

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 2 September 2025
Application reference:	242739
Applicant:	Sherrygreen Ltd
Location:	James Yard, Land to the rear of 480-510 Larkshall Road, Chingford, London E4`
Proposed development:	Demolition of the existing buildings and erection of two, six-storey blocks comprising a mixed use development of 46no. residential units (Use Class C3) and commercial (Use Class E) floorspace, together with associated amenity spaces, playspace provision, cycle and vehicle parking, refuse and recycling facilities, service bay, landscaping and other associated works.
Wards affected:	Hatch Lane and Highams Park North

GENERAL MATTERS

1. To clarify paragraph 1.2 of the committee report, the application was called in to planning committee by a member from an adjoining ward due to its scale and the impact on the neighbourhood.

FURTHER CONSULTATION RESPONSES

2. The following additional consultation responses have been received in addition to those reported in the committee report.
 - Environmental Health (noise) – no objection subject to conditions
 - Building Control – No objection
 - London Fire Brigade – No observations to make
 - Highams Park Planning Group – 2 further consultation responses received raising the following issues

Issue Raised	Officer response
That the report does reflect the visual material submitted by the group to illustrate their main objection, which is the impact of the proposal on Highams Park Town Centre when viewed from the east of Highams Park Station.	The substance of the objections from the Highams Park Planning Group are dealt with in the officer report. The visual material provided by the Highams Park Planning Group has been added to the officer presentation. The Highams Park Planning Group will address the planning committee in the meeting.
Concerns about the change in the red line plan in the second period of public consultation and consequential	Officers would comment as follows:

changes in the scheme required. In summary: 1. Concern that not all the drawings have been amended to address the updated red line plan (particularly P003 and P004) . 2. Absence of detail regarding the boundary arrangements in relation to the land now excluded from the application site. 3. Not all the supporting information deals with the revisions to the site area. 4. Concern that the arrangement could impact on building regulations approval if the windows are close to the boundary, as now envisaged.	1. It is considered that the key drawings were updated at the time of the reconsultation. In the interests of completeness, the applicant has updated drawings P003 and P004 reflecting the updated site boundary and these have been uploaded to the Council's public access website. 2. The detail of boundary treatments has always been envisaged as a matter to be dealt with planning condition, this is reflected in the draft condition list. 3. The technical matters (including drainage and landscaping) which are potentially affected by the change in the site boundary are the subject of detailed design, which the Local Planning Authority would deal with at the condition discharge stage. As such it is not necessary for all the supporting information to be updated. 4. Officers consider that building regulation compliance issues can be addressed without requiring amendments to the plans. Details of the windows and doors on the elevation in question would be required under condition 4.
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CHANGES TO RESOLUTION TO GRANT

3. Following the receipt of consultation responses from Environmental Health (noise) and Highways (drainage), parts i) and ii) of the resolution to grant can be deleted. This is subject to the imposition of conditions, reflected in the updated list below.
4. An updated detailed list of conditions is provided below, which has been informed by consultation responses.

UPDATED VISUAL IMAGERY

5. Updated Computer Generated Images of the proposed development have been added to the planning committee web pages, and are also reflected in the committee presentation.

BIODIVERSITY NET GAIN

6. Paragraph 8.178 of the officer report refers to a Biodiversity Net Gain (BNG) estimate of a net gain of 204.53% habitat units. This is based on an earlier report which was subsequently amended, as it did not correctly account for the loss of existing habitat on the site, and the BNG plan was subsequently amended.
7. The exact position in relation to BNG will be determined when the detailed landscape and drainage design is concluded, which are matters that are reflected in planning conditions. In particular, if a green roof is delivered (as currently envisaged in the drainage strategy), the net gain could potentially fall within a similar range to that envisaged in the committee report. However, it will not be possible to determine the extent of any Biodiversity Net Gain with certainty until detailed design takes place at the post decision stage, and in response to relevant planning conditions, particularly landscaping and drainage.
8. Officers are confident that the baseline position has been measured correctly. Sufficient information has been provided to demonstrate a compliant scheme will be achieved in relation to Biodiversity Net Gain.

RECOMMENDATION

10. Officers recommendation remains unchanged, subject to removal of the reference to drainage and noise in the resolution to grant.

