distinctive and healthy places.

- 3.4 The site falls within a designated Borough Employment Area (BEA) which is land protected for employment generating uses. Over the period 2023-2035, the Council aims to maximise opportunities for economic growth by promoting significant levels of employment development involving minimum net increases of 52,000sq.m of employment floorspace. This is expected to be delivered through intensification and consolidation across employment areas such as BEA's.
- 3.5 The application site has a number of units within C3 use but are unoccupied, Unit 5-8 (GF/FF); Unit 10ABC (FF); Unit 17 (GF & FF); Unit 19 (GF); Unit 22 (FF only); Unit 29 (GF); Unit 37a (GF). The location of these C3 units are indicated below under section 3.7.

3.6 **Location Plan**



3.7 **3D Site Plan of Application site/ Units**



3.8 The immediate surrounding area on Hoe Street is formed of a mix of commercial and residential properties, the commercial uses mainly fall within Use Class E. Hatherley Road and Cleveland Park Avenue is predominantly formed of residential dwellings.

3.9 The site is not located within a Conservation Area, it is not listed and is not subject to any relevant Article 4 directions, but is adjacent to the Grade II\* listed Soho Theatre.

#### 4. APPLICATION PROPOSAL

4.1 The Council is seeking to enhance the attractiveness and use of Hatherley Mews in the Walthamstow Central (the Tramworks) to transform it into a vibrant destination in Walthamstow, whilst retaining the historic and cultural heritage of the buildings.

4.2 Planning permission is sought for the change of use of units numbered 5-8 (Consecutive), 10 (A-C), 17, 18, 19, 22, 29 and 37a from residential (Use Class C3) to commercial (Use Class E). There is an existing commercial presence within the mews, internal remodelling works and external fenestration changes are proposed to the units that form this proposal and to some of the existing units. All buildings with an existing C3 use within the mews are subject to the proposed change of use. If the proposal is approved, there will no longer be any residential uses within the mews.

4.3 The scheme includes fenestration alterations to the location of window and door openings including infilling redundant openings, together with the installation of double-glazed windows and doors across ground and first floor levels. The scheme also includes the installation of new shop fronts. Associated works include installation of PV Panels at roof level, removal of redundant roof light(s), reinstatement of covered roof lights.

4.4 It is noted that the received plans contain annotations pertaining to signage. This application cannot deal with advertisement consent as separate legislation deals with the control of advertisements.

## 5. RELEVANT SITE HISTORY

### 5.1 A. Planning

Some of the units within Hatherley Mews, historically have had applications approved for changes of use-to-use class A2 and A3 (now use class E), C3 residential, D1/D2 (now use class E). Likewise, there have also been applications that have been refused. Such as, applications for live work units; C3 residential; office space and A3 use.

### 5.2 B. Pre-application Advice

PRE\_24\_0059 - Change of use of units from residential use to business use (Class E), new shop fronts and associated external works.

The proposed scheme was acceptable in principle, but additional information was required to address design/ conservation and highway concerns.

### 5.3 C. Enforcement

Enforcement Investigation and/ or Notice

None

### 5.4 D. Adjacent sites/ neighbouring properties

- 33-35 Hatherley Mews - Construction of a single storey building for use as a cafe (Use Class E(b)) together with refuse/recycling storage facilities. Approved
- 1 Hatherley Road - Dormer roof extension, single storey rear extension - Approved.
- 3 Hatherley Road - Retention of existing flats – Approved.
- 5 Hatherley Road - No planning records
- 1 Cleveland Park Avenue – Conversion into two flats
- 3-19 Cleveland Park Avenue – None relevant
- 186 Hoe Street – Restoration and alterations to existing Grade II\* listed building, i)including the reinstatement of front gable feature, together with the erection of three storey side and part two, part three storey rear extensions to facilitate the change of use from mixed-use assembly and leisure (Use Class D2) and drinking establishment (Use Class A4) to a mixed use (Sui Generis use class); comprising of a Theatre, together with Retail (Use Class A1), Restaurant and café (Use class A3), Drinking Establishment (Use class A4), Education Facility (Use Class D1) and Assembly and Leisure facilities (Use Class D2) - approved
- 182-174, 170, 166, 160 Hoe Street – historic uses have been approved for A3, C3 and B1
- 172, 168, 164, 162, 158, 156, 154 Hoe Street – None relevant/ no planning records

## 6. PUBLIC CONSULTATIONS

6.1 A public consultation was initially carried out on 26<sup>th</sup> July 2024, with letters being sent to surrounding residents/ occupiers and internal/ external stakeholders. As numerous documents were received that should have accompanied the proposal at the point of submission, the 21 days consultation period was restarted on 09<sup>th</sup> October 2024. All consultees were subsequently reconsulted.

