Committee/Date: Planning 10th September 2013

Item no: 4.1

Application reference: 2013/0554

Applicant: Hollivale Blackhorse Lane LLP

Location: Mandora Site; Comprising Land At 3 ; 5 and 7 Blackhorse Lane; Land to South of Hookers Road and Sawyers Wharf; Hookers Road; Walthamstow; E17

Proposed development: Retention, refurbishment and extension of Gnome House (no : 7 Blackhorse Lane) to provide 8 residential dwellings (extension) and change of use of ground floor to provide flexible A3/B1/D1 floor space; and demolition of all other buildings for mixed use redevelopment to provide blocks ranging from 3 - 8 storeys in height and comprising 476 residential dwelling (therefore a total of 484 dwellings) 519 rooms of student accommodation (sui generis) 1080sqm of commercial (A1/A3) floorspace and 305sqm of commercial (B1) floorspace with a linear park and associated landscaping access car and cycle parking and refuse and recycling storage.

The following minor corrections are made:

Para 3.25 should read as follows: “59 units will be affordable housing (225 rooms), comprising 12% of the total housing provision by unit or 15% by habitable rooms. The remaining 425 units will be market housing.”

7 Local Finance Considerations

Para 7.22 should read as follows: The Council is expecting to receive a financial contribution for the Mayoral CIL in relation to this development of £615,109. The contribution agreed, once received by the Local Authority, will be transferred directly to the GLA.

10 Housing Provision

Affordable Housing and Housing Mix

Level of Affordable Housing
Para 10.5 should read as follows: This proposal comprises 484 residential units, 59 units of which would be affordable, which equates to 12% or 15% on a habitable room basis.

The table below shows the proposed tenure mix and is amended as follows:

<table>
<thead>
<tr>
<th>Tenure</th>
<th>No. of Units</th>
<th>% by unit number</th>
<th>No. of Habitable Rooms</th>
<th>% by hab room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Rent</td>
<td>19</td>
<td>4%</td>
<td>87</td>
<td>6%</td>
</tr>
<tr>
<td>Shared Ownership</td>
<td>40</td>
<td>8%</td>
<td>138</td>
<td>9%</td>
</tr>
<tr>
<td>Private</td>
<td>425</td>
<td>88%</td>
<td>1271</td>
<td>85%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>484</strong></td>
<td><strong>100%</strong></td>
<td><strong>1496</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

The remainder of the text remains unchanged.

Since the publication of the original report, the Council has received the report of the independent viability consultant as referred to in paras. 3.48 and 10.8. The consultant’s report concludes that based on information supplied by the applicant and on independent assessment of the scheme, current viability cannot justify an increase in either affordable housing or S106 contributions. The Council’s consultant notes that this is a critical position in view of the fact that there remain areas in which substantive agreement has not been reached, although it is not considered that this would overall effect the conclusion that has been reached.

**Linear Park, Amenity Space and Children’s Play Space**

The table at para 10.51 should read as follows:

<table>
<thead>
<tr>
<th></th>
<th>Block ABCDF</th>
<th>Block GHJKM</th>
<th>Block N</th>
<th>Block P</th>
<th>Block QRS</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>169</td>
<td>175</td>
<td>21</td>
<td>8</td>
<td>111</td>
<td>484</td>
</tr>
<tr>
<td>bedrooms</td>
<td>323</td>
<td>324</td>
<td>65</td>
<td>16</td>
<td>189</td>
<td>919</td>
</tr>
<tr>
<td>Balconies sqm</td>
<td>1321.48</td>
<td>1349.7</td>
<td>915.67</td>
<td>154.2</td>
<td>754.6</td>
<td>4495.65</td>
</tr>
<tr>
<td>total courtyard</td>
<td>820</td>
<td>822</td>
<td>1304.44</td>
<td></td>
<td>2946.44</td>
<td></td>
</tr>
<tr>
<td>total communal linear</td>
<td>2418</td>
<td>2418</td>
<td></td>
<td></td>
<td>2418</td>
<td></td>
</tr>
<tr>
<td>total amenity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9860.09</td>
</tr>
<tr>
<td>DM7 total</td>
<td>3230</td>
<td>3240</td>
<td>650</td>
<td>180</td>
<td>1890</td>
<td>9190</td>
</tr>
<tr>
<td>Variance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>670.09</td>
</tr>
</tbody>
</table>
The apparent decrease in amenity space results in the redistribution of approximately 414 sq. m in relation Blocks ABCDF and Block GHJKM ensuring that ground floor amenity space has not been double counted in the assessment of communal space. In addition a minor correction has been made in the addition of 10m² of private amenity space to units J5 and K1A.

