

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 3 rd March 2026
Application reference:	252185
Applicant:	Mr Mohamed Maljee (8 Pillars Holding Ltd)
Location:	562-564 High Road Leytonstone, London, E11 3DH
Proposed development:	Demolition of existing buildings and construction of a building rising from two to four storeys including a basement, with roof terraces at second and third floors, roof-top PV Panels and amenity balconies to the front and side elevations to facilitate provision of a mixed use development comprising seven residential units (3 x 1-bed, 2 x 2-bed and 2 x 3-bed) (Use Class C3) and commercial unit at ground and basement floors (Use Class E), associated works to include refuse/recycling and bicycle storage.
Ward affected:	Leytonstone
Appendices:	None

1. GENERAL MATTERS:

- 1.1 Section 80(1)(a) of the Town and Country Planning Act 1990 enables the Local Planning Authority to impose conditions into planning permissions as they think fit. This power should be interpreted in light of material considerations such as the National Planning Policy Framework (NPPF) and relevant case law.
- 1.2 Paragraph 55 of the NPPF makes clear that planning conditions should only be used where they satisfy the following tests:
- Necessary.
 - Relevant to planning.
 - Relevant to the development to be permitted.
 - Enforceable.
 - Precise.
 - Reasonable in all other respects.
- 1.3 The proposal seeks planning permission for a mixed-use development comprising seven residential units at upper floors and commercial floorspace at ground and basement levels. The site lies within a designated Strategic Location where commercial development is supported in principle. Following

further assessment of the detailed operational characteristics of the building, officers have reviewed the scope of permitted uses within Use Class E and consider that additional restrictions are necessary to ensure the development operates in a manner compatible with the residential accommodation above and adjoining residential properties.

1.4 Policy Context

The Strategic Location designation identifies broad areas where regeneration and growth are directed. However, this designation must be read alongside other relevant policies within the adopted Local Plan (2024), including:

- Policy 47 – Education and Childcare Facilities
- Policy 50 – Noise, Vibration and Light Pollution
- Policy 57 – Amenity

Whilst commercial activity is supported in principle in this location, development must also ensure a well-balanced mix of economic, social and environmental benefits and must safeguard the amenity of existing and future occupiers.

1.5 Site-Specific Considerations

The commercial floorspace is located at ground and basement levels beneath seven residential units and:

- Has no dedicated servicing yard.
- Sits on a corner plot adjoining a residential road.
- Does not incorporate external amenity space capable of serving operational commercial uses requiring outdoor areas.
- Would rely on on-street servicing arrangements.

In this configuration, certain uses within Class E could give rise to operational characteristics that would be difficult to satisfactorily mitigate.

1.6 Rationale for Revising the Permitted Uses Within Class E

- Food and drink for consumption on the premises (Class E(b))
 - Such uses would require commercial kitchen extraction and associated plant which, given the building's form, absence of a servicing yard and proximity to residential accommodation above and to the adjoining residential street, could not be satisfactorily accommodated without risk of noise, odour and servicing impacts. The restriction is therefore considered necessary to safeguard residential amenity in accordance with Policies 50 and 57 of the adopted Local Plan (2024).
- Light Industrial Processes (Class E(g)(iii))
 - Although defined as uses capable of being undertaken in residential areas, light industrial activities may involve

machinery, loading/unloading, and servicing requirements which, in the absence of a servicing yard and with residential accommodation above, would likely give rise to unacceptable noise and disturbance. Officers therefore consider exclusion of this sub-class necessary to safeguard residential amenity.

- Crèche / Day Nursery / Day Centre (Class E(f))
 - Policy 47 requires childcare facilities to incorporate safe, suitable and accessible outdoor space and to be appropriately located and designed to ensure safe access and operation. The proposed building does not provide external space capable of functioning as dedicated outdoor play provision, nor does it include servicing or drop-off arrangements suitable for such a use. In the absence of compliant external space and operational infrastructure, officers consider that the site is not physically configured to support a childcare facility in accordance with Policy 47. Exclusion of Class E(f) is therefore considered necessary.

