

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 2 nd December 2025
Application reference:	250746
Applicant:	Adam Shafron
Location:	Grove Motoring Centre, 56 - 60 Grove Road, London, E17 9BN
Proposed development:	Demolition of existing commercial building and construction of a three-storey building (fronting Grove Road) (Block 1) and a two-storey building (at the rear) (Block 2) with balconies on the upper floors (Use Class C3) to facilitate the creation of 14 self-contained residential units. Associated works to include hard and soft landscaping, secure cycle storage, refuse/ recycling storage and PV panels at roof level.
Wards affected:	Hoe Street
Appendices:	None

1. RECOMMENDATION

Recommendation to GRANT Planning permission under reference 250746 subject to conditions and informatives and s106 Legal Agreement.

A) Highways and Transportation:

- i) Car Free Development - the development is to be classified as car-free and residents will not be eligible for parking permits.
- ii) A highway condition survey is required of the carriageway and footways fronting the site prior to the commencement of any works.
- iii) A contribution of £14,000 is requested toward improving sustainable modes of transport.
- iv) A contribution of £2000 towards CLP monitoring.
- v) S278 works - The extent of the works will include but are not limited to:
 - Removal of redundant dropped kerb and reinstatement of footway along the frontage of the site.
 - Reduction of double yellow lines along the frontage of the site.
 - Provision of a new dropped kerb for bin collection.
 - Extension of parking bays along the frontage of the site.
 - Changes to Traffic Management Orders, signage and all road markings as required.

B) Affordable Housing:

- To secure an early and late stage review of the affordable housing in accordance with GLA guidance.

C) SAMMS:

- i) SAMMS - A financial contribution of £9,100.00 towards Strategic Access Management and Monitoring measures (SAMMs).

D) Carbon offset:

- Carbon Offset Fund (COF) contributions will be required for any shortfall in emission reductions, calculated to be £TBC

E) Legal Fees:

- i) Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.
- ii) Monitoring Fee - A financial contribution towards the implementation and monitoring of and securing compliance with the S106, equal to 5% of the total of all other financial contributions.

2. REASONS REFERRED TO COMMITTEE

The application is referred to planning committee due to the number of objections.

3. SITE AND SURROUNDINGS

The application site as existing is made up of two and three storey commercial buildings, spanning the full width and depth of the site which is of a rectangular shape, situated on the southern side of Grove Road, Walthamstow. The application site is still operating as a vehicle mechanics, however, the business is winding down and they are due to cease trading due to economic pressures. Although the main use of the site is a garage, workshop and ancillary offices as the business has deteriorated parts of the building were rented to supplement income. The upper floors are mostly vacant as they are in a state of disrepair, they form a mix of ancillary office, storage and workshop space.

- 3.1 The application site is located within close proximity of both Walthamstow Town Centre, the Bakers Arms District Town Centre and Orford Road Conservation Area. However, the proposed scheme would be sufficient distance away not to impact the character of the conservation area.

3.2 *Location Plan*



- 3.3 The immediate surrounding area on Grove Road is formed of predominantly residential dwellings. However, there is small parade of shops at the junction with Pembroke Road/ Grove Road, up until West Street/ Grove Road. Adjacent to the application site

at both shared boundaries are residential dwellings. At the eastern boundary is a row of terraced dwellings set at varying heights and architectural typology within the parade. The opposing boundary has a further row of terraces, again set at varying heights and architectural typology within the parade. On the opposing side of the street and directly fronting the application site are a further two residential dwellings and the rear garden of No. 71 Pendlestone Road. The rear of the application site backs onto the gardens of No.s 22-26 Granville Road. A small infill development is located at the rear of No. 20 Granville Road. This structure would be within close proximity to proposed block 2, however, this structure is single aspect and has no windows that face the application site. It is acknowledged that the main town centre within the borough (Walthamstow Town Centre) is within a reasonable walking distance from the application site.

- 3.4 The site is not located within a Conservation Area; it is not listed and is not subject to any relevant Article 4 directions.



4. APPLICATION PROPOSAL

Planning permission is sought for the demolition of an existing commercial building and construction of a three-storey building (fronting Grove Road) and a two-storey building (at the rear) with balconies on the upper floors (Use Class C3) to facilitate the creation of 14 self-contained residential units. Associated works to include hard and soft landscaping, secure cycle storage, refuse/ recycling storage and PV panels at roof level. The proposal includes private amenity spaces for each proposed dwelling, a generous 78sq.m communal area and copious amounts of urban greening throughout. The principal elevation has an elevation set back from the main streetscene, allowing for a generous landscaped front garden.

- 4.1 Each block will comprise of the following units –

- Block 1 (front of site) – 5 x 1-bed, 1 x 2-bed and 1 x 3-bed = 7 units
- Block 2 (rear of site) – 1 x 1-bed, 5 x 2-bed and 1 x 3-bed = 7 units

5. RELEVANT SITE HISTORY

A. Planning

213804	Submission of details pursuant to condition 16 (External lighting) attached to planning permission reference 173524, granted 29/01/2019	Approved (With Informatives)
213803	Submission of details pursuant to condition 4 (Supplementary ground gas monitoring) attached to planning permission reference 173524, granted 29/01/2019	Approved (With Informatives)
213728	Submission of details pursuant to condition 15 (Sustainable Urban Drainage System) attached to planning permission reference 173524, granted 29/01/2019	Approved (With Informatives)
213502	Submission of details pursuant to condition 12 (Hard & soft landscaping) attached to planning permission reference 173524, granted 29/01/2019	Approved (With Informatives)
173524	Demolition of existing premises and construction of three storey building to provide 6x2 bedroom flats. Construction of two storey building to provide 3x3 bedroom houses all with associated bin and cycle storage, landscaping.	Approved (with Conditions & Informatives)

5.1 **B. Pre-application Advice**

PRE_23_0345 – Although there was only one pre application meeting, Officers acknowledge that the applicant has satisfactorily addressed the primary points of contention. However, it is noted that there was a refuse and recycling issue that officers allowed the applicant to revise during the live application.

5.2 **C. Enforcement**Enforcement Investigation

IN_424919 - Unauthorised signage installed – the case is still open (11/01/2016)

Notice

None

5.3 **D. Adjacent sites/ neighbouring properties**5.4 62 Grove Road

221357	62a Grove Road, Walthamstow, London, E17 9BN	Construction of a dormer roof extension to main rear roof (with safety railings). Installation of two rooflights to front roof slope. Slightly relocated door to first floor level.	Approved (with Conditions & Informatives)
212642	62 Grove Road, Walthamstow, London, E17 9BN	Construction of single storey rear extension.	Approved (with Conditions & Informatives)
212219	62 Grove Road, Walthamstow, London, E17 9BN	Prior approval for the construction of a single storey rear extension which would extend 4.5m beyond the rear wall of the existing dwelling, a maximum height of 2.4m and an eaves height of 2.3m.	Withdrawn
820809	62 Grove Road, Walthamstow, London, E17 9BN	CONVERSION INTO 1 X 1 PERSON FLAT & 1 X 2 PERSON FLAT INVOLVING ERECTION OF EXTERNAL STAIRCASE	Approved (with Conditions & Informatives)

5.5 54 Grove Road

None

6. PUBLIC CONSULTATIONS

A public consultation was initially carried out on 15th April 2025 with letters being sent to surrounding residents/ occupiers and internal/ external stakeholders.

6.1 A site notice was displayed on the site, dated 23/04/2025.

6.2 The Council consulted the following properties surrounding the site:

- 55-69 Pembroke Road (Odd)
- 58-60 Pembroke Road (Even)
- 42-52 Pendlestone Road (Even)
- 57-71 Pendlestone Road (Odd)
- 43-69 Grove Road (Odd)
- 28-38 Grove Road (Even)
- 42-74 Grove Road (Even)
- 88 & 90 Grove Road (Even)
- 1-9 Shaftesbury Road (Odd)
- 5-17 Granville Road (Odd)
- 21-35 Granville Road (Odd)
- 2-44 Granville Road (Even)
- 71-83 Grove Road (Odd)
- 39-53 Pembroke Road (Odd)
- 36-56 Pembroke Road (Even)
- 1 & 2 Vivian Stanshall Mews

