

## LONDON BOROUGH OF WALTHAM FOREST

<b>Committee/Date:</b>	Planning – 07 July 2026
<b>Application reference:</b>	260141
<b>Applicant:</b>	F.C. RE Ltd.
<b>Location:</b>	176 Wood Street, Walthamstow, London, E17 3HX
<b>Proposed development:</b>	Demolition of existing building at 176 Wood Street and the construction of a five-storey mixed-use commercial and residential building to provide 6 self-contained residential units (4x1-bed & 2x4-bed) (Use Class C3) and one commercial unit at ground floor (Use Class E). Associated works to include refuse and recycling storage facilities, bicycle parking and servicing provision.
<b>Wards affected:</b>	Wood Street
<b>Appendices:</b>	None

### 1. RECOMMENDATION

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

#### **Epping Forest Special Area of Conservation (SAC):**

Financial contribution of £3,900 towards Strategic Access Management and Monitoring Strategy (SAMMS).

#### **Highways and Transportation:**

- Car free clause with future residents not entitled to parking permits
- Facilitating Highway works under a S278 agreement will be required upon completion of the development, prior to occupation. The works will be funded by the Developer and carried out by the Council, relating to (not limited to):
  - renewal of the footway on both frontages of Wood Street and Vallentin Road
  - conversion of one permit bay and two zig zag lines adjacent to the site to be converted into a single yellow line
- S38 agreement for adoption of private land to public highway
- Stopping up order
- Financial contribution of £6,000 towards more sustainable modes of transport
- Financial contribution of £750 for CLP monitoring.

#### **Energy efficiency and carbon reductions:**

In the event that the 35% carbon reduction target has not been met, a financial contribution towards a carbon offset levy.

#### **Monitoring and Implementation:**

Payment of 5% of the total amount of S106 financial contributions towards monitoring, implementation, and compliance of the legal agreement.

#### **Legal Fees:**

Payment of the Council's legal fees for the preparation and completion 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

- 1.4. The case has been referred to Committee due to the level of public interest and was called in by Cllr Sweden.

## 3. SITE AND ITS SURROUNDINGS

- 1.5. The application relates to a corner plot, which currently hosts a part two and part three storey building situated on the western side of Wood Street, at its junction with Vallentin Road. The building projects forward of the main building frontages on Wood Street, leaving a narrow pavement of only 1.7m wide. The elevation fronting Vallentin Road benefits from a full height mural. Five council bike stands are situated to the front as well as a telecom box.

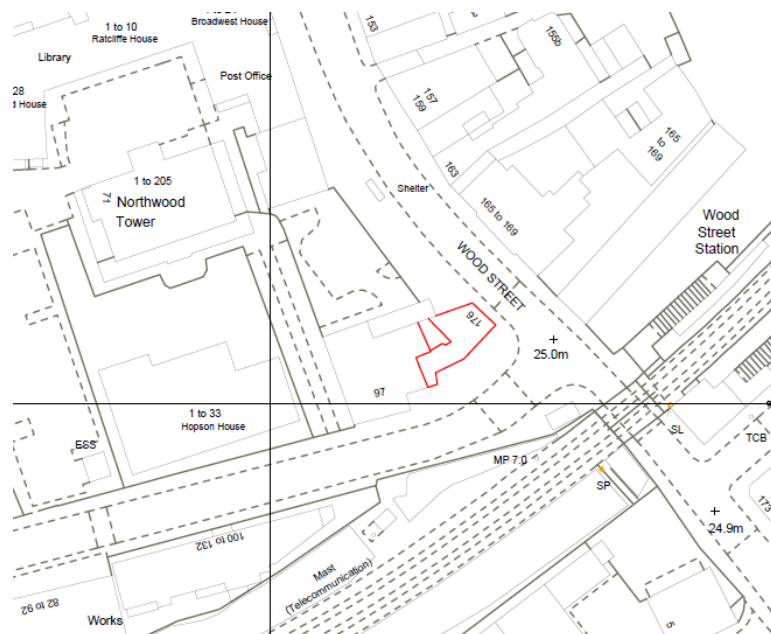


Figure 1: site location plan



*Figure 2: subject site fronting Vallentin Road*

- 1.6. The ground floor level comprises two commercial units, including a dental practice and a hairdresser. The upper floors accommodate two self-contained one-bedroom units which were converted from an office use in 2009, under planning permission reference: 021691.
- 1.7. The site falls within the Wood Street Strategic Location and District Centre. The surrounding area consists of a mix of residential and commercial uses. The redevelopment of Marlowe Road Estate is situated to the immediate north and north west of the site, ranging from five to six storey tall. Diagonally opposite to the site, there is also a part four and part five storey residential block at 100 to 132 Vallentin Road. The adjoining two storey property at 97 Vallentin Road currently hosts a sign manufacturer and also has a mural on the elevation facing the development site.
- 1.8. The site benefits from a Public Transport Accessibility Levels (PTAL) of 3. The nearest station is Wood Street, which is approximately 35m away from the site.
- 1.9. The site is not located within a Conservation Area/Area of Special Character, is not listed/locally listed and is not subject to an Article 4 direction other than the Borough-wide change of use from Class C3 to C4.
- 1.10. The site falls within the zone of influence of the identified Epping Forest Special Area of Conservation (EFSAC), under the EU Habitats Directive (92/43/EEC), and is beyond the 400m buffer to Epping Forest.
- 1.11. The subject site is located within a Critical Drainage Area, however not within flood zone 2 or 3.
- 1.12. The site falls within the Borough-wide Air Quality Management Area (AQMA).

#### **4. APPLICATION PROPOSAL**

- 1.13. The proposal is for the demolition of the existing building, and construction of a five storey mixed-use commercial and residential building to provide a ground floor commercial unit and six self-contained residential units (4x1-bed & 2x4-bed).
- 1.14. To rectify the imbalanced width along Wood Street and Vallentin Road, a land swap is proposed. The proposed building would be set back from the current position on Wood Street to provide wider pavement and public realm. A strip of land fronting Vallentin Road would be passed onto the applicant to be included as part of the development site.
- 1.15. Refuse and recycling storage would be provided on the ground floor, with a collection route proposed from Vallentin Road.



*Figure 3: visualisation of the proposal*

## **5. RELEVANT HISTORY**

### **Planning**

1.16. There is no relevant application.

### **Pre-application**

1.17. Pre-application reference: PRE\_21\_0330 is the latest pre-application relevant to the current scheme. Advice was sought for a six storey building to provide 9 dwellings (4 x 1 bed; 3 x 2 bed; 2 x 3 bed) with commercial use on the ground floor. This application has subsequently been submitted following the pre-application.

### **Planning Enforcement**

1.18. There is no enforcement history.

## **6. PUBLIC CONSULTATION**

1.19. The Council circulated 332 consultation letters to neighbouring residents. The following properties were consulted:

- 1 to 33, Hopson House, 93 Vallentin Road, Walthamstow, London, E17 3JJ
- Electro Signs, 97 Vallentin Road, Walthamstow, London, E17 3JJ
- Alpha Steps Nursery, United Reform Church, 89 Vallentin Road
- 82 to 132 (even) Vallentin Road
- 1 to 24, Broadwest House, 166 Wood Street, Walthamstow, London, E17 3GP
- Northwood Tower, 71 Marlowe Road, Walthamstow, London, E17 3HL
- Wood Street: 147 to 159 (odd), 160 to 176, Arch 3, 3A, 4
- Wood Street Railway Station
- Wood Street Library
- 1 to 6 Greenway Avenue
- 1 to 28, Banfield House, 4 Troubridge Square
- 1 to 10, Ratcliffe House, 2 Troubridge Square
- 1 to 6, Monica House, 1 Lambkins Mews

1.20. The application was advertised via a site notice on the 23 Feb 2026.

1.21. As a result of the public consultations, 8 objections were received.

*Table 1: summary of objection during public consultation*

Objection	Officer Response
Loss of dental practice	The proposal seeks to retain the existing dental practice and the developer has been engaging with the dentists to reach a lease agreement.  Please see Section 11A in the full assessment below.
Proposed height is excessive	The proposal has been sympathetically designed and taken hints from surrounding area in terms of building height, massing and materials.  Please see Section 11B in the full assessment below.
Road safety and disruption caused by the proposed delivery and servicing	The Council's Highways Team has reviewed the proposal and raised no concerns of safety or transport impacts. Safety during construction will be ensured through an approved Construction Logistics Plan  Please see Section 11E in the full assessment below.
Parking stress	All new units would be car-free with residents not entitled to a parking permit (excluding Blue-Badge holders), as such impacts on on-street parking are reasonably limited.  Please see Section 11E in the full assessment below.
Noise and structural impacts caused by construction	Measures can be put in place to control the way construction is managed. Noise and air pollution conditions requiring noise mitigation measures and control of noise levels and air quality mitigation are recommended for any forthcoming approval. The approval does not override other legal rights including party wall and other Building Control matters.  Please see Section 11E and 11I in the full assessment below.

New units are unaffordable	Affordable housing contribution is not required for non-major developments, being less than 10 units. The scheme would contribute towards the overall housing delivery.
Impacts on local infrastructure	An uplift of four homes is not considered to impact on utilities and social infrastructure. The development will also contribute to infrastructure via the community infrastructure levy (CIL)

- 1.22. Amended plans were submitted after the consultation to alter the capacity of the refuse and recycling bins. Since the amendment does not affect the overall height and scale of the development, no re-consultation was required.

