

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 2 nd September 2025
Application reference:	251315
Applicant:	Mr Rae
Location:	5 St Peter's Avenue, Walthamstow, London, E17 3PU
Proposed development:	Construction of a hip to gable side roof extension, and dormer roof extension to main rear roof (with French doors and safety railings), together with installation of three roof lights to front roof slope. Installation of bicycle storage and soft landscaping at front garden.
Wards affected:	Upper Walthamstow
Appendices:	None

1. FURTHER UPDATE:

1.1 To preserve the visual harmony of the property frontage and the surrounding streetscape, the proposed cycle store will have natural screening that complements the established character of the area (this is detailed out in paragraph 9.10- 9.13 of the Planning Committee Report).

1.2 A planning condition will be added stipulating that the cycle store must not be installed until these screening measures—specifically the new hedge shown on the approved plans—are fully implemented. This approach ensures that the development remains sympathetic to its context and avoids any adverse visual impact.

1.3 Condition: Prior to the installation of the cycle storage, the hedge shown on plan PL201 shall be planted. If within a period of five years, the hedge dies, is removed or becomes seriously damaged or diseased it shall be replaced with others of similar size and species.

1.4 Reason: To safeguard and enhance the visual amenities of the locality, in accordance with Policy 53 of the adopted Waltham Forest Local Plan - Shaping the Borough – London Borough Waltham Forest Local Plan (2024).

2. RECOMMENDATION:

(Update item 4.2)

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2.1 Officer's recommendation remains unchanged.