6.2 A site notice was displayed on the site, dated 02/07/2024.

6.3 The Council consulted the following properties surrounding the site:

- 1-40 Hatherley Mews (Consecutive)
- 206b Hoe Street
- 150-194 Hoe Street (Even)
- 1-15 Hatherley Road (Odd)
- 2-14 Hatherley Road (Even)
- 1-37 Cleveland Park Avenue (Odd)

## 7. REPRESENTATIONS

### Public Representations

7.1 As a result of the public consultation one response was received as detailed below.

<b>Comment</b>	<b>Response</b>
<ul style="list-style-type: none"> <li>• complaint relates to tenant/ occupier of ground floor Unit 11 Hatherley Mews overlooking rear neighbours and light escape.</li> </ul>	<p>The reference to Unit 11 may be incorrect, but the correct unit does not form part of this planning application...</p> <ul style="list-style-type: none"> <li>• Nonetheless, the complainant states that they discovered they were overlooked when ivy was removed at the boundary in 1998. Officers are unsure if the complainant is stating that an additional window was inserted into the elevation of unit 11. However, by the complainant's own admission this window has been in situ for in excess of two decades. As such it would be considered lawful through the passage of time and immune from planning enforcement action.</li> <li>• Lastly, if light escape is such to the detriment that it is causing a disturbance. The complainant should contact the council's Environmental Health team who should investigate whether the levels of illumination are unreasonable.</li> </ul>

### 7.2 Internal & External Representations

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

<b>Consultee</b>	<b>Response</b>
Design	<ul style="list-style-type: none"> <li>• Additional information required RAL external paint colours, Window specification, Shopfront and Internal shutter specifications and fascia style guide</li> </ul>

Tree preservation & urban greening	<ul style="list-style-type: none"> <li>• A no comment response was received. The site is hard landscaped, most of the changes relate to internal reconfigurations.</li> </ul>
Sustainability	<ul style="list-style-type: none"> <li>• Acceptable.</li> </ul>
Refuse	<ul style="list-style-type: none"> <li>• Waste provision acceptable.</li> </ul>
Environmental Health	<ul style="list-style-type: none"> <li>• A response was not received.</li> </ul>
Highways	<ul style="list-style-type: none"> <li>• There were initial concerns that were resolved where it was confirmed that the information received is satisfactory.</li> <li>• Highway state that the Yoga studio doors cannot open outwards. However, it should be noted that the Yoga Studio (Units 13-16) do not fall within the scope of this proposal.</li> <li>• A Management Plan was requested. Officers approached Highways to ascertain if there was anything specific that should be included. A response has not been received.</li> </ul>
Transport Policy	<ul style="list-style-type: none"> <li>• A response was not received.</li> </ul>
Met Police	<ul style="list-style-type: none"> <li>• The project achieves the physical security requirements of Secured by Design (2023) by incorporating the use of tested and accredited products in relation to doors, windows, boundary treatments, CCTV, lighting, intruder alarms, and appropriate bin/cycle storage.</li> </ul>
London Fire Brigade	<ul style="list-style-type: none"> <li>• A no comment response was received.</li> </ul>
Thames Water	<ul style="list-style-type: none"> <li>• Thames Water would advise that with regard to Waste Water Network, Sewage Treatment Works infrastructure capacity and Water Network infrastructure capacity, we would not have any objection.</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 The London Plan is the overall strategic plan for London and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital from 2019 to 2041.
- 8.5 The relevant policies within the London Plan 2021 relevant to this application are considered to include but not limited to:
- GG1 Building strong and inclusive communities.
  - GG2 Making the best use of land.
  - GG3 Creating a healthy city.
  - GG5 Growing a good economy.
  - GG6 Increasing efficiency and resilience.
  - SD6 Town centres and high streets.
  - D1 London's form, character and capacity for growth.
  - D3 Optimising site capacity through the design-led approach.
  - D4 Delivering good design.
  - D5 Inclusive design.
  - D11 Safety, security and resilience to emergency.
  - D12 Fire safety.
  - D14 Noise.
  - H3 Meanwhile use as housing.
  - H12 Supported and specialised accommodation.
  - E1 Offices.
  - E2 Providing suitable business space.
  - HC5 Supporting London's culture and creative industries.
  - S1 Developing London's social infrastructure.
  - SI 13 Sustainable drainage.
  - T4 Assessing and mitigating transport impacts.
  - T5 Cycling.
  - T6 Car parking.

### Shaping the Brough - Waltham Forest Local Plan LP 1 (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 1 Presumption in Favour of Sustainable Development
  - Policy 4 Location of Growth
  - Policy 5 Management of Growth
  - Policy 6 Ensuring Good Growth
  - Policy 10 Central Waltham Forest
  - Policy 27 Safeguarding and Managing Change in Borough Employment Areas
  - Policy 31 Workspaces

- Policy 35 Promoting Culture and Creativity
- Policy 39 New Retail, Office and Leisure Developments
- Policy 40 Revitalisation, Adaptation and Regeneration in Designated Centres and Parades
- Policy 41 Managing Changes of Use In and Outside Primary Shopping Areas
- Policy 44 Evening and Night-Time Economy Uses
- Policy 50 Noise, Vibration and Light Pollution
- Policy 53 Delivering High Quality Design
- Policy 57 Amenity
- Policy 58 Making Places Safer and Designing Out Crime
- Policy 61 Active Travel
- Policy 63 Development & Transport Impacts
- Policy 64 Deliveries, Freight and Servicing
- Policy 65 Construction Logistic Plans
- Policy 85 A Zero Carbon Borough
- Policy 87 Sustainable Design and Construction
- Policy 92 Overheating
- Policy 94 Infrastructure and Developer Contributions

## **9.0 MATERIAL PLANNING CONSIDERATIONS**

### National Planning Policy Framework (2024)

- 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:
- Achieving sustainable development
  - Building a strong, competitive economy
  - Ensuring the vitality of town centres



- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places

#### Local Finance Considerations

- 9.6 Local Finance Considerations are a material consideration in the determination of all planning applications. Local Finance Considerations can include either a grant that has been or would be given to the Council from central government or money that the council has received or will or could receive in terms of Community Infrastructure Levy (CIL).
- i. The proposal for Hatherley Mews is supported by Levelling Up funding from central government.
  - ii. The Council has not received and does not expect to receive any income from LBWF CIL in relation to this development.
  - iii. The Council has not received and does not expect to receive any income from Mayoral CIL in relation to this development.