## 7. OTHER CONSULTATIONS

- 1.23. The following internal and external consultees were consulted, with comments provided below:

*Table 2: summary of internal responses*

Consultee	Comments
Highways	<p>The following conditions and financial contributions are requested:</p> <p><b>Legal matters:</b></p> <ul style="list-style-type: none"> <li>- A S106 contribution of £6,000 towards walking and cycling infrastructure.</li> <li>- A S106 contribution of £750 towards CLP monitoring.</li> <li>- Car free</li> <li>- S278 works including but not limited to (full scope is subject to final agreement with Highways): <ul style="list-style-type: none"> <li>o The renewal of the footway on both frontages</li> <li>o The conversion of one permit bay and two zig zag lines adjacent to the site to be converted into a single yellow line.</li> </ul> </li> <li>- S38 works, the description of which will follow upon receipt of revised plans and Highways agreement of revised proposals.</li> <li>- Stopping Up Order, if a plan is agreed by Highways.</li> </ul> <p><b>Planning conditions:</b></p> <ul style="list-style-type: none"> <li>- Detailed CLP</li> <li>- Updated Delivery and Servicing Plan</li> <li>- Condition Survey</li> <li>- Sustainable Drainage Strategy</li> </ul> <p><b>Informatives:</b></p> <ul style="list-style-type: none"> <li>- Developer Highway Works informative</li> <li>- Public Highway Boundary informative</li> <li>- LBWF Network Operations informative</li> <li>- Street Naming and Numbering informative</li> </ul>
Transport Policy	No response.
Design	The proposal is supported in design terms, subject to conditions securing materials, detailing and shopfront design.
Tree Preservation and Urban Greening	A small amount of urban greening is provided through a 45sqm green roof, whilst biodiversity enhancements are included through 8 x bird boxes.

	<p>Conditions are advised to secure the following:</p> <ul style="list-style-type: none"> <li>• Detailed design, method of installation and maintenance strategy of the proposed green roof</li> <li>• Details of the habitat enhancements</li> </ul>
Sustainability and Energy	<p>Part L: The fabric specifications are acceptable. Overall, a 73.93% improvement over Part L is achieved (75.8% for domestic, 35.5% for non-domestic), bettering the 35% minimum and 50% domestic target;</p> <p>BREEAM: at 63.8m<sup>2</sup> the non-domestic is not sufficient to trigger any BREEAM policy.</p> <p>Carbon offset: 49.3 tonnes of carbon needing to be offset over 30 years so this will come to £4,684.</p>
Waste Management	Refuse and recycle provision and collection route along Vallentin Road are supported.
Environmental Health	No concern is raised. Standard condition to be included.

*Table 3: summary of external responses*

Consultee	Comments
Thames Water	<p>No objection subject to the following condition:</p> <ul style="list-style-type: none"> <li>• Piling method statement</li> </ul> <p>Informatives are also recommended for:</p> <ul style="list-style-type: none"> <li>• Groundwater Risk Management Permit</li> <li>• Minimum pressure and flow rate</li> </ul>
Natural England	No objection subject to appropriate mitigation measures.
London Fire Brigade	No comments on this proposal.

## 8. DEVELOPMENT PLAN

1.24. 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 any other material considerations.

1.25. 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 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)**

- 1.26. 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.
- 1.27. The relevant policies within the London Plan 2021 relevant to this application are considered to include but not limited to:
- GG2 Making Best Use of Land
  - GG4 Delivering the 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
  - D6 Housing quality and standards
  - D14 Noise
  - H1 Increasing housing supply
  - H2 Small sites
  - H10 Housing size mix
  - G1 Green infrastructure
  - G5 Urban greening
  - G6 Biodiversity and access to nature
  - G7 Trees and woodlands
  - S2 Health and social care facilities
  - SI2 Minimising greenhouse gas emissions
  - SI7 Reducing waste and supporting the circular economy
  - SI5 Water infrastructure
  - SI12 Flood risk management
  - SI13 Sustainable Drainage
  - T5 Cycling
  - T6 Car Parking
  - T7 Deliveries, Servicing and Construction
  - DF1 Delivering of the Plan and Planning Obligations

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

- 1.28. 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.
- 1.29. The relevant policies are:
- Policy 4 Location of Growth
  - Policy 5 Management of Growth
  - Policy 7 Encouraging Mixed Use Development
  - 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 38 Hierarchy of Centres
- Policy 45 Shopfronts and Signage
- Policy 46 Social and Community Infrastructure
- Policy 50 Noise, Vibration and Light Pollution
- Policy 53 Delivering High Quality Design
- Policy 56 Residential Space Standards
- Policy 57 Amenity
- Policy 60 Promoting Sustainable Transport
- Policy 61 Active Travel
- Policy 62 Public Transport
- Policy 63 Development and Transport Impacts
- Policy 65 Construction Logistics Plans
- Policy 66 Managing Vehicle Traffic
- Policy 79 Biodiversity and Geodiversity
- Policy 80 Trees
- Policy 81 Epping Forest and the Epping Forest Special Area of Conservation
- Policy 85 A Zero Carbon Borough
- Policy 87 Sustainable Design and Construction
- Policy 88 Air Pollution
- Policy 89 Water Quality and Water Resources
- Policy 91 Managing Flood Risk
- Policy 93 Waste Management
- Policy 94 Infrastructure and Developer Contributions

## **9. MATERIAL PLANNING CONSIDERATION**

### **National Planning Policy Framework (2024)**

- 1.30. 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.
- 1.31. 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".
- 1.32. 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'
- 1.33. The specific policy areas of the NPPF considered to be most relevant to the assessment of this application are as follows:
- Delivering a sufficient supply of homes

- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge 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)**

- 1.34. 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.

**The London Plan, Supplementary Planning Guidance – Housing (2016)**

- 1.35. 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.

**Living with beauty, promoting health, well-being and sustainable growth, The report of the Building Better, Building Beautiful Commission (Jan 2020)**

- 1.36. This report sets out a series of recommendations that seek to “ask for beauty, refuse ugliness and promote stewardship”. It sets out the aspiration that beauty should be an essential condition for the grant of planning permission.

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

- 1.37. 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 (2019)**

- 1.38. 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)**

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

Support for Housebuilding London Plan Guidance (2026)

- 1.40. The document proposes time-limited changes to cycle parking requirements and changes to housing design guidance, together with a new time-limited planning route for the delivery of affordable housing.

## **10. LOCAL FINANCE CONSIDERATIONS**

- 1.41. 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).
- 1.42. There are no grants which have been or will or could be received from central government in relation to this development.
- 1.43. The Council has not received and expects to receive income from LBWF CIL in relation to this development.
- 1.44. The Council has not received and expects to receive income from Mayoral CIL in relation to this development.

## **11. ASSESSMENT**

- 1.45. The main issues for consideration, in relation to the proposed development are as follows:
  - A) Principle of Development
  - B) Urban Design
  - C) Living Conditions – Existing occupiers
  - D) Living Conditions – Future occupiers
  - E) Transport and Highways
  - F) Waste Management
  - G) Sustainable Design and Energy Efficiency
  - H) Landscaping and Ecology
  - I) Environmental Impacts
  - J) Planning Obligations

### **A. Principle of Development**

- 1.46. Paragraphs 124 to 130 of the NPPF (2024) promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 1.47. Policy H1 of the London Plan (2021) states that to ensure housing targets are achieved, boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their planning decisions, especially sites with Public Transport Accessibility Levels (PTAL) of 3-6 and small sites. Policy H2 of the London Plan also states that boroughs should pro-actively support well-designed new homes on small sites (i.e. those below 0.25ha) through planning decisions in order to increase the contribution of small sites to meeting London's housing needs and to provide opportunities for a variety of locations, housing types and developers.
- 1.48. Policy 5 of the Waltham Forest Local Plan (2024) seeks to make an effective use of previously developed land. Policy 8 seeks 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 under consideration.
- 1.49. Policies 12 and 19 of the Local Plan LP1 (2024) also set out that the development should make effective and efficient use of land by seeking to optimise housing densities, well-designed new homes on small sites will generally be supported.