- 1 & 2 Monarch Mews

7. REPRESENTATIONS

Public Representations

7.1 As a result of the public consultation 7 letters of objection were received.

Objection	Response
Over development	The proposal is consistent with national, regional and local policy regarding affective use of land. The proposal also satisfies all requirements of minimum space standards. It's also noted that the site as existing has been fully built out across the whole site. The proposal would reduce the current footprint and open up the site.
Front balcony privacy concern	This proposed balcony is nestled (inset) between two walls of the proposed front block. There are no unreasonable privacy concerns to either adjacent neighbour.
A three-storey building is too tall	The proposed building is similar in height to the existing building and is of a similar height to existing buildings within the street scene.
Tall rear windows overlook the gardens	Irrespective of whether flats or houses are proposed. The first and roof level window/ doors would always overlook the neighbouring gardens due to the context of the location. It should also be noted that the rear existing building has windows at ground floor level with direct views into neighbouring gardens.
Traffic/ Parking	The site would not provide any on-site parking and with any approval, the development would be car free, where occupiers would not be entitled to residents parking permits. During the construction phase deliveries etc must be carried out in accordance with a detailed construction logistics plan in consultation with the Highway Authority.
Dust	Dust emissions as part of the demolition and construction phase of the development would be controlled by condition through a Demolition and Construction Management Plan and by other legislation
Noise (Construction)	The site can only operate between specific times as indicated by the below informative. If excessive noise is experienced outside of

	the specified times it should be reported to environmental health.
Rear balconies overlook gardens	Addressed within section 7 of the below assessment.
Party wall concerns	This is not a planning matter and is governed under civil law.
Access to services	<p>If approved, a CIL (Community Infrastructure Levy) payment would be required. Money collected through local CIL is used to fund infrastructure projects within the borough:</p> <ul style="list-style-type: none"> • roads and other transport facilities • open space and green infrastructure • public education facilities • employment and training facilities • and community facilities and faith buildings, among other projects
Conservation Area	The application site does not fall within a conservation area. Granted, there is a conservation area in close proximity. However, the site itself does not fall within a designated conservation area. It should also be noted that design colleagues have reviewed the plans and consider the scheme 'high quality and achieves the aims of character-led intensification'.
Lack of green space	The site as existing has no green space. This proposal opens the site up to allow the introduction of urban greening across the site which is a stark contrast to what exists.
Loss of light	Block 1 is virtually consistent with the building line of the existing building. The rear block would not have an impact to any habitable spaces.
Privacy concerns to Granville Road properties	The site as existing has windows directly in the boundary treatment at ground floor level and further windows at first floor level that directly face Granville Road properties. Overlooking concerns have been further addressed within the assessment of the proposal within section 10 of the report below.
The proposal does not include a mix of housing that the borough requires	There is a mix of family and smaller dwellings, 1, 2 and 3 bed units. Therefore, this proposal includes a mix of dwellings that would satisfactorily provide a range of units sizes that are satisfactory in this location.

The applicant undertook pre application public consultation in early 2025. This is detailed in the Statement of Community Involvement. This involved:

- Hand delivering 733 letters to properties within the surrounding streets using a GPS tracked hand delivery service.
- A website was created for the scheme <https://groveroad.communityuk.site>
 - The website included a survey for people to share their views on the scheme.
- An online event took place on 14/01/2025 where 21 people registered and 83 people took part, either live or watching the recorded session <https://groveroad.communityuk.site/watchit>
- An in person meeting took place on 13/02/2025 between members of the project team and three households (on Granville Road) whose homes abutted the rear of the development site.
- The three ward Cllrs were also directly contacted to discuss the proposal. (Although the applicant states that they will continue to maintain contact with the ward councillors, it is not clear whether or not a meeting took place and if a meeting did take place what was the outcome).

A range of views were expressed in response to the consultation. A key theme in the responses were concerns about overlooking/ privacy, traffic and parking, over development, noise, the need for affordable homes and the impact of development on local infrastructure.

7.3 Internal & External Representations

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

Consultee	Response
Cllr Ahsan Khan	<ul style="list-style-type: none"> • A comment was not received.
Cllr Andrew Dixon	<ul style="list-style-type: none"> • A comment was not received.
Cllr Miriam Mirwitch	<ul style="list-style-type: none"> • A comment was not received.
Design	<ul style="list-style-type: none"> • The proposal is of high quality and achieves the aims of character-led intensification. It is positive there is an active frontage. • The materiality and architecture appears to be of high quality – but the materials should be specified.
Environmental Health	<ul style="list-style-type: none"> • A comment was not received.
Highways	<ul style="list-style-type: none"> • The proposal was acceptable subject to conditions and informatives + s106 contributions
Sustainability	<ul style="list-style-type: none"> • A comment was not received.

Refuse	<ul style="list-style-type: none"> The proposal is acceptable.
Transport Policy	<ul style="list-style-type: none"> A comment was not received.
London Fire Brigade	<ul style="list-style-type: none"> A comment was not received.
Thames Water	<ul style="list-style-type: none"> A comment was not received; nevertheless an informative has been added
Natural England	<ul style="list-style-type: none"> A comment was not received.
Met Police	<ul style="list-style-type: none"> Suggestions were made to improve site security and that the proposal should be built in accordance with the requirements of secure by design and achieve accreditation and certification prior to occupation.

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 On Tuesday 2nd March 2021, The Mayor of London published the replacement London Plan. From this date it forms part of the Development Plan for the purpose of determining planning applications.

8.5 The 2021 London Plan supersedes the 2016 London Plan, which no longer has any effect. The relevant policies within the London Plan 2021 are:

- GG1 Building Strong and Inclusive Communities
- GG2 Making Best Use of Land
- GG4 Delivering Homes Londoners Need
- D1 London’s form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D6 Housing quality and standards
- H1 Increasing housing supply

- H10 Housing size mix
- G1 Green Infrastructure
- G6 Biodiversity and access to nature
- SI1 Improving Air Quality
- SI7 Reducing Waste and supporting the circular economy
- SI13 Sustainable Drainage
- T5 Cycling
- T6 Car Parking
- T7 Deliveries, Servicing and Construction
- DF1 Delivering of the Plan and Planning Obligations

Waltham Forest Local Plan Pt 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 8 Character-Led Intensification
- Policy 12 Increasing Housing Supply
- Policy 13 Delivering Genuinely Affordable Housing
- Policy 14 Affordable Housing Tenure
- Policy 15 Housing Mix
- Policy 16 Accessible and Adaptable Housing
- Policy 19 Small Sites
- Policy 28 Approach to Non-Designated Employment Land
- Policy 53 Delivering High Quality Design
- Policy 56 Residential Space Standards
- Policy 57 Amenity
- Policy 60 Promoting Sustainable Transport
- Policy 61 Active Travel
- Policy 63 Development and Transport Impacts
- Policy 65 Construction Logistic Plans (CLPs)
- Policy 66 Managing Vehicle Traffic
- Policy 73 Archaeological Assets and Archaeological Priority Areas
- Policy 77 Green Infrastructure and the Natural Environment
- Policy 79 Biodiversity and Geodiversity
- Policy 81 Epping Forest and the Epping Forest Special Area of Conservation
- Policy 85 A Zero Carbon Borough
- Policy 88 Air Pollution
- Policy 89 Water Quality and Water Resources
- Policy 91 Managing Flood Risk
- Policy 93 Waste Management
- Policy 94 Infrastructure and Developer Contributions

9.0 MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework (2024)

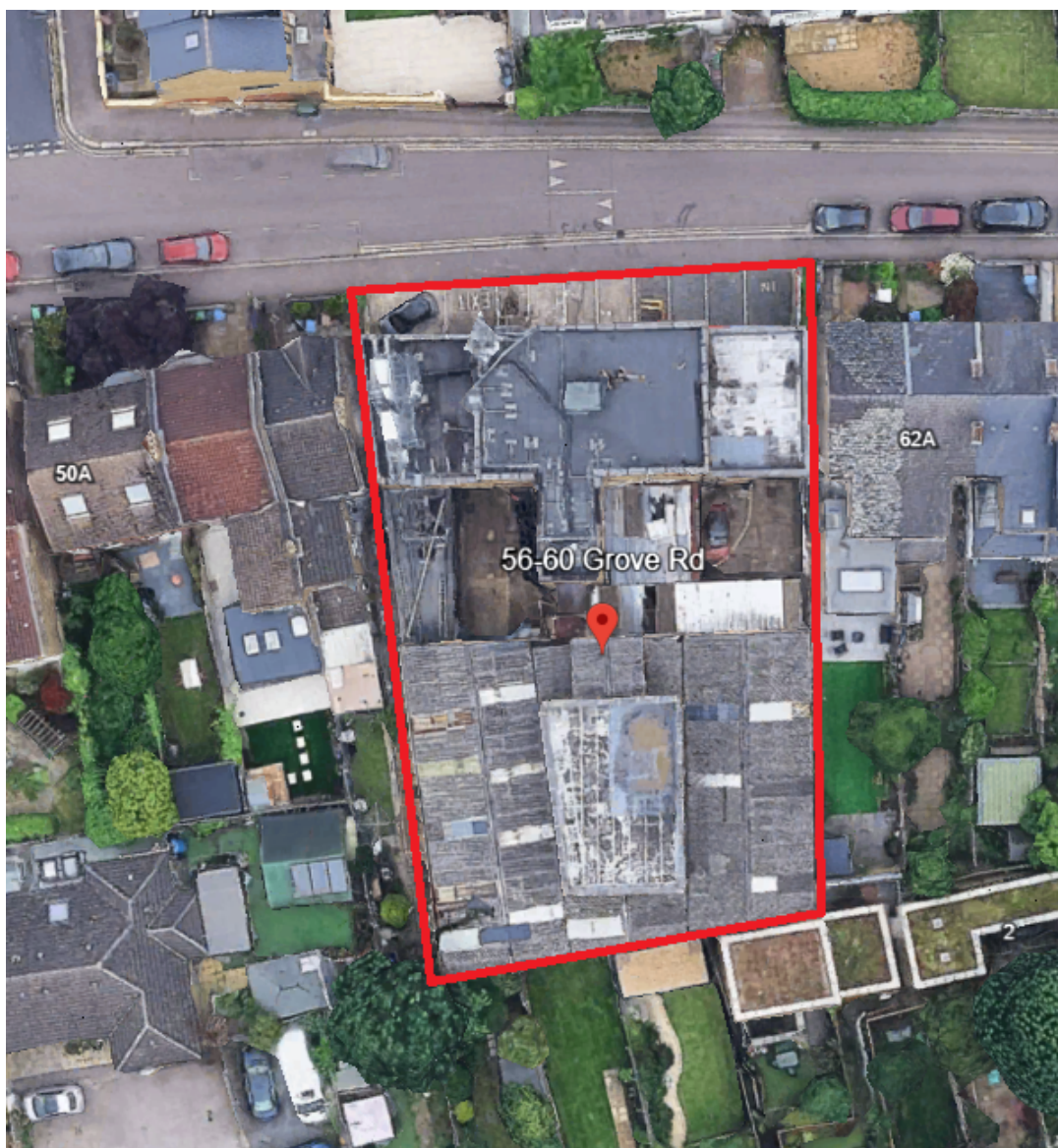
- 9.1 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It is material consideration in planning decisions but does not change the legal status of the Development Plan. It contains a presumption in favour of sustainable 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
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Making effective use of land
 - Achieving well-designed and beautiful 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. There are no grants which could be received from central government in relation to this development.
 - ii. The Council does expect to receive income from LBWF CIL in relation to this development.
 - iii. The Council does expect to receive income from Mayoral CIL in relation to this development.

