

## LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 3 <sup>rd</sup> September 2024
Application reference:	220739
Applicant:	Newlon Housing Trust
Location:	Highams Court, 1 Friars Close, Chingford, London, E4 6UU
Proposed development:	Demolition of existing building and erection of part-5, part-6 storey apartment block with 46 units comprising 1, 2 and 3-bed homes, new vehicle access via Friars Close, landscaping, bin and bike storage and accessible car parking, and other associated works.
Ward	Larkswood
Appendices:	None

### 1. SUMMARY UPDATE

1.1 The updated recommendation set out in section 3 of this report has been amended at three points:

- Removal of reference to the requirement for receipt of up to date bat emergence surveys, and the imposition of any necessary conditions relating to further surveys prior to demolition of the existing building. As explained in ‘updated information’ section below, these have been received.
- An amendment to the heads of terms to stipulate that the clauses on local labour require *reasonable endeavours* to secure 20% local suppliers in the construction phase.
- The planning conditions and informatives have now been drafted in full, rather than in summary form as in the published planning committee report.
- The full revised recommendation and conditions are set out at the footer of this document.

### 2. UPDATED INFORMATION

- 2.1 In response to a question from the applicant, the highways department have confirmed that the £35,000 contribution towards parking enforcement will be spent on increased parking patrols on the roads around the site that exhibit parking stress, and on physical enforcement measures to deter unauthorised parking.
- 2.2 Officers have published additional information on the planning application website prior to the committee meeting. This includes a document showing the detail of the parking surveys that were carried out by the applicant in June

2024, showing the extent of parking stress in the area surrounding the site, and the draft improvement works to Friars Close.

- 2.3 Following the publication of the committee report the applicant has submitted up to date bat emergence surveys. These reports did not find evidence of bats in the existing building but advises a precautionary approach to the development given legislation on protected species. This is reflected in planning conditions. The bat emergence reports have been published on the Council website.
- 2.4 Officers would also advise that one of the retained trees on the site is protected by a Tree Preservation Order, however no significant works are proposed to this tree.

## **REVISED RECOMMENDATION**

3. That Planning Permission be GRANTED subject to:

Conditions, informatives and completion of a Section 106 Agreement with the following Heads of Terms:

### **Affordable Housing Provision**

Securing 100% affordable housing as defined in the tenure shown in the application, or an alternative plan to be agreed in writing subject to a minimum policy compliant scheme on a habitable room basis (across tenure types) across the development.

### **Local Labour, Employment and Skills**

- Submission of an employment and skills plan
- Provision of policy compliant apprentice posts to be offered to local residents.
- Provision of policy compliant work placements in construction phase
- Local Labour – to use reasonable endeavours to secure 30% of all jobs during construction phase offered to local residents.
- Local suppliers- reasonable endeavours to secure 20% during construction phase.
- Monitoring and default payments.

### **Car Free Housing**

- No residential unit eligible for parking space unless disabled/blue badge holder.
- Each new Residential Occupier of the development must be informed prior to occupying any residential unit that they shall not be entitled to a residents parking permit unless blue badge holder, in the event that a CPZ is introduced.

## **Transport and Highways**

- Enabling works associated with construction.
- A S278 agreement included but not limited to:
  - Renewal of the footway along the frontage of the site on Friars Close.
  - Changes and upgrades to the existing public realm frontage across the site along Larkshall Road.
  - Parking restrictions along Friars Close to facilitate waste collection. These changes must be in the form of double yellow lines with suitable loading restrictions as opposed to loading bays.
  - Possible relocation of lamp column.
  - Waiting and loading restrictions along Larkshall Road to maintain access to bus services and cycle infrastructure along Larkshall Road.
  - Waiting and loading restrictions in the surrounding roads.
  - Installation of a vehicle crossover.
  - Renewal of road marking and signage along Friars Close.
  - Review and amendment of existing TTRO.
  - Removal of all enabling works installed to enable construction of the site.
  - Speed reduction works to the junction of Friars Close with Larkshall Road, to be agreed with the Highway Authority.
- A S106 contribution of £10,000.00 for CLP monitoring.
- £70,000 walking and cycling contribution.
- A S106 contribution of £35,000 towards additional parking enforcement presence along Friars Close, Larkshall Road and within the surrounding highway network is required to mitigate the parking generated directly by this application.
- Travel Plan implementation and monitoring.
- Street tree replanting/mitigation payment (£12500)

## **Travel Plans**

- Travel plan monitoring fee

## **Energy and Sustainability**

- A financial contribution of £28,524 towards a Carbon Offset Fund, payable upon implementation.
- Second Carbon Offset payment
- Connection Ready.
- Updated Energy Statements on commencement and completion based on As Built energy calculations.
- Measures to secure post-construction monitoring (“Be Seen”).
  - A. Within 8 weeks of the grant of planning permission, to submit to the GLA accurate and verified estimates of the ‘Be Seen’ energy performance indicators.