- 1.50. Policy 46 of the Local Plan sets out that proposals involving the loss of existing social or community infrastructure will not be permitted unless the following criteria are met: (i) It can be demonstrated that adequate alternative facilities which meet the needs currently being met by the existing facility are available within walking distance, without leading to a shortfall in provision for the specific type of social or community infrastructure in the area; and/or (ii) It can be demonstrated that the facility is no longer required in its current use and cannot viably accommodate other forms of social or community infrastructure. The applicant must demonstrate that all reasonable efforts have been made to preserve the facility and site to meet identified local need.
- 1.51. The principle of the demolition of the building is considered acceptable, as the property has no designated architectural or historical merit for retention. The loss of the mural is also justified given the temporary nature and lack of significant heritage value of the mural. The mural at 97 Vallentin Road will still remain visible.
- 1.52. The scheme proposes 63 sqm of commercial floorspace at ground floor, which would allow for the re-provision of the existing dental practice. As noted from the planning statement, the developer has made a new lease proposal to the practice and the proposal was deemed acceptable in principle.
- 1.53. It is recognised that if the dentist is to return in the new development, temporary relocation would be required during construction. Alternatively, the dentist may wish to relocate permanently. As shown on the planning statement, a survey was also carried out along Wood Street and nine vacant commercial units were available (March 2026) should the practice wish to relocate to another unit within the area.
- 1.54. Furthermore, a survey of existing dentists near the site (situated 0.63 miles to 1.7 miles away) was also submitted along with the planning statement to demonstrate that a sufficient supply of at least 18 dental services are available to the local residents, including 7 practices which are currently taking new NHS patients.
- 1.55. Overall, a balance must be struck between allowing the redevelopment of the site and safeguarding social infrastructure. In this instance the developer is considered to have taken reasonable efforts to preserve the dental practice on site. Should the practice wish to relocate elsewhere, the supply of dental service would not be significantly impacted by the proposal.
- 1.56. Whilst the proposal would result in the loss of two one-bed units, the proposed six self-contained residential units (4x1-bed & 2x4-bed) are considered sufficient to compensate the loss of existing units.
- 1.57. The site falls within the Wood Street Strategic Location, which the Local Plan identifies as contributing 400 new homes, and District Centre. The surrounding area consists of a mix of commercial and residential uses. The site is also well connected, with a PTAL rating of 3. The nearest train station (Wood Street Overground) is situated only 35m away from the site.
- 1.58. Given its strategic location, connectivity and existing urban pattern, the site is considered appropriate to maximise the use of the land through modest intensification to create a greater supply of housing and re-provision of a commercial unit. The development would be in line with the aspirations of local and regional policies set out above to make effective and efficient use of small sites and brownfield by optimising housing densities while maintaining a vibrant town centre.
- 1.59. The principle of developing this site for residential and commercial purposes is therefore supported with regards to additional housing, in line with NPPF (2024), Policies H1, H2 and S2 of the London Plan (2021), Policies 4, 5, 12, 19 and 46 of the adopted Waltham Forest Local Plan LP1 (2024).

## **B. Urban Design**

- 1.60. Paragraphs 131 to 141 of the NPPF (2024) require development to be of a high quality and design to ensure that schemes make a positive contribution towards making better places for people. Paragraph 135 (c) notes that developments shall be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 1.61. Policy D1 of the London Plan (2021) states that change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive. Boroughs should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. Opportunities for change and transformation, through new building forms and typologies, should be informed by an understanding of a place's distinctive character, recognising that not all elements of a place are special and valued.
- 1.62. Policies D3 and D4 also state that development should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance, and shape, with due regard to existing and emerging street hierarchy, building types, forms, and proportions.
- 1.63. Policy 53 of the Waltham Forest Local Plan states that the Council will expect a high standard of urban and architectural design for all the new development.
  - (i) Height, Bulk and Massing
- 1.64. Buildings in the surrounding area have heights vary between one to twenty-one storeys. The tallest building, Northwood Tower rises up to 21 storeys. The redevelopment of Marlowe Road Estate features five to six storey tall blocks. Opposite to the site, there is also a part four and part five storey residential block on Vallentin Road. The proposed five storey building has been informed by the established development pattern in the immediate area
- 1.65. Furthermore, the site is located within the Wood Street Strategic Location and District Centre. The proposed bulk and massing are considered appropriate to optimise the site capacity.
- 1.66. The proposal would also rectify the awkward positioning of the current building by setting the building line away from Wood Street to create a wider pavement and to enhance the overall public realm. Along Vallentin Road, the proposed building would also be chamfered to align with the adjoining property, creating a visual continuity along the streetscape.
  - (ii) Design and Material
- 1.67. The scheme would take hints from the character and materiality of the surrounding built form. Red brickwork is proposed for the upper floor façades, while ground floor level would feature pre-cast concrete panels. This contrast in materiality would clearly distinguish the commercial use at ground floor from the residential accommodation on the upper floors. The contrasting tones would also create a break in massing to lessen the overall bulk.



*Figure 4: proposed materials*

- 1.68. In addition, galvanised steel elements are proposed for the residential balconies and windows on the upper floors, providing visual variation to the upper façades and contributing to a robust and contemporary architectural expression.
- 1.69. Overall, the scheme would remain sympathetic to the evolving local character while optimising the site capacity to achieve a well-designed and high-quality residential development which would contribute positively towards the transition of the wider area in line with the NPPF (2024), Policies D1, D3 and D4 of the London Plan (2021) and Policy 53 of the Waltham Forest Local Plan LP1 (2024).

### **C. Living Conditions – Existing neighbours**

- 1.70. Policy D6 of the London Plan (2021), along with Policy 57 of the Waltham Forest Local Plan LP1 (2024) requires that new home proposals 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.
- 1.71. The proposal has been carefully designed to protect the amenity of existing occupiers within the existing site and on neighbouring properties.
- (i) Daylight and sunlight
- 1.72. The application is accompanied by a Daylight, Sunlight & Overshadowing Assessment. The assessment has been carried out in accordance with the methodology described in the Building Research Establishment (BRE) guidance, namely using the Vertical Sky Component (VSC), No Skyline (NSL) and Annual Probable Sunlight Hour (APSH) tests.
- 1.73. For daylight, the BRE guidance sets out that VSC should be at least 27%, and the VSC and NSL should not be reduced to less than 0.8 times their former value, in order for the reduction to be imperceptible to occupants. Reductions greater than this would be noticeable.
- 1.74. For sunlight, the BRE guidance requires that the amount of sunlight that a window receives should not be less than 5% of the APSH during the winter months of 21 September to 21 March, so as to ensure that such windows are reasonably sunlit. In addition, any reduction in APSH beyond 20% of its former value would be noticeable to occupants and would constitute a material reduction in sunlight.

- 1.75. For the potential overshadowing of gardens and open spaces, the BRE guidance recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which receives two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.
- 1.76. The assessment demonstrates the effect of the proposed development on the daylight and sunlight conditions of the following nearby sensitive receptors (i.e. buildings / uses that have a reasonable expectation of daylight, non-residential buildings, including the adjoining property at 97 Vallentin Road and 176B Wood Street are excluded):
- 157-159 Wood Street.
  - 161 Wood Street.
  - 163 Wood Street.
  - 165-169 Wood Street.
  - 100 to 132 Vallentin Road (formerly known as 98);
  - Marlowe Road Scheme Block A1 (Hopson House);
  - Marlowe Road Scheme Block A2 (Broadwest House);
  - Northwood Tower



*Figure 5: site location and neighbouring properties*

- 1.77. For daylight, the assessment results show that the post-development VSC value of 178 windows of all 180 windows (nearly 99%) at the tested buildings will be fully compliant with the BRE guidance for VSC. The windows either retain a VSC value greater than 27%

post-development or have a ratio of change that is 0.8 or above. The remaining 2 windows (at first floor of 165-169 Wood Street, W6 and W8) only fall marginally below the NSL criteria (at 74% and 79%), however they were found to meet VSC criteria. Overall, the proposed development has a negligible impact of daylight on neighbouring properties.

- 1.78. With regard to sunlight, a total of 97 windows from buildings surrounding the site were assessed for sunlight access. 3 windows passed the 25-degree line test, 94 windows satisfied the BRE criteria for annual probable sunlight hours (APSH) and winter probable sunlight hours (WPSH).
- 1.79. In terms of overshadowing, one amenity area (between Hopson House and Northwood Tower) was identified to be in close proximity to the proposed development. A solar access analysis was undertaken for the existing amenity space for the full 24 hours on 21 March (equinox), in accordance with BRE guidance. The results showed that the assessed amenity space receives at least 2 hours of sunlight on 21 March across more than 50% of their area, thereby meeting the BRE recommendations.

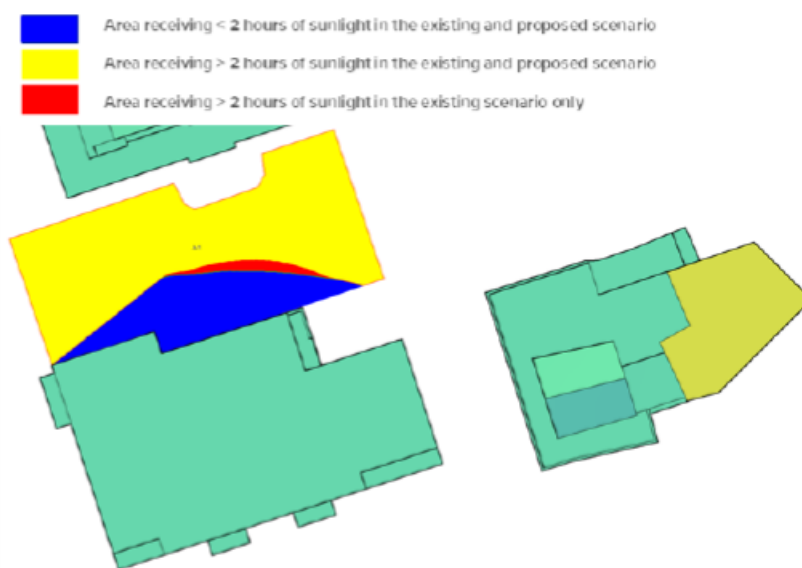


Figure 19: Overshadowing results for neighbouring open spaces (21 March)

Table 12: Overshadowing results for the neighbouring properties in close proximity to the development site

Amenity Ref	Amenity Area (m <sup>2</sup> )	Lit Area Existing (m <sup>2</sup> )	Lit Area Proposed (m <sup>2</sup> )	Lit Area Proposed (%)	Pr/Ex	Comments
A1	520.27	392.85	380.24	73%	0.97	Meets BRE criteria

Figure 6: overshadowing assessment on neighbouring amenity space

- 1.80. In conclusion, the daylight and sunlight assessment concludes that the proposed development will not have a significant impact on the surrounding properties in terms of daylight, sunlight and overshadowing in accordance with Local Plan Policy 57.