10.60: Following clarification from the agent, the figure of 293m² referred to in the report refers to soft landscaped play. The applicant has clarified that central pathways form part of the playspace, thereby adding an approximate 227m² of playspace to the soft landscaped areas. This would indicate a combined total of approximately 520m², thereby satisfying the required standard.

10.61 Similarly clarification of the playspace for 5-11s has been provided. This would indicate that approximately 419 m² of playspace would be provided to the southern edge of the courtyard blocks, not 514 m² as indicated in the report. Notwithstanding this itself would appear to satisfy the requirement for 272m² to be provided.

Parking and Servicing

Para 10.67 contains a typographical error. The amended sentence should read “The s106 will secure 2 years developer funded membership per unit …” not 27 years as shown.

Para 10.71 refers to the removal of a bus stop and its relocation to the north of the site. This is an error and the sentence should now read: “The bus stops in Blackhorse Lane will be upgraded to TfL accessible standards and will remain in their current locations.”

12 Crime Prevention Issues

Para 12.2: The reference to CCTV should be removed. With the exception of one camera to monitor the left turn only exit onto Blackhorse Lane, CCTV has not been included in the scheme, and there has been no requirement that it should. In the event that such a system should be considered necessary in the future, this matter is capable of being dealt with separately.

16 RECOMMENDATION

16.1 Committee is requested to Grant planning permission, subject to the following:

16.2 No adverse comments being received from the GLA as a result of the Stage 2 referral under the Town & Country Planning (Mayor of London) Order (2008)
16.3 The completion of a s106 legal agreement as set out in the amended section 13 of this report.

13.2 **Financial Contributions:**
- Tariff based infrastructure contribution £699,000
- Improvements to the Standard Junction £250,000
- CPZ Consultation £10,000
- Improvements to the Bus stop/routing £132,000
- Way finding/ Business signage £20,000
- The replacement of a street tree. £15,000
- Traffic Lane CCTV to enforce the left turn only exit. £15,000
- SUDS Inspection £2,000
- Local Shopfront improvement £150,000
- Funding of a Wetlands Bridge £60,000

A monitoring fee of £31,000 to include travel plan monitoring for residential and student accommodation travel plans

Extended terms include:

13.3 **Student Accommodation**

The student accommodation will be provided and managed by a recognised institution holding ANUK accreditation or similar.

A Student accommodation management plan will be secured to include limitation of use to current students only and to ensure specifics of occupancy both in semester periods and during out of term holiday periods.

Occupation will by students of Greater London Universities specified in the Agreement.

A travel plan for student accommodation will be secured

Bursaries totalling £100,000 for local young people to access higher education, (£5,000 per annum to be administered by Walthamstow College, funding up to 50% of the course fee for students over 18, for five students a year);

13.4 **Affordable housing**

The level of affordable housing will be secured subject to appropriate review mechanisms
Family housing to be secured in line with the submitted Accommodation Schedule
In relation to private development the mechanism to limit the likelihood of buy to let investors buying blocks of private housing will be secured.
13.5 **Phasing**

A Phasing plan of the overall development, the delivery of the creative space, linear park delivery and management plan will be secured to ensure that the wider scheme is delivered alongside the student element.

13.6 **Employment**

Employment to include construction apprenticeships and relocation assistance for existing businesses

13.7 **Transport:**

The development will be permit free and future residents will not be entitled to parking permits (with the exception of Blue Badge holders).

The provision of the Car Club parking space: 2 years’ car club membership for each occupier of the residential units;

Provision of electric car charging points to provide electric vehicle charging and passive charging facilities

13.8 **S278 works:** An appropriate agreement to meet the cost of alterations and improvements to the footway, and related works to the public highway including an additional pedestrian crossing on Blackhorse Lane and loading bay and other works as required by the Council as Highway Authority.