- B. Prior to occupation, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development.
- C. Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development.
- In the event that the 'In-use stage' evidence submitted under Clause c) shows that the 'As-built stage' performance estimates derived from Clause b) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures identified in Clause c) shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.)

### **Air Quality**

- A payment of £4600 towards implementation measures of the Air Quality Action Plan.

### **Epping Forest SAC**

- Strategic Access Management fee of £28215 towards mitigating the impact of the development on Epping Forest SAC.
- SANGS payment In lieu payment of CIL (due to social housing relief) to address SAC impacts = £43225

### **Retention of Architect**

- The architect for this planning application to be retained in an oversight role as a minimum to ensure the original design vision is achieved, unless otherwise agreed in writing with Local Planning Authority.

### **Monitoring and Implementation**

- 5% contribution towards monitoring, implementation and compliance of the Section 106 legal agreement

### **Legal Fees**

- Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.

## Conditions and Informatives

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To adhere to the statutory timeframes for the commencement of development.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and supporting documents and thereafter maintained as such for the lifetime of the development: Drawing Reference(s): (TO INSERT HERE)  
REASON: For the avoidance of doubt and in the interests of proper planning.
3. No development above ground floor level shall take place until details, including samples, of all external facing materials have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details prior to occupation.  
REASON: To ensure a high standard of design is achieved in compliance with Policy 53 and Policy 57 of the Adopted Waltham Forest Local Plan (2024)
4. No development above ground floor level shall take place until details of all doors and windows have been submitted to, and approved in writing by, the local planning authority. The information submitted under the terms of this condition should include the depth of the proposed window reveals shown in section drawings, and specify the materials to be used in the construction of the doors and windows within the development. The development shall be carried out in accordance with the approved details prior to occupation.  
REASON: To ensure a high standard of design is achieved in compliance with Policy 53 and Policy 57 of the Adopted Waltham Forest Local Plan (2024)
5. No development above ground floor level shall take place until details of all boundary treatments have been submitted to, and approved in writing by, the local planning authority. The choice of boundary treatments should be informed by the access control strategy as well as the need to ensure a high quality development and the need to complement with the highway network. Where boundary treatments abut the road, consideration should be given to visibility and highway safety issues. The development shall be carried out in accordance with the approved details prior to occupation.  
REASON: To ensure a high standard of design is achieved in compliance with Policy 53 and Policy 57 of the Adopted Waltham Forest Local Plan (2024), as well as the need to protect highway safety and an acceptable standard of development in relation to security.
6. No development above ground floor level shall take place until details of all balconies including railings been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details prior to occupation.  
REASON: To ensure a high standard of design is achieved in compliance with Policy 53 and Policy 57 of the Adopted Waltham Forest Local Plan (2024)

7. No development above ground floor level shall take place until details of all soffits have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details prior to occupation.  
REASON: To ensure a high standard of design is achieved in compliance with Policy 53 and Policy 57 of the Adopted Waltham Forest Local Plan (2024)
8. No development above ground floor level shall take place until bay studies have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details prior to occupation.  
REASON: To ensure a high standard of design is achieved in compliance with Policy 53 and Policy 57 of the Adopted Waltham Forest Local Plan (2024)
9. No development above ground floor level shall take place until a detailed drawing of the proposed substation, including materials, boundary treatments, height and the roof has been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details prior to occupation.  
REASON: To ensure a high standard of design is achieved in compliance with Policy 53 and Policy 57 of the Adopted Waltham Forest Local Plan (2024)
10. No development above ground floor level shall take place until a detailed drawing of the windows at first floor level and above on the south east elevation facing Boothby Court have been submitted to and approved in writing by the Local Planning Authority. This shall specify that the glazing within the windows in question is made of obscure glass and is non-openable to a height of 1.7 metres above the finished floor level of the adjacent rooms. The development shall be carried out in accordance with the approved details prior to occupation and once installed, the obscure glazing shall be retained for the lifetime of the development.  
REASON: To protect the amenity of existing neighbouring residential occupants.
11. No development, with the exception of site clearance and excavation works, shall take place until a noise impact study of the heat pump array, together with noise mitigation measures, has been submitted to and approved in writing by the local planning authority. This must demonstrate that the heat pump array would not adversely impact on noise conditions within the adjacent flats and their external amenity space. The development shall be carried out in accordance with the approved plans.  
REASON: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy 50 and 57 of the Waltham Forest Local Plan.
12. No development above ground floor level shall take place until details of sound insulation, ventilation and cooling responding to any identified risk of overheating has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To deliver an acceptable standard of living accommodation for future residents.