(ii) Outlook, enclosure and privacy

- 1.81. The upper floors windows and balconies of the proposed development would set away approximately 15m to 30m from the nearest residential properties on Wood Street and Vallentin Road. Given the generous separation distance, the development is considered to have a distant and opaque view of the neighbouring windows, no overbearing impacts of overlooking or privacy are expected. The proposed building would also have a reasonably limited impact on the neighbouring residents in terms of outlook and sense of enclosure.

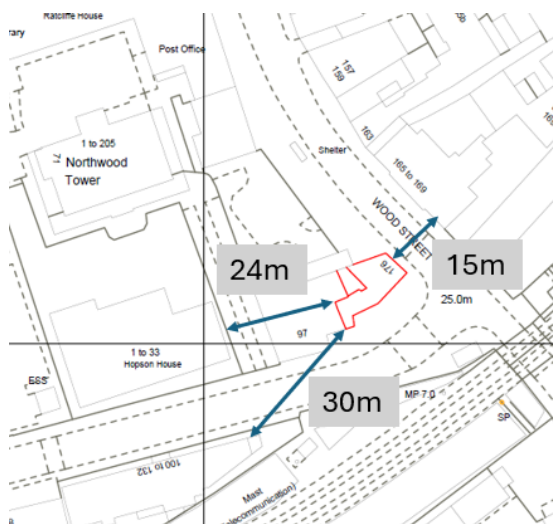


Figure 7: separation distance from proposed site and neighbouring properties

- 1.82. In conclusion, the proposed development would be in accordance with the requirements of Policy D6 of the London Plan (2021) and Policy 57 of the Waltham Forest Local Plan LP1 (2024).

#### D. Living Conditions – Future occupiers

##### (i) Internal Space Standards

- 1.83. The 'Technical Housing Standards – nationally described space standard' (NDSS) (2015) stipulate the minimum gross internal floor space required for residential units on the basis of the level of occupancy that could be reasonably expected for the proposed units. The policy seeks for high quality internal and external design, which should consider the sense of 'arrival' at the building and the 'home as a place of retreat', with acceptable size of rooms and functional room layouts, that meet the minimum spatial requirements.
- 1.84. Policy D6 (Housing Quality and Standards) of the London Plan (2021), along with Policy 56 (Residential Space Standards) of the Waltham Forest Local Plan LP1 (2024) requires that new development proposals meet the specified minimum internal and external space standards. Additionally, these policies require adherence to qualitative standards for privacy, outlook, and daylight.

Table 4: internal and external space of 1B2P units

Dwelling Type	London Plan Required Space standards GIA (sq. metres/m2) (per dwelling)	Proposed Space Standards, GIA (sq. metres/m2)	Compliance
1 bedroom, 1-storey, 2-person dwelling (Local Plan and London Plan)	50m2 with 1.5m2 built-in storage	Type 1: 50m2 with 1.5m2 storage Type 2: 52m2 with 2m2 storage	Complies

Bedroom (Technical Housing Standards)	Single bedroom: 7.5 m <sup>2</sup> with (at least 2.15m wide)  Double bedroom: 11.5m <sup>2</sup> (one room at least 2.75m wide and every room is at least 2.55m wide)	Type 1 double bedroom: 12m <sup>2</sup> with a width of 3.8m  Type 2 double bedroom: 12.3m <sup>2</sup> with a width of 3.8m	Complies
Private External Amenity space (Local Plan)	10m <sup>2</sup>	Type 1: 6m <sup>2</sup> Type 2: 5m <sup>2</sup>	Does not comply - see justification below.

*Table 5: internal and external space of 4B5P units*

Dwelling Type	London Plan Required Space standards GIA (sq. metres/m <sup>2</sup> )(per dwelling)	Proposed Space Standards, GIA (sq. metres/m <sup>2</sup> )	Compliance
4 bedroom, 1-storey, 5-person dwelling (Local Plan and London Plan)	90m <sup>2</sup> with 3m <sup>2</sup> built-in storage	105m <sup>2</sup> with 3m <sup>2</sup> storage	Complies
Bedroom (Technical Housing Standards)	Single bedroom: 7.5 m <sup>2</sup> with (at least 2.15m wide)  Double bedroom: 11.5m <sup>2</sup> (one room at least 2.75m wide and every room is at least 2.55m wide)	Single bedroom: 8m <sup>2</sup> with a width of 2.5m  Double bedroom 1: 12m <sup>2</sup> with a width of 4m  Double bedroom 2: 12m <sup>2</sup> with a width of 4.3m	Complies
Private External Amenity space (Local Plan)	11m <sup>2</sup>	9m <sup>2</sup>	Does not comply - see justification below.

1.85. The tables above demonstrates that all proposed residential units would either meet or exceed the minimum internal space standards contained within the NDSS (2015),

London Plan (2021) and Waltham Forest Local Plan (2024). All units would offer a good layout with usable space with access to private amenity space.



Figure 8: first and second floor layout



Figure 9: third and fourth floor layout

(ii) Ceiling height

- 1.86. In terms of internal head height, the nationally described space standard sets a minimum ceiling height of 2.3 metres for at least 75% of the gross internal area of the dwelling. To address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.
- 1.87. The ceiling height of the dwellings would measure 2.5m on all residential floors, therefore the proposal would meet the ceiling height required by London Plan to provide good quality accommodation.

(iii) Internal Sunlight and Daylight

- 1.88. Policy D6 of the London Plan (2021) states that housing developments should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect units. A single aspect dwelling should only be provided when it can be demonstrated that all habitable rooms contain adequate passive ventilation, privacy, acceptable levels of daylight and appropriate orientation.
- 1.89. As demonstrated on the Daylight, Sunlight & Overshadowing Assessment, all proposed units are anticipated to achieve good levels of daylight and sunlight. All proposed units would be triple-aspect, except two dual-aspect units on the first and second floor. The size and number of windows are considered adequate to provide reasonable daylight and natural ventilation into the dwellings.

(iv) External Space Standards

- 1.90. In terms of amenity space standards, Policy 56 of the Waltham Forest Local Plan Part 1 (2024) sets out that one and two bed flats and maisonettes should provide a minimum of 10sqm of external amenity space per dwelling. Flats and maisonettes containing three bedrooms or more should provide a minimum of 10sqm of external amenity space per dwelling plus an additional 1sqm for each additional occupant. These external amenity space requirements should include some private outdoor amenity space for each dwelling in the form of balconies, terraces and/or private gardens (including roof gardens). The remaining external amenity space requirements can include communal, landscaped amenity space in accordance with guidelines set out in the London Plan. Private external amenity spaces must be a minimum of 5sqm and achieve a minimum depth and width of 1.5m. Communal external amenity spaces must be a minimum of 50sqm and should be easily accessible to all residents of the development, regardless of tenure.
- 1.91. Whilst the proposed external amenity spaces would not meet the minimum requirement set out in the Local Plan, the shortfall would be 2m<sup>2</sup> to 4m<sup>2</sup>. Given the site constraint and town centre strategic location, this minimal shortfall could be allowed. Furthermore, the site benefits from a PTAL rating of 3, it is well connected to local parks and other amenity spaces. For instance, Marlowe Road playground is 170m from the site, and larger open spaces at Chestnut Field and Epping Forest are located approximately 700m away from the site.
- 1.92. Overall, the shortfall of private amenity space would be compensated by the availability of green space in the surrounding area, and high connectivity of the subject site.

(v) Secure by Design

- 1.93. Policy D11 of the London Plan sets out requirements for all new developments to design out crime and incorporate an acceptable level of safety and security measures and ensure development is resilient to emergency. Policy 58 of the Local Plan developments should minimise opportunities for criminal behaviour by requiring all forms of new development to incorporate Designing out Crime and Secured by Design principles.
- 1.94. Metropolitan Police has reviewed the proposal and raised no objection. The proposed units would be accessed through a front entrance covered by SBD approved access control system, CCTV and appropriate lighting to maintain a natural surveillance. The communal cycle store would also be located within the building. These arrangements are considered reasonable and appropriate to maintain safety and security of the development, in accordance with Policy D11 of the London Plan and Policy 58 of the Local Plan.
- 1.95. Further details of the site security measures and cycle storage would be secured by planning conditions and shall be retained over the lifetime of the development.

(vi) Inclusive Design

- 1.96. London Plan Policy D5 states that development proposal should achieve the highest standards of accessible and inclusive design. Policy D7 requires 10% of new housing must meets Building Regulation requirement Part M4 (3) 'wheelchair user dwellings', i.e., is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.
- 1.97. Policy 16 of the Waltham Forest Local Plan (2024) sets out an expectation for high quality accessible homes requiring all new homes to be accessible and adaptable and a minimum of 10% to be wheelchair accessible, or easily adaptable meeting M4(3).
- 1.98. All proposed dwellings and the commercial unit would meet Building Regulation requirement Part M4(2) standards. Given the scale of the development, compliance with Part M4(2) is considered appropriate. Besides, the entrance to the residential section of the building will have step-free access and wide doors to facilitate wheelchair users, including a lift which is designed to be compliant with Part M4(3).
- 1.99. A condition shall be included to ensure that all proposed homes would be suitable for the benefit of the M4(2) users.