UPDATED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To adhere to the statutory timeframes for the commencement of development.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and supporting documents and thereafter maintained as such for the lifetime of the development: Drawing Reference(s):

2315 - DS - 01 - zz -DR- A - P001 P2 (18/02/2025)
2315 - DS - 01 - zz -DR- A - P003 (undated)
2315 - DS - 01 - zz -DR- A - P004 (undated)
2315 - DS - 01 - zz -DR- A - P100 P9 (23/07/2025)
2315 - DS - 01 - zz -DR- A - P101 P4 (15/07/2025)
2315 - DS - 01 - zz -DR- A - P102 P4 (15/07/2025)
2315 - DS - 01 - zz -DR- A - P10 3 P4 (15/07/2025)
2315 - DS - 01 - zz -DR- A - P10 4 P4 (15/07/2025)
2315 - DS - 01 - zz -DR- A - P10 5 P4 (15/07/2025)
2315 - DS - 01 - zz -DR- A - P10 6 P3 (15/05/2025)
2315 - DS - 01 - ZZ -DR- A - P200 P1 (15/07/2025)

2315 - DS - 01 - ZZ -DR- A - P201 P1 (15/07/2025)
2315 - DS - 01 - ZZ -DR- A - P203 P1 (15/07/2025)
2315 - DS - 01 - ZZ -DR- A - P204 P1 (15/07/2025)
2315 - DS - 01 - ZZ -DR- A - P205 P1 (15/07/2025)
2315 - DS - 01 - ZZ -DR- A - P206 P2 (15/07/2025)

2315 - DS - 01 - ZZ -DR- A - P206 P2 (15/07/2025)
2315 - DS - 01 - ZZ -DR- A - P207 P1 (15/07/2025)
2315 - DS - 01 - ZZ -DR- A - P208 P2 (23/07/2025)
2315 - DS - 01 - ZZ -DR- A - P209 P2 (15/07/2025)
2315 - DS - 01 - ZZ -DR- A - P210 P2 (15/07/2025)
2315 - DS - 01 - ZZ -DR- A - P300 (undated)
2315 - DS - 01 - ZZ -DR- A - P301 (undated)
2315 - DS - 01 - ZZ -DR- A - P302 (undated)
2315 - DS - 00 - zz -DR- A - P000 (undated)
2315 - DS - 01 - zz -DR- A - P002 P2 (undated)
Topo _ 01 (12/08/2015)
Topo _ 02 (12/08/2015)
2315 - DS - 01 - zz -DR- A - P111 (undated)

Documents:

Design and Access Statement, 2315-DS-00-ZZ-RP-A-P601-P0 (November 2024)
DAS Addendum (August 2025)
Transport Note, N02-NB-Transport Note (250612) (June 2025)
GROUND INVESTIGATION REPORT NUMBER 14442SI3, Version 3 (26/04/2024)
Noise Assessment, H4063 – NV – v1 (8/05/2024)
Occupational Waste Management Plan, 15065, V1 (27/03/2024)
Pre-Demolition Audit, 15063, V1 (19/03/2024)
Site Waste Management Plan (27/03/2024)
James Yard Circular Economy Statement, R00 (01/10/2024)
James Yard Energy Statement, R00 (01/10/2024)
James Yard Sustainability Statement, R00 (01/10/2024)
Delivery & Servicing Management Plan (November 2024)
Transport Statement (November 2024)
Framework Travel Plan (November 2024)
Fire Statement, Final 02 (28/10/2024)
ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN, PJC/6482/24-01 Rev – (5/11/2024)
Air Quality Assessment, H4063 – AQ – v2 (25/11/2024)
James Yard Utilities Assessment Report, Rev 1 (28/06/2024)
Vibration Assessment, H4338 – Vib – v1 (06/12/2024)

Financial Viability Assessment (November 2024)

Biodiversity Net Gain Assessment, Issue 2.0 (20/01/2025)

The Statutory Biodiversity Metric (20/01/2025)

Preliminary Ecological Appraisal and Roost Assessment, Issue 2.0
(20/01/2025)

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

3. No development above ground floor level shall take place until details, including samples, of all external facing materials have been submitted to, and approved in writing by, the local planning authority. Where appropriate and requested by officers the samples required under the terms of this condition should be displayed for inspection on the site. The development shall be carried out in accordance with the approved details prior to occupation.

REASON: To ensure a high standard of design is achieved in compliance with Policy 53 and Policy 57 of the Adopted Waltham Forest Local Plan (2024)

4. No development above ground floor level shall take place until details of all doors and windows have been submitted to, and approved in writing by, the local planning authority. The information submitted under the terms of this condition should include the depth of the proposed window reveals shown in section drawings, and specify the materials to be used in the construction of the doors and windows within the development. Notwithstanding the approved plans, it should also address the extent of any opening mechanism in relation to the windows that face on to the northern boundary. The development shall be carried out in accordance with the approved details prior to occupation.