10. ASSESSMENT

Aerial view of the application site



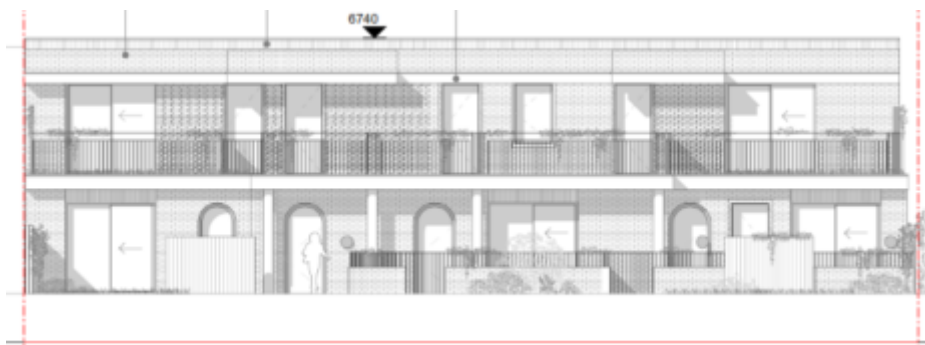
Proposed Block 1 (Front)



Proposed Block 1 (Rear)



Proposed Block 2 (Front)



Proposed Block 2 (Rear)



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

- A. Principle of development
- B. Affordable Homes
- C. Urban Design/ Conservation
- D. Housing Mix
- E. Living Conditions - Future Occupiers
- F. Living Conditions - neighbouring amenity
- G. Accessibility
- H. Trees and Local Biodiversity (Biodiversity Net Gain)
- I. Epping Forest Special Area of Conservation

- J. Climate change and sustainability
- K. Waste Management
- L. Highways, Traffic Management and Parking
- M. Contamination
- O. Making Places Safer and Designing out Crime
- P. Planning obligations

10.2 ***Principle of development***

National, Regional and Local Plan policies seek to encourage sustainable housing development on appropriate sites in urban areas. Policy 12 (Increasing Housing Supply) of the adopted Local Plan seeks to deliver a minimum of 27,000 homes by 2035 by amongst other things making effective use of land by seeking to optimise housing densities and supporting new homes to be developed on small sites to meet housing needs. The Council will generally not support development proposals containing only smaller homes (one and two bed). Local Policy supports the goal of a Boroughwide mix of housing that reflects the needs and level of supply identified in the London Strategic Housing Market Assessment (SHMA) (2017).

- 10.3 Chapter 5 of the NPPF relates specifically to the delivery of new housing. It recognises the importance of significantly boosting the housing supply and paragraph 61 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. This proposal will make effective use of underutilised land in a highly sustainable location to provide fourteen residential units. Chapter 11, paragraph 125 (c) of the NPPF states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused. It is acknowledged that the application site has been included in the Brownfield Land Register for this Local Planning Authority.
- 10.4 Policy 8 (Character-Led Intensification) seeks opportunities for intensification of development involving housing and employment uses, promoted at appropriate locations. Noting that the application site is located outside the designated centres, major routes, borough arrival points and Strategic Locations the intensification approach would be classified as reinforcement as determined by local policy. Reinforcement is applicable to sites/areas with robust and desirable character where opportunities for redevelopment would involve modest intensification.
- 10.5 Policy 19 (Small Sites) seeks to intensify and re-model areas of existing housing, encouraging innovative approaches to housing delivery. London Plan (2021) Policy H2 'Small Sites' also states that Boroughs should proactively support well-designed new homes on small sites through both planning decisions and plan-making in order to significantly increase the contribution of small sites to meeting London's housing needs. Officers acknowledge that an objection was received stating that the proposal should be considered as over development. Noting that the proposal satisfies all areas of internal and external minimum space standards with the bulk and scale of development not exceeding what already exists. This scheme should not be considered as an over development. It is a scheme that maximises land use to the fullest.
- 10.6 Officers note that the application site has an earlier residential approval for 6 x 2 bedroom self-contained residential units and 3 x 3 bedroom dwellinghouses. Although

this decision has since lapsed. It is acknowledged that this decision was approved under an earlier local, regional and national policy which has since been replaced and therefore limited weight has been given to this lapsed approval. Although the current proposal has intensified the site more so than the earlier approval regarding the proposed number of residential units. The proposed site layout, bulk and massing of the proposed building is similar to the earlier approval. Officers note that from a current national, regional and local policy perspective, the scheme must make effect use of the land. With slight modifications to the layout of the buildings and height, the applicant has demonstrated that additional residential units can be accommodated at the site in compliance with local policy.

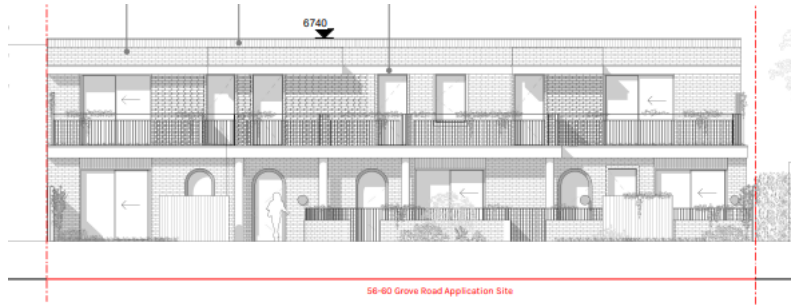
Proposed Front Elevation (Block 1)



Earlier Approved Front Elevation



Proposed Front Elevation (Block 2)



Earlier Approved Front Elevation (Block 2)



Proposed Arrangement of the buildings



Earlier Approved Arrangement of the buildings



10.7 Noting that the applicant engaged the Local Planning Authority's (LPA) advice from the outset by utilising its pre application service. The pre application advice has helped to shape the submission into a scheme consistent with Local, Regional and National policy. The proposed residential use is located in an area where a reinforcement design approach is considered acceptable in regard to local policy. As such, the principle of development has been established satisfying the aims and objectives of Policies 8, 12 and 19 of the adopted Local Plan (2024).

10.8 **Affordable Homes**

Policy H4 (Delivering Affordable Homes) of the London Plan (2021) states that there is a strategic target for 50 per cent of all new homes delivered across London to be genuinely affordable. Affordable housing should be provided on site. Affordable housing must only be provided off-site or as a cash in lieu contribution in exceptional circumstances. The Policy sets a threshold approach to affordable housing, seeking 35% on privately owned sites. Where this is not met the viability tested route needs to be followed.

Policy(s) 13 and 14 of the Waltham Forest Local Plan Part 1 (2024) seeks to secure a provision of 50% affordable housing on all new residential schemes coming forward within the Borough (subject to viability), with a target split of 70% low cost affordable rent and 30% intermediate housing products.

Policy 13 of the Waltham Forest Local Plan Part 1 (2024) states that the Council aims to provide 50% of new housing to be affordable, by:

- A. Requiring all development of 10 or more homes to deliver affordable housing;
- B. Working with the Mayor of London to use grant funding to increase affordable housing delivery beyond the level that would otherwise be provided;
- C. Adopting a threshold approach to viability. Where proposals meet the following criteria, they will not be required to provide a viability assessment at application stage
- D. Requiring proposals which do not meet the criteria in Part C to follow the Viability Tested Route and submit detailed supporting viability evidence to ascertain the maximum viable level of affordable housing which can be delivered. Where required, viability assessments will be undertaken in line with the Mayor's Affordable Housing and Viability SPG

- E. Delivering affordable housing on site, other than in exceptional circumstances where off-site or payment-in-lieu would secure better outcomes in meeting the borough's housing need;
- F. Seeking affordable housing contributions from alternative housing products (see Policy 18 'Other Forms of Housing ').

10.9 A Financial Viability Assessment prepared by Turner Morum LLP was submitted in respect of this application and was independently reviewed by BPS on behalf of the Council.