## **E. Transport and Highways**

- 1.100. The NPPF (2024) at paragraph 109 sets out that transport issues should be considered at the earliest stages of development proposals in order to ensure that the impact of development on the transport networks can be assessed and that opportunities to promote the use of active travel and public transport are prioritised. This is carried forward in paragraphs 110 to 118 which amplify these priorities in a placemaking context, harnessed to need to ensure safe and suitable access to the site for all users.
- 1.101. London Plan (2021) Policies T1 and T5 set out proposals should support the delivery of the Mayor's Healthy Streets transport strategy which aims to ensure that by 2041, 80% of all trips in London are to be made by walking cycling or public transport. Policy T6 sets out the thresholds for car parking in new development which should be restricted in line with levels of existing and future public transport in the area. It states that developments should provide the minimum necessary parking, and that an absence of local on-street parking controls should not be a barrier to development.
- 1.102. Policy 60 of the Waltham Forest Local Plan LP1 (2024) sets out that the Council will promote sustainable with new developments expected to contribute to more attractive,

accessible, healthy and safe streets, places and neighbourhoods. Policy 66 seeks to effectively manage parking whereby all residential developments are required to be car-free.

(i) Car Parking

- 1.103. The proposed development will not be served by any off-street parking provision.
- 1.104. Since this site is located within a Controlled Parking Zone (CPZ), all new units would be classified as car-free with future residents not entitled to parking permits, as such the development would not cause any parking overspill to the area. Besides, this location is well connected with a PTAL rating of 3, future residents can avail of well-developed public transport network to town centre and central London. Overall, given the present parking controls and high connectivity of the area, the car-free arrangement is considered appropriate and in line with the sustainable transport aspiration set out by Policies 60 and 66 of the Waltham Forest Local Plan LP1 (2024).

(ii) Cycle Parking

- 1.105. Policy T5 of London Plan and Table 10.2 for residential development requires 1.5 cycle parking spaces per 1 bed units, and 2 spaces for all other residential units.
- 1.106. Local Plan Policy 61 and Appendix 1 set out the minimum requirements for cycle parking for new residential developments at 1.5 cycle-space/one-bedroom or dwellings, 2 cycle-racks/two-bedrooms and 3 spaces per all other dwellings. For short stay parking, 1 space per 40 homes for visitors with minimum 2 spaces are required.
- 1.107. Accordingly, the proposed residential element would be required to provide a minimum of 12 long stay cycle spaces and 2 short stay cycle spaces. In total 14 spaces are required.
- 1.108. For the ground floor commercial unit, the minimum requirements for cycle parking depends on the use class, staff number and floorspace. In accordance with the London Plan requirement which sets this out according to the pre-2022 use class changes, should the intended use be, a dental clinic would require 1 long stay parking space per 2 staff, and 1 short stay parking space per 3 staff with a minimum of 2 spaces. Local Plan Policy sets a minimum standard for Class E uses, as 1 long stay space, and 1 space per 40sq.m.
- 1.109. Cycle stores are indicated on the proposed drawings, providing a total of 8 parking spaces for residents, and 2 parking spaces for the commercial unit.

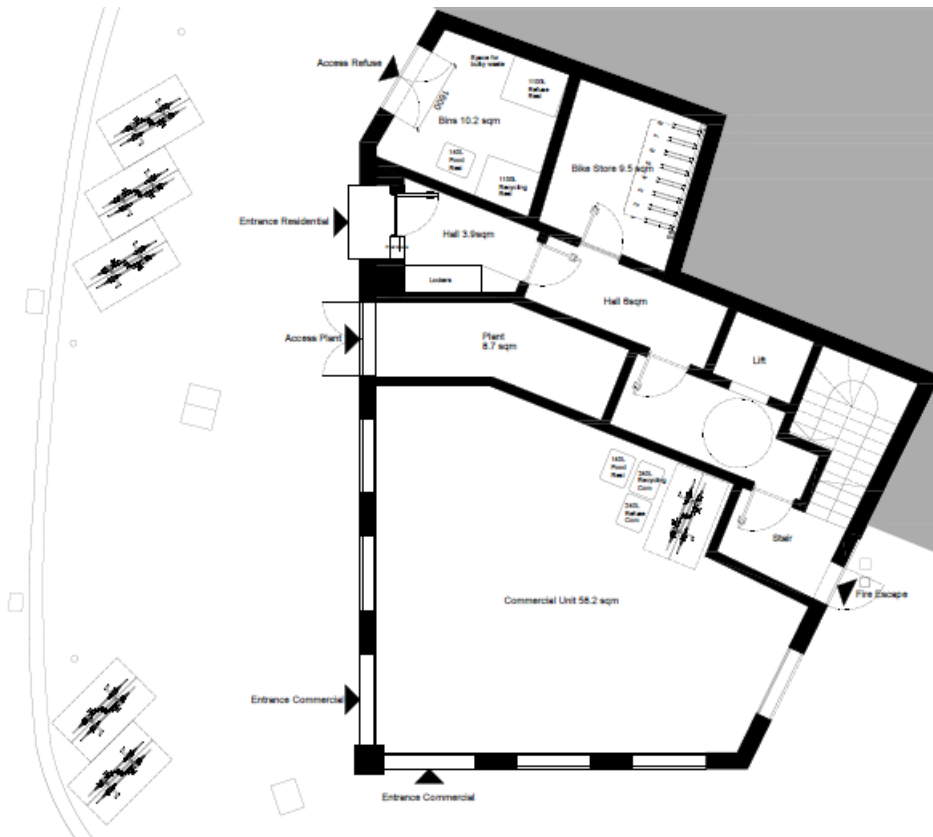


Figure 10: proposed ground floor plan

- 1.110. As part of the proposed land swap, five Sheffield cycle stands would also be relocated along Vallentin Road to provide 10 parking spaces.
- 1.111. The on-site cycle parking number would be slightly below the Local Plan requirements, but would meet the requirements of the GLA's Support for Housebuilding LPG (2026), given the site constraint and the re-provision of on-street cycle parking, the overall level of provision is considered satisfactory to promote sustainable transport. Details of the cycle parking would be required by a planning condition.
- 1.112. A S106 contribution of £6,000 is also requested toward improving sustainable modes of transport including walking and cycling in the sites vicinity which will directly benefit new residents in this development.

(iii) Servicing and Access

- 1.113. The submitted Delivery and Servicing Management Plan shows that servicing would be undertaken from Vallentin Road. Following Highways' advice, one permit parking bay and two zigzag lines adjacent to the site would be converted to a single yellow line with no loading restrictions. This intervention would ensure that the space adjacent to the site is kept free of parked vehicles for loading vehicles servicing this site and its neighbours, without impacting visibility of the zebra crossing. This will be secured as part of the S278 works to the site, the hours of restriction shall also be agreed as part of the S278 works.
- 1.114. To reduce the impact of servicing and delivery on the local highway network, a parcel locker is proposed within the building entrance hall.
- 1.115. Overall, the proposed servicing and delivery is considered appropriate and would not incur harms on local transport.

(iv) Highways Works

- 1.116. A Section 278 Agreement has been requested by Highways as a way of addressing highways works required to facilitate the development. The extent of works will include but are not limited to:
- renewal of the footway on both frontages of Wood Street and Vallentin Road
  - conversion of one permit bay and two zig zag lines adjacent to the site to be converted into a single yellow line
- 1.117. A S38 agreement is required for the proposed land swap and adoption of private land to public highway.
- 1.118. These works would be carried out by the Local Highway Authority funded by the developer. The full scope of works shall be determined by the final agreement between the developer and Highways.

(v) Construction Logistics Plan

- 1.119. Policy T7 of the London Plan (2021) set out the policy for assessing the effects of development on transport capacity.
- 1.120. Policy 63 and 65 of Waltham Forest Local Plan (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.
- 1.121. An Outline Construction Logistics Plan was submitted and reviewed by Highways Officers. Construction vehicles will access the site via Wood Street and then Vallentin Road before stopping on the temporary loading bay along Vallentin Road. There is also no significant highway nor pedestrian safety concern raised by Highways. Planning condition would be included to for the submission of a detailed CLP to be submitted prior to the commencement of the development.
- 1.122. 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 Authorities role and monitoring is directly related to the facilitating the development during the construction phase and protecting the public realm.

(vi) Highway Condition Survey

- 1.123. The developer would also be required to carry out a highway condition survey of the adjoining carriageway and footway on Wood Street and Vallentin Road. The condition survey should cover both footways and carriageways on the site frontage and 30m on both sides including any area on the public highway identified for loading/offloading.
- 1.124. Any damage to the highways as a result of the construction works would be reinstated by the Council and funded by the developer. This would be secured by a planning condition.

