

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 7 th July 2026
Application reference:	252999
Applicant:	Mrs Uzma Hussain
Location:	41 Orford Road, Walthamstow, London E17 9NL
Proposed development:	Installation of ventilation duct to rear, painting of shopfront and new signage.
Wards affected:	Hoe Street
Appendices:	None

1 ASSESSMENT

- 1.1 Since publication of the committee report, planning officers have received additional objections from members of the public reporting that,
- i) ivy has been removed from the side elevation of the host building, that
 - ii) pipework and ducting have been installed on the side elevation and,
 - iii) cooking fat continues to be poured down public drains.
- 1.2 It is not considered that removal of ivy is a breach of planning control.
- 1.3 It has been acknowledged that there is an existing breach and the live application seeks to resolve the situation through the new proposed development in question. This application does not seek retrospective planning permission for any additional ducting work or air conditioning units at roof-level other than that already proposed, it seeks permission for the matters outlined in the description of development and application form only. Should the applicant fail to comply with the development as proposed, the matter can be escalated to planning enforcement. The planning enforcement team has delegated powers to serve enforcement notices and prosecute non-compliance with any notice served.
- 1.4 Objectors are reminded to report breaches to the relevant authorities so that these can be investigated thoroughly. In this instance the report that grease would be poured down the drains is not a material planning consideration, but rather a matter for the Council's environmental health department. Following receipt of the further objections, this matter has been reported to this service.
- 1.5 In relation to the pipework and ducting, this appears to have been in place for some time, effectively covered by the now removed Ivy. Such matters relate to building control approval are not material considerations under Planning Law but are covered by other legislation such as the Building Regulations. Compliance with such legislation is assessed through a separate regulatory process and does not form part of the planning assessment, therefore it cannot carry any weight in the determination of a planning application.

2 RECOMMENDATION

- 2.1 The recommendation remains unchanged, that planning permission is GRANTED subject to conditions and informatives.