Turner Morum LLP assessed the valuation inputs of the current planning application for 14 units and determined that the scheme would be unable to provide an affordable housing contribution. Turner Morum LLP considered that there would be a deficit of £533,433.00. For the most part the independent assessment was accepted by the applicant. However, there was a disagreement in terms of the construction period being 18 months. BPS determined that the construction period should take a period of 14 months. In trying to find middle ground, BPS concluded *'an increase in construction period to 18 months would make only a marginal difference to our conclusion, increasing the deficit from -£444,817 to -£533,434. The difference at c. £89,000 is equivalent to c. 1% on GDV and is therefore negligible overall. Given this nominal difference we are willing to reach agreement on this assuming all other inputs are now agreed'*.

It was also instructed by BPS to ensure there is an early and late-stage review mechanism incorporated into the Section 106 agreement to capture a potential uplift over the lifetime of the proposed development. The inclusion of such a review clause would ensure the Applicant would need to resubmit the viability assessment. This would require a full open book assessment, with potentially a financial contribution being payable towards delivery of affordable housing within the Borough.

10.10 In conclusion, given the viability implications of the proposed scheme and context of the existing site, Officers accept the outcome that in the first instance there would be no affordable housing or contribution made to affordable housing. But with the inclusion of a viability re-assessment to be carried out at an early and late stage. There could potentially be a future contribution towards affordable housing within the borough depending on the viability position and the time of the reassessment. As such it is considered this approach reflects the objectives of Policy 13 of the Waltham Forest Local Plan Part 1 (2024).

10.11 Urban Design/ Conservation

The NPPF requires Local Planning Authorities to approve applications for sustainable development. It states that good design is a key aspect of sustainable development; indivisible from good planning; and should contribute positively to making places better for people. In line with this Waltham Forest Local Plan Policies require all new development proposals, including alterations and extensions to existing buildings, to deliver good design.

10.12 Policy 53 requires that proposals provide a high-quality design which states inter alia that proposals should reinforce and/or enhance local character and distinctiveness accounting for existing patterns of development, urban form and grain, materials, building typologies, and other features of local significance and that is visually attractive, with architecture and landscaping reflecting its context whilst encouraging

innovation and not unduly restricting style, which is equally supported by London Plan (2021) Policy D6.

- 10.13 The proposed development responds to the local architectural character while delivering a high standard of modern design. It should be acknowledged that a building that responds well to the existing character of an area does not necessarily mean that it must be pastiche. Subsection (G) of Policy 53 (Delivering High Quality Design) states 'Development proposals will be supported where they achieve exemplar quality of design, and architecture and landscaping that respects its context whilst encouraging innovation and not unduly restricting style'. Officers consider the architectural approach as innovative. Although the proposed building may not be a pastiche representation of what exists already, the proposed building has taken cues from neighbouring buildings such as bay windows, arrangement of windows and building heights.

The proposed building(s) aligns with the surrounding street pattern and carefully considers the impact on neighbouring properties in terms of privacy and overall amenity. The proposed height, scale and massing are in keeping with the local context. Architecturally the proposed approach is a contemporary subtle design. The design of both blocks has been carefully crafted to integrate seamlessly with the existing site context, ensuring the new residential units complement neighbouring properties while maintaining their own distinct identity. Although the proposal would have a high quality contemporary brick finish the finer details of materiality would require approval post decision.



10.14 Taking all points into consideration officers are satisfied that the proposal is consistent with the aims and objectives of Policy 53 of the Local Plan.

10.15 **Housing Mix**

Policy 15, subsection B of the Local Plan states 'A diverse range of housing will be supported by allowing variations to the dwelling size mix where it can be fully justified based on the tenures and type of housing proposed, site location, area characteristics, design constraints, scheme viability; and where shared ownership is proposed, the ability of potential occupiers to afford the homes proposed'. Policy H10 of the London Plan states one- and two-bedroom units are generally more appropriate in mixed-use locations or in areas with higher transport access and connectivity.

10.16 The most recent Strategic Housing Market Assessment (SHMA) which was conducted in 2017 found that the boroughs housing requirements were 31% 2 beds, 27% 1 beds and 28% 3 beds & 12% 4 beds. The application is proposing a dwelling mix at market rate, as such the policy consideration should be 20% 1 bed; 50% 2 bed and 30% 3 bed plus. The proposed unit mix of 3 x 3-bed, 5 x 2-bed and 6 x 1-bed is considered acceptable in this instance. As the proposal is located within close proximity to Walthamstow Major Town Centre and has a high PTAL rating of 5 meaning the site is located close to a high level of sustainable methods of public transportation. The proposed dwelling mix aligns with Policy H10 of the London Plan which states smaller dwellings are acceptable within mixed-use locations or in areas with higher transport access and connectivity.

10.17 As such, taking all points into consideration the proposed dwelling mix is considered acceptable in relation to the aims and objectives of Local Plan Policy 15 and London Plan Policy H10.

10.18 **Living Conditions - Future Occupiers**

Internal space standards - Policy 53 of the Local Plan states that all new residential units will be required to be of high quality and exemplar design. To ensure that good quality homes are built, and to create a suitable and sustainable living environment, Policy 56 of the Local Plan, Policy D6 of the London Plan and the Technical Housing Standards – nationally described space standard (2015) set out the required minimum space standards.

Paragraph 10 of the Technical housing standards states that any area with a headroom of less than 1.5m is not counted within the gross internal area (GIA) unless used solely for storage, and the minimum floor to ceiling height should be 2.3m for at least 75% of GIA. Policy D6 of the London Plan has a similar ethos, albeit a minimum floor-to-ceiling height of 2.5m.

10.19 **Unit Size**

The proposed development is designed to the London Plan, Housing Design Standards LPG and Nationally Described Space Standards. This includes relevant guidance on storage, room widths, and relevant seating length. A detailed explanation of this is set out in the Design and Access Statement. Officers acknowledge that all proposed residential units satisfy the requirements of this standard.

Unit Layout

Policy 56 of the Adopted Local Plan requires that the provision of dual aspect units should be maximised and the provision of single aspect units avoided where possible. In this case all units have been designed as at least dual aspect.

This is considered to be an appropriate design solution given the constraints of this site, that provides high quality living accommodation whilst having regard to the guidelines set out in the Housing Design Standards London Plan Guidance. This is a significant positive to the scheme which distinguishes it from other development coming forward in London on constrained sites such as this.

The internal layouts are otherwise acceptable in principle, benefitting from appropriate functional layouts and appropriate natural light.

Amenity Space

Policy 56 of the Waltham Forest Local Plan LP1 (2024) seeks a minimum of 50 sqm of private external amenity space for all houses, and a minimum of 10 sqm of external amenity space for all flats, increasing by 1 sqm for each additional resident in homes containing three or more bedrooms. As with the adopted standards, external amenity space for flats can be private or communal, provided that an individual flat has an element of private external amenity space measuring at least 5 square metres in size and achieve a minimum depth and width of 1.5 metres.

All proposed flats have private amenity space in excess of 1.5 m width and 5 square metres in total. In each case this is a good quality space with acceptable levels of natural light and reasonable outlook. Any deficit against the 10m per unit target set out within the Local Plan is offset by the large communal amenity space between the two blocks. The proposal complies with relevant planning policies in this respect.

Outlook and Privacy

Each habitable room within the 14 proposed residential units are served by adequately sized windows that provides sufficient outlook to ensure a good living environment for future occupiers.

The scheme has been sensitively designed to ensure adequate privacy for future occupants noting that first and second floor residents of both blocks have screening at the shared boundary of 1.8m and there are no unreasonable overlooking considerations to the other flats within the proposed development.

Relationship between the two blocks

At ground floor level block 1 and block 2 have a proposed separation distance of 8.9m. Block 2 would have boundary treatment at a height of 1.1m, however, the height of the boundary treatment of the units within block 1 are unclear. The boundary treatment that separates each unit scales at 1.5m which is acceptable. It is noted that there will be a condition that requires the details of boundary treatment for all aspects of the proposal prior to commencement of works. Officers raise no objections if the rear boundary treatment of block 1 was 1.5m.

At first floor level block 1 and 2 have a proposed separation distance of 12.2m. The placement of the windows and doors facing into the site have been designed to limit direct overlooking into the living spaces between the blocks and overall site. Noting that the two middle flats of both blocks have their private amenity spaces to the rear and the two end flats of block 2 have a level of urban greening to help mitigate

overlooking. Officers do not consider that there would be an unreasonable level of overlooking to the other proposed units.

Only block 1 has a second floor, as such there are no overlooking concerns at the same level within block 2. Noting that there would be some views from above regarding the balcony area to the first floor flats of block 2. However, officers do not consider this unreasonable noting that within a constrained urban environment there will be some element of overlooking. The balcony is not a habitable space and will likely be used during specific times of the year.

10.20 Taking all points into consideration, the proposed 14 flats satisfy the requirements of minimum space standards. Therefore, officers are satisfied that the scheme is consistent with the aims and objectives of Policy 53 and 56 of the Local Plan.

10.21 Living Conditions - neighbouring amenity

Policy 57, subsection A states, 'New development should respect the amenity of existing and future occupiers, neighbours and the surrounding area by 'Avoiding harmful impacts from overlooking, enclosure and/or the loss of privacy, outlook and daylight/sunlight'.

