

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 1 April 2025
Application reference:	242653
Applicant:	Landvest Development Limited
Location:	215 - 229 Wood Street, Walthamstow, London, E17
Proposed development:	Construction of a roof extension above Nos. 215-229 Wood Street to create of a 4th floor to provide an additional nine self-contained flats (6 x 1-bed and 3 x 2-bed) (Use Class C3) including construction of a five storey infill extension to provide access stairwell and lift. Side extension to provide refuse and recycling storage facilities and bicycle parking provision. Erection of 2no. ancillary storage sheds. Associated works to include hard and soft landscaping, boundary treatment, 9no. rooftop Air Source Heat Pumps, and solar panel array
Wards affected:	Upper Walthamstow and Wood Street Wards

1. RECOMMENDATION

- 1.1 That planning permission be GRANTED subject to conditions and informatives and the completion of a Section 106 Legal Agreement (S106) with the following Heads of Terms:

Highways and Transportation:

- Contribution of £750 towards CLP monitoring.
- Contribution of £4,500 to sustainable modes of transport.
- Pre and Post Construction Highway Condition survey of the adjoining carriageway and footway of Wood Street. This should cover the site frontage and 30m on both sides including any area on the public highway identified for loading/offloading.

Car Free Housing:

- The site will be car-free, residents will not be entitled to parking permits for any CPZ 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.

Energy Efficiency and Carbon Reductions:

- A financial contribution of £2,451 towards the Carbon Offset Fund to address the shortfall in carbon emissions reductions for the residential development. 100% upfront payment of the carbon offset payment to be made on implementation.
- Second Carbon Offset (SOC) to capture any additional shortfall.

- Final Carbon Emissions Report.
- Decentralised Energy Network (connection ready).
- Measures to secure post-construction monitoring (“Be Seen”).
 - (i) A. Prior to the commencement of development, to submit to the GLA accurate and verified estimates of the ‘Be Seen’ energy performance indicators.
 - (ii) 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.
 - (iii) 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.
 - (iv) 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.)

Epping Forest Special Area of Conservation (SAC):

- Financial Contribution of £5,850 towards Strategic Access Management and Monitoring Strategy (SAMMs).

Legal Fees:

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

Monitoring and Implementation:

- Payment of 5% of the total amount of Section 106 contributions towards monitoring, implementation, and compliance of the legal agreement.

Minor Amendments

- 1.2 That authority to be given to the Assistant Director - Development Management and Building Control in consultation with the Council’s Legal Services for the sealing of the S106 Agreement and to agree any minor amendments to the conditions or the legal agreement on the terms set out above.
- 1.3 In the event that the S106 Agreement is not completed within a reasonable timeframe following the date of Planning Committee, the Assistant Director - Development Management and Building Control is hereby authorised to refuse the application in consultation with the Chair of the Planning Committee. In the absence of this S106 Agreement, the proposed development would not be able to deliver the development

on the site. The implication of this happening is that the opportunity for securing the provision of affordable housing would be lost. Additionally, other financial and non-financial commitments would be lost, which otherwise would be secured by the S106 Agreement.

2. REASONS REFERRED TO COMMITTEE

- 2.1 The application has been referred to planning committee due to the level of public interest.

3. SITE AND ITS SURROUNDINGS

- 3.1 The site comprises two detached four storey buildings on the eastern side of Wood Street.



- 3.2 These buildings were originally constructed in the 1930's with commercial units along the ground floor, however many of these have since been changed to additional residential units. There are three commercial units remaining at ground floor including a hot food takeaway (*Sui Generis*) in the northern block and a hairdresser (Class E) and barbershop (Class E) in the southern block.
- 3.3 The ground floor residential units have private access directly from the street. Units in the northern block (No's 215-221) benefit from small, enclosed yards to the front adjacent Wood Street. First floor flats fronting Wood Street are accessed via external stairways between the two blocks which lead to a first floor external walkway along the Wood Street frontage. All other flats on upper floors are accessed via rear external stairways. The form of the existing blocks include three recessed sections to the rear.
- 3.4 Existing flats benefit from a large communal amenity space to the rear of the site which is supported by a retaining wall with former bomb shelter underneath.

- 3.5 The buildings are finished in brown/red brick with white render to the side and rear facades. The front elevation includes brick piers and other brick detailing including brick soldier courses above fenestration openings as well as circular and square brick detailing. Windows have been updated over the years with the majority finished in white uPVC.
- 3.6 The application buildings are not listed nor are they located within a conservation area. The application site is not subject to any Article 4 direction other than the Borough-wide change of use from Use Class C3 to C4.
- 3.7 The local area has a mixed character with a diverse mix of uses predominantly comprising commercial and residential uses. The scale of buildings within the site's context varies from single storey buildings to eight storey buildings such as that approved at 245 Wood Street under application 194184. To the immediate east of the application site is Walthamstow Cricket, Tennis and Squash Club.
- 3.8 The application site is located within the Wood Street Strategic Location which is a key location for growth within the Borough. The site is also located 175 metres to the south-east of Wood Street District Centre.
- 3.9 The application site has a very good Public Transport Accessibility Level (PTAL) with a rating of 4 given its location 170 metres from Wood Street Overground Station and the presence of 2no. bus stops on either side of Wood Street immediately outside the application site providing services on the 230 bus route to Wood Green which serves Walthamstow Central, Blackhorse Road and Tottenham Hale Underground/Overground/National Rail stations.
- 3.10 The application site is located within a Controlled Parking Zone operational Monday-Friday from 10am-4pm.
- 3.11 The application site is partially located within 400 metres of Epping Forest Special Area of Conservation (SAC) and is located within the Fillebrook Critical Drainage Area.
- 3.12 The application site is also within 55 metres of a proposed decentralised heat network located to the west of the application site.

4. APPLICATION PROPOSAL

- 4.1 The application seeks full planning permission for the construction of an upward extension above No's 215-229 Wood Street to create an additional storey at fourth floor level that would provide 9no. self-contained flats (6no. 1-bedroom and 3no. 2-bedroom) (Use Class C3).
- 4.2 To facilitate access to the additional storey and improve access to existing flats at the application site, a five-storey infill with internal stairwell and lift is proposed between the two blocks adjacent No's 221 and 223 Wood Street.
- 4.3 A single storey side extension to the north of No.215 Wood Street is also proposed to facilitate residential refuse storage for existing and proposed flats. The side extension will provide cycle storage provision for existing and future occupiers of flats with capacity to store 48no. bicycles.

- 4.4 To the rear of the application site along the northern periphery of the site within the communal garden, 2no. single storey sheds will be erected for ancillary storage purposes.
- 4.5 The additional storey will also provide a 30sqm communal amenity space for existing and future occupiers of the application site.
- 4.6 The additional storey will have a green roof, photovoltaic panel array and 9no. Air Source Heat Pumps (ASHP).



5. RELEVANT SITE HISTORY

- 5.1 Planning application reference 231766 was submitted for the “construction of a roof extension above Nos. 215-229 to facilitate creation of a 4th floor level comprising nine self-contained flats (6 x 1-bed and 3 x 2-bed) (Use Class C3). Works include the construction of a five storey infill extension between Nos. 229 and 235 to provide access stairwell along with associated bicycle/bin storage and communal amenity area.” This application was refused.
- 5.2 Subsequently, following this refusal in December 2023, there was a pre-application discussion (ref. PRE_24_0034) leading to the submission of this current application. However, following the pre-application there remained unresolved issues with the scheme. However, these were resolved during the life of the current planning application.
- 5.3 Both this application and previous application 231766 followed on from previous permissions at the application site for an upward extension to provide 8 flats (4x 1-bed and 4x 2-bed) with a five storey infill under application references 131340 and 100579. These permissions were not implemented.
- 5.4 There have also been various applications relating to shopfront, changes of use of commercial and office units, advertisements and minor material amendments to the above schemes.
- 5.5 With regards to enforcement matters, there have been several enforcement cases related to the application site. However, these related to lower storeys against alleged unauthorised House in Multiple Occupation (HMO), signage, advertisement displays and car parking. These have no bearing on the assessment of this application.

6. PUBLIC CONSULTATION

6.1 The following neighbouring properties were first notified about the application on 8 November 2024:

- Picture House Mews, Walthamstow – No's 1 (Cunard Apartments No's 1-21), 2, 3 and 4.
- Wood Street, Walthamstow – No's 189, 189a, 190, 190a, 190b, 190c, 191, 191a (first floor flat 1 and second floor flat 2), 193, 193a, 195-197 (ground, first and second floor), 195-197 (Suites 1-7, S1-S6 and F1-F6), 199 (Woodview Court No's 1-6), 199-201, 201, 205, 205a, 207, 209, 209 (ground floor adjacent), 209 (ground and first floor), 215, 215a, 215b, 215c, 215d, 216-218 (Wood Street Tabernacle), 217, 217a, 217b, 217c, 217d, 219, 219a, 219b, 219c, 219d, 220, 220 (ground floor and first floor flat), 221, 221a, 221b, 221c, 221d, 223, 223a, 223b, 223c, 223d, 225, 225a, 225b, 225c, 225d, 227, 227a, 227b, 227c, 227d, 229, 229a, 229b, 229c, 229d, 234, 234a, 234b, 235 (ground floor flat 1, first floor flat 2 and second floor flat 3), 236, 236a, 237, 237a, 238, 238a, 239a, 239 (ground floor and first & second floor flat), 240, 240a, 241, 241a, 241b, 242-246 (Apollo House), 242-246 (No's 1-6 Apollo House), 243, 243a, 243b, 245 (Broadwest Apartments No's 1-12), 246, 246a, 247-249 (gym), 247-253 (ground and first floor gym), 248, 248a, 250, 250a, 251 (Aysha Court – Flats 1-5), 253a, 253 (Unit D South and Unit D North), 253b (Crownlea) and 253e.
- Chestnut Avenue North, Walthamstow – No's 1, 1a, 1b, 2 (Holmfield House – No's 1-11), 10 (ground and first floor flat), 3, 3a, 4-9, 10 (ground floor flat and second floor flat), and 11-28.
- Barrett Road, Walthamstow – Alfred Villas No's 1 & 2 and The Woodside Primary Academy.
- Greenway Avenue, Walthamstow – No's 26-50 (even), 48a (Walthamstow Cricket Club), 50a, and 52-60.
- Roland Road, Walthamstow – No's 2 2, 2a (Kingfisher Court No's 1-4), 3b, (Nightingale Court No's 5-8) and 4.

6.2 A further 14-day public consultation was undertaken on 28 January 2025 following the submission of amended plans and supplementary documents. The description of development was also amended.

6.3 An additional 14-day public consultation was also undertaken on 5 March 2025 following the submission of amended plans related to the waste management arrangements.

6.4 A total of 8no. representations from the public were received which all objected to the proposed development. This included an objection from a local ward Councillor. Issues raised by objectors are summarised and addressed in the table below.

Representation	Officer Response
Residential Amenity – Loss of privacy (including from communal terrace and balconies), overshadowing,	Residential amenity impacts are comprehensively assessed under Section 10D below.

loss of daylight/sunlight (including to Tennis Club)	
Noise and disturbance – including from communal areas and lift	Noise is comprehensively considered under Section 10D below. A Construction and Environment Management Plan would be secured by condition in the event of approval to minimise any noise and disturbance during construction. Additional conditions will be attached related to internal noise levels related to the lift operation and the ASHPs – see Section 10D below.
Construction activities – noise and disturbance, dust, damage to existing building	The impacts of construction activities are comprehensively assessed in Section 10K, including the requirement to submit a Construction and Environment Management Plan prior to commencement of development in the event of approval.
Overdevelopment and impact on local character	Officers consider this matter comprehensively under Sections 10A and 10B below.
Air pollution from increased traffic	Officers consider this matter comprehensively under Section 10K below.
Property devaluation	This is not a material planning consideration.
Failure to address previous reasons for refusal	Officers have comprehensively assessed the proposed development and consider that the proposed development has addressed previous reasons for refusal adequately that officers recommend that planning permission be granted subject to conditions and a Section 106 legal agreement, as set out in this report.
Waste Management – commercial bins, insufficient bin capacities	Officers consider this matter comprehensively under Section 10H below.
Drainage	Officers consider this comprehensively under Section 10K below.
Ongoing maintenance of communal areas and cost of lift	This is a civil matter for the management company and occupiers and is outside the scope of planning legislation. Nevertheless, conditions will be attached to any forthcoming planning consent requiring a suite of secure by design measures and waste management arrangements.
Structural damage to existing roof – ongoing maintenance of roof	Structural issues are a matter for Building Control and outside the legislative provisions of planning. Management matters are a civil matter between occupiers and the management company outside the scope of planning.
Ventilation space between additional storey and existing building	The ventilation space will be a void internally within the northern block to ensure a consistent and uniform external design appearance can be achieved. The presence of this ventilation space does not create any unacceptable impacts and is not a reason to refuse the application.
Need to entry control intercom system	An entry control system is proposed. Full details of this will be conditioned in the event of approval. The entry control system will make the whole site more secure than the existing situation.
Lack of inclusive design	The development has maximised inclusive measures integrated into the design, improving access to existing first floor flats and providing fully accessible roof terrace for existing and future occupiers. Moreover, all units will be Building Regulation M4(2) compliant meaning they will be adaptable for wheelchair users.
Traffic and congestion	The proposed development is not considered to result in unacceptable levels of traffic and congestion given that the

	scheme will be car-free meaning all future residents (except blue badge holders) would not be eligible for a car parking permit within the CPZ.
Inaccurate information – alleged drawings are not scaled correctly	All plans received have scale bar and measure correctly.
Costs of ongoing maintenance	Costs of ongoing maintenance of the building are not material planning considerations. Any matter between occupiers and the management company is a civil matter outside the scope of this planning.