### **10. ASSESSMENT**

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

- A. Principle of development
- B. Design & character/ Heritage.
- C. Impact on Residential amenity
- D. Hours of operation
- E. Biodiversity Net Gain
- F. Highway & Active Travel
- G. Waste management.
- H. Secure by design
- I. Sustainability
- J. Planning obligations

#### **10.2 *Principle of development***

- 10.3 Policy 4 (Location of Growth) states '*A sustainable approach to accommodating growth will be achieved by focusing new development, regeneration and investment activities primarily in Strategic Locations and other Site Opportunity Locations*'. The application site is located within Walthamstow Town Centre which is classified as the major centre of the borough. It is also a designated strategic location and BEA. As such, the application site is a primary location for growth. Policies 5, 6 and 10 are similar in nature with regard to driving economic growth to the Major Centre, strategic locations and BEA.

- 10.4 The consideration behind Policy 27 (Safeguarding and Managing Change in Borough Employment Areas) informs the important function that BEA's perform within the boroughs economy. Although the policy specifically allows Class E part G (i)(i) uses, it is noted that this proposal relates to transforming this location into a destination involving most or all of the uses within use class E. Paragraph 1.1 of the supporting statement sums up this proposal '*the applicant is seeking to develop this area into a thriving business space for creative/ cultural workspaces supported by leisure and*

*hospitality spaces, to complement the adjacent Soho Theatre. This will deliver the benefit of increased business and employment activity to Walthamstow Town Centre and its night-time economy'. The proposal is consistent with the ethos of Policy(s) 31, 35, 39, 40 and 41 which relate to the suitability of the proposed uses within this locality.*

- 10.5 As per the aspirations of this proposal as referenced in paragraph (10.4) this proposal is part of a wider strategic objective of the Council to develop this locality into a creative and cultural destination. This is consistent with Policy 44 (Evening and Night-Time Economy Uses). The aspiration of this proposal is to complement the adjacent Soho theatre as a Cultural Quarter within the borough as acknowledged by the supporting policy text of Policy 44 paragraph 11.48.
- 10.6 Some of the existing residential uses did not benefit from planning permission, and neither were they confirmed lawful. However, they were all registered for Council Tax.

Unit No.	Relevant permission	Council Tax (from - to)
5	No permission.	09/07/2013 - 01/04/2024
6	No permission.	01/09/2013 - 01/04/2024
7	No permission.	01/07/2013 - 01/04/2024
8	Full Planning approved - 152808	01/04/2015 - 30/09/2016
10 A	Full Planning approved - 152808	15/09/2013 - 01/04/2024
10 B	Full Planning approved - 152808	25/09/2013 - 01/04/2024
10 C	Full Planning approved - 152808	01/10/2013 - 01/04/2024
17	No permission.	14/01/2016 - 01/04/2024
19	No permission.	15/12/2013 - 01/04/2024
22	No permission.	15/07/2013 - 01/04/2024
29	No permission.	10/04/2015 - 01/04/2024
37 A	No permission.	01/03/2013 - 01/04/2024

- 10.7 The residential units are no longer occupied and the applicant states that some are no longer fit for residential purpose. It is noted that since the residential uses were approved, the Local Planning Authority adopted a new Local plan and at a regional level the London Plan was adopted in 2021. Although units 8-10 were once deemed suitable for residential occupation the needs of the borough have since changed and this specific part of the Borough forms part of designated employment land.
- 10.8 It is accepted that there is a need for more housing within the Borough. However, the need for more housing most also be carefully balanced with the other needs of this designated Town Centre Location. Ensuring that the Town Centre has an appropriate mix of uses, so that it retains and further develops its vibrancy and vitality this in turn encourages further investment into the local economy. On balance, as there is a need for commercial floorspace within this locality consistent with local policy the loss of residential dwellings is considered acceptable in this instance. It should be noted that if the demand for commercial uses are not as great in the future. Policy 40 allows for mixed use development with C3 residential use within designated centres.
- 10.9 Taking all of the above points into consideration the proposal is considered acceptable with regard to Policies 4, 5, 6, 10, 27, 31, 35, 39, 40, 41 and 44 of the adopted Waltham Forest Local Plan Pt 1 (2024).
- 10.10 ***Design & character/ Heritage***

- 10.11 The supporting policy text which guides Policy 53 (Delivering High Quality Design) states *'It is important that approved Exemplar Design quality is retained from the granting of planning permission through to completion of built schemes'*. Although this scheme has been guided by officers from pre application up until submission. The examples provided within the design and access statement with regard to proposed windows, doors and shop fronts are insufficient. On assessment of the proposal the LPA's Conservation Officer notes that the images are useful as a reference point however further information will be required.