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

REASON: In the interests of achieving an accessible development in accordance with relevant development plan policies

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

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

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

REASON: In the interests of safety and security

15. No part of the development hereby approved shall be occupied until details of the final access control measures have been submitted to and approved in writing by the local planning authority, in consultation with the Metropolitan Police Designing Out Crime Officers. The access control measures shall be installed prior to the occupation of the development and retained for the lifetime of the development.

REASON: In the interests of safety and security

16. No development, including any demolition or site preparation works, shall take place until a condition survey of the carriageways and footways fronting the site has taken place and then been submitted to, and approved in writing, by the local planning authority. The survey should include photographs and a site location plan. The development shall not be occupied until a second condition survey has been submitted to and approved in writing by the local planning authority until a second condition survey has taken place showing the condition of the public highway around the site showing its condition following the completion of building works. This shall include a scheme of mitigation for any damage attributable to construction works.

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

17. No development shall take place until a Detailed Construction Logistics Plan has been submitted to and approved in writing by the Local Planning Authority in relation to this part of the development. The Construction and Logistics Plan should have regard to the CLOCS template and guidance found here:

[https://www.clocs.org.uk/page/construction\\_logistics](https://www.clocs.org.uk/page/construction_logistics). The logistics plan shall include details of site access, journey planning, access routes, hours of deliveries, temporary traffic arrangements or restrictions, site operation times, loading and unloading locations and material storage. The CLP shall include all phases of the development

including: i) site setup, ii) below ground works, iii) above ground works. The Construction Logistics Plan should be informed, where appropriate, by consultation with adjacent land uses. All works shall be carried out in accordance with the approved details and the Construction and Logistics Plan should be implemented throughout all phases of construction works.

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

18. No development above ground level take place until a detailed waste strategy and servicing management plan has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of highway safety.

19. No development above ground level take place until a detailed car park management plan has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

20. Prior to the commencement of development on site, notwithstanding site investigation work, clearance and demolition, a drainage strategy including SuDS (Sustainable Drainage System) to deal with all surface water drainage from the site, including details of proposed rainwater harvesting systems, green roofs and proposed soakaway designs together with infiltration test results and recommended soakage rates, shall be submitted to and approved by the Local Planning Authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. The approved SUDS shall be fully implemented prior to first occupation of any building and thereafter maintained in accordance with the agreed details for the lifetime of the development.

REASON: To achieve a satisfactory standard of development that mitigates the risk of surface water flooding in accordance with with policy 83, 89 and 91 of the adopted Waltham Forest Local Plan (2024)

21. No development above ground floor level shall take place until details of a travel plan, including details of how it will be implemented for the lifetime of the development, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plans.

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

22. No development above slab level shall take place until detailed drawings showing the proposed boundary treatment (threshold levels) along the public highway have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plans.

REASON: To secure an acceptable standard of development that complements the adjacent public highway.



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

REASON: To ensure policy compliant levels of cycle parking, to promote cycling as a mode of transport and to promote car free development.

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

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

25. The development hereby approved shall not be occupied until details showing that 1 electric vehicle charging point will be provided within the development with passive provision for an additional space. The development shall be carried out in accordance with the approved details.

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

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

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

27. No development shall take place until details of a tree protection plan has been submitted to and approved in writing by the local planning authority. The development shall be carried out solely in accordance with the approved details, and all works shall comply with BS 3998:2010 (Tree Work - Recommendations) and shall be supervised by a suitably qualified Arboriculturist and any identified post-construction mitigation measures shall thereafter be maintained for the lifetime of the development.