10.22 The London Plan (2021) Policy D6, notes that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space. It also considers impacts upon neighbouring buildings and their surroundings when considering the development of taller buildings in terms of wind, daylight, sunlight penetration and temperature conditions around building(s) and neighbourhoods must be carefully considered so development does not compromise comfort and the enjoyment of open spaces and around buildings.

10.23 Officers acknowledge that there have been objections relating to privacy concerns. The existing context of the application site is material to the assessment of the scheme. The existing building and structures are an outlier within the streetscene and virtually enclose the whole application site. It is also acknowledged that there are privacy concerns at both adjacent and rear boundaries. Noting that the rear structures have windows that directly face numbers 54 and 62 Grove Road and at the rear 24 Granville Road at ground floor level. The first floor of the rear structure also has windows with 360 views.







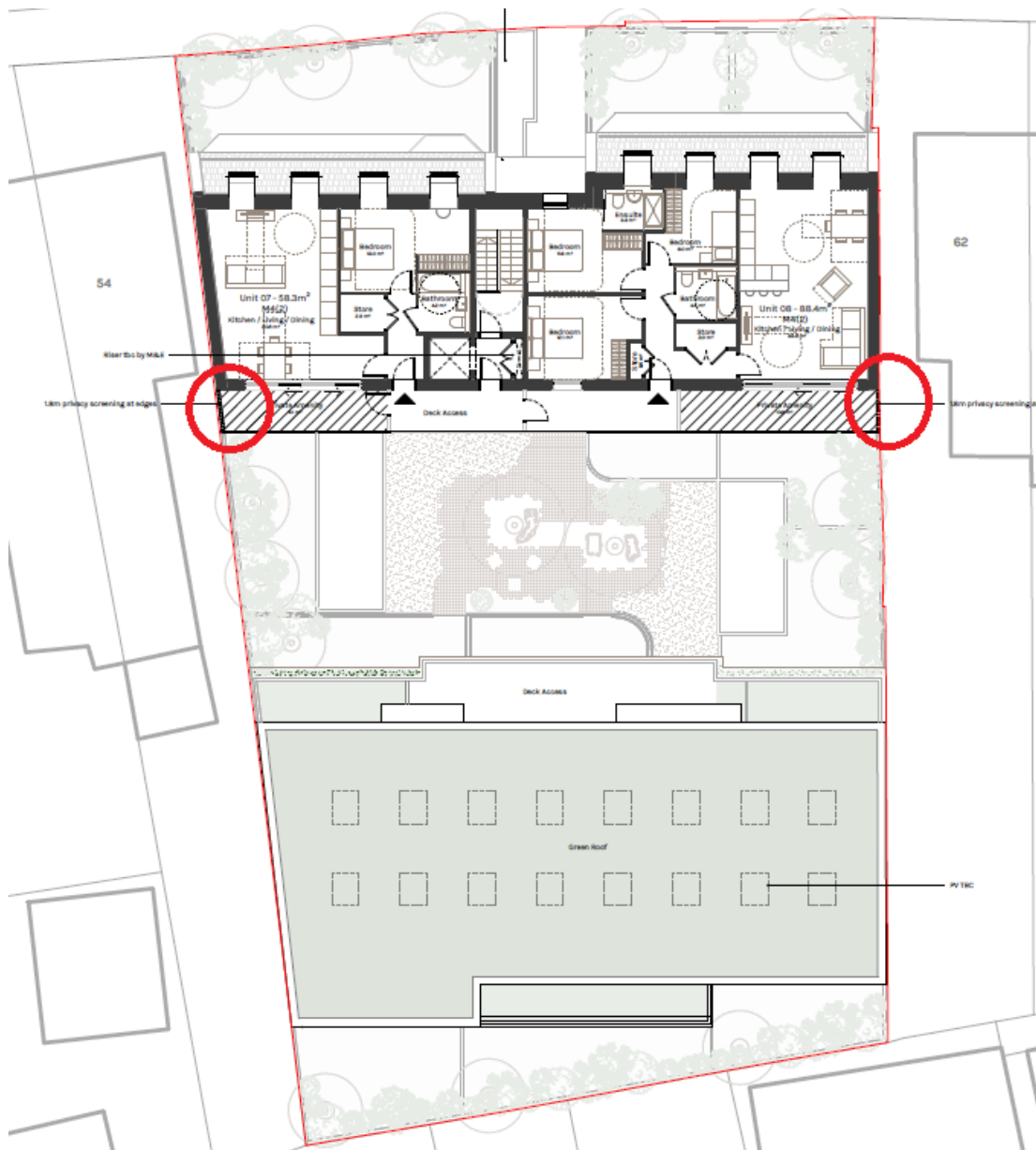
10.24 Within a compact urban environment, some degree of overlooking is unfortunately inevitable. The key is not whether any overlooking occurs, but whether the level of overlooking is considered any worse than the existing building, or unreasonable to neighbouring amenity. The proposed ground floor(s) of both blocks do not present any unreasonable privacy concerns to warrant a reason for refusal. At the shared boundary with No. 54 and 62 Grove Road at first floor level, balconies are proposed. The facing

elevations of these balconies would be raised to 1.8m to mitigate some impacts of overlooking (etched in red below).

At second floor level of Block 1, there would be two further balconies on the shared boundary with Nos. 54 and 62 Grove Road (etched in red below). At the intervening boundaries, 1.8m privacy screening would be implemented to prevent overlooking onto the adjacent neighbours. On balance, regarding block 1. Officers take into consideration that if a row of houses were located at the application site the first-floor rear windows and roof bedroom would have views of the adjacent gardens. It is also acknowledged that the first-floor windows of the existing adjacent dwellinghouses each overlook the rear gardens. Therefore, on balance officers do not consider the impact unreasonable to warrant a reason for refusal.

In relation to the impact of the balconies in Block 2, their orientation in relationship to the adjacent dwellinghouses and the provision of screening on the intervening boundary would ensure that any potential overlooking would be minimised..





The submission included a rear balcony and windows directly overlooking the garden of 22-26 Granville Road. The proposal has since been revised to include angled windows and a 1.1m wall and wooden trellis that would enclose the proposed inset balcony and rear windows with an overall height of 1.8m. Taking into consideration that the first-floor rear windows of Block 2 are set back from the rear boundary, they have also now been angled so that there are no direct views of the rear gardens along Granville Road. Officers consider this sufficient relief, considering the existing building have windows directly facing the garden of Granville Road at ground and first floor level. Therefore, on balance the proposal would not introduce any additional unreasonable amenity impacts that did not exist already.

As submitted Block 2



Revised Block 2



10.25 The proposal was accompanied by an internal daylight and sunlight report. This report demonstrates that the proposed residential units will receive sufficient natural light. However, the ground floor rear of unit 11 of block 2 would be under the recommended guidelines due to an existing structure located at the rear of the site (the existing neighbouring structure is etched in red below). BRE guidance states that decision makers should apply an element of flexibility especially in urban areas. Noting that the area relates to a bedroom and will likely be unused for the majority of the day and that the living area would receive acceptable levels of daylight/ sunlight. Taking into consideration the urban context and that the scheme promotes efficient land use, on balance, the shortfall is justified in the overall context.



10.26 Taking all points into consideration the proposal is considered acceptable regarding Policy 56 and 57 of the adopted Local Plan.

10.27 **Accessibility**

Part C of Policy 16 (Accessible and Adaptable Housing) states '*Developments will be expected to provide high quality, accessible homes by (a) Requiring all new-build self-contained homes to be accessible and adaptable in line with Building Regulation M4(2)*'. However, noting that the proposal relates to major development at least one of the dwellings should be wheelchair accessible M4(3) compliant. The revised plans indicate that two of the ground floor units within block 2 would be M4(3) compliant.

Paragraph 3.7.7 of the London Plan states '*in exceptional circumstances the provision of a lift to dwelling entrances may not be achievable. In the following circumstances and only in blocks of four storeys or less it may be necessary to apply some flexibility in the application of this policy regarding small infill developments*'. It is acknowledged that this site is heavily constrained and therefore configuring block 2 to have step free access to the first floor would heavily impact the internal layout. Therefore, noting that the proposal includes the provision of two M4(3) units, on balance the overall positives of the scheme outweigh the fact that 3 of the 14 units would be M4(1) compliant and not M4(2).

Taking all points into consideration the scheme is considered acceptable in relation to Policy 16 of the Local Plan.

10.28 **Trees and Local Biodiversity (Biodiversity Net Gain)**

Policy 79, subsection A of the Local Plan states 'Proposals should seek to protect and enhance biodiversity and geodiversity resources in the borough and achieve biodiversity net gain by maximising opportunities to create new, or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and links into the wider green infrastructure network'. Policy 77, subsection D (iii) 'All development proposals should enhance the value of existing open spaces by Increasing biodiversity value'

10.29 **Biodiversity and Ecology**

The applicant has claimed a de minimis exemption in relation to mandatory BNG required under the Environment Act 2021. The reason given is:

- **No existing habitat**

From the submitted information and a desktop study of the site using aerial imagery, the above statement is accepted.

However, in line with Policy 79 of the local plan, proportional biodiversity enhancements should be incorporated in development proposals. These enhancements should include biodiverse planting as part of the soft landscaping for the proposed site, and habitat provision for wildlife.