Paint colours – The Conservation Officer states *"the colours shown in the drawings appear too luminous, bright and could be quite jarring and clash with the more historic feel of the mews. It would be useful if the specific RAL numbers and further details on the type of paint finish were provided. The recommendation would be that colours are chosen from heritage ranges such as Dulux Heritage range, Farrow & Ball, or The Little Greene Paint Company, which are well suited for historic properties, and should help with a more consistent quality overall finish"*.

Windows - The Conservation Officer states *"The approach to replacing and upgrading non original windows with comparable examples to the few surviving examples is supported. However, a detailed specification and window schedule provided for complete clarity on what is being retained and what is being replaced. Also, where there are slightly rounded window headers any new windows should respond to this with slightly rounded frames or by concealing the square tops. Solid infill in these areas is not aesthetically pleasing and degrades the appearance"*. The below image illustrates what is not considered acceptable, the square top of the window has not been concealed and neither is the window rounded.

Shopfronts - The Conservation Officer states *"There are concerns with the proposed style of shopfront as shown in the D&A, owing to its chunky frame. It is appreciated that the approach is for a contemporary intervention, and that there is also a security need at play here, but we would question if something a bit sleeker is available, or perhaps with a little bit more of a design to it. The example shown looks a bit too much like a run of the mill shopfront as seen in any modern development. The existing example at East of Eden is a better example – something like this with strengthened glazing would be preferred. The internal security shutters are welcomed."*

- 10.12 The proposed internal layout changes are deemed necessary to allow for functional multi-purpose space(s) for a range of uses. Likewise, the external alterations are supported as the building frontages will be improved. It is noted that there have been questionable external alterations such as additional windows being installed at the principle elevation, creating a cluttered façade which will be rectified under this proposal.
- 10.13 Although the overall scheme is acceptable in principle it should not be considered unreasonable if a condition(s) were inserted into any decision that grants permission that further information should be provided in relation to paint colours; windows and shopfronts prior to the commencement of development. As such, this proposal is acceptable in relation to Policy 53. In addition, to ensure a cohesive design of the shopfronts there will be a request to agree a Fascia Design Guide to provide uniform size, position and finish for each unit.

10.14 ***Impact on Residential amenity***

- 10.15 The policy consideration behind Policy 50 (Noise, Vibration and Light Pollution) and

Policy 57 (Amenity) relates to protecting the amenity of both existing and future residential occupiers which is critical to delivering sustainable and inclusive growth across the borough. Specific attention will be paid to potentially harmful impacts such as perceived sense of enclosure, loss of daylight and sunlight, loss of privacy, loss of outlook, overcrowding, isolation, exposure to odours, noise and vibration, poor air quality and poorly controlled waste storage and removal.

- 10.16 The site backs onto residential dwellings at the northern and western side, towards the eastern and southern side is a mix of commercial and residential uses. It is noted that there is no proposed development taking place that would further affect either daylight/sunlight or the privacy of the surrounding residential neighbours. The main amenity impact would be an increase in activity to the application site and surrounding area as a result of the proposed uses.
- 10.17 The proposal has been accompanied by a Noise assessment; however, it is acknowledged that the noise assessment can only assess the current levels of noise. Therefore, although the current levels of noise are deemed acceptable once the units are at full occupancy with a varied range of uses the level of noise will likely change. It is acknowledged that the proposed night-time economy uses are in the right location and this proposal forms part of a strategic approach with the proposed uses consistent with Policy 44. However, officers are still mindful that there is a residential presence close to the application site and therefore if minded for approval it should not be considered unreasonable that a condition should be inserted into any decision that grants permission to control noise generating uses.
- 10.18 As the proposal allows for flexible uses within use class E, and will include the following uses:
- a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
  - b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
  - c) for the provision of the following kinds of services principally to visiting members of the public—
    - (i) financial services,
    - (ii) professional services (other than health or medical services), or
    - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
  - d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
  - e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
  - f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
  - g) for—
    - (i) an office to carry out any operational or administrative functions,
    - ii) the research and development of products or processes, or
    - iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- 10.19 Uses that require externally mounted extraction systems may operate within the application site freely. External extract vents require a separate planning approval and as this proposal does not include provision for such equipment a separate planning

application would be required. An informative would be inserted into any decision that grants permission.