7. OTHER CONSULTATIONS

Consultee	Response
Metropolitan Police Service	Request for conditions to any forthcoming planning consent to address security issues to demonstrate how the development is designed to meet Secure by Design Principles
Highways	<p>S106 Contributions:</p> <ul style="list-style-type: none"> - Financial contribution of £750 towards Construction Logistics Plan monitoring - Financial contribution of £9,000 towards sustainable transport modes, including walking and cycling - Car-free <p>S278 Works:</p> <ul style="list-style-type: none"> - Renewal of footway fronting the development - Renewal of road markings fronting the development - Installation of new dropped kerb for waste collection (if necessary) <p>Conditions:</p> <ul style="list-style-type: none"> - Detailed Construction Logistics Plan - Pre- and post-construction highway condition survey <p>Boundary treatment condition</p>
Design Team	The proposal is considered to be acceptable in terms of the upward extension, with the scale and massing appropriate to the site's context. To ensure a high quality development, full details including fenestration details, materials and colours to be provided via condition in the event of approval.
Tree & Urban Greening Officer	<p><u>Biodiversity</u></p> <p>The development is a <i>de minimis</i> exemption to the statutory Biodiversity Net Gain requirements.</p> <p><u>Arboricultural Constraints</u></p> <p>All trees will be retained which is welcomed.</p>

	<p>An updated Arboricultural Method Statement is required once full construction methods and management is agreed prior to commencement.</p> <p><u>Urban Greening</u></p> <p>Further information required including more detail on the type of green roof, including its installation and maintenance, and soft landscaping.</p>
Sustainability & Energy	No comments received
Thames Water	No objection subject to conditions and informatives.
Transport Policy	No comments received
London Fire Brigade	No objection
Natural England	No comments received
Environmental Health	No comments received
Waste & Recycling	Further details and clarifications are required – i.e. direction of doors serving residential bin stores and types/capacity of communal bins provided.
Building Control	No comments received
Street Trees Officer	Works are carried out to Highway trees on a 3 yearly cycle adjacent the application site, the cost each time for the scheduled works is £165. The new development would not change this requirement for pruning.

8. DEVELOPMENT PLAN

- 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 must have regard to:
- a) the provisions of the development plan, so far as material to the application;
 - b) any local finance considerations, so far as material to the application; and
 - c) 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'. The development plan for Waltham Forest comprises the Waltham Forest Local Plan LP1 (2024), and the London Plan. Other planning policies are material considerations.

The London Plan (2021)

- 8.3 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.

- 8.4 The 2021 London Plan supersedes the 2016 London Plan, which no longer has any effect.
- 8.5 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital from 2019 to 2041.
- 8.6 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
 - D5 Inclusive Design
 - D6 Housing quality and standards
 - D7 Accessible Housing
 - D11 Safety, Security and Resilience to Emergency
 - D12 Fire Safety
 - D13 Agent of Change
 - D14 Noise
 - H1 Increasing housing supply
 - H10 Housing size mix
 - G5 Urban Greening
 - G6 Biodiversity and Access to Nature
 - G7 Trees and Woodlands
 - T1 Strategic Approach to Transport
 - T2 Healthy Streets
 - T3 Transport Capacity, Connectivity and Safeguarding
 - T4 Assessing and Mitigating Transport Impacts
 - T5 Cycling
 - T6 Car Parking
 - T7 Deliveries, Servicing and Construction
 - SI1 Improving Air Quality
 - SI2 Minimising Greenhouse Gas Emissions
 - SI5 Water Infrastructure
 - SI12 Flood Risk Management
 - SI13 Sustainable Drainage

Shaping the Borough – Waltham Forest Local Plan LP1 (2024)

- 8.7 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. The relevant policies are:

- Policy 1: Presumption in Favour of Sustainable Development
- Policy 2: Scale of Growth
- Policy 3: Infrastructure for Growth
- Policy 4: Location of Growth
- Policy 5: Management of Growth
- Policy 6: Ensuring Good Growth
- Policy 8: Character-Led Intensification
- Policy 10: Central Waltham Forest
- Policy 12: Increasing Housing Supply
- Policy 15: Housing Size and Mix
- Policy 16: Accessible and Adaptable Housing
- Policy 19: Small Sites
- Policy 48: Promoting Healthy Communities
- Policy 50: Noise, Vibration and Light Pollution
- Policy 53: Delivering High Quality Design
- Policy 56: Residential Space Standards
- Policy 57: Amenity
- Policy 58: Making Places Safer and Designing Out Crime
- Policy 60: Promoting Sustainable Transport
- Policy 61: Active Travel
- Policy 62: Public Transport
- Policy 63: Development and Transport Impacts
- Policy 64: Deliveries, Freight and Servicing
- Policy 65: Construction Logistics Plans (CLPs)
- Policy 66: Managing Vehicle Traffic
- Policy 68: Utilities Infrastructure
- Policy 77: Green Infrastructure and the Natural Environment
- Policy 79: Biodiversity and Geodiversity
- Policy 80: Trees
- Policy 81: The Epping Forest and the Epping Forest Special Area of Conservation
- Policy 85: A Zero Carbon Borough
- Policy 86: Decentralised Energy
- Policy 87: Sustainable Design and Construction
- Policy 88: Air Pollution
- Policy 89: Water Quality and Water Resources
- Policy 90: Contaminated Land
- Policy 91: Managing Flood Risk
- Policy 92: Overheating
- Policy 93: Waste Management
- Policy 94: Infrastructure and Developer Contributions

9. 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. It contains a presumption in favour of sustainable development, described as at the heart of the framework.
- 9.2 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 "...any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination".
- 9.3 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'.
- 9.4 The specific policy areas of the NPPF considered to be most relevant to the assessment of this application are as follows:
- Decision Making
 - Delivering a sufficient supply of homes
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Making effective use of land
 - Achieve well-designed places
 - Meeting the challenges of climate change, flooding and coastal change
 - Conserving and enhancing the natural environment

Department for Communities and Local Government Technical Housing Standards – Nationally Described Space Standard (2015)

- 9.5 This standard relates to the internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal Area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home including bedrooms and storage.

London Plan Guidance – Housing Design Standards (June 2023)

- 9.6 This document provides guidance on a range of strategic policies including housing supply, residential density, housing standards, build to rent developments, student accommodation and appraisals.

London Plan Guidance – The Control of Dust and Emissions During Construction and Demolition SPG (July 2014)

- 9.7 This document provides guidance on measures to reduce emissions of dust, PM10 and PM2.5 from construction and demolition activities. It also aims to manage emissions of nitrogen oxides (NOx) from construction and demolition machinery.

National Design Guide: Planning practice guidance for beautiful, enduring and successful places (Jan 2021)

- 9.8 This sets out the ten characteristics of good design: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The purpose of ensure all forthcoming future developments are of high quality design and standard in its entirety.

Waltham Forest – Waste & Recycling Guidance for Developers (2022)

- 9.9 The Waste & Recycling Guidance for Developers is to help those involved in designing new developments to ensure safe and secure refuse and recycling storage and collection.

Waltham Forest Supplementary Planning Document - Planning Obligations (2017)

- 9.10 This document seeks to provide transparent, clear and consistent information for the negotiation of planning contributions.

Local Finance Considerations

- 9.11 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 have been or will or could be received from central government in relation to this development.
 - ii. The Council would expect to receive income from LBWF CIL in relation to this development.
 - iii. The Council would expect to receive income from Mayoral CIL in relation to this development.

10. ASSESSMENT

- 10.1 The main planning issues that will be addressed in this report are:

- A. Principle of Development
- B. Urban Design
- C. Safety & Security
- D. Impact on Neighbouring Amenity
- E. Housing – Tenure & Mix
- F. Market and Affordable Housing & Viability
- G. Standard of Residential Accommodation
- H. Transport and Highways
- I. Waste Management
- J. Sustainable Design and Energy Efficiency
- K. Trees, Landscaping and Ecology
- L. Environmental Impact

A. Principle of Development

- 10.2 National, London and Local Plan policies all seek to encourage sustainable housing development on appropriate sites in urban areas. In particular, The London Plan (2021) identifies the urgent need to increase housing supply in London to address the substantial population increase in the capital and requires Waltham Forest to deliver 1264 new homes per year. Waltham Forest Local Plan Part 1 (2024) has been recently adopted with a target of 27,000 additional homes to be provided over the plan period (2023-2035).
- 10.3 Policy 4 of the adopted Waltham Forest Local Plan LP1 (2024) seeks to direct new housing growth primarily to Strategic Locations, with a specific target for 6,810 new homes across the Plan period within such locations in Central Waltham Forest. Policy 10 of the Local Plan further dissects this figure identifying 400 of the 6,810 new homes to be located within the Wood Street Strategic Location.
- 10.4 The proposed development seeks to contribute 9no. residential units towards increasing much needed housing supply in a location identified for growth. The delivery of housing within this location is therefore supported.
- 10.5 Policy 5 of the adopted Waltham Forest Local Plan LP1 (2024) identifies that in planning for this growth, effective use of previously developed land should be sought with Policies 12 and 19 of the Waltham Forest Local Plan LP1 (2024) identifying the need to prioritise development on previously developed or under used land and to optimise housing densities.
- 10.6 Moreover, Paragraph 125 of the NPPF (2024) states that LPA's should '*support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions...*'.
- 10.7 The development therefore seeks to optimise housing density and make more efficient use of the existing site by taking advantage of the opportunity to use airspace above existing residential and commercial premises in accordance with Paragraph 125 of the NPPF (2024) and Policies 5, 12 and 19 of the Waltham Forest Local Plan LP1 (2024).
- 10.8 Overall, the proposed development would contribute towards the provision of new housing in a sustainable location identified for strategic housing growth over the Plan period and optimises the use of the existing site. As such, the proposed uplift of 9no. new homes on the site is acceptable as it would contribute towards achieving the aims of the NPPF (2024), London Plan (2021) and Policies 1, 2, 4, 5, 10, 12 and 19 of the adopted Waltham Forest Local Plan LP1 (2024), subject to all other relevant planning policies being met.

B. Urban Design

- 10.9 Paragraph 125 of the NPPF (2024) states that Local Planning Authorities should support upward extensions '*...where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.*'

- 10.10 Policy 8 of the adopted Waltham Forest Local Plan LP1 (2024) reflects the NPPF (2024) by seeking to ensure that appropriate density and intensification is achieved in a manner that is informed by, and responds to, the character and context of the site.
- 10.11 Policy 53 of the adopted Waltham Forest Local Plan (2024) meanwhile seeks to ensure developments enhance local character and distinctiveness in relation to the architectural integrity of the existing building and the surrounding area.
- 10.12 The additional storey will be set back 0.63m from the front elevation of the existing building and set in 1.06m from the side facing elevations at No.215 and 229 Wood Street to achieve visual subordination to the host buildings.
- 10.13 To facilitate the additional storey and given the topographical differences between the northern block (No's 215-221) and southern block (No's 223-229), existing brick (front) and rendered (rear and side) elevations of No's 215-221 will extend upwards using the same materials present on the existing building. This is required to ensure the upper floor remains level internally and to ensure the upward extension achieves a uniform bulk/mass consistent with the existing building.
- 10.14 To avoid the use of materials that do not exactly match the existing materials on the building, officers consider it necessary to condition full material details, including samples of brick, mortar and render to be used to ensure they match the existing buildings and would not result in a poor quality appearance and finish that would negatively impact the visual amenity of the host buildings and streetscene.
- 10.15 The proposed development seeks to link the two building blocks together with a five-storey infill extension that would have a maximum height of 15.28m approximately 1m above the eaves height of the additional storey. This additional height to the central core is to facilitate the lift overrun, but it also helps create a legible entrance into the development, create visual symmetry between the two blocks and ensures the two blocks appear as one uniform development.
- 10.16 The proposed developments height will not appear out of character in the local area notably due to taller nearby developments including the eight storey building at 245 Wood Street (approved under application 194184). Moreover, the flat roof form conforms with the existing roof form of the on-site buildings and is representative of local character whereby there is no uniform roof style with many examples of flat roof forms nearby.
- 10.17 It is also worth noting that the proposed development is comparably sized to the previously approved planning application 100579 at the site. The new design proposed under this application allows for the entire building to become more symmetrical and balanced compared with that previously approved.
- 10.18 The additional storeys' fenestration arrangement, and size and shape of openings would align with those of the existing buildings thus achieving visual continuity through respecting the established rhythm of the existing buildings' façade on Wood Street.
- 10.19 The visual character and appearance of the 1930s host buildings within the Wood Street streetscene is safeguarded due to the contrast achieved between the modern finishes proposed of the central infill and upward extensions comprising of fern green cladding and white pre-cast concrete cladding. The original buildings and their modern additions would therefore be easily distinguishable thus preserving the character of these buildings.