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

28. The development hereby approved shall not be occupied until details of external lighting have been submitted to and approved in writing by the local planning authority. This shall take account of the likely proximity of bats to the site. The development shall be carried out in accordance with the approved details.  
REASON: To secure an acceptable standard of development that has appropriate regard to protected species.
29. Prior to the occupation of the permanent school building hereby approved, details of the habitat enhancement features shall be submitted to and approved in writing by the local planning authority. The habitat enhancement features hereby approved shall be installed prior to first occupation of the development hereby approved and shall thereafter be maintained in accordance with the approved details in perpetuity.  
REASON: In the interest of biodiversity and local amenity, in accordance with Policy 81 of the adopted Waltham Forest Local Plan (2024).
30. The development hereby approved shall be carried out in strict accordance with the recommendations of the Preliminary Ecological Assessment (insert reference here) and subsequent bat emergence survey (insert reference here).  
REASON: In the interest of biodiversity and local amenity, in accordance with Policy 81 of the adopted Waltham Forest Local Plan (2024).
31. Prior to the occupation of any part of the development hereby permitted, a report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 35% compared to the 2021 Building Regulations shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall reference the measures set out in the Energy Statement accompanying the planning application but shall explain what measures have been implemented in the construction of the development. The development and energy efficiency measures shall thereafter be retained.  
REASON: In the interests of the sustainability and energy efficiency of the development and to meet the requirements of policy SI 2 of the London Plan.
32. No works above ground level shall take place until an assessment has been submitted to and approved in writing by the local planning authority which deals with overheating risks in the residential units hereby approved. This must include a strategy for residents to cope with heatwaves, having regard to relevant guidance prepared by the Greater London Assembly. The development must be carried out in accordance with the approved plans.  
REASON: To achieve a satisfactory development in relation to residential amenity and in the interests of the sustainability and energy efficiency of the development and to meet the requirements of policy SI 2 of the London Plan.
33. Prior to the commencement of development, 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.

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

34. Prior to the commencement of any work involving the construction of the new permanent school building, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the following:

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

In particular the applicant shall:

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

Reference shall be made to:

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

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

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

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

### **Contamination**

36. 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.

The development shall not be occupied until 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 carryout the approved development it must be reported immediately to the LPA. For the avoidance of doubt, this condition can be discharged on a section by section basis.

REASON: To ensure the risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CS13 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM34 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

37. No development above ground level shall take place until an updated Fire Safety Report has been submitted to and approved in writing by the local planning authority,

in consultation with the London Fire Brigade. The development shall be carried out in accordance with the approved plans.

REASON: To ensure that the development meets fire safety requirements in National Planning Policy and the London Plan.

38. The development hereby approved shall not be occupied until details of built in storage, to comply with the Nationally Described Space Standard, have been submitted to and approved in writing by the local planning authority. The development must not be occupied until the storage has been built in accordance with the details approved under the terms of this condition

REASON: To provide an acceptable standard of living accommodation that complies with the Nationally Described Space Standards.

39. The development hereby approved shall not be occupied until details of child play space across the development have been submitted to and approved in writing by the local planning authority. This must comprise 324 sqm of space for child play, or an other figure subject to a written justification to be submitted alongside the details submitted in relation to this condition. The development must not be occupied until the child play space has been built in accordance with the details approved under the terms of this condition, and once built, areas identified as child play space should be retained as such for the lifetime of the development.

REASON: To ensure that appropriate and policy compliant provision for child play space is made within the development, in accordance with the submitted application.

### 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 provided written guidance, all of which is available on the Council's website and which have been followed in this instance. The Local Planning Authority delivered the decision in a timely manner.
4. In developing the Construction Logistics Plan to be submitted under condition X you are asked to consult with neighbouring occupants including the health related uses in close proximity to the site.
5. Protected species. You are reminded of the requirements of the Wildlife and Countryside Act 1981 in relation to Protected Species and to take necessary precautionary measures in relation to demolition works on the site.
6. Utilities Infrastructure The development has the potential to impact on local underground utility infrastructure. You are advised to engage with relevant operators

including Thames Water to determine any precautionary measures/investigative works necessary to ensure that the proposal does not have any adverse impact on Utilities Infrastructure. Thames Water publish a guide "working near our assets"™ to ensure your workings will be in line with the necessary processes you should be aware of. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes> Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

7. The applicant is requested to seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) in relation to secure by design matters. The services of MPS DOCOs are available free of charge and can be contacted via [DOCOMailbox.NE@met.police.uk](mailto:DOCOMailbox.NE@met.police.uk).