16.4 Appropriate conditions as set out below

16.5 **Conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development shall be carried out in accordance with plan numbers as follows:

   PTE Architects:
   PL_001, PL002, PL_003, PL_005, PL_023, PL_025, PL_040, PL_041, PL_062 and PL_064 received on 18th March 2013 and
Prior to the commencement of the development hereby permitted:
(a) a suitable and sufficient site investigation to determine the presence of contaminants, including asbestos and ground exhaled gases. The full methodology and full results of the investigation, and details of the proposed remedial actions, shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the start of the development. Such details shall include measures to prevent the migration of contaminants, to protect structures and services, to protect future maintenance personnel, and prevent pollution of groundwater and surface water (including provision for monitoring thereof).
(b) Details of the remedial measures proposed for the treatment of the contamination on the site shall be submitted to and approved in writing by the Local Planning Authority. The contamination shall be fully treated in accordance with the approved measures before any development is started on the site.
(c) During the course of the construction and carrying out of the development approved, access shall be provided to Council officers and their agents to ensure that any unforeseen contamination problems are recognised. If at any time during clearance or construction works contamination is encountered, the development shall not proceed further until an assessment of that contamination and necessary remedial works has been submitted to and approved in writing by the Local Planning Authority.
(d) The developer shall provide within three months of the completion of remediation works certification from the specialist contractor that the works were completed wholly in accordance with the agreed details.

4. Prior to the demolition of the existing buildings a pre-demolition asbestos survey shall be submitted to and approved in writing by the Local Planning Authority. In the event that asbestos containing materials (ACMs) are discovered, details of the contractors with their plan of work detailing the method of removal of ACMs in compliance with current legislation shall be submitted to and approved in writing by the Local Planning Authority. The relevant documentary evidence of the safe disposal of asbestos waste via copies of consignment notes shall thereafter be forwarded to the Local Planning Authority and London Borough of Waltham Forest Environmental Health Section.

5 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority which may be given for those parts of the site where it has been demonstrated that there is resultant unacceptable risk to groundwater. The development shall be carried out solely in accordance with the approved details.

6 Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) (Mandora Site FRA, Project Ref: 27817/001, Doc. Ref: March 2013, produced by Peter Brett Associates) and additional technical note (Ref: 27817/001, dated 10th June 2013) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA.

7 No infiltration of surface water drainage into the ground at the site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

8 No development shall take place until Impact Studies of the existing water supply infrastructure have been submitted to and approved in writing by the Local Planning Authority. The studies should determine the magnitude of any additional capacity required in the water system and a suitable collection point.

9 No development shall take place until details of consultation with and any approval given by National Grid in relation to works within 10m of an identified Above Ground Installation have been submitted to and approved in writing by the Local Planning Authority.

10 Prior to the commencement of development hereby permitted:

(a) the applicant shall secure the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of
Investigation which shall be submitted to and approved in writing by the Local Planning Authority.

(b) No development or demolition shall take place other than in accordance with the approved Written Scheme of Investigation under part (a).

(c) The development shall not be occupied until the site investigation and post investigation assessment has been carried out in accordance with the programme set out in the approved Written Scheme of Investigation.

11. Notwithstanding the details contained in the submitted Energy Strategy, no phase of the development hereby approved shall commence until further details in the form of a revised Energy Strategy have been submitted to and approved in writing by the Local Planning Authority. The developer will be required to demonstrate that the development will be ‘connection ready’ for future connection to a District Heating System. The approved measures shall be fully incorporated into the development prior to the first occupation of any of the units of that phase hereby approved.

12. Prior to the commencement of each relevant phase of development details of measures to be incorporated into the development to ensure that all residential accommodation achieves Code for Sustainable Homes rating of Level 4 as outlined in the submitted Sustainability Statement Report (Peter Dear and Associates March 2013) shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of any of the dwellings, a report from a suitably qualified Code Assessor confirming that the development meets the said standard shall be submitted to and agreed by the LPA. Thereafter the measures taken shall be maintained fully in accordance with the approved details.

13. Prior to the commencement of the relevant phase of development details of measures to be incorporated into the development to ensure that all student accommodation achieves a BREEAM rating of ‘excellent’ as outlined in the submitted Sustainability Statement Report (Peter Dear and Associates March 2013) shall be submitted to and approved in writing by the Planning Authority. Prior to the first occupation of any of the non-residential units a report from a suitably qualified BREEAM Assessor confirming that the development meets the said standard shall be submitted to and agreed by the Local Planning Authority. Thereafter the measures taken shall be maintained fully in accordance with the approved details.