**F. Waste Management**

- 1.125. Policy SI7 of the London Plan (2021) seeks to reduce waste and support the circular economy.
- 1.126. Policies 57 and 93 of the Local Plan states 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.
- 1.127. Waste and recycling storage is proposed next to the residential entrance fronting Vallentin Road. Following the Council's Waste Management Team's advice, two 1100 litres bins would be provided for refuse and recycling. One 140 litres bin would be used for food waste. Sufficient space would also be provided within the waste store for bulk waste. The access doors would also be inward opening to avoid impacts on the footpath.
- 1.128. Collection for the residential units will be undertaken on street from the carriageway of Vallentin Road via a weekly collection by the Council. The bin store would be located within a 15m drag distance from the carriageway, in line with the to the Council's 'Waste and Recycling Guidance for Developers' (2022).
- 1.129. Two 240 litres bins for refuse and recycling would be provided within the commercial unit, along with a 140 litres food waste bin. Refuse collection for the commercial space will be undertaken via private contractor on a weekly basis for all waste streams. Vehicles will stop within the proposed new area of single line yellow road markings on Vallentin Road.
- 1.130. The proposed refuse and recycling provision is considered appropriate for the development. A planning condition is recommended to ensure details of design, ventilation, security, accessibility and arrangements for collection in compliance with the Council's 'Waste and Recycling Guidance for Developers' (2022) and Policies 57 and 93 of the Local Plan (2024).

## **G. Sustainable Design and Energy Efficiency**

### **(i) Energy efficiency**

- 1.131. Policy 85 of Waltham Forest Local Plan LP1 (2024) requires all development to promote low carbon energy generation and maximise the opportunity for renewable energy following the London Plan energy hierarchy. All 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.
- 1.132. Development should meet the 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 and 15% reduction below Part L of the Building Regulations for non-residential development Carbon Offset Fund (COF) contributions will then be required for any shortfall in emission reductions.
- 1.133. The submitted Energy and Sustainability Statement outlines measures that reduce energy demand and increase the environmental performance of the building, including photovoltaic panels and air source heat pump.
- 1.134. The scheme would achieve an overall 14.26% over Part L at Be Lean stage (14.2% for domestic, 15.2% for non-domestic), bettering the Domestic requirement of 10% and the non-domestic 15% requirement.

- 1.135. Cumulatively the proposed building is predicted to achieve a carbon reduction of 73.93%, well-exceeding the minimum onsite reduction target of 35% set out by the London Plan and Waltham Forest London Plan.
- 1.136. In terms of Carbon Offset Fund, as shown on the Energy and Sustainability Statement, to achieve 'zero carbon' in accordance with the London Plan definition, 49.3 tonnes over 30 years from the new-build areas should be offset offsite. The Council's Sustainability Team confirmed a carbon offset contribution of £30,306 would be required. The final amount of COF would be subject to detailed design stage calculations and secured by a Section 106 agreement.
- 1.137. Overall, the proposal is considered in line with Policy SI2 of The London Plan and Policy 85 of the Local Plan.

(ii) Water Efficiency

- 1.138. Policy SI5 of the London Plan states that development should minimise the use of mains water in line with the Operational Requirements of the Building Regulations to achieve mains water consumption of 105 litres or less per head per day. In addition, Policy 89 of the Waltham Forest Local Plan (2024) states that residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption).
- 1.139. Whilst no details of water saving measures are provided, it is deemed appropriate to secure these details via a planning condition to ensure the water efficiency to be achieved in accordance with Policy SI5 of the London Plan and Policy 89 of the Local Plan.

(iii) Sustainable Design

- 1.140. Policy 87 seeks to ensure that non-residential development greater than 100sqm achieves a minimum of BREEAM 'very good' (or equivalent) standards and encouraging major non-residential development to achieve 'excellent' (or equivalent).
- 1.141. Since the proposed commercial floor space would be less than 100sqm, the scheme is exempt from the BREEAM requirement.

## **H. LANDSCAPING AND ECOLOGY**

- 1.142. The NPPF (2024) states that developments shall contribute to and enhance the natural and local environment.
- 1.143. Policies G1 and G5 of the London Plan (2021) require new development to incorporate urban greening features such as street trees, green roofs, green walls, raingardens and nature-based sustainable drainage.
- 1.144. Policy 79 of the Local Plan sets out proposals should seek to protect and enhance biodiversity and geodiversity resources in the borough and achieve biodiversity net gain.

(i) Urban Greening Factor and Biodiversity Net Gain

- 1.145. 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:

- 1.146. (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- 1.147. (b) the planning authority has approved the plan.
- 1.148. All planning permissions granted in England have to deliver at least 10% biodiversity net gain, effective from 12 February 2024. The biodiversity gain condition does not apply to some types of development, including householder development, and development that does not impact a priority habitat.
- 1.149. Since the subject site is fully hard-landscaped, the proposal does not impact on any existing habitat, and benefits from a de minimis exemption.
- 1.150. Nevertheless, the proposed green roof and biodiversity enhancements (8 bird boxes) would improve the local biodiversity and enhance urban greening on site.
- 1.151. Details of the green roof and habitat enhancements would be secured by planning conditions to fulfil Policies 79 of Waltham Forest Local Plan LP1 (2024) and GG1, G1 and G5 of the London Plan (2021).

(ii) Epping Forest SAC and Appropriate Assessment

- 1.152. Waltham Forest shares a boundary with the Epping Forest Special Area of Conservation (SAC) 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 an LSE (Likely Significant Effect) on the sensitive interest features of the SAC through increased recreational pressure, either when considered 'alone' or 'in combination' with other plans and projects.
- 1.153. The Council as Local Planning Authority is obliged to ensure that any grant of planning permission would have sufficient mitigation measures in place so as to ensure that there would be no harmful impact on the Epping Forest SAC arising from an LSE. 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.
- 1.154. For schemes comprising one or more units of residential accommodation a new package of costed s 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. In addition, all new residential development is required to contribute either directly or indirectly to the delivery of Suitable Alternative Natural Green Spaces (SANGS) to mitigate impacts which arise directly from the proposal.
- 1.155. The application site is located beyond the 400m buffer from Epping Forest. The applicant has submitted a Habitats Regulation Assessment (HRA) (dated 23/01/2026) and, as competent authority, the Council have carried out an Appropriate Assessment (AA) of the proposed development in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, and Article 6 (3) of the Habitats Directive.
- 1.156. The HRA has identified that the proposal would have several LSEs (Likely Significant Effects) on the sensitive interest features of the SAC including additional recreational pressure.

- 1.157. However, these LSEs can be mitigated within the Council's existing HRA mechanisms through standard SAMM payment and CIL payment for SANGS. This application would result in creation of 6 new residential units. Should there be a forthcoming approval for this application the development, based on current circumstances and regulations would be liable for £3,900 (6 new unit x £650) payment towards the Epping Forest SAMM levy in addition to contribution to SANGS. The SAMM contributions and monitoring fee would be secured by a legal agreement.

#### **I. Environmental Impacts**

- 1.158. Policy 50 of the Waltham Forest Local Plan Part 1 seeks to control and mitigate pollution in all its forms, including noise, vibration, light, smell as well as land, water, and air-based considerations.

##### **(i) Air Quality**

- 1.159. Policy SI1 of the London Plan (2021) sets out the requirements for new development to address poor air quality. All forms of development must be at least air quality neutral. At a local level, Policy 88 of the Waltham Forest Local Plan LP1 (2024) ensure the avoidance of any adverse air pollution impacts and aim to improve air quality.
- 1.160. If planning permission is granted, an Air Quality and Dust Risk Assessment and Management Plan (AQDMP) should be submitted and approved by the Council and this is to be secured by means of a planning condition, for the management of the site during construction phase.

##### **(ii) Noise**

- 1.161. Policy D14 of the London Plan (2021) requires mitigation measures on existing and potential adverse impacts in terms of noise as a result of new development to enhance the acoustic environment of a site and its surroundings.
- 1.162. Policy 57 of the Local Plan states that new development should respect the amenity of future occupiers by, amongst other things, avoiding harmful impacts from noise and vibration.
- 1.163. Noise arising from any plant or roof equipment associated with the development will be adequately managed via a planning condition limiting noise emissions to acceptable levels.
- 1.164. Regarding the noise during construction, it would be managed by conditions requiring the submission of a Construction Environmental Management Plan (CEMP) and Noise levels to be controlled from on-site plants and machinery.
- 1.165. In terms of noise level within the new dwellings, the submitted Environmental Noise Assessment states that enhanced acoustic double glazing and appropriate mechanical ventilation systems will provide adequate control of intrusive noise.
- 1.166. Further to this officers consider that sound insulation between residential and commercial should be provided to mitigate impacts from the commercial operation. The details of insulation measures would be secured by condition.
- 1.167. It is also considered appropriate to condition set hours of operation from 6am to 10pm to ensure amenity to future residents and neighbouring properties is protected in terms of noise.

- 1.168. Subject to conditions, the development would be acceptable in terms of noise and vibration and consistent with Policy D14 of the London Plan (2021) and Policy 50 of the Waltham Forest Local Plan LP1 (2024).

(iii) Contaminated Land

- 1.169. Policy 90 of the Waltham Forest Local Plan (2024) seeks to manage contaminated land and prevent the spread of contamination.
- 1.170. As stated on the Preliminary Risk Assessment, potential sources of contamination on site are limited mainly to Made Ground, which is expected to be thin, and if Asbestos-Containing Materials (ACMs) are present in the building fabric or were present in the single storey building that was demolished after 2006, there is potential for ACM to enter the soil.
- 1.171. Despite of the low risk of contamination, a planning condition shall be included to ensure a detailed survey of ACMs to mitigate impacts to human health in accordance with Policy 90 of the adopted Waltham Forest Local Plan LP1 (2024).