REASON: To ensure a high standard of design is achieved in compliance with Policy 53 and Policy 57 of the Adopted Waltham Forest Local Plan (2024).

5. No development above ground floor level shall take place until details of all balconies including railings, together with any necessary built in privacy screening have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details prior to occupation.

REASON: To ensure a high standard of design is achieved in compliance with Policy 53 and Policy 57 of the Adopted Waltham Forest Local Plan (2024).

6. No development above ground floor level shall take place until details of all soffits have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details prior to occupation.

REASON: To ensure a high standard of design is achieved in compliance with Policy 53 and Policy 57 of the Adopted Waltham Forest Local Plan (2024).

7. No development above ground floor level shall take place until bay studies have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details prior to occupation.

REASON: To ensure a high standard of design is achieved in compliance with Policy 53 and Policy 57 of the Adopted Waltham Forest Local Plan (2024).

8. The development hereby approved shall not be occupied until drawings showing the detailed design of the Child Play area, including final specifications of play equipment, and any associated safety balustrading, has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure a high standard of design is achieved in compliance with Policy 53, Policy 56 and Policy 57 of the Adopted Waltham Forest Local Plan (2024).

9. The development hereby approved shall not be occupied until drawings showing the detailed design of any rooftop plant, extract flues and any associated enclosures or screening measures considered by officers to be necessary upon review of the material submitted to screen the plant and flues, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure a high standard of design is achieved in compliance with Policy 53, Policy 56 and Policy 57 of the Adopted Waltham Forest Local Plan (2024).

10. The development hereby approved shall not be occupied until the units identified as wheelchair accessible units (M4.3) have been constructed in accordance with the approved plans.

REASON: In the interests of achieving an accessible development in accordance with Policy 16 of the Adopted Waltham Forest Local Plan (2024).

11. The development hereby approved, shall achieve Secure by Design Certification.

- a) Prior to above ground works, details of the measures to be incorporated into the development demonstrating how the development can achieve Secure by Design Certification, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the agreed details.

- b) Prior to the first occupation, the development shall achieve a Certificate of Compliance to the relevant Secure by Design Guide(s) submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police and thereafter shall be fully retained and maintained as such for the lifetime of the development.

REASON: In the interests of safety and security in compliance with Policy D11 of the London Plan (2021) and Policy 58 of the Adopted Waltham Forest Local Plan (2024).

- 12. The development hereby approved shall not be occupied until details of any CCTV to be installed in the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

REASON: In the interests of safety and security in compliance with Policy D11 of the London Plan (2021) and Policy 58 of the Adopted Waltham Forest Local Plan (2024).

- 13. No development shall take place until a Detailed Construction Logistics Plan has been submitted to and approved in writing by the Local Planning Authority in relation to this part of the development. The Construction and Logistics Plan should have regard to the CLOCS template and guidance found here: https://www.clocs.org.uk/page/construction_logistics. The logistics plan shall include details of site access, journey planning, access routes, hours of deliveries, temporary traffic arrangements or restrictions, site operation times, loading and unloading locations and material storage. The CLP shall include all phases of the development including: i) site setup, ii) below ground works, iii) above ground works. The Construction Logistics Plan should be informed, where appropriate, by consultation with adjacent land uses. All works shall be carried out in accordance with the approved details and the Construction and Logistics Plan should be implemented throughout all phases of construction works.

REASON: To ensure an acceptable standard of development and in the interest of highway and pedestrian safety, in order to comply with Policy 63 of the adopted Waltham Forest Local Plan (2024).

- 14. Prior to first occupation of the development, a detailed Servicing and Delivery Plan ("DSP") shall be submitted to and approved in writing by the Local Planning Authority. The DSP shall make reference to safety measures that will be in place to reduce conflicts between service vehicles and other users (cycle stores, disabled parking and any other pedestrians) and shall also include details on how delivery vehicles are restricted during peak periods. The DSP shall demonstrate how the impact of development deliveries on Wilton Place are sufficiently mitigated. The development shall be managed thereafter in accordance with the details approved under the terms of this condition.

REASON: In the interests of highway safety in order to comply with Policy 63 and Policy 64 of the Adopted Waltham Forest Local Plan (2024).

15. Prior to first occupation of any part of the development hereby permitted, a Waste Management Strategy, which sets out a scheme for the storage and disposal of waste and recycling, including details of methods for collection and enclosures such as swept path drawings, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the refuse stores brought into use prior to first occupation of any of the dwellings hereby permitted and shall be retained as such together with the approved Waste Management Strategy being operated for the lifetime of the development.