- 10.20 The materials proposed are considered to be attractive, sustainable and durable in accordance with Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024).
- 10.21 To the rear of the development, rear protruding balconies will be present. These would not be visible from the Wood Street streetscape and are not considered to be out of character given the existing protruding balconies/access stairs to the rear of both buildings.
- 10.22 Two single storey ancillary sheds with dual pitched roof forms will be located along the northern boundary of the application site behind the buildings. These will be largely concealed from any public viewpoint and their scale and positioning mean they will be subordinate to the buildings on site as well as neighbouring buildings. To ensure that materials used in their construction and finish are sustainable and durable, a planning condition will be attached to any forthcoming planning consent to secure these details in accordance with Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024).
- 10.23 Plans demonstrate that the photovoltaic solar panels will not protrude beyond the roof plane meaning they would not be viewed as an obtrusive feature on the proposed building nor the wider street scene.
- 10.24 The 9no. Air Source Heat Pumps (ASHPs) will be located behind the lift overrun on the roof the additional storey and so will be concealed from public view from Wood Street. As such, they will not result in undue visual impact.
- 10.25 Policy 53 of the Waltham Forest Local Plan LP1 (2024) also requires a high quality level of landscaping to be proposed that takes account of existing trees and landscaping. This is considered further in Section 10J of the report.
- 10.26 Overall, the proposed development represents a modest intensification of an existing site that responds appropriately to the character and context of the site by integrating well in terms of its scale, design and material finishes with the character of the local area creating a cohesive built environment given the utilisation of unifying architectural elements described above that reinforces and enhances local character and distinctiveness, and responds well to existing patterns of development, skylines, urban form, building typologies, architecture and material finishes, scale, height and massing.

C. Safety & Security

(i) Fire Safety

- 10.27 The application submission included a Fire Strategy within the Design & Access Statement in support of the proposed development. This statement demonstrated that fire safety formed part of the early stage of the design process, and that the development in meeting the buildings regulations would secure the necessary fire safety measures. The London Fire Brigade (LFB) confirmed that they had no further observations to make and requested notification of any material amendments to the application.
- 10.28 In the context of building design and fire safety, the escape distance refers to the maximum distance that occupants must travel to reach a point of safety, such as a stairwell or an exit, in the event of an emergency. The proposed development includes a 7.5m escape distance to the stair core, which is a critical component of the building's fire safety strategy. A 7.5m escape distance is relatively short, which is beneficial for

ensuring that occupants can quickly reach the stair core in case of an emergency. This design consideration is particularly important in reducing the time it takes for individuals to evacuate, thereby minimising their exposure to potential hazards, such as smoke or fire.

- 10.29 In the event of approval and the construction of the proposed development, the building would have to comply with relevant Building Regulation standards related to fire safety.
- 10.30 In light of the above, it is considered that the proposed development would overall comply with London Plan (2021) Policies D5, D11, and D12 in respect of fire safety, including by providing means of escape for people requiring level access.

(ii) Crime Prevention

- 10.31 Policy 58 of the adopted Waltham Forest Local Plan LP1 (2024) states that the Council will work with partners to: A. 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.
- 10.32 The Metropolitan Police Service have made observations on matters that need to be addressed to ensure that the development adheres with Secure by Design Principles. Further consideration is required in relation to:
- Internal security: Scope for upgrades, including provision of lighting to communal spaces;
 - Bin and bike stores: Should have CCTV coverage, SBD approved doorsets, and appropriate access control. Bike stands should allow for 3 points of locking.
 - Communal amenity space: Should have CCTV coverage, SBD approved doorsets and appropriate access control.
 - CCTV: Must cover all communal spaces, the envelope of the building, bin and bike stores, entrances to amenity spaces, and all entrance/exit points.
 - Door/window specifications: These should be SBD approved and secured for the lifetime of the development.
 - Postal system: Internal postal boxes shall be to TS009 standard, should have an airlock and should be covered by CCTV.
 - Entrance points should be data logged access control system and comprise audio-visual intercoms.
- 10.33 Any forthcoming permission will require a condition relating to the submission of safety and security specification statement and plan, which demonstrates how site safety and security would be ensured. Further detailed submissions can be provided once the design of the development is progressed with a pre-occupation condition attached to ensure compliance with Policy 58.

D. Impact on Neighbouring Amenity

- 10.34 Policy D6 of the London Plan (2021) requires the design of developments to provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context.

- 10.35 Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024) requires new developments to 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 to adjacent residential properties.

(i) Outlook and Privacy

- 10.36 The proposal has been carefully designed to protect the privacy and outlook of existing residents neighbouring the development, particularly through the positioning of windows and balconies.
- 10.37 Flat 2 has a side facing window within the recessed section of the rear of its host building (215-221 Wood Street). This presents the opportunity to overlook two side facing windows serving Unit 25 of the third storey. However, whilst some overlooking would occur, this would be downward at an oblique angle to the floor below. In addition the proposed window serves an internal corridor (a non-habitable room) within Flat 2 meaning there will be overlooking would be limited given the primary use of this space will be for movement rather than dwelling over a prolonged period. Moreover, the windows to which they overlook appear to serve rooms that are only 5sqm in size each suggesting they are non-habitable rooms (e.g. bathrooms or storage) which are not subject to amenity impact assessments. Despite this, the internal arrangements of lower storey flats were not surveyed in the architectural drawings. Therefore, officers cannot be certain that these windows do not serve habitable rooms. As such, officers consider that whilst the risk of overlooking and loss of privacy would be limited, given the assumptions made in the internal drawings of lower storeys, it is considered necessary to condition that the side facing window of Flat 2 is fitted with obscure glazing in the event of approval.
- 10.38 Flat 4 has a side facing window within the recessed section of the rear of its host building (215-221 Wood Street). However, this would provide outlook for future occupiers towards a blank elevation of the existing building (223-229 Wood Street) thus not resulting in any undue overlooking or loss of privacy to neighbouring occupiers.
- 10.39 Flat 8 also has a side facing window serving the main living space diagonally above existing third floor level Unit 30 (223-229 Wood Street). However, this side facing window will not allow for direct views towards the side facing window of Flat 8 with direct outlook only towards a blank elevation. As such, no unacceptable overlooking or loss of privacy to Unit 30.
- 10.40 Flat 9 has a rear facing window into the recessed section of the rear of its host building (223-229 Wood Street) which would be in close proximity to Units 29 and 30 of the existing building. However, no direct overlooking will occur given that proposed and existing windows are perpendicular to each other. Moreover, the proposed window serves an internal corridor (a non-habitable room) within Flat 9 meaning that whilst some overlooking may occur this would be limited given the primary use of this space will be for movement rather than dwelling over a prolonged period. Whilst the risk of overlooking is not significant, in the interests of minimising the amenity impacts on Units 29 and 30, officers consider it necessary to condition that the rear facing window of Flat 9 serving the internal corridor be fitted with obscure glazing in the event of approval.
- 10.41 The communal terrace will have glazed side walls presenting an opportunity for overlooking and loss of privacy to the side facing windows serving third storey Units 26 and 28 of the existing buildings. However, officers recommend a condition be

attached to any forthcoming approval requiring the glazing to the side walls of the communal terrace be fitted with obscure glazing to mitigate these privacy and overlooking concerns.

- 10.42 Communal corridors within the additional storey are served by 3no. rear facing windows thus presenting a risk of overlooking to side facing windows of existing flats within lower storeys of the existing buildings. Whilst the risk would be minimal due to the circulation space these 3no. windows serve, in the interests of protecting the privacy of existing occupiers, in the event of approval, officers recommend a condition be attached requiring these windows to be fitted with obscure glazing.
- 10.43 2no. side facing windows serving Flat 1 and 2 are proposed on the additional storey which would face northwards towards No.209 Wood Street. However, this property is not an amenity sensitive use (a gym) and so there would be no undue overlooking or loss of privacy to the users of this neighbouring property.
- 10.44 1no. side facing window serving Flat 9 is also proposed facing southwards towards No.235 Wood Street. However, it would face directly towards the blank flank elevation of this building resulting in no unacceptable loss of privacy or overlooking to the occupiers of this property.
- 10.45 All other front and rear windows and balconies would not result in any additional risk of overlooking or loss of privacy to neighbouring occupiers given the adequate separation distances observed between the proposed development and neighbouring properties.
- 10.46 The proposed additional storey would not protrude any further beyond the existing footprint and so would not result in any adverse impact on the outlook of existing occupiers. It is noted that balconies will protrude to the rear of the additional storey. However, these would not protrude further forward than the existing rear staircases serving existing flats and so would not result in an unacceptable loss of outlook to neighbouring properties. With regards the 5-storey infill extension, this would be built up close to the side facing windows serving existing Units 10, 18, 26 (second floor) and 26 (third floor) within 215-221 Wood Street. However, outlook from these windows are already restricted with only a 2.6m separation distance between these windows and the blank elevation of the existing building at 223-229 Wood Street. As such, it is not considered that the infill extension would result in any unacceptable loss of outlook to these windows.

(ii) Daylight, sunlight, and overshadowing

- 10.47 The Mayor's Housing SPG (2016) states that *"an appropriate degree of flexibility needs to be applied when using the BRE guidelines to assess daylight and sunlight impacts of new developments on surrounding properties as well as new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites, and accessible locations. This should consider local circumstances, the need to optimise housing capacity and the scope for the character and form of an area to change over time"*. The assessment should therefore not be limited to a technical exercise against the default BRE guidelines and recommendations but should take into consideration the current and future physical context of the site and its surroundings, considering that BRE is for guidance purposes and there are no policy requirements with regards to numerical values.

10.48 A 'Daylight & Sunlight Report V2 (October 2024)' was submitted and provides a detailed daylight and sunlight technical study of the developments impact on neighbouring residential receptors.

10.49 Assessments were carried out using the Vertical Sky Component (VSC), No-Sky Limit (NSL), Annual Probability of Sunlight Hours (APSH) and an overshadowing assessment of sunlight to amenity spaces using the following standards:

(a) Daylight and sunlight

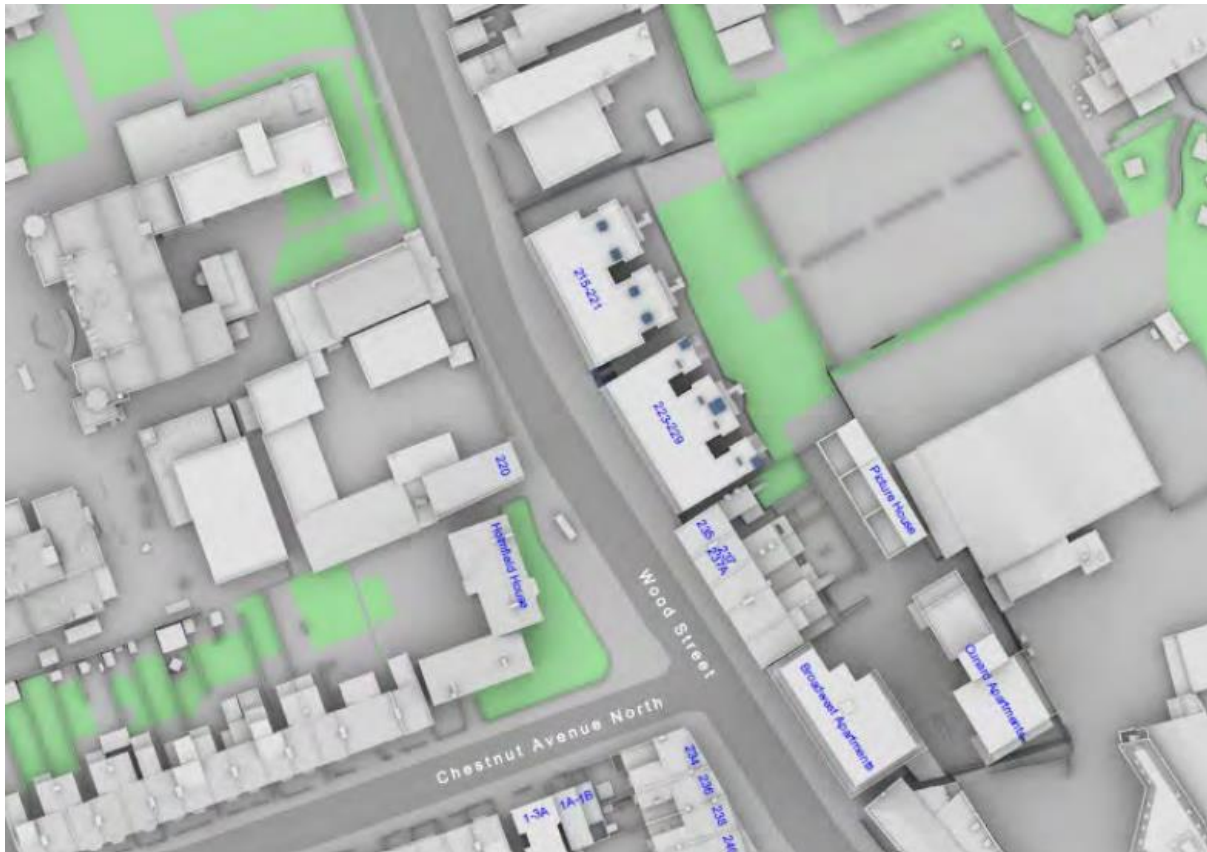
- Vertical Sky Component (VSC): at least 27% or less than 0.8 times of the pre-development value;
- No-Sky Line (NSL): direct skylight should not be reduced to less than 0.8 times its former value;
- Annual Probability of Sunlight Hours (APSH) annual and winter calculations: at least 25% of APSH and 5% for winter.

(b) Overshadowing

- Sunlight hours to amenity space (on the 21st of March – Equinox): at least 2 hours.

