

LONDON BOROUGH OF WALTHAM FOREST

Update Report

Committee / Date:	Planning – 13 January 2026
Application Reference:	210801
Applicant:	Providence Capital Securities Limited
Location:	278 - 284 Hoe Street, Walthamstow, London, E17
Proposed Development:	Demolition of the existing buildings and redevelopment of the site to provide a new building comprising basement and 18 storeys with rooftop plant for residential use (C3) with associated amenity space, reconfigured vehicular and pedestrian access, landscaping and works associated and ancillary to the proposed development. (Revised Location Plan) UPDATE 17/09/2025: Amended proposal comprising, in summary, the following changes: Alterations to internal layout to accommodate a second staircase; consequential increase in size and footprint of the proposed building; revised layout at ground floor (internal and external); alterations to public realm and access strategy including landscaping, servicing and parking arrangements and other associated works. Updated Plans and drawings and other documentation including: updated site location plan, design and access statement, energy statement, sunlight daylight and overshadowing statement, fire statement and gateway 1 statement, transport note, wind statement, demolition audit, acoustic and overheating report.
Wards Affected:	Markhouse
Appendices:	None

1. ADDITIONAL PUBLIC OBJECTION

1.1. Since publication of the Planning Committee Report, further public objection has been submitted to the Local Planning Authority from resident in Juniper House, Hoe Street. This referred to the following matters:

- Height and proximity
- Amenity – daylight and sunlight
- Wind and outdoor safety
- Overheating
- Fire safety
- Pressure on local services

1.2. These matters have all been considered in the Committee Report, however additional condition regarding wind mitigation details has been recommended as detailed in the following section.

2. ADDITIONAL RECOMMENDED CONDITIONS

2.1. Following the publication of the Committee Report, the following conditions have been considered appropriate for Member consideration.

2.2. Amended Delivery and Servicing Plan condition to secure approved road layout to be implemented prior to occupation:

2.2.1. *Notwithstanding the approved plans, a Delivery and Servicing Plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Transport for London, prior to the commencement of above ground works. The DSP shall make reference to a Parking Management System for the loading bay and safety measures that will be in place to reduce conflicts between service vehicles manoeuvring in the loading bay and shall also include details on how delivery vehicles are restricted during peak periods. The approved Delivery and Servicing Plan under the terms of this condition , **including any approved layout, shall be implemented at first occupation of the development** and shall be adhered to for the lifetime of the development.*

Reason: *In the interest of highway and pedestrian safety, in order to comply with Policies 63 and 66 of the adopted Waltham Forest Local Plan Part 1 (2024).*

2.3. Final details of wind mitigation at later design stages:

2.3.1. *Prior to commencement of above ground works, an updated Wind Mitigation Statement including the final detailed strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these details and maintained as such in perpetuity.*

Reason: *To avoid harmful environmental impacts in relation to wind movements and microclimatic conditions in accordance with policy 54 of the Waltham Forest Local Plan – Part 1 (2024).*

2.4. Heritage conditions to secure development post demolition and appropriate recording of the non-designated asset prior to its demolition:

2.4.1. *Prior to the commencement of development on site, notwithstanding site investigation work, no other work including any demolition of the existing buildings on site (278-284 Hoe Street), shall take place until a phasing programme setting out the envisaged progress of development to a) slab level and b) completion of the development, including supporting evidence of any associated construction contract, has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details approved under the terms of this condition.*

Reason: *To avoid premature demolition of a historic building, in order to preserve and enhance the character of the area, in accordance with policies 53 and 74 of the Waltham Forest Local Plan – Part 1 (2024).*

2.4.2. *Prior to the commencement of development on site, notwithstanding site investigation work, no other work including any demolition of the existing buildings on site (278-284 Hoe Street), shall take place until an appropriate programme of historic building recording and analysis has been secured and implemented, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The*

historic building recording should be carried out with reference to Historic England's '[Understanding Historic Buildings – A Guide to Good Recording Practice](#)' note, and done so to a recording level 2 in the aforementioned document.

Reason: In the interests of making a record of the existing building on the site which is a non-designated heritage asset in order to help compensate and mitigate against the impact of its loss. This is in accordance with policy 74 of the Waltham Forest Local Plan – Part 1 (2024).

3. RECOMMENDATION

3.1. Officer recommendation remains unchanged.