REASON: In the interests of highway safety, and in accordance with Policy 63 and 64 of the adopted Local Plan.

16. Prior to first occupation of the residential development hereby approved a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Parking Management Plan shall include but not be limited to the following:
- Outline the process for allocating bays to blue badge holders.
 - Details on how enforcement will manage the authorised bays.
 - Details on how enforcement will manage unauthorised parking and loading.

The blue badge car parking spaces shall be laid out and allocated in accordance with the approved Management Plan(s) and shall be made available for the purposes of parking vehicles in association with the development and for no other purpose. The development shall be implemented in accordance with the approved details and retained as such for the lifetime of the development.

REASON: In the interests of highway safety, and in particular to avoid obstructions on the highway.

17. No development apart from demolition and site preparation work shall take place until a detailed plan and associated strategy showing all drainage arrangements for the proposed development have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that appropriate drainage arrangements are installed in the development, and the plans submitted at the time of the application are updated to address the revised positioning of the northern block and revised site location plan.

18. No development apart from demolition and site preparation work shall take place until a detailed Sustainable Drainage Strategy (SuDS Strategy) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be designed in accordance with Policy 91 of the Waltham Forest Local Plan, the London Plan Drainage Hierarchy, CIRIA C753 guidance, and the National Planning Policy Framework. The strategy shall include the following:

- Final design details of all source control SuDS components: SuDS planters, green roofs and permeable/porous paving. Details shall include final sizes, storage volumes, cross-sections, long-sections (where appropriate), and construction specifications.
- Final design details of all site control SuDS components: attenuation tanks. Details shall include final sizes, storage volumes, invert levels, cross-sections, and supporting hydraulic calculations to demonstrate system performance under a 1 in 100-year storm event including an appropriate allowance for climate change.
- Details of all flow control devices, catch pits, and control chambers including their locations and technical specifications.
- A final annotated drainage plan with reference to supporting detail drawings.
- A Management and Maintenance Plan setting out:
 - o The party or body responsible for each drainage asset
 - o A schedule of maintenance activities and inspection frequencies before and after major storm events;
 - o A monitoring process to ensure continued performance of the system.
- Connection and discharge consent from Thames Water.

The development shall thereafter be carried out in full accordance with the approved SuDS Strategy, and the approved drainage infrastructure shall be retained and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of a Sustainable Drainage Strategy that manages surface water runoff as close to its source as possible, reduces flood risk, promotes water quality and biodiversity benefits, and aligns with the requirements of Policy 91 of the Waltham Forest Local Plan, the London Plan, the NPPF and relevant SuDS technical guidance.

19. The development hereby approved shall not be occupied until details of a management and maintenance plan for any green roofs to be installed within the development has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plans.

REASON: In the interest of biodiversity and local amenity, in accordance with Policy 81 of the adopted Waltham Forest Local Plan (2024).

20. The development hereby approved shall not be occupied until details of a travel plan, including details of how it will be implemented for the lifetime of the development, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plans.

REASON: In the interests of sustainable travel and to promote successful car free development.

21. No development above slab level shall take place until details of the siting and design of boundary treatments, including railings, walls, gates, privacy screens, and other means of enclosure, have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in the details submitted to the Council in response to this planning condition, hardstanding levels within the red line boundary, and threshold levels should be designed to tie into existing public highway back of path levels. The development shall be carried out in accordance with the approved details.

REASON: To secure an acceptable standard of development that complements the adjacent public highway, is of a high design quality and ensures adequate privacy for existing and future occupiers.

22. The development hereby approved shall not be occupied until details, including specifications of the cycle parking facilities hereby approved have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the cycle parking shall be retained for the lifetime of the development.

REASON: To ensure policy compliant levels of cycle parking, to promote cycling as a mode of transport and to promote car free development in accordance with Policy 60 and 61 of the adopted Waltham Forest Local Plan (2024).

23. Notwithstanding the approved plans, the development hereby approved shall not be occupied until detailed drawings of the waste facilities, including internal layout, doors and the access path to Wilton Place, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the waste facilities shall be retained for the lifetime of the development.

REASON: To secure an acceptable standard of development in relation to waste storage facilities.

24. The development hereby approved shall not be occupied until of the electric vehicle charging points to be provided within the development with passive provision for an additional space have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To provide electric vehicle charging facilities in accordance with London Plan policy T6.1C.