- 10.20 Lastly, it is acknowledged that businesses that could create noise audible beyond the boundary of the application site is a possibility. Although the LPA does not wish to restrict the operation of any business operating responsibly. There still needs to be mindfulness that there is a residential presence on the adjacent/ surrounding streets/ roads. Therefore, it should not be considered unreasonable if a condition were inserted into any decision that grants permission for the provision of a Noise Management Plan prior to first occupation of the approved use which takes into consideration 'Agent of Change' principles. In the event that a licensed business or any business that creates noise audible beyond the boundary opens within the application site the management plan must demonstrate how the impacts of noise will be minimised. Where the avoidance of noise conflicts are impractical or unavoidable, mitigation measures must be demonstrated such as noise attenuation and restrictions on operating hours.
- 10.21 Taking the above points into consideration the proposal is consistent with the aims and objectives of Policy 50 and 57.
- 10.22 **Hours of operation**
- 10.23 The Design & Access Statement refers to the application site as likely operating between the hours of 8am-6pm Monday-Friday based on the current operational needs. Notwithstanding this, the required Noise Management Plan must demonstrate how noise audible beyond the boundary will be controlled taking into consideration 'Agent of Change' principles.
- 10.24 **Biodiversity Net Gain**
- 10.25 In England, Biodiversity net gain became a mandatory requirement from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a Biodiversity net gain of 10%. Under this statutory framework, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the biodiversity net gain pre commencement condition. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.
- 10.26 For the purposes of Biodiversity net gain, biodiversity value is measured in standardised biodiversity units. A habitat will contain a number of biodiversity units, depending on things like its: size; quality; location or type. Biodiversity units can be lost through development or generated through work to create and enhance habitats.
- 10.27 Within the application form the applicant has indicated that biodiversity net gain would not be applicable because the application is subject to the de minimis exemption (development below the threshold). Officers note that the following developments are exempt from BNG rules: Existing planning applications; Variations of planning permission; Developments below the threshold; Householder applications; Self-build and custom build applications; Biodiversity gain site; High speed rail transport network; Other exemptions (urgent crown developments or developments that are granted planning permission by a development order (including permitted development rights)).
- 10.28 The applicant states that the development is below the threshold. Development below the threshold means - A development that does not impact a priority habitat and

impacts less than: 25 square metres (5m by 5m) of on-site habitat or 5 metres of on-site linear habitats such as hedgerows. As per guidance, if an applicant considers their development proposal is within the scope of the de minimis exemption, these reasons must be stated within the planning application form. In cases where the development would be smaller than 25 square metres, the description of development, existing and proposed site plans, and the development's area size (in square metres) may be sufficient evidence. In this instance the application largely involves internal changes to an existing hard landscaped area. As such it is evident from that the area is less than 25sq.m and therefore the de-minimis exemption has been accepted.

#### 10.29 **Highway & Active Travel**

- 10.30 In order to fully assess the impacts of new development on the transport network and to ensure development contributes to encouraging walking, cycling and public transport use an Outline CLP was requested at the point submission which is consistent with Policy 63 (Development & Transport Impacts) and Policy 65 (Construction Logistic Plans). As part of the assessment the Highway authority were consulted who remarked that the information received was largely satisfactory. On assessment officers were also satisfied with the level of information provided within the Outline CLP. Highways also requested the provision of a management Plan secured by condition.
- 10.31 It is also noted that there will be Highway works within the application site. To include resetting/ replacing cobbles to provide a smoother surface. Also, there is a temporary traffic restriction where all physical waiting restriction markings have been removed to provide a pedestrian and cycle zone (except for access to private land and loading within the zone between midnight and midday daily).
- 10.32 The policy consideration behind Policy 61 (Active Travel) states '*the borough is committed to delivering continued street improvements that enable people to build active travel into their everyday lives*'. Officers acknowledge that the site is constrained; therefore, limited locations for secure cycle stores are present. The Transport statement/ Travel Plan references this point '*A total of 10 long stay (staff) cycle parking is proposed to the rear of the undercroft unit. Due to space constraints there is limited space to provide short stay cycle parking within the site. A large amount of short stay cycle parking is provided within a short walk of the site. At the end of Cairo Road (Cairo Place) there are 16 Sheffield stands, providing space for 32 bikes. Further enhancements to Cairo Place are proposed in line with the Theatre redevelopment*'. The provision of onsite staff cycle parking and offsite customer cycle parking close to the application site is considered acceptable in this instance. Due to the central location of the application it is served well by public transport with a range of options with a PTAL score of 6b which is the highest score for accessibility.
- 10.33 Lastly, it is noted that section 4.2 of the Design & Access statement contains a section titled 'Delivery Drivers – Parking/ Nuisance'. A clear solution how deliveries will be managed has not been demonstrated. As there will be multiple businesses operating within this constrained location which is not easily accessible by motorised vehicles, it is extremely pertinent that the applicant provides a plan how the site will be serviced. Officers would suggest that this information is included in the management plan. It would also be advisable that regular review periods are stated to ensure that the delivery and servicing plan remains fit for purpose.
- 10.34 Taking the above points into consideration the proposal is considered consistent with the aims and objectives of Policy(s) 61, 63 and 65.

10.35 **Waste management**

10.36 Policy 64 (Deliveries, Freight and Servicing) states '*All development within the borough should seek to minimise the adverse impacts of deliveries, freight and servicing at both the construction and operational phases*'. Policy 57 (Amenity) states '*New development should respect the amenity of existing and future occupiers, neighbours and the surrounding area by providing sufficient facilities for the storage, collection and disposal of refuse, considering the level and type of provision, its location, and any negative impacts it may have on visual amenity, access, health and security*'.

10.37 Section 4.6 of the received Design and Access Statement states '*Plans revised to enlarge Bin Store into Unit 1-4. Split into 2 stores dry recycling and refuse/organic waste. Shown on proposed plans as per comments from refuse*'. Section 4.7 of the same document states '*site waste management plan to follow once recommendations received*'. As part of the assessment of the proposal refuse colleagues were consulted and they state that the refuse provision is sufficient. Officers raise no objection to the location of refuse storage as per the plans. The lack of a refuse management plan at this stage can be managed by way of planning condition if the proposal is minded for approval. Officers would suggest that the refuse management plan can be merged with the overall site management plan. As the overall type(s) of business that could occupy the location are unknown at present. The refuse management plan should make reference to regular reviews of refuse needs of the overall site.