10.50 The assessment covers 15 neighbouring properties including:

- 220 Wood Street
- Holmfield House
- 1a-1b Chestnut Avenue
- 1-3a Chestnut Avenue
- 234 Wood Street
- 236 Wood Street
- 238 Wood Street
- 240 Wood Street
- Broadwest Apartments
- Cunard Apartments
- Picture House
- 235 Wood Street
- 237-237a Wood Street
- 215-221 Wood Street
- 223-229 Wood Street



10.51 A total of 319 windows, serving 191 habitable rooms have been assessed across 15 properties.

10.52 In relation to sunlight, the following 9 properties contain habitable / assumed habitable rooms with a window orientated within 90° of due south:

- Holmfield House
- 1A-1B Chestnut Avenue
- 234 Wood Street
- Broadwest Apartments
- Cunard Apartments
- Picture House
- 237-237A Wood Street
- 215-221 Wood Street
- 223-229 Wood Street

10.53 All the above properties, with the exception of 215-221 & 223-229 Wood Street, will experience none or only negligible changes in their sunlight levels and will, therefore, remain fully compliant with the BRE guidelines post-development.

10.54 In relation to daylight, the following 11 properties will experience none or unnoticeable changes in their daylight levels and will, therefore, remain fully compliant with the BRE guidelines post-development.

- 1A-1B Chestnut Avenue
- 1-3A Chestnut Avenue
- 234 Wood Street
- 236 Wood Street

- 240 Wood Street
- Broadwest Apartments
- Cunard Apartments
- Picture House
- 235 Wood Street
- 237-237A Wood Street

10.55 The remaining properties are assessed in greater detail below with regards daylight and sunlight.

Daylight/Sunlight

220 Wood Street

10.56 220 Wood Street relates to a property located 19.4 metres across Wood Street to the west of the application site. The existing building on the site appears to be vacant (not in residential use) and was recently marketed to let for storage purposes. The site was previously used as a dairy depot. The submitted 'Daylight & Sunlight Report V2 (October 2024)' also does not identify a use for the building on site but has included it in the assessment in the interests of completeness.

10.57 If in use as a residential dwelling, the proposed development would result in VSC values that would be fully compliant with BRE guidance. However, 2no. windows would fail to achieve BRE standards for the NSL having reductions of 24.8% and 29.1% respectively. However, both assumed rooms they serve would retain 73% and 69% NSL coverage should the proposed development be constructed which is a relatively good level given the sites urban context.

10.58 Officers note that planning permission was granted on 16 June 2022 for a mixed use development comprising 27no. residential units and commercial floorspace. A number of the pre-commencement conditions attached to this permission have been discharged and/or are awaiting a decision. Therefore, it is reasonable to assume that this development will be coming forward in the near future and so should be considered in terms of residential amenity impact from the proposed development.

10.59 Whilst the submitted 'Daylight & Sunlight Report V2 (October 2024)' does not include this future development within its assessment, officers have adopted a pragmatic approach whereby given the separation distance of 19.4 metres, intervening highway and position of the proposed development to the north-east of this site, there is not considered to be any unacceptable loss of daylight or sunlight to any future residents of the approved scheme.

Holmfield House

10.60 Holmfield House is located south-west of the application site approximately 25 metres across Wood Street. This property contains a three-storey block of flats with recessed balconies along its front projection facing the application site at first and second floor level.

10.61 The submitted 'Daylight & Sunlight Report V2 (October 2024)' conclude that the proposed development would result in VSC values that would be fully compliant with BRE guidance for 46 out of the 51 windows assessed. The remaining 5 windows are recessed behind balconies and those with the largest shortfall in skylight are not likely

to be habitable rooms and therefore not subject to amenity impact consideration. The BRE guidelines state that *“existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in large relative impact on the VSC.”* As such, an assessment has been completed without the balconies whereby all windows would meet BRE guidelines with regards VSC and NSL.

- 10.62 Overall, given that the BRE standards should not be prescriptive and their application should be applied flexibly taking into account the current physical context, officers consider that the proposed development would not result in any unacceptable loss of daylight/sunlight to the occupiers of Holmfield House.

215-221 Wood Street

- 10.63 215-221 Wood Street relates to the northern block of the application site. In total 48 windows serving 40 rooms were assessed in the submitted 'Daylight & Sunlight Report V2 (October 2024).

- 10.64 In terms of VSC, 33 windows fully comply with BRE guidelines meaning 17 windows fail to meet the standardised BRE guidance but there is flexibility to these standardised BRE guidelines, as set out above. Three of the windows that fail BRE guidelines only marginally fall short of the BRE guideline for VSC with these windows also serving small kitchens smaller than 13sqm. Given their small size, these kitchens are not considered to be habitable rooms and so the loss of light to such spaces is not considered to result in significant harm to the residential amenity of occupiers. This same approach applies to an additional 6 windows which serve small kitchens (under 13sqm gross internal area) within 215-221 Wood Street.

- 10.65 1 window that fails BRE standards serves a living/dining room which already experiences a low level of VSC under existing circumstances and so in taking into account existing physical context of this window, the loss of daylight to this window is acceptable.

- 10.66 The final 7 windows that fall below the standard of the BRE guidelines serve bedrooms. However, many of these windows are already compromised being located within the lower floors of the recessed section of the existing building or face directly towards the existing building at 223-229 Wood Street. Moreover, 3 of these 7 windows would experience changes in VSC levels imperceptible to the human eye because the existing level is very low. However, there are bedroom windows in the current top floor flats which would experience significant reductions in VSC (up to 70%). It is important to note that the BRE guidelines recognise such circumstances whereby reductions in VSC levels can be unavoidable due to the existence of compromised areas in existing built form, stating the following:

“A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.”

- 10.67 Furthermore, the BRE guidelines note that for new developments the consequences of building forms in being self-obstructing, stating the following:

“If windows are sited close to these corners they will result in poor levels of daylight as well as potential lack of privacy ... Other problem locations include basement windows

or those next to a big extension or projection, especially if there are extensions either side of the window...”

To some extent the existing layout with the projecting wings impacts on the daylight to these bedrooms, and replicating this layout on a new floor above creates the impact described. It should also be noted that (based on assumed layouts) each of these affected flats have a westerly facing living room and another easterly facing bedroom that are unaffected by the proposal. The impact on these individual bedrooms needs to be weighed in the balance of the benefits of the scheme.

- 10.68 With regards NSL, similar to the VSC assessment method above, some rooms would fail the NSL BRE guidelines.
- 10.69 Out of the 12 rooms which fall below BRE standards on NSL, 6 serve small kitchens which as abovementioned are not considered to be habitable spaces. Moreover, one of the rooms that fail BRE standards serves a living/dining room which would have a reduction in NSL that would be imperceivable to the human eye due to already being compromised due to its position facing directly to 223-229 Wood Street. Moreover, 4 rooms which are all bedrooms would all experience reductions in NSL that would be imperceivable to the human eye. Additionally, 2 rooms would have a remaining residual NSL coverage of 45% which is a level already accepted to bedrooms on lower storeys.
- 10.70 With regards the APSH, 12 rooms have been assessed based on their orientation with 6 complying with BRE standards. Of the 6 that fall short of BRE standards, 3 are bedrooms, 2 are small kitchens (non-habitable rooms) and 1 is a living/dining room. However, APSH is less important for bedrooms and kitchens. As such, the loss of APSH to the kitchens and bedrooms are not considered to be significant to warrant refusal. With regards the living/dining room, this room is already compromised as it directly faces 221-229 Wood Street and so in taking into account existing physical constraints, the loss of sunlight is considered acceptable.
- 10.71 On the basis of the above, officers consider that whilst some deterioration in daylight/sunlight conditions would occur to the existing occupiers of 215-221 Wood Street, mostly these changes are not considered to be significant or out of character with existing conditions to negatively impact the residential amenity of existing occupiers, however, the impact on bedrooms on the current upper floor is more significant and needs to be weighed in the balance.

223-229 Wood Street

- 10.72 223-229 Wood Street relates to the southern block of the application site. In total 82 windows serving 48 rooms were assessed in the submitted 'Daylight & Sunlight Report V2 (October 2024)'.
- 10.73 In terms of VSC, 60 windows fully comply with BRE guidelines meaning 22 windows fail to meet the standardised BRE guidance but there is flexibility to these standardised BRE guidelines, as discussed above. Of the 22 windows that fail the BRE guidelines, 8 of these windows will only fall marginally short of BRE guidelines. Moreover, 3 of the windows serve kitchens, which given their size, are not considered to be habitable rooms and therefore any loss of light to such spaces is not considered to result in an unacceptable amenity impact on occupiers. Additionally, these kitchens are served by additional BRE compliant windows meaning they will still retain adequate daylight distribution post-development. 11 of the windows serve bedrooms within already compromised positions (i.e. recessed sections of the existing building). Moreover, the

reductions to these windows are not considered to be significant enough to be perceivable to the human eye. As with 215 – 221 Wood Street, it is the bedroom window within the recess on the current upper floor that is most affected. The same flexibility to the BRE guidelines applies in this case in circumstances where existing built form means windows are in already compromised, self-obstructing positions.

- 10.74 With regards the NSL, 12 rooms will fall short of BRE guidelines but these are all bedrooms. 6 of these bedrooms are already compromised by the existing buildings on site, with all other bedrooms achieving an NSL level that is already accepted in bedrooms at lower storeys of the building.
- 10.75 With regards the APSH, 4 rooms will fall short of BRE guidelines and these are all bedrooms. However, as APSH is principally concerned with living/dining spaces which all comply with BRE guidelines for the affected units. As such, the loss of sunlight is not considered to be unacceptable and would not justify refusal on this basis.
- 10.76 On the basis of the above, officers consider that whilst some deterioration in daylight/sunlight conditions would occur to the existing occupiers of 223-229 Wood Street, most of these changes are not considered to be unduly significant or out of character with existing conditions to negatively impact the residential amenity of existing occupiers however, the impact on bedrooms on the current upper floor is more significant and needs to be weighed in the balance, noting the urban context.

Overshadowing

215-221 & 223-229 Wood Street

- 10.77 The submitted 'Daylight & Sunlight Report V2 (October 2024)' has assessed the overshadowing impact on the amenity space of No's 215-229 Wood Street. The results indicate that currently the amenity receives at least 2 hours of direct sunlight on March 21st to 94% of the amenity area (against the min. suggested target of 50%). Post-development, this level of light remains unchanged showing that the amenity will continue to receive excellent levels of direct sunlight. Officers have critically reviewed and thoroughly assessed the conclusions of this assessment and accept its findings. As such, there will be no unacceptable overshadowing impact on the external amenity space of No's 215-229 Wood Street.
- 10.78 With regards the impact of the development on the enclosure, overshadowing and loss of daylight and sunlight to the neighbouring tennis courts, outdoor sporting facilities are not considered to be sensitive receptors to loss of light and overshadowing. Sensitive receptors are typically residential uses whereby overshadowing and loss of light can have a negative impact on residential amenity, living conditions and the health and well-being of occupiers. Nevertheless, officers have considered the proposed developments impact. The orientation of the proposed development west of the tennis courts means any overshadowing and loss of light attributed to the proposed development would be limited to the evening time. As such, given that tennis courts are not considered sensitive receptors and the orientation of the application site, any loss of light and overshadowing to the tennis courts is considered to be acceptable.
- 10.79 Overall, the proposal would accord with BRE guidance when the recommended flexibility is applied and would not result in significant harm on daylight and sunlight of neighbouring residents. It is also considered that the development would be

acceptable in amenity terms concerning privacy, overlooking and outlook. The proposed development complies with the requirements of Policy D6 of the London Plan (2021) and Policy 57 of the adopted Waltham Forest Local Plan LP1 (2021).

(iii) Noise

- 10.80 Policies D13 and D14 of the London Plan (2021) and Policies 50 and 57 of the adopted Waltham Forest Local Plan LP1 (2024) seek to protect future occupiers of residential development from unacceptable levels of noise in accordance with the “Agent of Change” principle.
- 10.81 The proposed development will be located in an immediate local context defined by a predominantly residential character. As such, the proposed residential use of the site, including the terrace, is considered to be complimentary and akin to the noise generated by neighbouring occupiers.
- 10.82 A specification document for the Air Source Heat Pumps (ASHPs) proposed has been provided including details of its sound levels. Officers consider that an appropriately worded condition should be attached to any forthcoming planning consent to mitigate and manage noise levels so that the ASHPs do not present a noise nuisance to sensitive neighbouring occupiers.
- 10.83 A condition will also be attached requiring noise levels associated with new building services including the lift to be controlled to protect the residential amenity and health of existing and future residents during its operation.
- 10.84 Subject to conditions, it is not considered that the proposed development would result in any undue noise impacts that would detrimentally impact the residential amenity of neighbouring occupiers in accordance with Policies D13 and D14 of the London Plan (2021) and Policies 50 and 57 of the adopted Waltham Forest Local Plan LP1 (2024).