1.7 Conclusion

Whilst the site is located within a Strategic Location where commercial development is supported in principle, officers consider that allowing the full range of Class E uses would introduce a risk of operational impacts incompatible with the residential accommodation above and the adjoining residential street. The proposed revision to restrict Class E to exclude:

- E(b) – Food and drink for consumption on the premises
- E(g)(iii) – Light industrial processes
- E(f) – Crèche, day nursery or day centre

is considered necessary and proportionate to ensure compliance with Policies 47, 50 and 57 of the Local Plan (2024), whilst retaining flexibility for indoor leisure, retail, office, professional services and research and development uses appropriate to the site's Strategic Location designation.

Members are advised that the list of conditions have therefore been revised accordingly.

- 1.8 Lastly, Officers have reviewed the operational relationship between the ground and basement commercial floorspace and consider it necessary to restrict the basement to ancillary use only. Given the absence of a servicing yard, the corner location adjoining a residential street and the presence of residential accommodation above, independent or primary trading use of the basement could materially increase customer activity, servicing movements and plant requirements, giving rise to noise and vibration impacts. Restricting the basement to ancillary use ensures the intensity of commercial activity remains

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proportionate and compatible with the residential context, in accordance with Policies 50 (Noise, Vibration and Light Pollution) and 57 (Amenity) of the adopted Local Plan (2024).

1.9 **UPDATED CONDITIONS AND REASONS:**

Time:

1. The development hereby permitted shall begin no later than 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).

Plans and Documents:

2. The development hereby permitted shall be carried out in accordance with the approved plans and supporting documentation and thereafter maintained as such for the lifetime of the development

- **Plan numbered:** 1055.117 **Dated** 19/02/2026
- **Plan numbered:** 1055.102 Rev H, 1055.103 Rev G, 1055.111 Rev F, 1055.112 Rev G, 1055.114 Rev F **Dated:** 18/02/2026
- **Plan numbered:** 1055.100 Rev B **Dated:** 08/09/2025
- **Plan(s) numbered:** 1055.002 Rev B, 1055.003 Rev A, 1055.101 Rev F, 1055.104E Rev E, 1055.105 Rev F, 1055.106 Rev D, 1055.113 Rev E, 1055.115 Rev D, 1055.116 Rev C **Dated:** 29/08/2025
- **Plan numbered:** 1055.001 Rev B **Dated:** 28/08/2025
- **Plan(s) numbered:** 1055.000, 1055.111 Rev A, 1055.112 Rev A, 1055.013 Rev A **Dated:** 20/02/2023
- **Document(s) titled:** Design and Access Statement (January 2026), Outline CLP Rev C (January 2026), Stage 1 & 2 Basement Impact Assessment (14/04/2023), River and coastal flooding (06/04/2023), Appendix 1 – Figures (13/04/2023), Energy Strategy Statement Rev 1 (28/08/2025), Recreational Pressure Habitat Regulation Assessment (undated), Daylight, Sunlight & Overshadowing Assessment Rev 1 (28/08/2025), Arboricultural Impact Assessment. Method Statement & Tree Protection Plan (December 2023), Planning Statement (September 2025), Planning Fire Safety Strategy (13/03/2024)

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

Design:

3. Prior to the commencement of development, excluding site investigation and clearance works, demolition and construction to slab level, a schedule of materials to be used in the construction of all external surfaces 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 ensure a satisfactory appearance in accordance with Policy 53 of the adopted Waltham Forest Local Plan Part 1 (2024).

4. Prior to the commencement of development, excluding site investigation and clearance works, demolition and construction to slab level, details relating to the siting, design and height and finish of all new walls, gates, fencing, railings, privacy screens and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out solely in accordance with the approved details, prior to the first occupation of the use hereby approved and thereafter shall be fully retained and maintained accordingly for the lifetime of the development.

Reason: In the interest of general visual amenity, and amenity of neighbouring occupants, in accordance with Policies 53 and 57 of the adopted Waltham Forest Local Plan Part 1 (2024).