(iv) Flood Risk and Sustainable Urban Drainage

- 1.172. London Plan (2021) Policies SI 12 and SI 13 outlines that development proposals should minimise and mitigate flood risk and incorporate appropriate provisions for drainage, following the London Plan drainage hierarchy and other priorities. Policy 91 of the Waltham Forest Local Plan LP1 (2024) sets out various requirements for developments to manage flood risk, including aiming to achieve greenfield run-off rates via the maximisation of Sustainable Urban Drainage Systems (SuDS).
- 1.173. Whilst the site is located within a Critical Drainage Area, it is situated within Flood Zone 1, which is of low probability of surface water flooding. The site is currently 100% hard surfacing, and rainwater drains directly into the sewerage system.
- 1.174. A Flood Risk Assessment (FRA) has been submitted which demonstrates that the proposed development would present a negligible flood risk both on site and to the surrounding area. To mitigate surface water runoff, an outline Sustainable Urban Drainage System (SuDS) strategy is proposed, which includes measures such as a green/blue roof to attenuate water at source and reduce pressure on the wider drainage network, achieving greenfield run-off rates. The FRA indicates that the required water storage (approximately 11.7m<sup>3</sup>) could be accommodated within a blue roof system; however, there remains flexibility for this to be achieved via an alternative solution, such as a small underground attenuation tank if considered more appropriate at detailed design stage. No basement is proposed as part of the development. Full details of the final SuDS design, including any below-ground storage (if utilised), along with its operation and maintenance, would be secured by planning condition in the event of approval.

**J. Planning Obligation**

- 1.175. 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.

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:

**Epping Forest Special Area of Conservation (SAC):**

Financial contribution of £3,900 towards Strategic Access Management and Monitoring Strategy (SAMMS).

**Highways and Transportation:**

- Car free clause with future residents not entitled to parking permits
- Facilitating Highway works under a S278 agreement will be required upon completion of the development, prior to occupation. The works will be funded by the Developer and carried out by the Council, relating to (not limited to):
  - renewal of the footway on both frontages of Wood Street and Vallentin Road
  - conversion of one permit bay and two zig zag lines adjacent to the site to be converted into a single yellow line
- S38 agreement for adoption of private land to public highway
- Stopping up order
- Financial contribution of £6,000 towards more sustainable modes of transport
- Financial contribution of £750 for CLP monitoring.

**Energy efficiency and carbon reductions:**

In the event that the 35% carbon reduction target has not been met, a financial contribution towards a carbon offset levy.

**Monitoring and Implementation:**

Payment of 5% of the total amount of S106 financial contributions towards monitoring, implementation, and compliance of the legal agreement.

**Legal Fees:**

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

- 1.176. The applicant has agreed with the Heads of Terms therefore, the development would be in compliance with planning policy, viability and the Council's Planning Obligations SPD (2017), the Waltham Forest Supplementary Planning Document "Affordable Housing and Viability" (2018) and Policy 94 of the Local Plan (2024).

**12. ADDITIONAL CONSIDERATIONS**

Public Sector Equality Duty

- 1.177. 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:
- 1.178. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

- 1.179. 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).
- 1.180. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.
- 1.181. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 1.182. 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.
- 1.183. 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

- 1.184. 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.
- 1.185. 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**

- 1.186. The principle of the introduction of six residential units and a commercial unit in this location is acceptable. The proposal would provide a well-designed, high quality residential development which would achieve satisfactory standard of accommodation for future occupants and would not have an adverse impact on neighbouring amenity or highway safety. The proposed commercial unit would also ensure the viability of the high street and town centre location. Subject to compliance with the requirements of conditions to be imposed on the development and the completion of a Section 106 agreement, the proposal is in compliance with relevant policy and can be recommended for approval accordingly.
- 1.187. The conditions 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.
- 1.188. The report has considered the proposals in light of the adopted development plan policies and other material considerations or representations relevant to the environment effects of the proposals.

- 1.189. Overall, officers have given careful consideration to the material considerations and where impacts are forecast to arise from the proposed development, adequate mitigation measures have been introduced to make the proposed development acceptable in planning terms.

#### **14. RECOMMENDATION**

- 1.190. The Planning Committee is recommended to grant planning permission subject to the conditions and informatives below and the completion of a s106 agreement with the agreed Heads of Terms:

##### **Epping Forest Special Area of Conservation (SAC):**

Financial contribution of £3,900 towards Strategic Access Management and Monitoring Strategy (SAMMS).

##### **Highways and Transportation:**

- Car free clause with future residents not entitled to parking permits
- Facilitating Highway works under a S278 agreement will be required upon completion of the development, prior to occupation. The works will be funded by the Developer and carried out by the Council, relating to (not limited to):
  - renewal of the footway on both frontages of Wood Street and Vallentin Road
  - conversion of one permit bay and two zig zag lines adjacent to the site to be converted into a single yellow line
- S38 agreement for adoption of private land to public highway
- Stopping up order
- Financial contribution of £6,000 towards more sustainable modes of transport
- Financial contribution of £750 for CLP monitoring.

##### **Energy efficiency and carbon reductions:**

In the event that the 35% carbon reduction target has not been met, a financial contribution towards a carbon offset levy.

##### **Monitoring and Implementation:**

Payment of 5% of the total amount of S106 financial contributions towards monitoring, implementation, and compliance of the legal agreement.

##### **Legal Fees:**

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

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

### **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:

- Existing plans:
  - o 1.079.001, dated 05/11/2025
  - o 1.079.002, dated 05/11/2025
  - o 1.079.010, rev A, dated 14/01/2026
  - o 1.079.012, rev A, dated 14/01/2026
  - o 1.079.013, rev A, dated 14/01/2026
  - o 1.079.020, dated 05/11/2025
  - o 1.079.030, dated 02/02/2026
- Proposed plans:
  - o 1.079.100, dated 05/11/2025
  - o 1.079.102, rev B, dated 27/04/2026
  - o 1.079.103, rev A, dated 02/02/2026
  - o 1.079.104, rev A, dated 02/02/2026
  - o 1.079.105, rev A, dated 02/02/2026
  - o 1.079.106, rev A, dated 02/02/2026
  - o 1.079.107, dated 05/11/2025
  - o 1.079.200 Rev A, dated 24/06/2026 2
  - o 1.079.300 Rev A, dated 24/06/2026
- Supporting documents:
  - o Delivery and Servicing Plan, rev 4, dated 2nd June 2026
  - o Outline Construction Logistics Plan, rev 3, dated April 2026
  - o Demolition and Construction Method Statement, rev 3, dated April 2026
  - o Flood Risk Assessment, rev P1.1, dated 23/04/26
  - o Design and Access Statement, rev A, dated January 2025
  - o Planning Statement, dated March 2026
  - o Daylight, Sunlight & Overshadowing Assessment, dated December 2025
  - o Habitat Regulation Assessment, dated 23/01/2026
  - o Environmental Noise Assessment, dated January 2026
  - o Energy & Sustainability Statement, dated December 2025
  - o Cover letter, dated 19th January 2026
  - o Fire Safety Reasonable Exception Statement, undated
  - o Preliminary Risk Assessment Report, dated January 2026

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

### **Construction**

3. Prior to the commencement of the development, 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 TfL template and guidance found here: [www.constructionlogistics.org.uk](http://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 T1 and T5 of London Plan (2021), Policies 50, 57, 63, 65, 87 and 89 of the adopted Waltham Forest Local Plan LP1 (2024).

4. Prior to the commencement of any development on the site, a highway site condition survey to assess the condition of the adjoining carriageway and footway on Wood Street and Vallentin Road shall be submitted to and approved in writing by the local planning authority. The condition survey should cover both footways and carriageways on the site frontage and 30m on both sides including any area on the public highway identified for loading/offloading. Any damage to the highway incurred as a result of the construction works, will have to be reinstated by the Council but funded by the developer, in accordance with the timescales and details agreed as part of the survey.

REASON: In the interests of pedestrian and highway safety, in compliance with Policies 63, 64 and 66 of the adopted Waltham Forest Local Plan LP1 (2024) and Policy T5 of the London Plan (2021).

5. Prior to the commencement of any part of the development, including demolition and site clearance, 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-london-plan/supplementary-planning-guidance/control-dust->

anddo/planning/implementing-londonplan/supplementary-planning-guidance/control-dust-and

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 a for approval Dust monitoring programme

All the above submissions shall have regard to the Mayor's SPG. Reference shall be made to:

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

REASON: To ensure considerate construction and to protect the amenities of the nearby residents from excessive noise and dust and to comply with Policies D6 and SI1 of London Plan (2021), Policies 57, 63, 64, 87 and 88 of the adopted Waltham Forest Local Plan LP1 (2024).

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

REASON: To ensure that air quality is not adversely affected by the development in line with the Mayor's SPG: The Control of Dust and Emissions during Construction and Demolition, to comply with Policy SI1 of the London Plan (2021).

## Contamination

7. Prior to the commencement of development, notwithstanding site clearance and investigation works, the developer must carry out an intrusive pre-demolition asbestos survey 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).