E. Housing – Tenure & Mix

- 10.85 The NPPF (2024) seeks to achieve sustainable development, including supporting strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. The NPPF (2024) recognises that in order to create sustainable, inclusive and diverse communities, a mix of housing types, which is based on demographic and market trends, and the needs of different groups, should be provided.
- 10.86 It should be noted that the Secretary of State in his letter to the Mayor (dated 13th March 2020) directed an amendment to the wording of the London Plan (2021) Policy H10 (A9) to state: “*The need for additional family housing and the role of one and two bed units in freeing up existing family housing.*” With this in mind, Policy H10 of the London Plan (2021) requires schemes to generally consist of a range of unit sizes, having regard to robust local evidence of need and the nature and location of the site.
- 10.87 Policy 15 of the Waltham Forest Local Plan Part 1 (2024) sets out that there is a need for a range of dwelling sizes and tenures to meet the housing needs of its diverse population. The table below illustrates the preferred dwelling mix for new residential development in the Borough which is supported by evidence background papers to the Local Plan.

	1 bed	2 bed	3 bed
Preferred Dwelling Mix - Market	20%	50%	30%

- 10.88 The proposal for 9 residential units would provide the following combined housing mix:

	1 bed	2 bed	3 bed
Proposed Dwelling Mix - Market	6 units (66.6%)	3 units (33.3%)	0 units (0%)

- 10.89 Although the percentage of units is not consistent with the requirements set out by Policy 15 of the Waltham Forest Local Plan LP1 (2024), by reason of an uplift of one-bed units, Policy H10 of the London Plan (2021) accepts a level of flexibility in terms of housing mix on higher density developments within accessible locations by supporting a higher proportion of one and two bedroom units which are close to town centres or public transport. Policy 15 also allows for a variation in mix if justified by location, area characteristics, design constraints and viability of schemes.
- 10.90 The provision of an increased number of smaller units is acceptable in this instance and is consistent with the requirements of Policy H10, by virtue of the site's position within Wood Street Strategic Location, its location 17.5 metres of Wood Street District Centre, and a good level of access to public transport links (PTAL rating of 4), notably Wood Street Overground Station being located 170 metres from the application site.
- 10.91 Given this context, the application site is considered to be within an accessible location to justify the departure from the preferred dwelling mix set out in Policy 15. Moreover, the site is constrained by the footprint of the existing buildings with smaller units being acceptable in this context in accordance with Local Policy 15 and H10 of the London Plan (2021).
- 10.92 Overall, the proposed dwelling mix would help create a mixed and balanced community and contribute to identified local housing needs in accordance with the objectives of Policy H10 of the London Plan (2021) and Policy 15 of the Waltham Forest Local Plan LP1 (2024).
- 10.93 At 9 no. units, this is not a major development. Paragraph 65 of the NPPF (2025) states that 'affordable housing should not be sought for residential development for non-major developments.' As such, there is no requirement for affordable housing on site.

F. Standard of Residential Accommodation

(i) Internal Space Standards

- 10.94 The London Plan Policies D4 'Delivering Good Design' and D6 'Housing Quality and Standards' (2021) seek to scrutinise the qualitative aspects of a development in terms of spatial quality and standards. Local Plan Policy 56 requires a high quality design for new housing development that have the ability to adapt to changing needs of residents to ensure that the development delivers a healthy and good quality of life with appropriate spatial standards and adequate levels of residential amenity.

10.95 There are Local, London and National Policies that set out minimum internal and external space standards for new residential developments which are set out in the table below. The Department for Communities and Local Government Technical Housing Standard – Nationally Described Space Standard sets the requirements for internal space within new dwellings and is suitable for application across all tenures. Policy 16 of the adopted Waltham Forest Local Plan LP1 (2024) requires the Technical Housing Standards to be complied with to ensure developments are accessible. Policy 56 of the adopted Local Plan mirrors the Technical Housing Standards. Policy D6 of the London Plan (2021) also sets minimum requirements for internal floorspaces in proposed residential units. The policy seeks high quality and functional layouts that are fit for purpose. Reviewing the internal and external spaces with regards their usability, circulation, and the quality of outlook, privacy and natural light for the future occupiers of the site is a central matter when assessing the overall quality of accommodation.

10.96 Plans demonstrate that all proposed flats would provide an adequate gross internal area, built-in storage, floor-to-ceiling height and bedroom sizes to ensure a satisfactory internal living environment for future occupiers in accordance with the Technical Housing Standards - Nationally Described Space Standards, as shown in Appendix 1. The internal layout would also achieve adequate usability and circulation in accordance with Policy D6 of the London Plan (2021).

(ii) Outlook

10.97 Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024) requires new residential dwellings to achieve adequate outlook for future occupiers.

10.98 All habitable rooms within the proposed flats are served by adequately sized windows thus allowing a satisfactory level of outlook and therefore visual connection with the outdoors. The separation distances to neighbouring developments also mean outlook would not be obstructed in any unacceptable way.

10.99 Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024) is therefore complied with regarding outlook for future occupiers.

(iii) Daylight/Sunlight

10.100 Policy 56 of the adopted Waltham Forest Local Plan LP1 (2024) states that all housing design should maximise the provision of dual aspect dwellings and avoid the provision of single aspect dwellings where possible. Where single aspect dwellings are proposed, consideration should be given to the daylight/sunlight achieved within these dwellings. However, this applies to all proposed flats irrespective of aspect under Policy D6 of the London Plan (2021) and Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024).

10.101 The table below demonstrates the number of flats which are single and dual aspect.

Aspect	Number of Flats
Single Aspect	4
Dual/Triple Aspect	5

10.102 The proposed development proposes 4no. single aspect flats with the remaining 5no. flats being either dual or triple aspect. Whilst single aspect flats should be avoided where possible, the proposed development has sought to maximise the number of units that are triple/dual aspect and those flats that are single aspect are south-west

facing thus seeking to achieve adequate natural daylight/sunlight to ensure an adequate internal living environment for future occupiers. The GLA has also indicated that a degree of flexibility should be applied to this matter.

10.103 All flats are considered to achieve a satisfactory levels of daylight/sunlight with all habitable rooms served by adequately sized windows in accordance with Policies 56 and 57 of the adopted Waltham Forest Local Plan LP1 (2024).

10.104 Policy 56 also requires an assessment of single aspect dwellings with respect to whether there is adequate passive ventilation and overheating is avoided. This is considered in section 10K below.

(iv) Privacy

10.105 Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024) requires new residential developments to achieve adequate privacy for future occupiers.

10.106 All proposed flats will experience adequate privacy with overlooking from neighbouring properties given the position of the additional storey on the top floor with no buildings in the immediate vicinity which would allow for overlooking into the windows or amenity spaces of proposed flats. Moreover, interlooking between the proposed flats is avoided due to the positioning of windows that avoids any direct overlooking between flats.

10.107 It is noted that the communal amenity space at fourth floor would directly oppose the window serving the living space of Flat 4 meaning overlooking and loss of privacy is a risk. Officers therefore proposed a planning condition in the event of approval to secure obscure glazing to the perimeter of the communal amenity terrace to mitigate these potential impacts to comply with Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024).

(v) Accessible Units

10.108 Policy D5 of the London Plan (2021) and Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024) require developments to achieve the highest standards of accessible and inclusive design taking into account London's diverse population, avoiding disabling barriers, providing spaces that can be entered, used and exited safely, easily and with dignity for all, and be designed to incorporate safe and dignified emergency evacuation for all building users.

10.109 Policy 16 of the adopted Waltham Forest Local Plan LP1 (2024) seeks to provide high quality, accessible homes by encouraging functional, adaptable and accessible spaces design in all housing developments, requiring new build self-contained homes to be accessible and adaptable in line with Building Regulation M4(2) and requiring a minimum of 10% of new-build self-contained homes to be suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user in accordance with Building Regulation M4(3). This requirement is also set out in Policy D7 of the London Plan (2021).

10.110 The proposed development provides 9 no. units. A condition will be attached to any forthcoming planning consent to ensure that these are M4(2) compliant in accordance with Policy D7 of the London Plan (2021) and Policy 16 of the adopted Waltham Forest Local Plan LP1 (2024). This will also allow the Building Control body to check the compliance of a development against the optional Building Regulations standards.

- 10.111 Externally, a level access will be possible in and out of the proposed building demonstrating inclusive design.
- 10.112 The proposed development has maximised the benefits to inclusive access to existing residents with the provision of a communal internal lobby which is not currently provided for the existing buildings. Moreover, it will provide lift access and part internal step access to the first floor units which is not currently provided thus representing a material benefit to some of the existing flats and their residents. The layout of the existing units at the second and third floors do not allow for provision of lift access.
- (vi) External Amenity Space
- 10.113 Policy 56 of the adopted Waltham Forest Local Plan LP1 (2024) requires a total of 10sqm of private external amenity space for each of the proposed flats (total 90sqm) with any shortfall in external amenity space provision to be provided via communal external amenity spaces. Communal amenity spaces should be well-designed, usable, accessible and appropriately located.
- 10.114 Private external amenity space in the form of balconies are provided for proposed Flats 2, 4, 5, 8 and 9 ranging from 3sqm for Flat 5 to 10.3sqm for Flat 8. A 30.6sqm communal terrace will be provided for future and existing residents as well with a ground floor rear communal amenity space measuring 739sqm.
- 10.115 It is noted that the 38no. existing flats do not benefit from private external amenity space for its occupants but the existing rear communal amenity space is shared amongst residents and measures 822sqm. Under current Local Plan minimum standards, a minimum of 380sqm of external amenity space is required for existing residents.
- 10.116 This communal amenity space will be marginally reduced under the proposed development to accommodate the erection of 2no. ancillary storage sheds and cycle storage. Nevertheless, this communal amenity space will be 739sqm in size thus comfortably accommodating the external amenity space needs of both existing and future occupiers.
- 10.117 The additional 30.6sqm communal terrace at the fourth floor will supplement this and offers an additional space for existing residents to use for external amenity.
- 10.118 Officers note that under Policy 56 of the adopted Waltham Forest Local Plan LP1 (2024), balconies should be a minimum of 5sqm in size and be at least 1.5m in width and depth. Whilst the balcony serving Flat 5 falls marginally short of these standards, given that the balcony is supplemented by ample usable communal amenity space with the communal terrace and communal amenity space to the rear of the building well above the minimum requirements, this is considered to be acceptable with no reasonable grounds to justify not supporting the proposal due to the marginal shortage in balcony size.

G. Transport and Highways

- 10.119 Policy 60 of the adopted Local Plan (2024) sets out that the Council will facilitate growth and regeneration in a sustainable manner and promote sustainable travel. Policies 60, 61 and 62 seek to promote and support active and sustainable travel modes and so developments should not have a harmful impact on the walking and cycling environment.

(i) Cycle Parking

- 10.120 Local Plan Policy 61 sets the minimum requirements for cycle parking for new residential developments comprising. It requires 1.5no. cycle parking spaces to be provided for 1-bedroom units and 2no. cycle parking spaces to be provided for 2-bedroom units. Moreover, Policy T5 of the London Plan (2021) requires cycle parking to be fit for purpose, secure and well-located.
- 10.121 The 9no. additional flats would generate a minimum requirement for 15no. cycle parking spaces in accordance with the Waltham Forest Local Plan LP1 (2024). However, the proposed development seeks to create a cycle store and external cycle parking for 42no. bicycles to enhance the provision for existing occupiers given that just 10no. cycle parking spaces are provided currently under a shelter canopy.
- 10.122 The new cycle stores would also be located behind secure fob-entry control door sets making them more secure than the existing cycle parking provision where there have been previous reports of bicycle thefts.
- 10.123 The cycle store would also be externally accessible via a fob-entry control system from Wood Street thus representing a convenient and accessible location for cyclists.
- 10.124 The proposed cycle parking proposed therefore provides good cycle parking provision for future occupiers and also improves the quantum and quality of cycle storage provision for existing occupiers. The development will therefore promote active and sustainable transport modes in accordance with Policy T5 of the London Plan (2021) and Policies 60 and 61 of the adopted Waltham Forest Local Plan LP1 (2024).

(ii) Car Parking

- 10.125 Policy T6 of the London Plan (2021) requires car parking to be restricted in line with levels of public transport accessibility and connectivity for new developments. Policy 60 and 66 of the adopted Local Plan endorses the London Plan (2021) requiring all new residential developments to be car-free unless fully justified through a robust Transport Assessment in order to reduce car dominance in terms of congestion and excessive parking on the street, to encourage and promote active and sustainable transport as the main means of travel in Waltham Forest, to improve air quality, improve personal health and well-being and respond to the Climate Emergency.
- 10.126 The application site has very good accessibility to public transport (PTAL Rating 4) and is located within a Controlled Parking Zone (CPZ).
- 10.127 The proposed development will be car-free in accordance with Policies T6 of the London Plan (2021) and Policies 60 and 66 of the adopted Waltham Forest Local Plan LP1 (2024). A Section 106 obligation will be included within the legal agreement to ensure that the development remains car-free, and future occupiers would not be permitted to park on the street within the CPZ hours, except for blue/disabled badge holders.
- 10.128 As no on-site car parking is provided, no EV charging facility is required in accordance with Policy 67 of the adopted Waltham Forest Local Plan LP1 (2024).

(iii) Servicing and Delivery

- 10.129 Servicing of the site will take place from Wood Street reflecting the existing arrangement.

10.130 A detailed Delivery and Servicing Management Plan will be secured by condition subject to planning approval to include the detailed design and waste collection arrangements.

10.131 As such, subject to conditions, it is considered that the proposal is in accordance with Policy 64 of the Waltham Forest Local Plan LP1 (2024) and Policy T7 of the London Plan (2021).