5. Prior to the commencement of development, excluding site investigation and clearance works, demolition and construction to slab level, design details relating to the residential entrances including entry control system, display of postal numbers and position of letter box facility shall be submitted to and agreed in writing by the Local Planning Authority. The agreed measures shall be fully implemented prior to the first occupation of the development and thereafter maintained.

Reason: To ensure safety and security of the site users, in accordance with Policy 58 of the adopted Waltham Forest Local Plan Part 1 (2024).

6. Prior to the commencement of development, excluding site investigation and clearance works, demolition and construction to slab level and construction of foundations, full details of all forms of external lighting to be provided on site shall be submitted to the Local Planning Authority. The development shall be fully completed in accordance with the agreed details prior to the initial occupation of the site.

Reason: Insufficient details have been provided as part of the planning application and in the interest of security and sustainable development in accordance with Policy 58 of the adopted Waltham Forest Local Plan Part 1 (2024).

7. All window reveals on the external brick walls of the development hereby permitted shall be set in 115mm (minimum) from the external face of the building and thereafter retained as such.

Reason: In the interest of visual amenity in accordance with Policy 53 of the adopted Waltham Forest Local Plan Part 1 (2024).

8. Prior to first occupation, the development shall achieve a Certificate of Compliance to the relevant Secure by Design Guide(s) or alternatively achieve

Crime Prevention Standards submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police. The development shall be carried out in accordance with the approved details and thereafter shall be fully retained and maintained as such for the lifetime of the development.

Reason: In the interest of security and sustainable development, in compliance with Policies 53 and 58 of the adopted Waltham Forest Local Plan Part 1 (2024).

Landscaping

9. Prior to the commencement of development on site excluding site investigation and clearance works, demolition and construction to slab level, details of all 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 species, sizes and densities of the proposed plants, specification of any proposed green roofs/ living walls, 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 5 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 G1, G5 and G6 of London Plan (2021), Policies 53, 77, 79 and 80 of the adopted Waltham Forest Local Plan LP1 (2024).

10. Prior to the first occupation of the residential units, a Landscape Management Plan, which demonstrates how the soft landscaping proposal will be successfully implemented and maintained in the long term, details to include planting methods and maintenance schedules with reference to the relevant British Standards and horticultural and arboricultural best practice guidance 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 the trees and in the interest of biodiversity, in accordance with Policies G1, G5 and G6 of London Plan (2021), Policies 53, 77, 79 and 80 of the adopted Waltham Forest Local Plan LP1 (2024).

11. Prior to the commencement of development, excluding site investigation and clearance works, demolition and construction to slab level, details of ecological enhancement measures (the number and type of habitat bricks and boxes proposed for birds, bats and invertebrates and details of the permeability of site

boundaries for ground based wildlife and sensitive lighting) and associated pre-works precautionary method statement and location plan to identify areas of enhancement on site shall be submitted to and approved in writing by the local planning authority. The measures shall be installed prior to the first occupation of the development hereby approved and shall thereafter be maintained in accordance with the approved details in perpetuity.

Reason: In the interest of local amenity and biodiversity in accordance with Policies G1, G5 and G6 of London Plan (2021), Policies 53, 77 and 79 of the adopted Waltham Forest Local Plan LP1 (2024).

Highways:

12. Prior to the commencement of any development involving basement excavation or construction adjacent to the public highway, an Approval in Principle (AIP) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The AIP shall set out the design parameters, design standards, and methods of working to be adopted for the works, in accordance with Clause 1.1 of CG300 (Technical Approval of Highway Structures). The development shall thereafter be carried out in full accordance with the approved AIP.
- Information on the type, construction method and dimensions of the proposed basement structure.
 - Information on type, construction method, position and extent of any temporary works required to enable construction of permanent works.

The approved Basement AIP shall be fully implemented, and the implemented measures shall thereafter be retained and maintained as such for the lifetime of the development.

Reason: In the interest of pedestrian and highway safety, to comply with Policies 50, 57 and 61 of the adopted Waltham Forest Local Plan Part 1 (2024).