10.38 Taking the above points into consideration the proposal is considered acceptable with regard to Policy 57 and 64.

10.39 **Secure by design**

10.40 The policy consideration behind Policy 58 (Making Places Safer and Designing Out Crime) states '*Ensuring that the borough is safe is a priority for Waltham Forest, and fundamental to the objective of this Plan to promote high quality places that are inclusive, well connected and attractive for all users*'. The applicant sought guidance from the Met Police with regard to ensuring the application site is safe and secure. Section 4.2 of the Design & Access Statement demonstrates that there is still work to be finalised. There are numerous items that are still to be resolved and therefore further conditions will need to be inserted into any decision that grants permission.

- Glazed Shopfronts are still to sourced. The applicant should be mindful of design and conservation comments as stated within paragraph 10.9 (this will be conditioned)
- Internal security shutters are still being sourced. (this will be conditioned)
- Fixed seating within mews. If fixed seating is being proposed the applicant must demonstrate within the management plan how this will be managed out of hours to deter loitering and being used as a climbing aide.
- Undercroft seating. Again, if the seating within this area is fixed the applicant must demonstrate within the management plan how this will be managed out of hours to deter loitering and being used as a climbing aide.

10.41 **Sustainability**

10.42 Policy(s) 85 (A Zero Carbon Borough), Policy 87 (Sustainable Design and Construction) and Policy 92 Overheating put forth the boroughs goals for achieving sustainable methods of construction with an ambition of zero carbon emissions by 2030.

10.43 The proposal has been assessed by a sustainability officer with the response summarised as below.

10.44 Carbon emissions:

Using SAP10.2 carbon factors, the overall development better the on-site reduction target of 35%. Looking in more detail, Waltham Forest policies currently require an on-site emissions reduction of 35% for non-residential developments. Here, the non-residential element achieves an on-site reduction of 52%.

10.45 The energy statement estimates the offset contribution of £27,979 based on an offset rate of £95 per tonne over 30 years which matches the Council's calculations. The required contribution would need to be secured through a Unilateral Undertaking.

10.46 Sustainable Design Standards:

A suitably detailed BREEAM pre-assessment targeting Very Good is provided.

10.47 Energy Demand Reduction (Be Lean) and minimising overheating:

The energy statement shows that demand reduction measures deliver a 51% saving against the baseline for the entire development. Therefore, the non-residential element achieves the GLA target of 15% energy efficiency savings.

10.48 The U-values proposed are of an acceptable standard for non-domestic renovation – although there is certainly technically scope for improvement and the Cooling Hierarchy has been followed. TM59 thermal modelling has been undertaken. All the assumptions underlying the modelling are considered to be reasonable.

10.49 Under normal (DSY1) conditions risks of overheating have been eliminated. Modelling under heatwave conditions (DSY2+3) is proposed at a later stage. This should be provided now so the design can respond to any risk found (this will be managed by way of pre commencement condition)

10.50 Low Carbon Energy Supply (Be Clean)

No Be Clean action is proposed.

10.51 The communal heating system/network - It is unlikely to be feasible to install a network in the jumbled existing site. Also due to the variety of potential tenants and their radically different energy needs it is not practical or efficient to design a centralised system.

10.52 The energy statement demonstrates that the most viable method of heating and cooling would be air source heat pumps (ASHP). However, this element of the proposal will be left down to the tenant. That being said, it should be noted that a further planning application would be required for any proposed installation of an ASHP. Ordinarily officers would request that the applicant provides this information upfront. However, as this scheme will be tenanted the ultimate decision would fall with the tenants.

10.53 Renewable Energy Supply (Be Green)

80m<sup>2</sup> of roof mounted PV is proposed. Roof plans with indicative PV areas are provided which shows that this area is maximised.



10.54 Taking the above points into consideration, the proposal is consistent with Policies 85, 87 and 92 of the adopted Waltham Forest Local Plan Part 1 (2024).

#### 10.55 **Planning obligations**

10.56 Section 106 Agreements and Unilateral Undertakings are a material consideration in the determination of a planning application. The purpose of such an Agreement is to make otherwise unacceptable development acceptable and they should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

10.57 The Council is unable to enter into a legal agreement with itself, therefore, in terms of the legal agreement, this will need to be done by a Unilateral Undertaking, with the required Heads of Terms, having regard to planning policy, the Waltham Forest Local Plan Revised Planning Obligations SPD (2017) for this development.

10.58 If minded for approval conditions will be required and a legal agreement for the Carbon Offset contribution of £27,979, plus legal fees and monitoring fee.

### 11. **CONCLUSION**

11.1 The detailed assessment in the previous sections of this report demonstrates that the proposal generally complies with the Waltham Forest Local Plan policies together with other guidance and strategies. The proposal is considered to represent a strategic approach to transform this area to a cultural quarter when viewed in conjunction with the approved neighbouring Soho Theatre. The benefits of the proposal have been considered in the foregoing report and taking into account the regeneration benefits offered by the development and its contribution to the wider area, it is considered that the scheme is acceptable.