25. Prior to the commencement of development on site excluding ground works and demolition, details of the hard and soft landscaping to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of the proposed planting around the site, along with the requirement to demonstrate any permeable areas. The development shall be carried out solely in accordance with the approved details and all approved planting shall be carried out in the first planting season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedges, shrubs, and greenspaces forming part of the approved scheme which within a period of five years, dies, is removed, or becomes seriously damaged or diseased shall be replaced with others of similar size and species.

REASON: To ensure a satisfactory appearance and in the interest of local amenity and biodiversity in accordance with Policies G1, G5 and G6 of London Plan (2021), Policies 53, 77, 79 and 80 of the adopted Waltham Forest Local Plan LP1 (2024).

26. The development hereby approved shall not be occupied until details of the final Urban Greening Factor Score have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

REASON: In the interest of local amenity and biodiversity in accordance with Policies G1, G5 and G6 of London Plan (2021), Policies 53, 77, 79 and 80 of the adopted Waltham Forest Local Plan LP1 (2024).

27. Prior to the commencement of the development on site, a Biodiversity Gain Plan having regard to the submitted 'Biodiversity Net Gain Assessment, Issue 2.0 (20/01/2025)', should be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full and retained thereafter in accordance with the approved Biodiversity Gain Plan. In the event of failure to achieve 10% Biodiversity Net Gain or any shortfall, the developer shall confirm with option they will enter into relating to either "A Biodiversity Offsetting Scheme" or "Statutory Biodiversity Credits" as set out in the s106 legal agreement.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, Policies G6 of the London Plan (2021) and Policy 79 of the Waltham Forest Local Plan LP1 (2024).

28. Prior to the commencement of development on site, notwithstanding site investigation and clearance works, demolition and constructions to slab level, a 30 year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration of 30 years, in accordance with terms set out within the s106 agreement.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, Policies G6 of the London Plan (2021) and Policy 79 of the Waltham Forest Local Plan LP1 (2024).

29. No development shall take place until details of a tree protection plan and updated Arboricultural Method Statement has been 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 all works shall comply with BS 3998:2010(Tree Work - Recommendations) and shall be supervised by a suitably qualified Arboriculturist and any identified post-construction mitigation measures shall thereafter be maintained for the lifetime of the development.

REASON: To ensure the well-being of the trees and in the interest of biodiversity and the amenity of the surrounding area, in accordance with Policies 48, 53, 57, 77, 79 and 80 of the adopted Waltham Forest Local Plan (2024).

30. Prior to the first occupation of the development hereby approved, details of the external lighting strategy within the development shall be submitted to and approved in writing by the local planning authority, the development shall be carried out in accordance with the approved details and shall thereafter be maintained for the lifetime of the development. The details submitted shall demonstrate that they have had regard to relevant guidance from the Bat Conservation Trust and Institute of Lighting Professionals advice on artificial lighting and bats.

REASON: To ensure no adverse impact on the conservation status of species (including bats) and nearby designated habitats and also to achieve a high quality design that does not pose a light pollution risk in compliance with Policy G6 of the London Plan (2021) and Policies 50, 53, 79 and 81 of the adopted Waltham Forest Local Plan LP1 (2024).

31. Prior to the commencement of development on site, notwithstanding site investigation work, clearance and demolition, a full detailed programme of biodiversity and ecological enhancement measures and associated location plan to identify areas of enhancement on site shall be submitted to and approved in writing by the local planning authority. The measures shall be

installed prior to the first occupation of the development hereby approved and shall thereafter be maintained in accordance with the approved details in perpetuity.

REASON: In the interest of biodiversity and local amenity, in accordance with Policy G6 of the London Plan (2021) and Policies 79 and 81 of the adopted Waltham Forest Local Plan LP1 (2024).

32. Prior to the occupation of any part of the development hereby permitted, 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.

33. Aside from demolition and site preparation works, no development shall commence until a plan showing how the development hereby approved could connect to a future district heating network has been submitted to and approved in writing by the local planning authority. The plan submitted should include drawings showing system schematics, and protected pipework routes through the development (plus designated entry points where applicable) from plant rooms to the edge of the site. The information submitted in response to this condition should also provide an assessment of whether links to neighbouring developments or buildings is feasible including evidence of consultation with them. Further details of constraints to joining the networks should be provided. The development shall be carried out in accordance with the details approved under the terms of this condition.

REASON: To support the future delivery of decentralised energy and sustainable design and construction, in accordance with policies 86 and 87 of the Adopted Local Plan.