## Architecture and Design

8. Notwithstanding the submitted plans, prior to the commencement of development, notwithstanding site clearance and investigation works, demolition and construction to slab level, samples and a schedule of materials to be used in the construction of the 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 high quality design delivery ,safeguard the visual amenities and ensure positive contribution of the site in the long term interest of the area in accordance with Paragraphs 131 to 141 of the NPPF (2023) , Policies D3 and D4 of the London Plan (2021), and Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024).

9. Prior to the commencement of development on site, notwithstanding site investigation work, clearance and demolition and notwithstanding any indication on the submitted drawing, details relating to the siting, design finish of all balconies 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 and thereafter shall be fully retained and maintained accordingly for the lifetime of the development.

REASON: In the interest of general visual amenity, amenity of neighbouring occupants and site security, in accordance with Policies D4 and D6 of London Plan (2021), Policies 53, 57 and 58 of the adopted Waltham Forest Local Plan LP1 (2024).

10. Prior to completion of the development, a proposed shopfront and signage strategy for the commercial unit(s) within the development shall be submitted to and approved in writing by the Local Planning Authority. The agreed strategy shall thereafter be included in any sale or lease documents issued in relation of the commercial unit(s) and any signage displayed shall accord with the approved details and shall be retained in accordance with the strategy for as long as it is displayed.

REASON: To ensure that the development is not detrimental to the character and appearance of the site in accordance with Policies 53 and 57 of the adopted Waltham Forest Local Plan LP1 (2024).

11. Prior to occupation, details relating to the entrances, including entry control system, display of postal numbers and position of letter box facilities shall be submitted to and agreed in writing by the Local Planning Authority. The agreed measures shall be fully implemented as approved and thereafter maintained for the lifetime of the development.

REASON: In the interest of security and visual amenity, in compliance with Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024).

## Security and Safety

12. The development hereby approved shall achieve Secured by Design status:

a) Prior to the commencement of any above-ground works, details of the measures to be incorporated into the development—demonstrating how it will achieve Secured by Design certification—shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out strictly in accordance with these approved details.

b) Prior to the first occupation of the development, the applicant shall submit to, and secure the written approval of, the Local Planning Authority for either:

i) a Certificate of Compliance with the relevant Secured by Design guide(s) issued by the Metropolitan Police; or

ii) where a Certificate of Compliance cannot be presented, detailed evidence demonstrating reasonable endeavours have been undertaken to secure a Certificate of Compliance from the Metropolitan Police, along with evidence to that the measures approved under part (a) of this condition have been implemented in full.

The approved security measures shall thereafter be fully retained and 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 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, demolition and groundworks to slab level, 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. The lighting scheme shall be implemented in accordance with the agreed details 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 Policies 50 and 57 of the adopted Waltham Forest Local Plan LP1 (2024).

## Highways

14. An updated Delivery and Servicing Plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The DSP shall make reference to safety measures that will be in place to reduce conflicts between service vehicles manoeuvring in the private car park and other users (cycle stores, disabled parking and any other pedestrians) and shall also include details on how delivery vehicles are restricted during peak periods. The development shall be managed thereafter in accordance with the details approved under the terms of this condition.

REASON: In the interests of pedestrian and highway safety, in compliance with Policies 63, 64 and 66 of the adopted Waltham Forest Local Plan LP1 (2024) and Policy T5 of the London Plan (2021).

### **Sustainable Design**

15. Prior to the commencement of development on site, notwithstanding site investigation and clearance works, demolition and constructions 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.

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, a Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The development shall be carried out in full accordance with the approved strategy, and all SuDS features shall be retained and maintained for the lifetime of the development unless otherwise agreed in writing by the Lead Local Flood Authority.

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 water infrastructure, and the programme for the works) and piling layout plan including all Thames Water clean water 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 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 water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

18. Prior to the commencement of the development hereby permitted, a report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 35% compared to the 2021 Building Regulations shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall reference the measures set out in the Energy Statement accompanying the planning application but shall explain what measures are to be 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).

## Noise

19. Noise from all new building services plant for the lifetime of the development shall be controlled to a level not exceeding 10dB(A) below 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: 1997, 'Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas'.

REASON: To protect the amenities of adjoining occupiers and the surrounding area in order to comply with Polic D14 of the London Plan (2021), Policies 50 and 57 adopted Waltham Forest Local Plan LP1 (2024).

20. Prior to the commencement of the development on site, notwithstanding site investigation works, clearance, demolition and construction to slab level, a sound insulation scheme shall be submitted to and approved in writing by the Local Planning Authority, which will incorporate details of measures to be taken to contain internally generated noise, including acoustic treatment of windows and ventilation equipment, along with details of sound insulation to be installed between the commercial premises and residential premises in order manage noise and disturbance. Within the residential unit(s) hereby approved the following internal noise levels shall be achieved and not exceeded with the windows closed: 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 to 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.

The development shall be carried out in accordance with the approved scheme and shall be fully implemented prior to the development hereby approved first being brought into use and shall thereafter maintained as such for the lifetime of the development.

REASON: To protect the amenities of occupiers and the surrounding area, in order to comply Policy 50 of the adopted Waltham Forest Local Plan LP1 (2024).

## Habitat enhancement

21. Prior to the commencement of development, including the demolition of the existing building, details of ecological enhancement measures (including bird boxes) 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).

## **Waste Management**

22. Prior to first occupation of any part of the development hereby permitted, a Waste Management Strategy, which sets out a scheme for the storage and disposal of waste and recycling, including details of methods for collection and enclosures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the refuse stores brought into use prior to first occupation of any of the dwellings hereby permitted and shall be retained as such together with the approved Waste Management Strategy being operated for the lifetime of the development.

REASON: To ensure that adequate arrangements are made for the storage and collection of refuse and recycling and to comply with Policy SI7 of the London Plan (2021), Policies 57 and 93 of the adopted Waltham Forest Local Plan LP1 (2024).

## **Parking Management**

23. Prior to the commencement of the development on site, notwithstanding site investigation works, clearance, demolition and construction to slab level, details of the approved cycle store(s), including access and security, must 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 the areas identified cycle storage shall be retained as such for the lifetime of the development.

REASON: To comply with London Cycle Design Standards, Policies T1 and T5 of London Plan (2021), Policy 53, 60 and 61 of the adopted Waltham Forest Local Plan LP1 (2024).

## **Residential Standards**

24. 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).

25. The residential units hereby approved shall remain as single family dwellinghouses within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose.

REASON: In the interest of ensuring the high quality accommodation and amenity of future occupiers, in accordance with Policy D6 of the London Plan (2021), along with Policies 15 and 56 of the Waltham Forest Local Plan LP1 (2024).

## **Commercial unit**

26. The commercial use hereby approved shall only operate between the hours of 6am to 10pm on Mondays to Sundays including Bank Holidays.

REASON: To protect the amenities of adjoining occupiers, in order to comply with Policy 57 of the adopted Waltham Forest Local Plan LP1 (2024).

## Informatives

1. To assist applicants the Local Planning Authority has produced policies and provided written guidance, all of which is available on the Council's website and which have been followed in this instance.
2. 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 2019. 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](mailto: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](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil) and the Waltham Forest Council website at <https://walthamforest.gov.uk/content/community-infrastructure-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-infrastructure-levy/>. 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).
3. A legal agreement has been entered into with the London Borough of Waltham Forest in conjunction with this grant of planning permission to ensure appropriate facilitating highway works; monitoring of Construction Logistics Plans; SAMMs contribution; along with relevant legal fees and s106 monitoring fees.
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. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
  - 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. It is the developer's responsibility to ensure all signage associated with the proposed development i.e. street nameplates, building names and door numbers are erected

prior to occupation, as agreed with the Councils Street Naming/Numbering Officer.

6. 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.
7. 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 track out):
  - 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 pre-commencement 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.
8. 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 µg/m<sup>3</sup> 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.

9. 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. We 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](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via <https://protect-eu.mimecast.com/s/NnT8CPjLVhNRRj4IzKCJR>.
10. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
11. A Sustainable Drainage Strategy shall be based on the use of Sustainable Drainage Systems (SuDS) and shall accord with CIRIA C753 guidance, DEFRA National Standards, the National Planning Policy Framework, and Local Plan Policy 91. The submitted strategy shall include:
  - a) Evidence of proposed details for finalised flood resilience measures.
  - b) A final drainage plan, aligning with the soft landscaping GAs, showing levels, locations of water harvesting devices and extents of permeable and impermeable areas. Technical detail drawings, interfacing detail drawings (e.g. edge restraint details for permeable paving) for SuDS connected in series and specifications must be provided of all SuDS and drainage components including inlets and outlet flow control devices with supporting modelling outputs/ calculations.
  - c) Final design details of all source control SuDS components, including but not limited to rain gardens, SuDS planters, green roofs, swales, and permeable/porous paving. Details shall include final sizes, storage volumes, cross-sections, long-sections (where appropriate), and construction specifications.
  - d) Final design details of all site control SuDS components, including detention basins, soakaways, attenuation tanks or equivalent features. Details shall include final sizes, storage volumes, invert levels, cross-sections, and supporting hydraulic calculations to demonstrate system performance under a 1 in 100-year storm event including an appropriate allowance for climate change.
  - e) Details of all inlet and outlet flow control devices, catch pits, and inspection chambers including their locations and technical specifications.
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.

(Item 4.X)