### 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 grant 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 grant 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 planning permission be granted subject the applicant's submission of a Unilateral Undertaking and 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 provisions of section 91(1)(a) of The Town and Country Planning 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) numbered:**

- EVO-ZZ-00-D-A-031 Rev P2, EVO-ZZ-XX-D-A-040 Rev P2, EVO-ZZ-XX-D-A-041 Rev P2 **dated:** 22/08/2024
- EVO-ZZ-00-DR-E-007 Rev P1 **dated:** 10/07/2024
- EVO-ZZ-00-DR-E-005 Rev P1, EVO-ZZ-00-DR-E-011 Rev P1, EVO-ZZ-00-DR-E-014 Rev P1 **dated:** 21/06/2024
- EVO-XX-00-D-A-014 Rev P1, EVO-ZZ-XX-D-A-015 Rev P1, EVO-ZZ-XX-D-A-016 Rev P1, NPS-ZZ-XX-D-A-017 Rev P1, EVO-ZZ-00-D-A-025 Rev P1, EVO-ZZ-00-D-A-026 Rev P1, EVO-ZZ-00-D-A-040 Rev P1, EVO-ZZ-XX-D-A-

- 042 Rev P1, EVO-ZZ-XX-D-A-045 Rev P1, EVO-ZZ-00-D-A-046 Rev P1  
**dated:** 20/06/2024
- EVO-XX-00-D-A-001 Rev P1, EVO-XX-00-D-A-002 Rev P1, EVO-XX-00-D-A-004 Rev P1, EVO-ZZ-00-D-A-005 Rev P1, EVO-ZZ-00-D-A-006 Rev P1, EVO-ZZ-01-D-A-008 Rev P1, EVO-ZZ-02-D-A-009 Rev P1, EVO-ZZ-02-D-A-010 Rev P1, EVO-XX-00-D-A-021 Rev P1, EVO-ZZ-XX-D-A-022 Rev P1  
**dated:** 16/05/2024
  - EVO-ZZ-01-D-A-027 Rev P1, EVO-ZZ-01-D-A-028 Rev P1, EVO-ZZ-02-D-A-029 Rev P1, EVO-ZZ-02-D-A-030 Rev P1 **dated:** 15/05/2024
  - Public Highway Extents **dated:** 10/03/2023
  - NPS-ZZ-00-D-A-35 Rev P3 **dated:** 21/11/2024

**Document(s) titled:**

- Heritage Statement Rev 3 (28/06/2024), Undercroft Lighting Assessment (05/07/2024), F089/SK01 A (July 2024), F089/SK02 A (July 2024), Air Quality Assessment Rev 2.0 (30/07/2024), Design & Access Statement Rev 3 (22/07/2024), Ventilation Statement (19/07/2024), Phase 1 Geoenvironmental Desk Study Rev F01 (16/09/2024), Proposed Drainage Sheet 1 Rev P01 (11/07/2024), Proposed Drainage Sheet 2 Rev P01 (11/07/2024), BREEAM UK Refurbishment & Fit-Out 2014 (02/07/2024), Energy Statement Rev 2 (26/09/2024), Energy and Sustainability Statement (16/08/2024), Planning Statement Rev 6 (12/09/2024), Environmental Noise Assessment Rev P01 (27/08/2024), Transport Statement and Travel Plan (August 2024), Fire Strategy (undated), Construction Logistics Note (November 2024)

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

3. Prior to the commencement of the development the applicant shall submit a Unilateral Undertaking to secure the required contribution to the Carbon Offset Fund of £27,979 to be payable prior to because of the identified shortfall in the reduction of on-site carbon emissions.

**Reason:** To comply with Policy 85 of the adopted Waltham Forest Local Plan Part 1 (2024)

4. The development hereby approved shall be constructed in accordance with the Outline Construction Logistics Plan by Paul Mew Associates dated November 2024, as agreed in writing by the Local Highway Authority.

**Reason:** To ensure considerate construction and to protect the amenities of the nearby residents to ensure that road safety is maintained, disruptive impacts are mitigated, and to ensure the agreed delivery hours, delivery/ loading methodology and routing are adhered to, in order to comply with Policies 50, 57, 63, 65, 87 and 89 of the adopted Waltham Forest Local Plan Part 1 (2024).

5. Prior to the commencement of development, further details and materials are required for the following:
  - Illustrated on elevations, the paint colours including RAL numbers to be used on all external surfaces.
  - A schedule of all windows clearly showing what windows will be retained/ replaced, including a detailed specification of the proposed windows.
  - Detailed specification of the proposed shopfront(s) to include level access

- Detailed specification of the proposed internal security shutters(s). Fascia Design Guide illustrating the location and scale of fascia signs across all the units for future occupiers to follow.
- Any additional external lighting

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details and thereafter retained as such.

**Reason:** To safeguard and enhance the visual amenities of the locality, in accordance with Policy 53 and Policy 57 of the adopted Waltham Forest Local Plan Part 1 (2024).

6. Prior to the commencement of development, Overheating assessment(s) DSY2 and DSY3 shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details and thereafter retained as such.

**Reason:** To ensure that the design can respond to any risk found to avoid exacerbation of the Urban Heat Island (UHI) effect, improve micro-climate conditions, and provide thermally comfortable environments in accordance with Policy 92 of the adopted Waltham Forest Local Plan Part 1 (2024).