14. Prior to the commencement of each relevant phase of development details of measures to be incorporated into the development to ensure that all non-residential floorspace within the development hereby approved achieves a BREEAM rating of ‘excellent’ as outlined in the submitted Sustainability Statement Report (Peter Dear and Associates March 2013) shall be submitted to and approved in writing by the
Planning Authority. Prior to the first occupation of any of the non-residential units a report from a suitably qualified BREEAM Assessor confirming that the development meets the said standard shall be submitted to and agreed by the Local Planning Authority. Thereafter the measures taken shall be maintained fully in accordance with the approved details.

15. No phase of the development shall commence until samples and a schedule of materials to be used on the external surfaces of the buildings and elevational treatments of all buildings, including detailing materials, finish and colours (including sample panels where appropriate) to be used in that particular phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications as to these matters which have been given in the application. The development shall thereafter be carried out solely in accordance with the approved details.

16. The ‘Pre-Phase’ of the development shall not be commenced until details of the proposed works of refurbishment of Gnome House, including the use of any new materials, including windows and doors shall be submitted to, and approved in writing by the Local Planning Authority. The works shall be completed before any of the units within the converted building are occupied and in accordance with the approved details.

17. Notwithstanding any indications on the submitted drawings, no phase of the development hereby permitted shall be commenced until details of the siting, design, colour and finish of all new walls, fencing, gates, railings or other means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure and boundary treatments shall be erected before the initial occupation of any of the residential units hereby permitted unless the prior written approval of the Local Planning Authority is obtained to any variation, and the approved works shall thereafter be fully retained and maintained.

18. Prior to the commencement of Phase 1, details of the design and materials of the screens at Block QRS, facing onto the Linear Park, shall be submitted to and approved in writing by the LPA.

19. Prior to the commencement of development, detailed specifications of all finishing materials to be used for hard surfacing around the site, including the surfacing of the road, parking areas and pathways and public areas and including all street furniture shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed solely in accordance with the approved details prior to the initial occupation of the development and thereafter permanently so maintained.
20. All planting, seeding or turfing comprised in the approved details of landscaping for each Phase shall be carried out not later than the first planting and seeding seasons prior to the occupation of the building(s) of that particular Phase, or the completion of the development, whichever is the sooner. Any new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the Local Authority agrees any variation in writing.

21. No Phase of the development hereby permitted shall be occupied until there has been submitted to and approved in writing by the Local Planning Authority a ‘Phased’ Landscaping Management Plan in accordance with the Phases detailed in the S106 Agreement, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas illustrated on a drawing. Each phase of the Landscaping Management Plan shall be implemented as approved and the scheme shall thereafter be maintained in accordance with the agreed details.

22. Prior to the commencement of the Linear Park, a Linear Park Maintenance Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Park shall be developed and maintained in accordance with the approved Strategy for the life of the development.

23. Prior to the commencement of each relevant phase of the development hereby permitted, details that demonstrate how the principles and practices of the Secured By Design Award Scheme are to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include details of the main entrance door sets, communal entrance sets and window sets. The development shall be carried out in accordance with the approved details and maintained thereafter.

24. Prior to the commencement of each phase of the development, details of all external lighting, including lighting on the buildings, and the lighting of footways, the central green route and the vehicle circulation and car parking areas shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall be in accordance with the mitigation measures identified in the submitted Screening Report for Habitat Regulations Assessment (The Ecology Consultancy 7th August 2013) All works shall be fully completed in accordance with the approved details prior to the first occupation of the development hereby permitted and permanently maintained thereafter to ensure that all external lighting remains in full working order.

25. Notwithstanding any indication on the submitted drawings, no phase of the development shall take place until a schedule showing the number and location of all cycle parking spaces and details of secure and
sheltered cycle storage facilities (including their design and materials) for that Phase has been submitted to and agreed in writing by the Local Planning Authority. The agreed facilities shall be fully implemented prior to occupation of each Phase and shall be permanently retained thereafter.