13. No development shall take place until a detailed Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority. The Construction and Logistics Plan must be submitted using the CLOCS template and guidance found here: <https://www.walthamforest.gov.uk/parking-roads-and-travel/roads-and-pavements/highways-advice-developers/construction-logistics>. The logistics plan shall include details of site access, journey planning, access routes, hours of deliveries, temporary traffic arrangements or restrictions, site operation times, loading and unloading locations and material storage. 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 considerate construction and to protect the amenities of the nearby residents 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 Part 1 (2024).

14. Prior to the commencement of any development on the site including demolition and site clearance, a specification for a highway site condition survey to assess the condition of highway before and after construction works shall be submitted to and approved in writing by the local planning authority. The condition survey specification must align with the guidance found here:

<https://www.walthamforest.gov.uk/parking-roads-and-travel/roads-and-pavements/highways-advice-developers/photographic-condition-surveys>

The highway condition survey shall then be carried out in accordance with the approved timescales contained within the approved specification and it shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied.

Reason: To ensure considerate construction and to protect the amenities of the nearby residents 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 Part 1 (2024).

15. Prior to the commencement of the development, excluding site investigation and clearance works, demolition and construction to slab level, a boundary treatment plan that includes the specification, materials, existing back of path levels and proposed threshold levels shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of general visual amenity, and amenity of neighbouring occupants, in accordance with Policies 53 and 57 of the adopted Waltham Forest Local Plan Part 1 (2024).

16. Prior to the commencement of the development, excluding site investigation, clearance works and demolition a SuDS Management and Maintenance Plan with supporting calculations must be provided and agreed by Highways:

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 Part 1 (2024).

Sustainability:

17. Prior to the commencement of development, excluding site investigation and clearance works, demolition and construction to slab level, 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, as such for the lifetime of the development.

Reason: To minimise the water use of the development, in accordance with the requirements of Policy SI 5 of the London Plan (2021).

18. Prior to first occupation of the use hereby approved, a report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 35% compared to the 2021 Building Regulations shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall reference the measures set out in the Energy Statement accompanying the planning application but shall explain what measures have been implemented in the construction of the development. The development and energy efficiency measures shall thereafter be retained.

Reason: In the interests of the sustainability and energy efficiency of the development and to meet the requirements of policy SI 2 of the London Plan and Policy 85 of the London Borough of Waltham Forest Local Plan.

Environmental Health:

19. No development shall take place whatsoever, until a Construction Method Statement including any demolition works, has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period. The Statement shall provide for the (i) parking of vehicles of site operatives and visitors, (ii) loading and unloading of plant and materials, (iii) storage of plant and materials used in constructing the development, (iv) erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate, (v) wheel washing facilities, (vi) measures to control emissions, dust and dirt during construction, and (vii) recycling/disposing of waste resulting from demolition and construction works.

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 Part 1 (2024)

20. No development shall take place whatsoever, until full details of the proposed mitigation measures for impact on air quality and dust emissions, in the form of an Air Quality and Dust Management Plan (AQDMP), have been submitted to and approved in writing by the local planning authority. In preparing the AQDMP the applicant should follow the recommendations outlined in the AQ assessment submitted with the application. If the development is located in or near an air quality focus area the applicant should follow the guidance on mitigation measures for Medium Risk and include automatic dust monitoring as a minimum.

Reason: To manage and mitigate the impact of the development on the air quality and dust emissions in the area and London as a whole, and to avoid irreversible and unacceptable damage to the environment, in accordance with Policy 88 of the adopted Waltham Forest Local Plan 2024.

21. **A)** No development shall take place whatsoever until the developer submits evidence that either the site building(s) were built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by appropriate an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and submitted to the Local Planning Authority (LPA) for approval, before commencement. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed use.

B) The scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

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 Waltham Forest Local Plan Part 1 (2024).

22. Prior to commencement of construction works, a scheme including the following components (where applicable) to address the risk associated with site contamination shall be submitted to and approved in writing by the Local Planning Authority (LPA).

A) A Desk Study report including a preliminary risk assessment and conceptual site model.