The submitted Preliminary Ecological Appraisal (dated 19/02/2025) has considered the ecological constraints in relation to the proposal. The following recommendations are made within the report:

Given the size and nature of the Site, there is limited opportunities for ecological enhancement. The following are advised to maximise the ecological value of the Site post development –

- *The incorporation of green infrastructure such as 'living roofs' in the building design.*
- *The incorporation of bat roosting and bird nesting features into the buildings.*

If minded for approval the Tree Preservation and Urban Greening Officer states that they agree with the conclusions and recommendations of the PEA and reiterate the following:

- **For greater resilience, the inclusion of habitat provision for birds and bats across the site should include habitat bricks within the buildings and robust, woodcrete style boxes throughout the soft landscaping.**

10.30 **Trees**

From a desktop study of the site, there appear to be no arboricultural constraints in relation to this proposal.

The landscaping scheme includes tree planting, with several of the suggested tree species being appropriate and beneficial choices in terms of the site layout and biodiversity.

10.31 **Urban Greening**

The proposal includes a comprehensive landscape strategy that points to an intention for the development to be landscape led, with carefully selected planting chosen for the site.

The applicant states that the proposal would achieve an Urban Greening Factor score of 0.41. The biggest contributing factor for the UGF is the 330sqm of green roof shown across the building roofs and cycle and refuse stores. These are marked as 288sqm of intensive green roof and 37sqm of brown/green sedum roofs, respectively.

At ground level, there is a range of planting typologies shown in both the communal and private amenity spaces, integrating well with reclaimed hard landscape material and ecological habitat features.

It is a positive scheme in urban greening and biodiversity terms and has an approach that is supported by this team.

Whilst an overarching strategy has been provided at this stage, final, detailed planting plans are not included in the submission and the applicant states that this element could be conditioned. Given that this is said to be a landscape led scheme, addressing the landscaping through a condition is acceptable, though it is crucial for the success of the scheme that the positive approach taken thus far is maintained at the approval of details stage.

In addition, the maintenance of the landscaping, with its potentially challenging requirements, needs to be carefully considered through a long-term management plan.

Taking all points into consideration the proposal is considered acceptable regarding Policy 77 and 79 of the adopted Local Plan.

10.32 **Epping Forest Special Area of Conservation and Appropriate Assessment**

A shadow Habitats Regulation Assessment was prepared by the applicant dealing with the impacts of the proposal on the Epping Forest Special Area of Conservation ("SAC"). This has informed the 'appropriate assessment' under the Habitats Regulations 2017 which forms this part of the report.

The qualifying features of the Epping Forest SAC from which its special interest is derived are Atlantic acidophilous beech forests; European dry heaths and Northern Atlantic wet heaths; and the qualifying species are the stag beetle. The Conservation objectives are to ensure the integrity of the site is maintained or restored.

Potential likely significant effects are identified as arising from additional recreational pressure (additional population accessing the SAC for recreational purposes), and urbanising effects, specifically cat predation, fires and fly tipping. Other ways in which the development would have a likely significant effect on the SAC is through construction dust, and visual impact, specifically due to artificial light.

In this case the development is outside the boundary of the SAC and its immediate buffer zone but within the 6.2-kilometre Zone of Influence. It is around 0.6 km from the SAC. The separation distance is such that there are no pathways for impacts of construction and site-specific urbanisation to result in impacts on the SAC. The

intensified residential use of the site will however result in increasing recreational pressure on the Epping Forest.

Mitigation for this can be achieved through a financial contribution to a Strategic Access Management and Monitoring Strategy which sets out a fully costed set of measures to be delivered in the forest itself, ranging from interventions like repairing and improving paths and trackways to protect the special interest of the SAC. A financial contribution of £9,100.00 (£650 per unit) is required for this purpose. This is in accordance with the methodology set out in the Epping Forest Strategic Access Management and Maintenance (SAMM) Strategy.

Secondly, the Council has developed a strategy for Sustainable Alternative Natural Greenspaces which provide alternative locations for recreation and leisure to the Epping Forest SAC, thus reducing recreational pressure on it. Based on the methodology set out in the emerging strategy, it is anticipated that the new homes proposed would result in a potential visitor uplift. The proposed SANGs that this site falls within the catchment of would mitigate the potential recreational impacts on Epping Forest SAC. This would be funded via Community Infrastructure Levy.

Consequently, as a result of the avoidance and mitigation measures set out above, the proposed development would not result in any adverse impact on the integrity of the Epping Forest Special Area of Conservation. The proposal is acceptable in this respect and there is no conflict with the requirements of the Habitats Regulations.

10.33 **Climate change and sustainability**

Sustainability of buildings is an important factor in mitigating climate change and requires proposals to be designed to high feasible environmental standards. Policy 87 of the Local Plan states 'The design, construction and operation of all new development should clearly demonstrate how they integrate sustainable design standards'.

10.34 Energy efficiency

Policy SI2 of the London Plan requires all residential development to achieve 10 per cent reduction in carbon emissions, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the Borough.

Policy 85 of the Local Plan states that 'All new build development of more than one home must achieve a minimum of 35% reduction below Part L of the Building Regulations on-site, targeting net zero carbon where possible....10% reduction below Part L of the Building Regulations for residential development'.

The LPA's sustainability officer was consulted. However, at the point of assessment comments were outstanding regarding whether the energy report was sufficient. Officers will address the response within an update report.

10.35 Water

Policy SI5 of the London Plan requires all development proposals to achieve a mains water consumption of 105 litres or less per head per day, a BREEAM excellent standard for commercial development as well as incorporate measures such as smart metering, water saving and recycling measures. Retrofitting would also help to achieve

lower water consumption rates and to maximise futureproofing. Policy 89 of the Local Plan has a similar ethos in terms of water efficiency.

Should the application be recommended for approval, water saving measures could be secured by condition.

10.36 Sustainable Urban Drainage Systems (SUDS)

Policy 91 requires new development to contribute towards climate change adaptation and mitigate surface water runoff by incorporating SUDS design elements. To ensure off-site discharge rates meet greenfield runoff rates, it is expected development follow the drainage hierarchy set out in the London Plan utilising SUDS. As part of the proposal the applicant provided a SUDs strategy which has not been approved by the Highway Authority as further information is required. If minded for approval the remaining information would be dealt with by condition.

10.37 **Waste Management**

Policy 57 states that 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. Policy 93 states Sustainable management of waste will be achieved by ensuring that new development, provides accessible, adequate and well-designed internal and external storage facilities for residual waste and recycling. Policy SI7 of the London Plan has a similar ethos.

10.38 Since the initial submission there has been considerable engagement with refuse colleagues as the initial locations of the refuse store was not acceptable. However, the scheme is now within an acceptable drag distance for residents of the site and collection crews. The proposed refuse storage will be fully covered with a green roof and doors that open from the front. The number of refuse, recycling, food waste and bulky waste storage is considered acceptable for the number of occupiers in accordance with the Waste & Recycling Policy for Developers (September 2022). Noting that the storage will be covered to prevent bad odour leakage and the height would be such that it would not unreasonably impact the amenity of units 1 or 2. The scheme has also been revised in accordance with comments from the refuse team. Therefore, taking these points into consideration officers are satisfied that the proposal is consistent with both policy 57 and 93 of the Local Plan.

10.39 **Highways, Traffic Management and Parking**

Policy 60 of the Local Plan states that the Council will actively encourage sustainable travel and developments should not have a harmful impact on the walking and cycling environment. The application location is located within an area with a PTAL rating of 5, noting that there are 10 buses that service this location within close proximity. Walthamstow underground/ overground station(s) and Queens Road overground stations are both within a reasonable walking distance. The application site is also looped into a recognised cycle path.

An Outline Construction Logistics Plan was received at the point of submission and its contents has been agreed with the Highway Authority. The purpose of this document is to minimise the impact of construction logistics on the road network for all new residential and commercial development in the borough which should enable efficient and sustainable servicing and delivery of goods, waste and servicing activity to and

from sites. It is acknowledged that the information received is a preliminary document, if development is approved further detailed information would be required to assess the impacts of development on the public highway in accordance with Policy 65 of the Local Plan.

10.40 Car Parking

Policy T6 of the London Plan and Appendix 1 - Parking Standards of the Local Plan states that the Council would seek to effectively manage parking by encouraging car-free and car-capped development in locations where there is an existing controlled parking zone excluding Blue Badge holders. As the application site falls within a controlled parking zone, the new units would be classified as car-free with future residents not being entitled to on-street parking permits. If minded for approval permission would be subject to a Section 106 Agreement ensuring occupiers are not provided residential parking permits for the area.

A Section 106 Agreement to provide sufficient mitigation against any potential car parking pressure generated by the proposal would be required with any approval. The proposal is therefore consistent with the aims and objectives of Policy 60 of the Local Plan.

10.41 Cycle Parking

The Local Plan states that cycle parking for new developments should be 1.5 cycle parking spaces per 1 bedroom dwelling, 2 spaces per 2 bedroom dwelling, 3 spaces per all other dwellings. Accordingly, the proposal would be required to provide a minimum of 28 spaces (9 for the three bed units, 8 for the two bed units and 10.5 (11) for the one bed units). The proposed plans illustrate adequate provision for secure cycle storage within the rear communal garden and the ground floor front gardens of the rear block. There is also a requirement of a minimum of 2 visitor spaces per 40 homes which has also been catered for within the rear communal garden.