(iv) Highway Infrastructure – Sustainable Travel

10.132 Policies 1 and 60 of the Waltham Forest Local Plan, growth within the Borough should be facilitated in a sustainable manner through the promotion of sustainable travel. Policies T1, T2, T3 and T4 of the London Plan require existing and new public transport network including walking and cycling to be incorporated into the design of the development to mitigate the impact on the highway network including road safety. Policy T4 specifically states where mitigation is appropriate a financial contribution will be required to reduce the cumulative impacts of development on public transport infrastructure including walking and cycling.

10.133 As such, a financial contribution of £4,500 is requested towards improving sustainable modes of transport including walking and cycling in the sites vicinity which will directly benefit new residents in this development. This safeguards new measures to improve and provide connectivity to help the modal shift to active travel or sustainable public transport options, as well as to allow for sustainable deliveries and servicing. This is supported under Policies 3, 62, 63, 64, 65 and 94 of the Waltham Forest Local Plan LP1 (2024).

10.134 A £4,500 financial contribution is considered to be appropriate given the scale of the development, the presence of cycle lanes on both sides of Wood Street outside the application site, and the very good level public transport accessibility, notably Wood Street Overground Station being located 170 metres from the application site and direct bus services immediately outside the application site to Walthamstow Central, Blackhorse Road and Tottenham Hale Stations for Underground, Overground and National Rail service.

(v) Construction Logistic Plan

10.135 Policy T7 of the London Plan (2021) set out the policy for assessing the effects of development on transport capacity.

10.136 Policy 63 and 65 of Waltham Forest Local Plan LP1 (2024) sets out that a Construction Logistics Plan (CLP) setting out the potential impacts of construction traffic, and how this will be reduced. An Outline CLP should be submitted at application stage, followed by a Detailed CLP at the pre-construction phase.

10.137 An Outline Construction Logistics Plan (CLP) was submitted with the application as required under Policies 63 and 65 of the adopted Local Plan, and the general principles of managing highway works is supported.

10.138 A detailed CLP will be conditioned as part of any forthcoming planning consent to be submitted to the local planning authority for approval prior to the commencement of

development in the interests of minimising amenity impacts and disruption to highway traffic flows.

10.139 To ensure compliance with the CLP, a S106 contribution of £750 would be requested towards CLP monitoring which is required to facilitate cost incurred on the Highways Team for directly monitoring of the development, ensure that there is no damage public realm and should there be any damage to facilitate any claims required in terms of remedial works required. The monitoring of the development is an additional service commitment for the Highways Team, above and beyond the statutory Local Highways Authority's role and monitoring is directly related to the facilitating the development during the construction phase and protecting the public realm.

(vi) Highway Works

10.140 Section 59 of the Highways Act allows the recovery of expenses in the event of extraordinary traffic. A pre and post highways condition survey is therefore required within the s106, to assess whether there is any deterioration of the highway as a result of the construction works, so these are repaired as part of the construction works.

10.141 Any damage to the highway as a result of the construction works would be reinstated by the Council and funded by the developer.

10.142 This is to ensure traffic and pedestrian movement within the public realm is not impeded or safety impacted.

10.143 It is noted that the Council's Highways Team have requested the following Section 278 highways works:

- Renewal of footway fronting the development
- Renewal of road markings fronting the development
- Installation of new dropped kerb for waste collection (if required)

10.144 However, officers consider that the above works would not be necessary nor reasonable to facilitate the development with any damage to the highway covered by the abovementioned condition survey. It is also noted that a dropped kerb is already present immediately to the north of the site along Wood Street to facilitate waste collection so the installation of a new dropped kerb is not considered necessary.

H. Waste Management

10.145 Policy 93 D (Waste Management) of the Local Plan (2024) emphasises sustainable waste management by ensuring new developments provide accessible, adequate, well-designed, and safe internal and external storage facilities for residual waste and recycling. These facilities must adhere to the specifications outlined in the Borough's Waste and Recycling Guidance for Developers or any strategy that replaces it. The policy must be read with other relevant Plan policies, including Policy 53 'Delivering High-Quality Design' and Policy 57 'Amenity.' According to the Waste and Recycling Guidance for Developers (2022):

- Residential Waste: High Rise Apartment Developments (5 or more domestic units) require 3 x 660 litre bins for weekly waste and an additional 1 x 240 litre bins for food waste.

- 10.146 Policies 53, 57 and 93 of the Local Plan state the requirement that new development should ensure that waste is managed in the most environmentally friendly way in order to protect human health and the environment from pests and other environmentally damaging effects.
- 10.147 The existing waste management arrangements comprise the informal storage of bulk waste bins along the northern periphery of the site adjacent a gate where collection can occur from Wood Street. This includes 1no. bulk waste bin which appears to be associated with the ground floor commercial units at 215 Wood Street.
- 10.148 The proposed development includes a segregated waste store for existing and proposed residential units. Whilst the Council's Waste Team questions the 770-litre communal bin proposed as this is not of a size suitable for collection and the direction of doorway openings from the residential bin store, officers consider it acceptable to condition full details of the communal bins to serve the development as it has been demonstrated that the bin store has sufficient capacity to accommodate the required communal bins.
- 10.149 A separate bin store will be located along the Wood Street frontage for the commercial unit ensuring segregation between commercial and residential waste streams which could lead to conflict between uses as well as environmental health concerns. This presents an improvement from the existing situation whereby commercial and residential bins are stored together.
- 10.150 The waste stores are located in a convenient location within an appropriate drag distance for Council Waste Teams to collect waste from Wood Street. Separate commercial waste collection will take place as existing from Wood Street.
- 10.151 The proposed waste management arrangement therefore complies with Policies 53, 57 and 93 of the adopted Waltham Forest Local Plan LP1 (2024) and the Waste and Recycling Guidance for Developers (2022) and is therefore considered to be acceptable.

I. Sustainable Design and Energy Efficiency

- 10.152 Policy SI2 of the London Plan (2021) and Policy 85 of the Waltham Forest Local Plan LP1 (2024) seek to promote low carbon energy generation and maximisation of opportunities for renewable energy. Policy 85 requires that all new build development of more than one home or greater than 100sqm must achieve a minimum of 35% reduction below Part L of the Building Regulations on-site, targeting net zero carbon where possible, in line with the London Plan energy hierarchy and with best practice guidance, including the GLA's Energy Planning Guidance. Development should meet the following London Plan 'Be Lean' stage (energy efficiency) carbon reduction targets before other measures are incorporated to meet the overall 35% reduction target, achieving a minimum of 10% reduction below Part L of the Building Regulations for residential development. For any shortfall in emissions reductions, a financial contribution will be required towards the Carbon Offset Fund.
- 10.153 The Sustainability & Energy Statement submitted concludes that the development would achieve an overall carbon emission reduction of 88.22% based on 'Be Green' Emissions incorporating the Air Source Heat Pumps and photovoltaic panels into the calculation. On this basis, a financial contribution of £2,451 (0.86 tonnes of residual emissions) towards the Carbon Offset Fund, along with any additional shortfall, will be required to ensure full compliance with Policy 85 of the adopted Waltham Forest Local Plan LP1 (2024) which would be secured via Section 106 legal agreement.

J. Trees, Landscaping and Ecology

(i) Trees

- 10.154 Trees make an important contribution to the character and quality of urban environments, and can help mitigate and adapt to climate change. Trees also play an important role within the urban environment by helping to trap pollutants, adding amenity value, providing shade, absorbing rainwater, filtering noise and providing areas of habitat for wildlife.
- 10.155 Paragraphs 136 and 193 of the NPPF (2024), Policy G7 of the London Plan (2021) and Policies 53, 79 and 80 require developments to contribute to and enhance the natural environment by recognising the abovementioned value of trees. Existing trees of value should therefore be retained where possible.
- 10.156 An Arboricultural Impact Assessment (AIA) has been submitted with the application. This identifies one prominent street tree, a mature London plane. In the rear communal garden are some early mature sycamore and ash, and smaller damson, privet, elm, damson, ash, rowan, cornelian cherry and birch. Many of the trees are in a poor condition, and/or growing too close to structures. Some of these trees are growing in an informal line along the boundary with the tennis courts to the east.
- 10.157 In total, 26no. trees (including 2no. groups and 2no. hedges) were surveyed both within and outside the application site. This identified 3no. Category B (moderate value) trees, 15no. Category C (low value) and 8no. Category U (unsuitable for retention) trees. All trees will be retained under the proposed development.
- 10.158 Some light pruning of the street tree will be required. However, as confirmed by the Council's Street Tree Officer, this tree already undergoes regular pruning on a three yearly cycle, in part due to its relationship with the existing building. This situation will not change under the proposed development and it is considered that the ongoing pruning regime will protect the proposed development from conflicting with future growth.
- 10.159 The AIA states that the removal of the existing bomb shelter to the northern section of the site is required for a crane to be installed to facilitate the development. These works would take place within the Root Protection Area (RPA) of T20 (Sycamore). As such, in accordance with the AIA submitted, works will be carried out under arboricultural supervision.
- 10.160 An outline Arboricultural Method Statement (AMS) has been produced which, together with a tree protection plan (TPP), sets out the methods to be used to protect the retained trees. The report acknowledges that a more detailed AMS will be necessary should planning approval be granted once full construction methods and their management is agreed. This is considered acceptable by planning officers as well as the Council's Tree & Urban Greening Officer.
- 10.161 This condition will ensure compliance with the NPPF (2024), Policy G7 of the London Plan (2021) and Policies 53, 79 and 80 of the Waltham Forest Local Plan LP1 (2024).

(ii) Landscaping & Urban Greening

- 10.162 Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024) requires developments to provide a high-quality level of landscaping.
- 10.163 Green roofs will be provided to the roof of the additional storey as well as the bin and cycle stores. A small area of planting is proposed along the northern flank wall of No.215 Wood Street. No other additional landscaping is proposed.
- 10.164 A maintenance schedule for the green roof has been provided with the application. Given the height of the proposed green roof on the additional storey, it is considered that it would be vulnerable during drought and high temperatures. The maintenance schedule only recommends that the sedum roof have an integrated irrigation system installed. Given its position above the fifth storey and its limited access, officers would request that the sedum green roof have an irrigation system installed as recommended in the maintenance schedule.
- 10.165 Moreover, officers would condition this schedule under any forthcoming planning consent to ensure the on-going maintenance and health of the sedum green roofs provided.
- 10.166 No details have been provided regarding the species or maintenance of the planting area. A condition will be attached to any forthcoming planning consent to secure its details, maintenance and management to ensure it is of a high quality and can be sustained long-term for the longevity of the development alongside any hard landscaping.
- 10.167 Subject to conditions, the application proposal is considered to comply with Policies 53, 77 and 79 of the adopted Waltham Forest Local Plan LP1 (2024) in delivering a high quality landscaping scheme.

(iii) Biodiversity

- 10.168 Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) specifies that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (“the biodiversity gain condition”) that development may not begin unless:
- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.
- 10.169 All planning permissions granted in England have to deliver at least 10% biodiversity net gain, effective from 12 February 2024.
- 10.170 There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.
- 10.171 Based on the submissions provided with this application it is considered the proposal under consideration is an *de minimis* exemption as set out in Article 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 in that the development does not impact on onsite priority habitats and the development impacts less than 25sqm of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of on-site linear habitat. This exemption applies because

the proposed development primarily concerns an upward extension with most other development works occurring on existing hard landscaped areas that have no biodiversity value.

(iv) Epping Forest SAC

- 10.172 Waltham Forest shares a boundary with the Epping Forest Special Area of Conservation and following research in the form of a visitor survey by Footprint Ecology, has been found to fall within a wider Zone of Influence (ZOI) based on the distance the majority of visitors will travel to visit Epping Forest SAC. This report identified that 75% of visitors travelled up to 6.2Km to the SAC and as result of the whole of the London Borough of Waltham Forest falls within this ZOI for recreational pressure. All new residential development within this ZOI constitutes a LSE (Likely Significant Effect) on the sensitive interest features of the SAC through increased recreational pressure, either when considered 'alone' or 'in combination'. According an 'Appropriate Assessment' has been carried out on this application. The Local Planning Authority is a 'competent authority' under the Habitat Regulations and is legally obliged to take Natural England's advice into account in decision making and attach great weight to it.
- 10.173 The Council as Local Planning Authority is obliged to ensure that any grant of planning permission would have sufficient mitigation measures in place to ensure that there would be no harmful impact on the Epping Forest SAC arising from LSE.
- 10.174 For schemes comprising one or more units of residential accommodation a new package of costed Strategic Access Management Measures (SAMM) has been prepared by the City of London Conservators of Epping Forest. This Mitigation Strategy has been agreed by all of the partners in the agreement and is in the process of adoption. A new SAMM levy is now in operation which requires a contribution of £650 per unit from all new residential schemes. Natural England is supportive of this approach, provided the total expected contribution is delivered to the City of London Conservators to support the delivery of SAMM in Epping Forest SAC.
- 10.175 Should there be a forthcoming approval for this application the development, based on current circumstances and regulations, the development would be liable for £5,850 payment towards the Epping Forest SAMM levy (9 units x £650) as it does would add one additional residential unit to the site.

K. Environmental Impact

(i) Air Quality

- 10.176 Policy SI1 of the London Plan (2021) together with Policy 88 of the Waltham Forest Local Plan LP1 (2024) aims to tackle poor air quality and protect public health. To meet these requirements, development proposals must be at least air quality neutral, and all major applications should submit an Air Quality Assessment to demonstrate that the development would not lead to the deterioration of existing poor air quality.
- 10.177 Waltham Forest designated the whole Borough as an Air Quality Management Area (AQMA) in 2001 due to exceedances of the Particulate Matter (PM10) and Nitrogen Dioxide (NO2) objectives. The local authority has developed an Air Quality Action Plan (AQAP) outlining measures to improve air quality.