34. The commercial space hereby approved shall be constructed to achieve not less than BREEAM 'Very Good'. It shall not be occupied until an interim BREEAM certification has been provided confirming that not less than 'Very Good' has been achieved. Within six months of occupation, formal BREEAM certification confirming this certification shall be 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.

35. No works involving demolition may take place until an updated demolition Audit has been submitted to and approved in writing by the local authority. This should include a detailed strategy identifying parts of the existing building to be reused or recycled and a strategy for doing so. The works of demolition must be carried out in accordance with the approved plans.

REASON: In the interests of sustainability and to respond to the climate emergency.

36. No development other than demolition and site clearance works shall take place until a scheme detailing measures to reduce water use within the development, to meet a target water use of 105 litres or less per person, per day, has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved scheme and thereafter retained.

REASON: To minimise the water use of the development, in accordance with the requirements of policy SI5 of the London Plan (2021) and Local Plan Policy 89.

37. Prior to the commencement of the development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the following:

- Works of demolition and construction shall be carried out during normal working hours, i.e. 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays
- Construction Vehicle Access Strategy
- Likely noise levels to be generated from plant
- Details of any noise screening measures
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- Where works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded. Note: it is expected that vibration over 1mm/s measured as a peak particle velocity would constitute unreasonable vibration.
- The method statement shall make reference to and comply with The Mayor of London's supplementary planning guidance (SPG) 'The control of dust and emissions from construction and demolition'

In particular the applicant shall:

- Submit for approval an Air Quality (dust) risk assessment

- Submit for approval an Air Quality & Dust management Plan
- Equipment and plant used on site shall comply with the requirements for 'Non-Road Mobile Machinery' (NRMM)
- Submit a for approval Dust monitoring programme
- All the above submissions shall have regard to the Mayor's SPG

Reference shall be made to:

- BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'. BS 5228: Noise and vibration on construction and open sites Unexploded Ordnance Desktop Survey

The development shall be carried out in accordance with the approved details.

REASON: To ensure considerate construction and to protect the amenities of the nearby residents from excessive noise and dust in accordance with policy 88 of the adopted Waltham Forest Local Plan (2024).

37. Any development within the London Borough of Waltham Forest is required to a have non-road mobile machinery (NRMM) condition. No NRMM shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

REASON: To ensure that air quality is not adversely affected by the development in line with London Plan policy 7.14 and the Mayor's SPG: The Control of Dust and Emissions during Construction and Demolition.

38. Prior to commencement of construction works, a scheme including the following components (where applicable) to address the risk associated with site contamination shall be submitted to and approved in writing by the Local Planning Authority (LPA).

A) A Desk Study report including a preliminary risk assessment and conceptual site model.

B) A ground investigation based on the findings of the Desk Study Report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

C) The results of the investigation and revised risk assessment and based on these, in the event that remediation measures are identified necessary a remediation strategy shall be submitted. This should give full details of how the strategy will bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in

writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The development shall be carried out in accordance with the remediation measures where they are identified as necessary in accordance with this condition.

The development shall not be occupied until the following information has been submitted to and approved in writing by the Local Planning Authority.

D) A verification report providing details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology which shall include photographic evidence. Details of any post-remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Any investigation and risk assessment must be undertaken in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR11). In the event that additional significant contamination is found at any time when carryout the approved development it must be reported immediately to the LPA. For the avoidance of doubt, this condition can be discharged on a section-by-section basis.

Reason: To ensure the risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors in accordance with Policy 90 of the adopted Waltham Forest Local Plan LP1 (2024).

39. Prior to the commencement of any development, an intrusive predemolition asbestos survey, carried out in accordance with HSG264 and supported by an appropriate mitigation scheme to control risks to future occupiers, shall be submitted to and approved in writing by the local planning authority. The report must be written by a suitably qualified person and shall be independently verified to the satisfaction of the local planning authority prior to occupation of the development. The approved details shall be adhered to throughout the period of demolition.
- REASON: To ensure the future health of occupiers of the development and to protect pollution of groundwater.

40. No development above ground level shall take place until an updated Fire Safety Report has been submitted to and approved in writing by the local planning authority, in consultation with the London Fire Brigade. The development shall be carried out in accordance with the approved plans.

REASON: To ensure that the development meets fire safety requirements in National Planning Policy and Policy D12 of the London Plan (2021).