10.42 Other Highways Matters

A highway condition survey is required prior to the commencement of any works to show the condition of the footway and carriageway on. The condition survey should cover the site frontage and 20m on both sides including any area on the public highway identified for loading/offloading. The condition survey must include a site plan showing the location of where the photographs were taken on the public highway. This will be required, to ensure, if the public highway is damaged as a result of the construction works this would be reinstated by the Council and funded by the developer.

- A S106 request of £14,000 is requested toward improving sustainable modes of transport including walking and cycling in the sites vicinity which will directly benefit new residents in this development.
- A S106 contribution of £2000 is requested for CLP monitoring.
- S278 works –
 - Removal of redundant dropped kerb and reinstatement of footway along the frontage of the site.
 - Reduction of double yellow lines along the frontage of the site.
 - Provision of a new dropped kerb for bin collection.
 - Extension of parking bays along the frontage of the site.
 - Changes to Traffic Management Orders, signage and all road markings as required.

10.43 Contamination

Policy 90 states that to manage contaminated land and prevent the spread of contamination (A) Site investigation and desk-based research should be undertaken, and a Preliminary Risk Assessment (PRA) should be submitted with all planning applications in line with current guidance for new developments proposed on contaminated or potentially contaminated land (B) New development must address the impacts of contaminated land on on/off-site sensitive receptors through proportionate action(s) during the construction phase (C) Development that has the potential to contaminate land, or which is situated in close proximity to Groundwater Source Protection Zones (SPZs) or other sensitive receptors must include mitigation measures to prevent any adverse impacts on people and the environment, and to monitor any impacts where appropriate.

10.44 The application was accompanied by a Ground Condition Desk Top Survey which states '*Given the age of construction of the existing and former buildings on the site, the potential exists for the presence of asbestos both in the building fabric and within the underlying soils*'. Therefore, conditions relating to asbestos survey land contamination would be inserted into any approval. Therefore, taking these points into consideration officers are satisfied that the proposal is consistent with policy 90 of the Local Plan.

10.45 Making Places Safer and Designing Out Crime

Policy 58 states that '*To improve community safety and cohesion the Council will work with partners to minimise opportunities for criminal behaviour by requiring all forms of new development to incorporate Designing out Crime and Secured by Design principles, and requiring all major development to seek to achieve for Secured By Design accreditation via the Secured by Design scheme*'. As part of the assessment of this scheme the Metropolitan Police were consulted and they note that the site could achieve SBD Certification, as such they have requested a pre commencement condition that the applicant must provide details of measures to be incorporated into the scheme demonstrating that the scheme can achieve Secure by design Certification. Lastly, prior to occupation the scheme must achieve a certificate of compliance to the relevant Secure by Design Guide(s). As such, the scheme is considered acceptable in relation to Policy 58 of the Local Plan.

10.46 Planning obligations

Section 106 Agreements 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.

In terms of the s106 Agreement, the required Heads of Terms, having regard to planning policy, the Waltham Forest Local Plan Revised Planning Obligations SPD (2017) for this development relate to:

A) Highways and Transportation:

- i) Car Free Development - the development is to be classified as car-free and residents will not be eligible for parking permits.
- ii) A condition survey is required of the carriageway and footways fronting the site prior to the commencement of any works.
- iii) A S106 request of £14,000.00 is requested toward improving sustainable modes of transport.
- iv) A S106 contribution of £2000.00 towards CLP monitoring.
- v) S278 works - The extent of the works will include but are not limited to:
 - Removal of redundant dropped kerb and reinstatement of footway along the frontage of the site.
 - Reduction of double yellow lines along the frontage of the site.
 - Provision of a new dropped kerb for bin collection.
 - Extension of parking bays along the frontage of the site.
 - Changes to Traffic Management Orders, signage and all road markings as required.

B) Affordable Housing:

- To secure an early and late stage review of the affordable housing in accordance with GLA guidance.

C) SAMMS:

- SAMMS - A financial contribution of £9,100.00 towards Strategic Access Management and Monitoring measures (SAMMs).

- **D) Carbon offset:** Carbon Offset Fund (COF) contributions will be required for any shortfall in emission reductions, calculated to be £TBC.

E) Legal Fees:

- i) Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.
- ii) Monitoring Fee - A financial contribution towards the implementation and monitoring of and securing compliance with the S106, equal to 5% of the total of all other financial contributions.

11. CONCLUSION

The detailed assessment in the previous sections of this report demonstrate that the proposal complies with the LPA's development plan policies together with other guidance and strategies. It has been acknowledged that there were enough objections to warrant this scheme being referred to the planning committee. However, officers are of the opinion that the report has addressed all concerns. 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 RECOMMENDATIONS

- 13.1 The Planning Committee is requested to resolve that planning permission be granted subject to a s.106 agreement and the following conditions and informatives.

CONDITIONS AND REASONS:

Time:

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).

Plans and Documents:

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:** 1142-DFA-XX-XX-DR-A-100002 P06, 1142-DFA-XX-XX-DR-A-100003 P06, 1142-DFA-XX-XX-DR-A-110300 P06, 1142-DFA-XX-XX-DR-A-110301 P06 **Dated:** 19/11/2025
- **Plan(s) numbered:** 1142-DFA-XX-XX-DR-A-100001 P04, 1142-DFA-XX-XX-DR-A-220000 P04, 1142-DFA-XX-XX-DR-A-220003 P04 **Dated:** 31/10/2025
- **Plan(s) numbered:** 1142-DFA-XX-XX-DR-A-100000 **Dated:** 09/04/2025
- **Plan(s) numbered:** 1142-DFA-XX-XX-DR-A-000006 P01, 1142-DFA-XX-XX-DR-A-000007 P01, 1142-DFA-XX-XX-DR-A-000002 P01, 1142-DFA-XX-XX-DR-A-000004 P01, 1142-DFA-XX-XX-DR-A-000005 P01, 1142-DFA-XX-XX-DR-A-100004 P01, 1142-DFA-XX-XX-DR-A-110200 P01, 1142-DFA-XX-XX-DR-A-110302 P01, 1142-DFA-XX-XX-DR-A-220001 P01, 1142-DFA-XX-XX-DR-A-220002 P01, 1142-DFA-XX-XX-DR-A-000001 P01 **Dated:** 21/02/2025
- **Document(s) titled:** Financial Viability Assessment (March 2025), Appendix 1 (undated), Appendix 2 (undated), Appendix 3 (February 2025), Appendix 4 Version 1 (February 2025), Appendix 5 (11/03/2025), Appendix 6 (February 2025), Travel Plan (February 2025), Site Waste Management Plan (February 2025), Construction and Demolition Method Statement (February 2025), Delivery and servicing Management Plan (February 2025), Fire Statement Rev 1 (24/02/2025), FRA & SuDS Strategy (07/02/2025), Urban Greening Factor Plan (07/02/2025), General Arrangement Plan 1 - Rev 3 (25/02/2025), Landscape Design Report Rev 1 (25/02/2025), Planning Statement (February 2025), Statement of Community Involvement (February 2025), Transport Statement (February 2025), Daylight and Sunlight (internal future availability) Report (10/02/2025), Preliminary Ecological Appraisal Version 3 (19/02/2025), Energy & Sustainability Statement V1 (07/02/2025), Design & Access Statement Rev 2 (21/02/25), Ground Condition Desk Top Study Version 1(23/01/2025), Outline Construction Logistics Plan Rev B (04/08/2025)

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

Design:

3. Prior to the commencement of development, excluding site investigation and clearance works, demolition and construction to slab level, a schedule of materials to be used in the construction of all external surfaces of the development hereby approved 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 thereafter retained as such for the lifetime of the development

Reason: To ensure a satisfactory appearance in accordance with Policy 53 of the adopted Waltham Forest Local Plan Part 1 (2024).

4. Prior to the commencement of development, excluding site investigation and clearance works, demolition and construction to slab level, details relating to the siting, design and height and finish of all new walls, gates, fencing, railings, privacy screens and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out solely in accordance with the approved details, prior to the first occupation of the use hereby approved and thereafter shall be fully retained and maintained accordingly for the lifetime of the development.

Reason: In the interest of general visual amenity, and amenity of neighbouring occupants, in accordance with Policies 53 and 57 of the adopted Waltham Forest Local Plan Part 1 (2024).

5. Prior to the commencement of development, excluding site investigation and clearance works, demolition and construction to slab level, design details relating to the residential entrances including entry control system, display of postal numbers and position of letter box facility shall be submitted to and agreed in writing by the Local Planning Authority. The agreed measures shall be fully implemented prior to the first occupation of the development and thereafter maintained.

Reason: To ensure safety and security of the site users, in accordance with Policy 58 of the adopted Waltham Forest Local Plan Part 1 (2024).

6. Prior to the commencement of development, excluding site investigation and clearance works, demolition and construction to slab level and construction of foundations, full details of all forms of external lighting to be provided on site shall be submitted to the Local Planning Authority. The development shall be fully completed in accordance with the agreed details prior to the initial occupation of the site.