7. Prior to the commencement of the development, a pre and post construction highway condition survey shall be submitted to and approved in writing by the local planning authority. The condition survey shall cover the carriageway and footway on Hatherley Road 20m on both sides including any area on the public highway identified for loading/offloading, any damage to the highways as a result of the construction works would be reinstated by the Local Highway Authority and funded by the developer.

**Reason:** To ensure that disruption is kept to a minimum and does not affect highway traffic flows to comply with Policies T1 and T5 of London Plan (2021), Policies 50, 57, 63, 65, 87 and 89 of the adopted Waltham Forest Local Plan LP1 (2024).

8. Prior to first occupation of the use hereby approved, a Detailed Management Plan shall be submitted to the Local Planning Authority. This document must include the following details –

- Delivery & Servicing Plan
  - site layout plan (to scale) identifying site access point.
  - a plan showing where safe and legal loading can take place.
  - details of how deliveries could be managed to reduce the number of trips and use more sustainable modes, where possible.
  - details of a waste management strategy – refuse collection is a servicing activity and will need to be considered.
- The proposed measure(s) that any business generating noise audible beyond the boundary should undertake prior to operating, taking into consideration the Agent of Change principle.
- Details of the undercroft fixed and moveable seating, including management of the space. The development shall be operated in accordance with the approved Plan.

**Reason:** To ensure safe and considerate operation of the site whilst also protecting the amenities of the nearby residents and surrounding area ensuring that any disruption is kept to a minimum in compliance with Policy 57 (Amenity) and Policy 58 (Making Places

Safer and Designing Out Crime) of the adopted Waltham Forest Local Plan Part 1 (2024).

9. Prior to first occupation of the use hereby approved, a report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 35% compared to the 2021 Building Regulations shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall reference the measures set out in the Energy Statement accompanying the planning application but shall explain what measures have been implemented in the construction of the development. The development and energy efficiency measures shall thereafter be retained.

**Reason:** In the interests of the sustainability and energy efficiency of the development and to meet the requirements of policy SI 2 of the London Plan and Policy 85 of the London Borough of Waltham Forest Local Plan.

10. Prior to first occupation of the use hereby approved, the development shall achieve a Certificate of Compliance to the relevant Secure by Design Guide(s) or alternatively achieve Crime Prevention Standards submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police. The development shall be carried out in accordance with the approved details and thereafter shall be fully retained and maintained as such for the lifetime of the development.

**Reason:** In the interest of security and sustainable development, in compliance with Policies 53 and 58 of the adopted Waltham Forest Local Plan Part 1 (2024).

11. The premises shall not be open for the serving of customers before 08:00am or after 6.00pm Monday to Friday, including Bank Holidays, all customers shall vacate the premises within 30 minutes of service ceasing.

**Reason:** To protect the amenity of residential properties and the surrounding area in accordance with Policy 50 and 57 of the adopted Waltham Forest Local Plan Part 1 (2024).

12. There shall be no live music or amplified noise produced on the premises that would increase the existing background noise level (LA90 5mins) when measured (LAeq 5mins) 1 metre external from the nearest residential or noise sensitive premises

**Reason:** To protect the amenity of residential properties and the surrounding area in accordance with Policy 50 and 57 of the adopted Waltham Forest Local Plan Part 1 (2024).

13. The development hereby permitted shall be constructed to achieve not less than BREEAM 'very good' in accordance with the submitted Energy Report (or the equivalent standard in such measure of sustainability for non-residential building design which may replace that scheme). They shall not be occupied until formal certification has been issued confirming that not less than 'very good' has been achieved for each, and this certification has been submitted to, and approved in writing by, the Local Planning Authority."

**Reason:** In the interest of sustainability, energy efficiency and to provide a high-quality development in accordance with Policy 87 of the adopted Waltham Forest Local Plan Part 1 (2024).

14. No additional windows shall be inserted in any elevation of the units without the prior written consent of the Local Planning Authority.

**Reason:** To safeguard the amenities of surrounding residential occupiers from overlooking and noise in accordance with Policies 50 and 57 of the adopted Waltham Forest Local Plan Part 1 (2024).

**Informatives:**

1. To assist applicants the Local Planning Authority has produced policies and provided written guidance, all of which is available on the Council's website and which have been followed in this instance.
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. Prior to commencement the developer is required to notify Highways of the intended start date 14 days in advance, at [highways.admin@walthamforest.gov.uk](mailto:highways.admin@walthamforest.gov.uk), with the address and planning application number.
4. Any business requiring the installation of external extraction equipment must first submit an application to the Local Planning Authority prior to installation.
5. Any business who intends to install an air source heat pump or any other form of heating/cooling system requiring the installation of external equipment must first submit an application to the Local Planning Authority prior to installation.
6. A pavement license would be required for any moveable furniture on the public highway and would be subject to conditions for installation and use. If the conditions of any license are breached, the Highway Authority reserves the right to remove the fixings and revoke street furniture licences.
7. All shop front alterations must ensure that there is easy access for all, including wheelchair users or those pushing prams or shopping trolleys. This must be achieved by creating a level threshold and an easy to open door with an open width of at least 1000mm.
8. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.