41. Prior to the commencement of any development, risk assessments, detailed design and method statements for the protection of rail assets shall be submitted to and approved in writing by the local planning authority. They shall include the following:
- i) details of all proposed below-ground, ground floor and first floor structures
 - ii) details of all piling (temporary or permanent), foundation designs, deep excavations and other penetrative methods to be used in their construction
 - iii) details of all heavy plant and machinery to be used.
 - iv) an assessment of the risks to the assets of Network Rail, and how the use of piling rigs will comply with Network Rail standard 'NR/L3/INI/CP0063 – Piling adjacent to the railway line'
 - v) where necessary, proposals for the installation of track and structure monitoring in accordance with Network Rail standard NR/L2/CIV/177 where piling/deep excavation is proposed within the track support zone.
 - vi) an assessment of the risks to the assets of London Overground, including structures and tunnels and how these will be accommodated
 - vii) how ground movement arising from the construction will be accommodated
 - viii) how the effects of noise and vibration arising from the adjoining railway operations will be mitigated.

The development shall be carried out only in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted, which are required by the approved design and method statements shall be completed in their entirety, before any part of the relevant phase/building is occupied.

REASON: To ensure that the development does not have a harmful impact on existing London Overground and Network Rail transport infrastructure, in order to prevent the pollution of groundwater, and in the interests of future health of occupiers.

42. Prior to commencement of any above ground development, an Electromagnetic Interference (EMC) risk assessment shall be submitted and approved in writing by the local planning authority. The report shall provide details of any potential impact the development could have on Network Rail's assets. Any development that is positioned within 20.00 metres of any transmitter within 100.00 metres of the operational railway will require an Electromagnetic Compatibility Assessment, which shall be carried out in accordance with Network Rail

Standards 'NR/L1/RSE/30040, 'NR/L1/RSE/30041' and NR/L2/TEL/30066'. The development shall be carried out in accordance with the approved details.

REASON: To protect the adjoining railway development from adverse Electromagnetic Interference.

43. Prior to commencement of any above ground development, a comprehensive report outlining details of interface with the station operator and Network Rail shall be submitted and approved in writing by the local planning authority. The report shall provide details of safety measures and operational requirements and the development shall be carried out in accordance with the approved details.

REASON: To ensure pedestrian and highway safety.

44. The commercial unit hereby approved shall only be open to the public between 0800-21.00 daily.

REASON: In order to protect the living conditions of existing nearby residents and future residents.

45. The window serving the bathroom on the western elevation of Block A within Unit A-00-01 shall be fitted with obscure glazing and retained as such for the lifetime for the development unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of protecting the privacy of future occupiers in accordance with Policy 56 of the adopted Waltham Forest Local Plan LP1 (2024).

46. The ground floor commercial unit of Block B shall only be used for under Use Class E(c), E(e), or E(g (i/ii)). Any use outside of these uses must receive the express planning consent of the Local Planning Authority in writing.

REASON: In the interests of residential amenity and highway safety

47. The development hereby permitted shall not be commenced until detailed design, method statements & risk assessments for each stage of the development covering demolition, substructure and superstructure and all temporary works have been submitted to and approved in writing by the local planning authority (in consultation with TfL/RfL) which:

- provide details on all structures
- provide details on the use of plant
- provide details of traffic management and logistics plan. There can be no conflict with the safe management of station and car park operations.

- accommodate the location of the existing RfL Assets / Infrastructure
- accommodate RfL Operational and Maintenance requirements
- accommodate ground movement arising from the construction thereof
- mitigate the effects of noise, vibration & distractions arising from the adjoining operations to the RfL Infrastructure & Operations
- Waste and Litter management plan - no increase on TfL/RfL Land.
- RfL requires that the applicant enters into an Asset protection Agreement with RfL to ensure that the development is carried out safely and in accordance with RfL's 'Infrastructure Protection – Special Conditions for Outside Parties working'.
- No maintenance regime for the proposed development elevations facing the railway land shall be permitted which compromises the safe, efficient and economic operation of the railway land.
- For all new developments adjacent to operational lines TfL/RfL accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway and design their mitigation measures accordingly.
- All drainage needs to be directed away from the railway and into local authority sewers (Railway drainage system cannot be used), and it should be installed a minimum distance of two metres from the railway boundary. The use of soakaways is not favoured by TfL/RfL and therefore is unacceptable as they could have a detrimental effect on TfL/RfL land. The drainage system should be designed to take this into account.
- Any additional fencing required on the railway boundary, for example for screening purposes, must be independent of RfL's fencing and allow room for maintenance of both fences.
- Existing access arrangements onto TfL/RfL land shall not be altered.
- The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

REASON: To ensure that the development does not impact on existing or proposed Rail for London transport infrastructure & operations, in accordance with London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

48. No temporary structure associated with the development hereby approved should be positioned within 3.0 metres of the live railway electrification equipment.