26. Notwithstanding the information shown on the submitted plans, details of the car parking (including disabled spaces and car club spaces) and a Car Parking Management Plan for that phase of development shall be submitted to and approved in writing by the Local Planning Authority prior to first use or occupation of that Phase. The Car Parking Management Plan for each phase shall be implemented in accordance with the agreed details and shall thereafter be maintained as such for the life of the relevant Phase of the development unless otherwise agreed in writing by the Local Planning Authority. The car parking spaces shall only be used for cars and motor vehicles and for no other purpose.

27. Prior to the commencement of development a management plan detailing measures to ensure that the service access through the site is secured for the use of service and emergency vehicles only 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 maintained thereafter.

28. Prior to the commencement of the residential phases, a full Residential Travel Plan for that Phase shall be submitted to and approved in writing by the Local Planning Authority. This shall specify measures and targets to encourage residents to use travel modes other than the car and shall specify how the travel plan will be implemented, monitored and reviewed. The approved measures, methods and timescales shall be fully implemented on commencement of the use of that particular Phase and shall thereafter be maintained and any variation subsequently approved in writing by the Local Planning Authority.

29. Prior to the commencement of the student housing Phase of the development hereby approved, a full Student Housing Travel Plan for that Phase shall be submitted to and approved in writing by the Local Planning Authority. This shall specify measures and targets to encourage staff and students to use travel modes other than the car and shall specify how the travel plan will be implemented, monitored and reviewed. The plan will include measures for the management of student arrivals and departures at transition times during the year and contain details of a booking system and locations for vehicular drop off/pick up. The approved measures, methods and timescales shall be fully implemented on commencement of the use of that particular Phase and shall thereafter be maintained and any variation subsequently approved in writing by the Local Planning Authority.
30. Notwithstanding indications on the submitted drawings, no phase of the development shall take place until a Waste and Refuse Management Strategy incorporating full details of the measures to store and collect refuse and recyclable materials (including the design and construction of stores and the means of access for collection by refuse operatives and vehicles) from all residential unit collection points, the retained Gnome House and the student block has been submitted to and approved in writing by the Local Planning Authority. The approved Strategy shall be implemented and the facilities shall be provided in accordance with the approved details prior to the first occupation of any unit.

31. The development shall be designed and constructed so as to achieve the following noise levels: a). For habitable rooms, mitigation shall include a scheme of acoustic protection sufficient to ensure internal noise levels of 40 dB(A) during the daytime (living rooms, LAeq, 16hr) and 30 dB(A) during the night-time (bedrooms, LAeq, 8hr). b). Internal noise predictions should be undertaken in accordance with BS 4142 / BS8233 to achieve suitable internal levels. c.) Predictions of noise in external amenity areas and garden space should be in line with the World Health Organisation Guidelines for Community Noise 1999 criteria of 55dB LAeq d). Appropriate and sufficient sound proofing and noise insulation shall be used for flooring and ceilings to ensure noise does not travel between floors of the storeys. All details of proposed measures shall be submitted to and approved in writing by the Local Planning Authority. The works shall be installed in accordance with the approved details during the construction phase and shall thereafter be so maintained.

32. No development of any of the relevant Phases shall take place until a Ventilation/Extraction Statement detailing the ventilation/extraction systems proposed for the commercial floor space including the cafe (Use Class A3) as part of Gnome House and the retail floorspace, in each of the relevant Phases, has been submitted to and approved in writing by the Local Planning Authority. Details shall include location, height, design and method of operation and maintenance of any external plant and proposed acoustic treatment to suppress any potential noise or pollution. The approved plant and attenuation measures, as relevant to a particular phase, shall be implemented prior to first occupation or use of the development of any relevant phase, and shall be thereafter fully maintained as detailed.

33. Prior to the commencement of development, an air quality mitigation report shall be submitted to and approved by the Local Planning Authority. The report shall include full details of air quality mitigation measures including, but not limited to, mechanical ventilation serving the residential units and any other measures required to protect occupants from the impacts of poor air quality. The site shall be
developed solely in accordance with the approved details to mitigate against environmental air pollutants from the adjacent road network.

34. No development shall take place until a revised Air Quality Assessment detailing the emissions from the proposed plant rooms has been submitted to and approved in writing by the Local Planning Authority. The report shall include full details of air quality mitigation measures including, but not limited to, mechanical ventilation serving the residential units and any other measures required to protect occupiers from the impacts of poor air quality. The mitigation measures shall be implemented in accordance with the approved details and shall thereafter be permanently maintained.