10.178 The application was accompanied by a 'Planning Stage Air Quality Statement (20 September 2024)'. This sets out that the proposed development will be 'car-free' with space and water heating through air source heat pumps and electrical heaters. Electricity will be supplied by solar photovoltaic panels. Given these mitigation measures, the Air Quality Statement concludes that the impact of the development on existing receptors is considered to be negligible and the effect on air quality would not be significant in accordance with Policy SI1 of the London Plan (2021) and Policy 88 of the adopted Waltham Forest Local Plan LP1 (2024). The proposed development will not, therefore, have a significant impact on local air quality or the health of future and neighbouring residents of the development once built.

10.179 The 'Planning Stage Air Quality Statement (20 September 2024)' identifies that there is however the potential for dust emissions and associated impacts during earth works, demolition and construction. A package of mitigation measures to minimise dust emissions is therefore proposed to minimise impacts on sensitive receptors near the application site, specifically residential occupiers. Officers consider these mitigation measures to be sufficient to ensure minimise harm to sensitive receptors and will be conditioned in the event of approval.

(ii) Contaminated Land

10.180 Policy 90 of the adopted Local Plan requires the Council to be satisfied that where sites are potentially contaminated, the proposal can be safely constructed and used in the future without hazardous substances posing a significant risk to human health.

10.181 It is noted that the bomb shelter to the rear of the application site will have to be removed to allow a crane to be erected to facilitate construction. Given the age of the bomb shelter it is considered likely that the bomb shelter may contain asbestos containing materials. As such, officers consider it necessary to apply a standard asbestos condition in the event of approval to ensure there are no negative impacts to human health in accordance with Policy 90 of the adopted Waltham Forest Local Plan LP1 (2024).

(iii) Flood Risk and Drainage

10.182 Policy SI12 of the London Plan (2021) requires development proposals to ensure that appropriate measures are incorporated to minimise and mitigate any flood risk. Policy SI13 of the London Plan (2021) also requires new forms of development to utilise sustainable urban drainage systems (SuDS) to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.

10.183 Policy 91 of the adopted Waltham Forest Local Plan LP1 (2024) reflect the London Plan (2021) by seeking to ensure that flood risk is effectively managed, including beyond an application site. It sets out a number of measures that should be taken, and clearly indicates that the main issue with residential and other built form is the rate of water run-off.

10.184 Whilst the site is located within flood zone 1 indicating that it has a low probability of surface water flooding, it is located within Fillebrook Critical Drainage Area.

10.185 The application is accompanied by a Sustainable Drainage Assessment. This confirms that the proposed development will drain to the existing sewer which is the existing drainage method.

10.186

10.187 Several SuDS features are proposed including a green roof, hydrobrake system and rainwater harvesting butts. These would contribute towards a more sustainable drainage system whereby the existing buildings and site lack such SuDS measures. The development would not result in an increase in impermeable surface areas on the site. The proposed SuDS strategy would therefore ensure surface water runoff is stored on-site in SuDS features for the 1 in 100 year event including a 40% allowance for climate change and will not cause flooding to the proposed development nor the surrounding area.

10.188 Whilst the Sustainable Drainage Strategy submitted includes a greenfield run-off calculation, officers would recommend a condition is attached requiring the approval of details for the proposed hydrobrake flow control device, including discharge hydrographs and supporting calculations for the attenuation measures proposed to ensure compliance with Policies SI12 and SI13 of the London Plan (2021) and Policy 91 of the adopted Waltham Forest Local Plan LP1 (2024).

(iv) Water Resources and Efficiency

10.189 Local Plan Policy 89 requires new developments to implement water efficiency measures to achieve usage of less than or equal to 105 litres per person per day for residential use (excluding the allowance of up to 5 litres for external water consumption). This is supported by Policy SI5 of the London Plan (2021).

10.190 A suite of mitigation measures to improve water efficiency within the development have been proposed including: water efficient taps, water efficient toilets, low output showers, flow restrictors to manage water pressures to achieve optimum levels and water meters. The Sustainability & Energy Statement (20/09/2024) provided demonstrates that with these measures a total water usage of 110 litres per person per day can be achieved in accordance with Policy SI5 of the London Plan (2021) and Policy 89 of the adopted Waltham Forest Local Plan LP1 (2024).

10.191 A condition will be attached to any forthcoming planning consent to ensure these water reduction measures are secured prior to occupation.

10.192 Thames Water have confirmed that the development is located within 5 metres of a strategic water main. As such, in accordance with Policy SI5 of the London Plan (2021), a condition will be attached to any forthcoming planning consent to ensure no detrimental impact occurs to water supplies.

10.193 Thames Water have also confirmed that the proposed development is located within 15 metres of a strategic sewer. Piling therefore has the potential if proposed to impact water resources and utility supply. As such, a condition will be attached in the event of approved requiring the approval of a Piling Method Statement in accordance with Policies SI5 of the London Plan (2021) and Policies 68 and 89 of the adopted Waltham Forest Local Plan LP1 (2024).

(v) Decentralised Energy

10.194 Policy 68 of the adopted Waltham Forest Local Plan requires all major development to ensure utilities infrastructure and connections are designed into the development from outset where possible but as a minimum, developers should identify and plan for heating and cooling demand and the viability of its provision via decentralised energy (DE) networks. Policy 86 of the adopted Waltham Forest Local Plan LP1 (2024)

requires all new developments for new homes located within 200m of an existing, proposed or committed future district heating network to install a communal heating system and either connect to an existing district heating network (where one exists) or future-proof the system by ensuring the development is able to connect to a district heating network in the future.

10.195 The proposed development is within 55 metres of a proposed decentralised heat network located to the west of the application site.

10.196 In accordance with Policies 68 and 86, the development is required to install a communal heating system and future-proof the system to allow the development to connect to a district heating network in the future. The plans submitted demonstrate incoming district heating services within manhole with isolation valves running from Wood Street adjacent the central core into the communal entrance porch.

10.197 On the basis of the above, officers consider that the application adequately demonstrates that the residential development complies with Policies 68 and 86 of the adopted Waltham Forest Local Plan LP1 (2024).

(vi) Overheating

10.198 Policy 56 requires an assessment of single aspect dwellings with respect to whether there is adequate passive ventilation and overheating is avoided.

10.199 The submitted documents confirm that passive natural ventilation methods will be used to minimise the risk of overheating including the use of trickle vents and opening windows alongside the positioning, size and orientation of windows to the new residential flats.

10.200 Officers consider that through the above mitigation measures, the risk of overheating will be satisfactorily minimised and passive ventilation will be achieved. As such, the development accords with Policies 56 and 92 of the Waltham Forest Local Plan LP1 (2024).

11. PLANNING OBLIGATIONS

11.1 Section 106 (S106) 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:

- i. Necessary to make the development acceptable in planning terms,
- ii. Directly related to the development and
- iii. Fairly and reasonably related in scale and kind to the development.

11.2 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) and the Waltham Forest Local Plan Affordable Housing and Viability SPD (2018), for this development relate to the following Heads of Terms which are also outlined in Section 1 of this report.

- Highways and Transportation
- Car Free Housing
- Energy Efficiency and Carbon Reductions
- Epping Forest Special Area of Conservation (SAC)

- Legal Fees
- Monitoring and Implementation

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.
- The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
 - 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.
 - It is considered that the recommendation to grant permission in this case would not have a disproportionately adverse impact on a protected characteristic.

Human Rights

- 12.2 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.
- 12.3 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. CONCLUSION

- 13.1 The principle of development is considered acceptable and consistent with local and regional policies. There is some impact to daylight/sunlight of existing occupiers which needs to be weighed in the planning balance. The proposed development would result in making better use of land and achieve optimisation of an existing developed site.

- 13.2 The report provides officer's comprehensive consideration of the planning application and its supporting documentation, including the additional information submitted and any representations received.
- 13.3 The conditions and heads of terms set out in the agreed s.106 Heads of Terms (set out in paragraph 1.1 of this Committee Report) would ensure that any adverse impact of the scheme is mitigated against, and the positive aspects of the proposal advanced by the applicant are carried out through the implementation.
- 13.4 The report has considered the proposals in light of the Local Plan LP1 (2024) policies and other material considerations or representations relevant to the environment effects of the proposals.

14. RECOMMENDATION

- 14.1 The Planning Committee is recommended to grant planning permission subject to the conditions and informatives below and the completion of a Section 106 agreement with the agreed Heads of Terms, as set out in paragraph 1.1 of this committee report.

PLANNING CONDITIONS

Time Limit

1. The development hereby permitted shall be begun before 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).

Approved Plans and Documents

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:

Drawings References:

- 001, Rev P1 (March 2023)
- 002, Rev P1 (March 2023)
- 003, Rev P1 (March 2023)
- 004, Rev P1 (March 2023)
- 005, Rev P1 (March 2023)
- 006, Rev P1 (March 2023)
- 202 (March 2023)
- 203, Rev P11 (March 2023)
- 204, Rev P2 (05/04/2024)
- 206, Rev P6 (March 2023)
- 211, Rev P4 (March 2023)
- 200, Rev P9 (March 2023)
- 201, Rev P8 (08/01/2025)
- 205 (March 2023)
- 213, Rev P1 (March 2023)
- 210, Rev P1 (March 2023)
- 209, Rev P1 (March 2023)
- 208, Rev P1 (March 2023)
- 207, Rev P1 (March 2023)

Supporting Documents:

- SHA 1638 AIA Rev A - Arboricultural Impact Assessment Report & Method Statement (September 2024)
- Planning Stage Air Quality Statement, Rev 3.0 (September 2024)
- Waste Management Strategy, Issue V3 (January 2025)
- Accommodation Schedule, 600, Rev P3 (Undated)
- Outline Construction Logistics Plan (October 2024)
- Daylight and Sunlight Report, V2 (October 2024)
- Sustainable Drainage Assessment, 78866.01R2 (2024-09-23)
- Transport Statement (October 2024)

- Sustainability & Energy Statement (20/09/2024)
- Flood Risk Assessment, 78866R3 (2024-09-23)
- Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information (29/10/2024)
- Planning Statement (October 2024)
- Cover Letter from Sphere25 Planning Consultancy (dated: October 2024)
- Habitats Regulation Assessment - LBWF Epping Forest Special Area of Conservation (SAC) - Recreational Pressure Habitat Regulation Assessment (HRA) Screening and Appropriate Assessment Template (04/03/2025)
- Design and Access Statement (August 2024)
- External Finishes Schedule, 650, Rev P1 (January 2025)
- Emicon Climate Solutions Specification Sheet, 230609_9468_000 – Horizon – v 3.2.4 (09/06/2023)
- Wallbarn – Technical Datasheet, IMS.T.085.v3 (undated)
- Wallbarn – Technical Datasheet, Sedum Species for M-Tray, IMS.T.029.v4 (undated)
- Wallbarn – Technical Datasheet, M-Tray Care & Maintenance

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

Contamination

3. Prior to the commencement of development, notwithstanding site clearance and investigation works, the developer must carry out an intrusive pre-demolition and refurbishment asbestos survey (including the air raid bomb shelter) and submit to the Local Planning Authority to be approved in writing. This shall be carried out in accordance with HSG264. The submitted details shall include a mitigation scheme to eliminate risks to future occupiers and the surrounding local environment from asbestos contamination. The details shall be prepared by a suitable qualified person and the development shall be carried out in accordance with the details approved under the terms of this condition. In the event that Asbestos is found in the surveys carried out as part of this condition, no part of the development hereby approved shall be occupied until a verification report has been submitted to and approved in writing by the local planning authority demonstrating that sources of asbestos contamination have been eliminated.

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 adopted Waltham Forest Local Plan LP1 (2024).

Construction

4. Prior to the commencement of any part of the development, a 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'
<https://www.london.gov.uk/what-we-do/planning/implementing-londonplan/supplementary-planning-guidance/control-dust-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 (AQDMP)
- Equipment and plant used on site shall comply with the requirements for 'Non-Road Mobile Machinery' (NRMM)
- Submit for approval a 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 and to comply with Policies 57, 63, 64, 87 and 88 of the adopted Waltham Forest Local Plan LP1 (2024).

5. No NRMM (Non-Road Mobile Machinery) 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 the Mayor's SPG: The Control of Dust and Emissions during Construction and Demolition, to comply with Policy SI1 of the London Plan (2021).

6. Prior to the commencement of the development, a detailed Construction Logistics Plan (CLP) and Delivery & Servicing Plan shall be submitted to and approved in writing by the local planning authority. The Construction Logistics Plan and Delivery and Servicing Plan must be submitted using the TfL 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 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 LP1 (2024).

Architecture and Design

7. Notwithstanding the submitted plans, prior to the commencement of development, notwithstanding site clearance and investigation works, samples and a schedule of materials to be used in the construction of the external surfaces (including balcony railing details, sheds, and bricks and render to match existing building) 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 safeguard the visual amenities of the area in accordance with Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024).

8. Prior to the commencement of development, notwithstanding site clearance and investigation works, full details window and balconies, including panel coverings and soffits, along with cross-section drawings 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 safeguard the visual amenities of the area in accordance with Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024).