Reason: Insufficient details have been provided as part of the planning application and in the interest of security and sustainable development in accordance with Policy 58 of the adopted Waltham Forest Local Plan Part 1 (2024).

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

8. All window reveals on the external brick walls of the development hereby permitted shall be set in 115mm (minimum) from the external face of the building and thereafter retained as such.

Reason: In the interest of visual amenity in accordance with Policy 53 of the adopted Waltham Forest Local Plan Part 1 (2024).

Landscaping

9. Prior to the commencement of development on site excluding site investigation and clearance works, demolition and construction to slab level, details of all 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 species, sizes and densities of the proposed plants, specification of any proposed green roofs/ living walls, 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 5 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).

10. Prior to the first occupation of the residential units, a Landscape Management Plan, which demonstrates how the soft landscaping proposal will be successfully implemented and maintained in the long term, details to include planting methods and maintenance schedules with reference to the relevant British Standards and horticultural and arboricultural best practice guidance shall be submitted to and approved in writing by the Local Planning Authority. The approved Landscape Management Plan shall be implemented prior to the first occupation of the development hereby approved and thereafter maintained for the lifetime of the development.

Reason: To ensure the well-being of the trees and in the interest of 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).

11. Prior to the commencement of development, excluding site investigation and clearance works, demolition and construction to slab level, details of ecological enhancement measures (the number and type of habitat bricks and boxes proposed for birds, bats and invertebrates and details of the permeability of site boundaries for ground based wildlife and sensitive lighting) and associated pre-works precautionary method statement and 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 local amenity and biodiversity in accordance with Policies G1, G5 and G6 of London Plan (2021), Policies 53, 77 and 79 of the adopted Waltham Forest Local Plan LP1 (2024).

Highways:

12. Prior to the commencement of the development, a detailed Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority. The Construction and Logistics Plan must be submitted using the CLOCS template and guidance found here: www.constructionlogistics.org.uk. 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. All works shall be carried out in accordance with the approved details and the Construction and Logistics Plan should be implemented throughout all demolition and construction works.

Reason: To ensure considerate construction and to protect the amenities of the nearby residents to ensure that disruption is kept to a minimum and does not affect highway traffic flows to comply with Policies 50, 57, 63, 65, 87 and 89 of the adopted Waltham Forest Local Plan Part 1 (2024).

13. Prior to the commencement of the development, excluding site investigation and clearance works, demolition and construction to slab level, a boundary treatment plan for the front garden areas that includes the specification, materials, existing back of path levels and proposed threshold levels shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of general visual amenity, and amenity of neighbouring occupants, in accordance with Policies 53 and 57 of the adopted Waltham Forest Local Plan Part 1 (2024).

14. Prior to the commencement of the development, excluding site investigation, clearance works and demolition a SuDS Management and Maintenance Plan aligned with the soft landscaping plan and referring to the guidance set out in the CIRIA C753 SuDS Manual setting out the details below must be provided and agreed by Highways:

- The party or body responsible for each drainage asset;
- A schedule of maintenance activities and inspection frequencies before and after major storm events;
- A monitoring process to ensure continued performance of the system.

Reason: To prevent the increased risk of flooding, both on and off-site to ensure that adequate drainage facilities are provided in accordance with Policies 89 and 91 of the adopted Waltham Forest Local Plan Part 1 (2024).

Sustainability:

15. Prior to the commencement of development, excluding site investigation and clearance works, demolition and construction to slab level, 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, shall be 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, as such for the lifetime of the development.

Reason: To minimise the water use of the development, in accordance with the requirements of Policy SI 5 of the London Plan (2021).

16. 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.

Environmental Health:

17. No development shall take place whatsoever, until full details of the proposed mitigation measures for impact on air quality and dust emissions, in the form of an Air Quality and Dust Management Plan (AQDMP), have been submitted to and approved in writing by the local planning authority. In preparing the AQMDP the applicant should follow the recommendations outlined in the AQ assessment submitted with the application. If the development is located in or near an air quality focus area the applicant should follow the guidance on mitigation measures for Medium Risk and include automatic dust monitoring as a minimum.

Reason: To manage and mitigate the impact of the development on the air quality and dust emissions in the area and London as a whole, and to avoid irreversible and unacceptable damage to the environment, in accordance with Policy 88 of the adopted Waltham Forest Local Plan 2024.

18. **A)** No development shall take place whatsoever, until an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers have been submitted to and approved in writing by the local planning authority. The scheme must be written by a suitably qualified person and submitted to the Local Planning Authority (LPA) for approval, before commencement. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed use.

B) The scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

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 Waltham Forest Local Plan Part 1 (2024).

19. 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 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.

B) 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 giving full details of the remediation measures required and how they will be undertaken.

C) Prior to first occupation of the use hereby approved, a verification report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete

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 carrying out 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 Waltham Forest Local Plan Part 1 (2024)

20. 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 during the construction phase of the development, in line with Policy 88 of Waltham Forest Plan and London Plan Policy SI 1.

21. Noise produced on the premises must not 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 85 and 87 of the adopted Waltham Forest Local Plan Part 1 (2024).

Housing:

22. Notwithstanding the approved drawings, the development hereby permitted shall have the following mix of accommodation and shall be retained as such for the lifetime of the development:

- 3 x 3-bedroom self-contained residential units.
- 5 x 2-bedroom self-contained residential units.
- 6 x 1-bedroom self-contained residential units.

Reason: In the interest of the creation of mixed and balanced communities in accordance with Policy 15 of the adopted Waltham Forest Local Plan Part 1 (2024).

Accessibility:

23. 1 x 2 bedroom and 1 x 3 bedroom residential units shall be built to The Building Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4 (3): Accessible and adaptable dwellings.

2 x 3 bedroom, 2 x 2 bedroom, 5 x 1 bedroom residential units shall be built to The Building Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4 (2): Accessible and adaptable dwellings.

2 x 2 bedroom and 1 x 1 bedroom residential units shall be built to The Building Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4 (1): Accessible and adaptable dwellings.

Reason: To provide accessible residential units which can be adapted to residents' changing needs throughout their lifetime in accordance with Policy 16 and 53 of the adopted Waltham Forest Local Plan Part 1 (2024).

Informatives:

1. This notice is without prejudice to your responsibilities under any other legislation.
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. To assist applicants the Local Planning Authority has produced Policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service. The scheme was submitted in accordance with guidance following pre application discussion.
4. Construction and demolition works audible beyond the boundary of the site should only be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays.
5. Construction activities must not affect traffic flows on the highway. No materials can be stored on the highway and no construction related activities can take place on the highway. It is an offence to place scaffolding, skip or hoarding on the highway without permission. Early contact with the Council's Network Operations is advisable, as it may affect the construction programme.
6. Community Infrastructure Levy: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development may be liable to pay the London Borough of Waltham Forest Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Waltham Forest CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. One of the development parties may now need to assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at CIL@walthamforest.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL payable on commencement of the development. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed and the development will not benefit from the 60 day

payment window. Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Waltham Forest Council website at walthamforest.gov.uk/content/community-infrastructure-levy. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/. Note: The Mayoral CIL Charging Schedule (MCIL1) (adopted 2012) will be superseded by MCIL2 Charging Schedule; and will take effect from 1 April 2019. The London Borough of Waltham Forest has been moved from Band 3 to Band 2, increasing the MCIL2 rate from £20 to £60 per sq m (excluding indexation).

7. Surface water drainage, where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required https://protect-eu.mimecast.com/s/U_GjCywjvf2WqyzcZjmRt8. The construction details of any new surface water connection to the Thames Water public sewer will need to be agreed to by the Water Authority and consent records must be provided to Waltham Forest Lead Local Flood Authority (LLFA) for record keeping.
8. If the applicant is planning on using Thames Water mains water for construction purposes, it is important that you let Thames Water know before you start using it to avoid potential fines for improper usage. More information and how to apply can be found online at <https://protect-eu.mimecast.com/s/yOdiCz6kwlwBQmpTX9JqJ12>.
9. A legal agreement has been entered into with the London Borough of Waltham Forest in conjunction with this grant of planning permission with regard to car free and other highways matters (condition survey, sustainability contribution), SAMMS contribution and legal fees.
10. It is the developer's responsibility to ensure all signage associated with the proposed development i.e. street nameplates, building names and door numbers will be erected prior to occupation, as agreed with the Councils Street Naming/Numbering Officer.
11. Unless otherwise agreed, hardstanding levels within the red line boundary, and threshold levels should be designed to tie into existing public highway back of path levels. Discharge of surface water onto public highway will not be permitted.
12. **IMPORTANT:** Compliance with planning conditions requiring submission and approval of details before development commences:
 - a. You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start.
 - b. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted. Beginning development in breach of a planning condition will invalidate your planning permission.

- c. If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a Certificate of Lawfulness.
13. The applicant must ensure that they have read the Thames Water 'working near our assets' guide to ensure that your workings will be in line with the necessary processes that you must follow if you are considering working above or near Thames Water pipes or other structures <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) or write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
 14. 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.
 15. The applicant should be minded that this decision does not give consent to display any form advertisement. For clarity, an advertisement consent application must be submitted and approved in writing by the Local Planning Authority before any form of advertisement can be displayed.
 16. The applicant must seek the advice of the MPS Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via DOCOMailbox.NE@met.police.uk