35. Prior to the commencement of construction other than demolition and groundworks of each phase, details of existing and proposed ground levels within the site and proposed finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include details of how step free access will be secured into all buildings and provide details of all ramps and slopes within the site and where the site links into public land adjoining shall be designed to achieve a maximum gradient of 1:20 unless an alternative gradient has been agreed by the Local Planning Authority. Level landing space of a minimum of 1.5m x 1.5m should be included at either end of any ramp. All doors to publicly accessible buildings and to communal entrances and accesses within the residential buildings, shall have a step free access and a minimum opening width of 1000mm clear of all obstructions from door furniture and security features. Where ramps are necessary to provide such a step –free access, they should have a maximum gradient of 1:20 and a level landing of a minimum of 1.5m x 1.5m at either end of the ramp. The works shall be completed in full accordance with the agreed details and an access audit shall be undertaken by the developer on completion of the development to confirm works have been so completed.

36. 10% of the residential units shall be wheelchair accessible or adaptable as detailed in the revised Schedule of Accommodation Revision E received on 30th August 2013. Prior to the commencement of the development, full details of the location and all internal layout features of the wheelchair flats shall be submitted to and approved by the Local Planning Authority. The said units shall be fully completed in accordance with the agreed details prior to first occupation of any of the said units.

37. All dwellings not built to wheelchair standards shall be designed to meet the recognised Lifetime Homes Standards, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development other than demolition and groundworks. The developer shall provide on completion of the development a report from a recognized Lifetime Homes professional confirming that the works comply with the said standard.
38. Notwithstanding any details shown on the submitted plans, details of the layout and materials to be employed in all vehicular roadway and pedestrian and cycle paths including signage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be fully completed in accordance with the approved plans and thereafter so maintained.

39. Notwithstanding any details submitted in the Transport Assessment and the submitted plans, details of the allocation of parking spaces within the development to include parking for disabled residents, other residential users, one car club vehicle, any other users of the site for which lease arrangements require such provision and the use of any other spaces within the development site, including details of related signage, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction other than demolition and groundworks. All parking bays shall be laid out in accordance with the approved details and available for use prior to the accommodation they serve being first bought into use.

40. Charging points for electric vehicles shall be installed to 20% of all parking bays within the development, and passive provision shall be provided for a further 20% of the said parking bays, the full particulars of which and a programme for their installation and maintenance shall be submitted to and approved in writing prior to the commencement of the building at which they are to be located. All charging points shall be fully installed and available for use prior to the parking spaces being bought into use and shall thereafter be maintained in full working order in accordance with the approved particulars.

41. Prior to the commencement of each phase of the development, details of the layout of the residents amenity areas, including boundary treatments, surface materials, landscaping, furniture, planters, screening and play equipment in designated play areas shall be submitted to and approved in writing by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of any of the residential units, and thereafter maintained in accordance with the agreed details.

42. Prior to the commencement of development, a Construction Programme detailing the phasing and timing of development shall be submitted to and approved in writing by the Local Planning Authority. The Construction Programme shall detail the management plan for the delivery of all of the approved elements of the scheme. The development shall thereafter be completed in strict accordance with the agreed programme. The final phase of residential accommodation shall not be occupied until all other aspects of the development have been fully delivered.
43. No development shall take place until a Construction and Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include details of booking systems, consolidated or re-timed trips, secure off-street loading and drop-off facilities and the use of operators committed to best practice, demonstrated by membership of TfL's Freight Operator Recognition Scheme (FORS), or similar. The development shall be fully completed in accordance with the approved plans and thereafter so retained.

44. Prior to the commencement of each Phase, a Delivery and Servicing Plan (DSP) that would specify the location, access and type of vehicles for delivery, refuse and any other vehicles that would service the uses throughout the development for that particular Phase, shall be submitted to and approved in writing by the LPA, and the approved plans implemented throughout the life of each Phase of the development unless otherwise agreed in writing by the Local Planning Authority.

45. Prior to the commencement of construction (other than demolition and groundworks) of each of the relevant Phases, a proposed shopfront and signage strategy for the commercial units 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 to the said units.