9. Prior to the first occupation of the hereby approved residential units, details relating to the residential entrance relating to the display of postal number and position of letter box facility shall be submitted to and agreed in writing by the Local Planning Authority, and the agreed proposal shall be fully implemented prior to first occupation and thereafter maintained for the lifetime of the development.

REASON: In the interest of security and to protect the living conditions of existing and future residents in the locality in accordance with Policy D11 of the London Plan (2021) and Policies 53 and 58 of the adopted Waltham Forest Local Plan (2024).

10. Prior to the occupation of the development hereby permitted, the windows serving the communal corridor at fourth floor level, the hallway window of Flat 2, the side and rear perimeter glazing of the communal terrace, and the hallway window of Flat 9 shall be fitted with obscured glass and shall be permanently retained as such for the lifetime of the development.

REASON: In the interests of mitigating overlooking and loss of privacy to neighbouring occupiers and future residents in accordance with Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024).

11. No vents (excluding air bricks), extracts, or plumbing or pipes, other than rainwater pipes, shall be fixed on the external street facing of the building, unless shown on the approved drawings.

REASON: In the interest of general visual amenity in accordance with Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024).

Security & Safety

12. Prior to the commencement of development on site, notwithstanding site investigation work, full details of measures to be incorporated into the development, demonstrating how site security would be achieved and include details of CCTV, lighting and entry control systems on site (including all communal areas), along with how the development can achieve the principles of Secure by Design accreditation and this shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the first occupation of the development and shall thereafter be retained for the lifetime of the development.

REASON: In the interest of security and to protect the living conditions of existing and future residents in the locality in accordance with Policy D11 of the London Plan (2021) and Policy 58 of the of the adopted Waltham Forest Local Plan LP1 (2024).

13. Prior to the commencement of the development, notwithstanding site investigation and clearance works, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. All luminaries shall be oriented and designed in such a way to minimise light spillage beyond the site boundary and prevent glare to the windows of residential or light sensitive properties identified and of local ecology. The lighting scheme shall be implemented in accordance with the agreed details prior to the first occupation of the residential units and thereafter maintained as such for the lifetime of the development.

REASON: To protect the amenities of adjoining occupiers and the surrounding area, to comply with Policy G6 of the London Plan (2021) and Policies 50, 57, 77 and 79 of the adopted Waltham Forest Local Plan LP1 (2024).

Sustainable Design and Construction

14. Prior to the first occupation of the new residential units 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 'Sustainability & Energy Statement (20/09/2024)' 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. Any shortfall shall be compensated for in line with the Section 106 legal agreement associated with this site.

REASON: To ensure the development is sustainable and to comply with Policies 85 and 87 of the adopted Waltham Forest Local Plan LP1 (2024).

15. Prior to the first occupation of new residential units hereby permitted, 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 Policy 89 of adopted Waltham Forest Local Plan LP1 (2024).

16. Prior to the commencement of development on site, notwithstanding site investigation, clearance works and demolition, an updated Drainage Strategy Proposal which sets out the detailed specifications of a surface water drainage system proposed that is in line with the sustainable drainage principles and includes details of design, implementation including construction detail of all features, adoption, maintenance and management shall be submitted to and approved in writing by the Local Planning Authority. 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 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 LP1 (2024).

17. No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

REASON: To protect existing water and sewerage infrastructure and manage pressure on combined sewer networks in accordance with Policies SI5, SI12 and SI13 of the London Plan (2021) and Policies 68 and 89 of the Waltham Forest Local Plan LP1 (2024).

Landscape and Biodiversity

18. Prior to the commencement of development on site excluding ground works, 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 proposed planting around the site, 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 five 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 G5, G6 and G7 of the London Plan (2021) and Policies 53, 77, 79 and 80 of the adopted Waltham Forest Local Plan LP1 (2024).

19. Prior to the commencement of the development on site, notwithstanding site investigation and clearance works, a detailed Landscape Management Plan, which includes long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including green roofs and landscaped planting beds, 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 trees and other landscaped elements in the interest of promoting biodiversity, in accordance with Policies 53, 77 and 79 of the adopted Waltham Forest Local Plan LP 1 (2024).

20. If within a period of 5 years from the date of planting trees, hedges, and soft landscaping or any replacement planting, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree, hedge or associated soft landscaping with the scheme, of the same size and species as that originally planted shall be planted at the same place within the first available planting season, unless the local planning authority gives its written consent to any variation.

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 G5 and G6 of the London Plan (2021) and Policies 53, 79 and 80 of the adopted Waltham Forest Local Plan LP1 (2024).

21. No site clearance, preparatory work or development shall take place until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the local planning authority. This scheme will be appropriate to the scale and duration of the works and will include details of the protection measures to be employed to protect retained trees in accordance with hereby approved document "SHA 1638 AIA Rev A - Arboricultural Impact Assessment Report & Method Statement (September 2024)" both during construction and post-development. The scheme of supervision will be administered by a qualified arboriculturist instructed by the applicant and approved by the local planning authority. The development shall be carried out in accordance with the approved details for the duration of the construction work.

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 Policy G7 of the London Plan (2021) and Policies 77 and 80 of the Waltham Forest Local Plan LP1 (2024).

22. The development shall fully conform with the recommendations of the "SHA 1638 AIA Rev A - Arboricultural Impact Assessment Report & Method Statement (September 2024)" submitted with this application and the document required under Condition 20. The development shall be carried out 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 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 Policy G7 of the London Plan (2021) and Policies 77 and 80 of the Waltham Forest Local Plan LP1 (2024).

23. All private and communal amenity spaces shall be laid out and implemented in accordance with the approved plans and shall not be used for any other purpose. The balconies and communal amenity spaces shall be retained for the use of the occupiers of the development and residential occupiers of the existing flats at No's 215-229 Wood Street, Walthamstow, for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of adjoining occupiers and the surrounding area in order to comply Policies 53 and 57 of the adopted Waltham Forest Local Plan LP1 (2024).

Waste Management

24. Full details of the waste management arrangements for the entire application site, including a management strategy following the principles set out within the 'Waste Management Strategy, Issue V3 (January 2025)', the direction of doorways serving the bin storage areas, types of bins and communal bin capacities, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation and shall thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that adequate arrangements are made for the storage and collection of refuse and recycling and to comply with Policies 53, 57 and 93 of the adopted Waltham Forest Local Plan LP1 (2024) and the Waste and Recycling Guidance for Developers (2023).

Sustainable Travel

25. The cycle arrangements shall be constructed in accordance with "203, Rev P11 (March 2023)" unless otherwise agreed in writing by the Local Planning Authority and shall thereafter be retained as such for the lifetime of the development.

REASON: In the interest of security and sustainable development, in compliance with Policy T5 of the London Plan (2021) and Policies 60 and 61 of the adopted Waltham Forest Local Plan LP1 (2024).

Noise

26. All residential premises in the development and those existing within 215-229 (odd) Wood Street shall attain the following internal noise levels: 35dB(A) Leq 16 hours 07:00hrs – 23:00hrs in living rooms, while 30dB(A) Leq 8 hours in bedrooms and no individual noise event shall exceed 45dB(A) max (measured with F time weighting) 23:00hrs – 07:00hrs. External noise affecting gardens, balconies or amenity spaces shall not exceed 55dBLAeqt.

A test shall be carried out after completion but prior to occupation to show that the criteria above have been met and the results must be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of the building.

REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources and in accordance with the adopted Waltham Forest Local Plan LP1 (2024).

27. Noise from all new building services plant, including the hereby approved air source heat pumps and lifts, for the lifetime of the development shall be controlled to a level not exceeding 10dB(A) above the typical underlying background noise level (LA90) during the time of plant operation at a position one metre external to the nearest noise sensitive premises. The underlying background LA90 shall be determined in the absence of the new plant noise.

This assessment shall be completed in accordance with BS4142:2014+A1:2019 'Method for Rating and Assessing Industrial and Commercial Sound'.

REASON: To protect the amenities of neighbouring residential/commercial properties and users of the proposed development from undue noise and vibration disturbance in accordance with Policies D13 and D14 of the London Plan (2021) and Policies 50 and 57 of the adopted Waltham Forest Local Plan LP1 (2024).

Residential Standards

28. All 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.

REASON: To ensure inclusive development in accordance with Policies D5 and D7 of London Plan (2021) and Policy 16 of the adopted Waltham Forest Local Plan LP1 (2024).

29. The development hereby approved shall have dwelling mix comprising of 6 x 1-bed and 3 x 2-bed shall be retained as such for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of the creation of mixed and balanced communities in accordance with Policy 15 of the adopted Waltham Forest Local Plan LP1 (2024).

INFORMATIVES

1. 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 discussions.

2. A legal agreement will be entered into with the London Borough of Waltham Forest in conjunction with this grant of planning permission, in relation to:

- Highways and Transportation
- Car Free Housing
- Energy Efficiency and Carbon Reductions
- Epping Forest Special Area of Conservation (SAC)
- Legal Fees
- Monitoring and Implementation

3. "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 <https://walthamforest.gov.uk/content/communityinfrastructure-levy>. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructurelevy/>.

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)."

4. **IMPORTANT:** Compliance with planning conditions requiring submission and approval of details before development commences:

- 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.
- 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.
- 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.

5. 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.

6. The submitted Construction Environmental Management Plan shall include details of: Site hoarding Wheel washing Dust suppression methods and kit to be used Bonfire policy Confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors Copy of an asbestos survey. Unexploded Ordnance Survey.

7. Piling works: With respect to any proposals for piling through made ground, the EA refer the applicant to the EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention". NGWCL Centre Project NC/99/73. Approval of piling methodology should be further discussed with the EA when the guidance has been utilised to design appropriate piling regimes at the site. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters. Considering the site sensitivity, a groundwater monitoring/ sampling program should be implemented prior/ during and after piling works.

8. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit <http://nrmm.london/>.

9. The AQDMP can form part of the Construction Environmental Management Plan (CEMP). The AQDMP shall include the following for each relevant phase of work (demolition, earthworks, construction and trackout):

- (i) A summary of work to be carried out;
- (ii) Proposed haul routes, location of site equipment including supply of water for damping down, source of water, drainage and enclosed areas to prevent contaminated water leaving the site;
- (iii) Inventory and timetable of all dust and NOx air pollutant generating activities;
- (iv) List of all dust and emission control methods to be employed and how they relate to the Air Quality (Dust) Risk Assessment;
- (v) Details of any fuel stored on-site;
- (vi) Details of a trained and responsible person on-site for air quality (with knowledge of pollution monitoring and control methods, and vehicle emissions);
- (vii) Summary of monitoring protocols and agreed procedure of notification to the local authority; and
- (viii) A log book for action taken in response to incidents or dust-causing episodes and the mitigation measure taken to remedy any harm caused, and measures employed to prevent a similar incident reoccurring. Developments assessed to be medium risk or greater for any of the steps required in an Air Quality and Dust Risk Assessment (AQDRA) regular or continuous PM10 monitoring should be carried out on site. Baseline

monitoring should commence 3 months before the commencement of works and continue throughout all construction phases. Details of the equipment to be used, its positioning, additional mitigation to be employed during high pollution episodes and a proposed alert system should be submitted to the Council for approval. No demolition or development shall commence until all necessary precommencement measures described in the AQDMP have been put in place and set out on site. The demolition and development shall thereafter be carried out and monitored in accordance with the details and measures approved in the AQDMP. The IAQM "Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites" details appropriate monitoring for the scale of the site or project.

10. Air Quality ADMS-Roads input data and output files must be provided to LB of Waltham Forest on validation of the planning application. AQ modelling must be based on transport related inputs which have been approved by LB of Waltham Forest Transport Assessment team. It is essential that junctions and heavily congested roads are modelled accurately, and this is reflected in the choice of relevant node spacing and vehicle speed inputs – clearly showing the node distance with speed reduction as the vehicle approaches the area of congestion/junction. This also applies to pedestrian crossings, roundabouts and any street layout which causes congestion such as single lanes with a bus stop. Where under predictions occur nodes must be scrutinised and where necessary vehicle speeds adjusted to reflect queuing. It is the responsibility of the applicant to ensure that their appointed consultants' modelling verification is robust and adjustment factors clearly explained and justified, calculations and graphs must be provided at validation. Margin of error must not exceed 4 (refer to LAQM guidance as best practice). Contrary to the values given in the EPUK guidance a magnitude of change greater than $0.5 \mu\text{g}/\text{m}^3$ is considered significant in areas where present concentrations are approaching / breaching limit values and shall be assessed as such. Any other scenarios should be considered which are relevant to this site.

11. The applicant must seek the advice of the Metropolitan Police Service 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 or 0208 217 3813.

12. 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.

13. This notice is without prejudice to your responsibilities under any other legislation.

14. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

15. There are public sewers crossing or close to your development. If you're planning significant work near Thames Water sewers, it's important that you minimise the risk of

damage. Thames Water need to check that your development doesn't limit repair or maintenance activities, or inhibit the services Thames Water provide in any other way. The applicant is advised to read Thames Water guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

16. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to the Thames Water website. <https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design>

17. If you are planning on using mains water for construction purposes, it's important 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 [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).

18. Unrestricted access must be available at all times for the maintenance and repair of the strategic water mains during and after the construction works.

19. Please read Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our 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) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

20. No construction shall take place within 5m of water mains. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority. Any construction must be undertaken in accordance with the terms of the approved information. This is to ensure there are no impacts to water resources or water quality in accordance with Policy SI5 of the London Plan (2021).