B) A ground investigation based on the findings of the Desk Study Report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

C) The results of the investigation and revised risk assessment and based on these, in the event that remediation measures are identified necessary a remediation strategy shall be submitted giving full details of the remediation measures required and how they will be undertaken.

D) A verification report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete

Any investigation and risk assessment must be undertaken in accordance with the Environment Agency's Model Procedures for the Management of

Contaminated Land (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported immediately to the LPA. For the avoidance of doubt, this condition can be discharged on a section-by-section basis.

Reason: To ensure the risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 90 of the Waltham Forest Local Plan Part 1 (2024)

23. No NRMM shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected during the construction phase of the development, in line with Policy 88 of Waltham Forest Plan and London Plan Policy Sl.

24. Noise from the ground floor and basement commercial uses shall not cause the background sound level (LA90,5min) measured at or within noise-sensitive rooms of the upper-floor flats (with windows closed) to exceed the pre-commencement baseline LA90,5min at any time.

The baseline shall be established by an Acoustic Report submitted to and approved in writing by the Local Planning Authority prior to first use.

This requirement shall apply for the lifetime of the development.

Reason: To protect the amenity of residential properties and the surrounding area in accordance with Policy 85 and 87 of the adopted Waltham Forest Local Plan Part 1 (2024).

Housing:

25. Notwithstanding the approved drawings, the development hereby permitted shall have the following mix of accommodation and shall be retained as such for the lifetime of the development:

- 2 x 3-bedroom self-contained residential units.
- 2 x 2-bedroom self-contained residential units.
- 3 x 1-bedroom self-contained residential units.

Reason: In the interest of the creation of mixed and balanced communities in accordance with Policy 15 of the adopted Waltham Forest Local Plan Part 1 (2024).

Accessibility:

26. 1 x 2 bedroom residential unit shall be built to The Building Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4 (3): Accessible and adaptable dwellings.

2 x 3 bedroom, 1 x 2 bedroom, 3 x 1 bedroom 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 provide accessible residential units which can be adapted to residents' changing needs throughout their lifetime in accordance with Policy 16 and 53 of the adopted Waltham Forest Local Plan Part 1 (2024).

Commercial:

27. The commercial floorspace hereby approved at ground floor and basement level shall be used only for purposes falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), excluding:

- E(b) – Food and drink for consumption on the premises.
- E(f) – Crèche, day nursery or day centre.
- E(g)(iii) – Industrial processes.

The premises shall not be used for the excluded purposes or for any other purpose outside the permitted uses without the prior written approval of the Local Planning Authority.

Reason: To safeguard residential amenity, having regard to the site's mixed-use configuration, proximity to residential accommodation and absence of dedicated servicing and external space, in accordance with Policies 47, 50 and 57 of the adopted Waltham Forest Local Plan, Part 1 (2024).

28. The basement floorspace hereby approved shall be used only for purposes ancillary and incidental to the lawful use of the ground floor commercial unit and shall not be occupied, let or operated as a separate or independent commercial unit.

Reason: To prevent intensified commercial activity, including additional servicing and plant, that could give rise to noise and disturbance detrimental to residential amenity, in accordance with Policies 50 (Noise, Vibration and Light Pollution) and 57 (Amenity) of the adopted Local Plan (2024).

29. No external shutters shall be installed to the frontages of the ground floor commercial unit, without the prior written approval of the Local Planning Authority.

Reason: In the interest of visual amenity of the building and its setting in the streetscene, in accordance with Policy 53 of the adopted Waltham Forest Local Plan Part 1 (2024).

30. The commercial unit entrance doors shall have a minimum opening clearance of 1000mm and level thresholds.

Reason: To ensure that the site provides access for all, in accordance with Policy 45 of the adopted Waltham Forest Local Plan Part 1 (2024).

Archaeology:

31. a) No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

b) If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
- Where appropriate, details of a programme for delivering related positive public benefits.
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be approved until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme.

Piling:

32. 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,

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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 in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

2. RECOMMENDATION:

2.1 Officer's recommendation remains unchanged.