REASON: To ensure a safe form of development and to protect the operational safety of the railway.

49. No constructions works involving cranes shall take place until details of the location of the cranes in question have been submitted to and approved in writing by the local planning authority, in consultation with Network Rail and any other rail asset operator. The operation cranes should comply with CPA Good Practice Guide 'Requirements for Mobile Cranes Alongside Railways Controlled by Network Rail' or the CPA Good Practice Guide 'Requirements for Tower Cranes Alongside Railways Controlled by Network Rail'.

REASON: To ensure a safe form of development and to protect the operational safety of the railway.

50. Notwithstanding the approved plans, detailed drawings of all parcel lockers, and their location within the development, must be submitted to and approved in writing by the local planning authority prior to construction above slab level. The development shall be carried out in accordance with the approved plans.

REASON: In the interests of ensuring appropriate servicing arrangements that do not compromise highway safety.

51. No development above slab level shall take place until detailed drawings showing the internal footpaths within the development have been submitted to and approved in writing by the local planning authority. These drawings shall include the widths, levels and gradient of the footpaths in question having regard to any relevant requirements of the waste team. The development shall be carried out in accordance with the approved plans.

REASON: To ensure appropriate arrangements for waste collection within the development hereby approved.

50. Acoustic Design / Internal Noise Targets (Pre-commencement)
No development aside from demolition and site clearance works shall commence until an Acoustic Design Statement (ADS) has been submitted to and approved in writing by the Local Planning Authority demonstrating compliance with the following internal noise levels: Living rooms (07:00–23:00): ≤ 35 dB LAeq,16h; Bedrooms (07:00–23:00): ≤ 35 dB LAeq,16h; Bedrooms (23:00–07:00): ≤ 30 dB LAeq,8h and ≤ 45 dB L_{Amax,F} (not normally exceeded more than 10 times per night).

Reason: To ensure a good standard of residential amenity, in line with London Plan Policies D13 and D14, Waltham Forest LP1 Policy 50, and the NPPF.

51. Ventilation and Overheating Strategy (Pre-commencement)
The ADS submitted under the terms of condition 50 shall include a Ventilation and Overheating Strategy demonstrating compliance with Approved Document O and the ANC/AVO Guide, ensuring that alternative

background and purge ventilation can be provided without compromising façade sound insulation. The development shall be carried out in accordance with the approved details.

Reason: To provide adequate internal conditions for health and comfort in accordance with London Plan Policy D14 and LP1 Policy 50.

52. Building Envelope / Glazing (Compliance)

Prior to above-ground works, details of the façade and glazing specification, including R_w and R_w+C_{tr} values, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To secure the acoustic performance necessary to protect residential amenity in accordance with BS 8233:2014 and LP1 Policy 50.

53. External Amenity Noise

The courtyard and any private amenity spaces hereby approved shall be designed to achieve ≤ 55 dB LAeq,16h, with ≤ 50 dB LAeq,16h desirable where practicable. No part of the development hereby approved shall be occupied until a report demonstrating this has been achieved has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure acceptable acoustic conditions in outdoor areas, in accordance with BS 8233:2014, London Plan Policy D14, and LP1 Policy 50.

54. Commercial Unit – Separation and Management

a) The separating floor between the ground-floor commercial unit and dwellings above shall meet Approved Document E standards. b) Any fixed plant associated with the unit shall comply with Condition 55. c) Deliveries shall not take place between 23:00 and 07:00.

Reason: To protect residential amenity, in line with LP1 Policy 50.

55. Fixed Plant Noise (Pre-installation)

Prior to installation of any mechanical or electrical plant, a Plant Noise Assessment shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that the rating level ($L_{Ar,Tr}$) does not exceed the representative background level at the nearest sensitive receptor, accounting for penalties: Day (07:00–23:00): ≤ 43 dB(A); Night (23:00–07:00): ≤ 34 dB(A). The development shall be carried out in accordance with the approved details.

Reason: To prevent plant noise impacts, in accordance with BS 4142:2014+A1:2019 and LP1 Policy 50.

56. Post-completion Acoustic Validation (Pre-occupation)

No dwelling shall be occupied until a report by a suitably qualified acoustician has been submitted to and approved in writing by the local planning authority confirming compliance with internal, external and plant noise standards, as set out in the conditions associated with this planning permission.

(Update item 4.1)

Reason: To ensure that the completed development achieves the required level of noise protection in practice, in line with BS 8233:2014, ProPG and LP1 Policy 50.