

LONDON BOROUGH OF WALTHAM FORESTAddendum Report

Committee/Date:	4 th February 2025
Application reference:	242970
Applicant:	London Square Developments & London Borough of Waltham Forest)
Location:	Lea Bridge Station Sites
Location Description:	<ul style="list-style-type: none"> • Site 1 – Adjoins railway overpass to southern boundary, railway to west and Argall Way to north and east. • Site 2 – Adjoins Orient Way to west, Lea Bridge Road to the north and rear of Elm Park Road properties to east. • Site 3 –Adjoins railway overpass to north, railway to west and Orient Way to south and east
Proposed development:	Variation of Conditions 2 (Approved Plans and Documents) and Condition 4(Floorspace), of planning permission reference 212685, granted 10/02/2023; (as amended by planning reference 231158, granted 12/07/2023 and planning reference 231778 granted 19/07/2023 for the provision of the following amendments: Increase in height to Tower 1 and Tower 2. Increase in quantum of residential homes and updated housing mix. Uplift in affordable housing. Increase in quantum of wheelchair homes. Amendments to elevation treatments. Updated internal layouts. Increase in quantum of cycle parking spaces. Amendments to bin storage to accommodate increased capacity. Reduction in commercial floorspace. Amendments to cores/risers to reflect latest building regulations. Minor amendments to unit entrances to accommodate this. This application is accompanied with an Environmental Statement.
Ward	Lea Bridge
Appendices:	None

1. AMENDMENTS TO REPORT

1.1 Paragraph 1.1 should not refer to “*Stage 2 Referral to the Greater London Authority (GLA)*”. As set out in the table within paragraph 5.2, the GLA raised no new strategic planning issues and therefore do not need to be consulted further on this application.

1.2 The Play Space contribution of £401,875 should be updated stipulate the following:

“Contribution of £401,875 towards capacity enhancements to offsite play space”

1.3 An oversailing license is not required as part of the Heads of Terms set out in Paragraph 1.1, given that it would be a criminal offence for them to overhang the highway without the Council’s consent via the Highway Authority and as such this is not required via the s106 process.

1.4 Paragraph 8.17 should state the following:

*“The proposal is now seeking to deliver a total of 1,561sqm commercial floorspace of which 484sqm would be provided **as community use space**”*

1.5 Paragraph 8.280 should make reference to “**Condition 50**” rather than “Condition 52”.

2. Third Party Consultant Updates

2.1 The third party consultant (i.e. Quod) that initially reviewed the Environmental Statement Addendum on behalf of the council provided further comments in light of the publication of the Committee Report raising no further points of clarification to the applicant’s response to the initial review.

2.2 The third party consultant (i.e. Architectural Aerodynamics) that reviewed the Wind Microclimate analysis set out in Chapter 10 of the Environmental Statement Addendum, confirmed that the applicant has sufficiently clarified the methodology and results set out in the assessment.

3. Recommendation

3.1 Remains unchanged.