

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 8 July 2025
Application reference:	250444
Applicant:	Landview Holdings Limited
Location:	Garages Rear Of 10 Chingford Mount Road, Chingford and to west of 1 Field Close, London, E4
Proposed development:	Demolition of 29 existing garages and construction of one two-storey building and one three-storey building to provide a total of eight residential units (4x2b4p and 4x3b5p) with roof terraces, private gardens and associated hard and soft landscaping, communal refuse and recycle stores, bicycle storage, air source heat pumps and bollards
Wards affected:	Larkswood

1. CLARIFICATION OF RESPONSES DURING PUBLIC CONSULTATION

1.1 The following neighbouring properties were first notified about the application on 3 March 2025:

- Field Close, Chingford – No's 1-11, 11a, 12, 14-22, and 24-40 (even).
- Lockwood Place, Chingford – 1-56.
- Chingford Mount Road, Chingford – 1, 1a, rear of 1a, 3, rear of 3, 3b, 3c, 5a, 5-9, 5b, 7-9, 7a, 9, 8 (ground floor rear Orlo House, ground floor, Orlo House), 9a, 10-15, 15a, 16-23, 24-26, 24a, 24b, 25, 26, 26a, 27, 27a, 28-31, 30 (1-6 Frances Court), 30a, 32, 34, and 34a.
- Frances Road, Chingford – 1-9, 11-27, 29-34, 34a, 34b, 35-42, 42a, 43-65 (odd), 65a, 67, and 67a.
- Rowden Parade, Chingford Road, Chingford – No.1.

1.2 A further 14-day public consultation was also undertaken on 7 May 2025 following the submission of amended plans related to the access management strategy.

1.3 During the public consultation, a petition with 103 signatures was received objecting to the application. Officers have given due regard and consideration to the petition received in Section 6 of the Committee Report. The 86 objections referred to in Section 6 incorporated the signatories of the petition. The number 86 was derived from the number of neighbouring properties to which an objection was received. Should there have been more than one signatory from the same address, this was counted as 1 objection.

1.4 Nonetheless, in the interests of completeness, issues raised by signatories of the petition are summarised and addressed in the table below.

Representation	Officer Response
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Residential amenity – loss of daylight/sunlight, overshadowing, overlooking, loss of privacy, loss of outlook and noise	This is comprehensively assessed under Section 10D of the Committee Report.
Construction impacts – noise, vibration, and dust	Impacts from construction will be mitigated through conditions 6-8 detailed in the Committee Report which require approval of details related to construction access, noise, dust and vibration through a Construction Environmental Management Plan (CEMP) and detailed Construction Logistics Plan (CLP).
Congestion, parking stress and traffic	It is not considered that the proposed development, comprising just 8no. residential units, would significantly increase congestion or prejudice traffic flows within the vicinity of the application site. The development will be car-free with no dedicated parking for the new dwellinghouses. Future occupiers will not be eligible for a parking permit in any future Controlled Parking Zone (CPZ) introduced within the vicinity of the development except for blue badge holders. This will be secured by Section 106 legal agreement. A financial contribution towards future CPZ consultation within the vicinity is also to be secured by Section 106 legal agreement. Parking stress also is comprehensively considered in Section 10H of the Committee Report.
Overdevelopment	This is comprehensively assessed under Sections 10A and 10B of the Committee Report.
Health and well-being – air pollution both during and post construction	Matters related to air pollution are comprehensively considered in Section 10K of the Committee Report. It is not considered that the development would have a negative impact on health and well-being subject to the recommended conditions contained in Section 14 of the Committee Report.
Contaminated land – particularly asbestos and hydrocarbons	This is comprehensively assessed under Section 10K of the Committee Report.
Devaluation of nearby properties	This is not a material planning consideration.
Arboricultural impacts	Officers comprehensively assess this matter under Section 10J of the Committee Report.
Emergency vehicle access	Track drawings adequately demonstrate that access for emergency vehicles would not be impeded by the development.

2. RECOMMENDATION

2.1 Officers recommendation remains unchanged.