46. No Phase of the development hereby approved shall be commenced until a Code of Construction Conduct for that Phase is submitted to and approved in writing by the LPA. Construction of each Phase shall only take place in accordance with the agreed code of conduct for each Phase, which shall include:
   b. A construction logistics plan stating:
      i. Method of access and parking of construction vehicles
      ii. Measures to prevent deposition of mud on the highway
   c. Hours of working
   d. Dust mitigation and suppression measures to control the spread of dust from demolition, disposal and construction.
   e. Measures to minimise the impact of construction activities.
   f. Details of construction lighting together with measures to minimise light pollution.
   g. Identification of areas intended for the placing of contractor’s accommodation, open storage and employee vehicle parking.
   h. Details of site security

47. The demolition of the ‘finger’ warehouse to the western aspect of the site shall only take place between mid September and mid October. Details of demolition methods to include timescales, timetabling and mitigation methods to include the retention of the western wall during the duration of the demolition and a detailed lighting scheme in accordance with recommendations of The Ecology
Consultancy HRA Screening Report 7th August 2013 (pp15-16) shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of the development.

48. Prior to the commencement of any works which may affect bats or their habitat, a detailed mitigation and monitoring strategy shall be submitted to and approved in writing by the Local Planning Authority. All works will be carried out in accordance with the agreed details and retained as such permanently thereafter.

49. Without prejudice to the requirements of Conditions 47 and/or 48, each Phase of the development shall be carried out in accordance with the principles and recommendations contained in the Demolition and Construction Noise Assessment (Cass Allen Associates, 24th July 2013) and the Screening Report for Habitat Regulations Assessment (The Ecology Consultancy, 7th August 2013) in respect of noise levels and mitigation measures.


51. The ground floor units within Block W and Q shall be used only for purposes solely within Use Class A1, Class A3 or Class B1(a) of the Town & Country Planning Use Classes Order 1987 (as amended). Once a use has commenced, any future uses shall be subject to the provisions of the said Use Classes Order (as amended). Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (as amended), no use falling outside of the classes stated above will not be permitted.

52. The art gallery and exterior creative space within and adjacent to Block P shall first be used for the purposes of the display and performance of art and for no other purpose with in Class D1 of the Use Class Order (1987) (as amended). The units shall not be used for any other purposes falling within Class D1 of the Town & Country Planning Use Classes Order 1987 (as amended) without planning permission having first been obtained.

53. Commercial units within the development shall operate between the following hours and at no other times without prior written consent having first been obtained from the Local Planning Authority:
a) Ground floor Blocks W and Q: 07:00 – 23:00 Mondays to Saturdays and 10:00 – 16:00 Sundays and Bank Holidays,
b) Gnome House including café and art gallery: 07:00 – 23:00 Mondays to Saturdays and 10:00 – 16:00 Sundays and Bank Holidays
c) Gnome House outdoor creative space: 08.00 -20.00 Mondays to Saturdays and 10:00 – 16:00 Sundays and Bank Holidays
d) Block GJKM ground floor units: 08.00 – 20.00 Mondays to Saturdays and 10:00 – 16:00 Sundays and Bank Holidays

54. The balconies to the residential units hereby permitted shall not be used as drying areas and nothing other than garden furniture or potted plants shall be kept thereon overnight.

55. No plumbing or drainage pipes other than rainwater pipes, shall be fixed to the front elevations of the buildings without the prior written approval of the Local Planning Authority.

16.6 Reasons:

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. For the avoidance of doubt and in the interests of proper planning.

3. In the interests of the future health of occupiers of and visitors to the development and to prevent pollution of ground water and to comply with policy CS13 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM25 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

4. In the interest of the health of occupiers and to protect the living conditions of existing and future residents in the locality in accordance with Policy CS13 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM25 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

5. In the interests of the prevention of pollution to ground water and to comply with policies CS4 and CS5 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM35 and DM36 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

6. In the interests of the prevention of pollution to ground water and to comply with policies CS4 and CS5 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM35 and DM36 of the emerging Waltham Forest Local Plan Development Management Polices (2012).
7. In the interests of the prevention of pollution to ground water and to comply with policies CS4 and CS5 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM35 and DM36 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

8. In the interests of ensuring the appropriate physical utility infrastructure is provided and to comply with policies CS3 and CS4 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM18 and DM35 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

9. In the interests of the protection of physical utility infrastructure and to comply with policy CS3 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM18 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

10. To secure the provision of archaeological investigation and the subsequent recording of the remains prior to development taking place and to comply with policy CS12 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM29 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

11. To ensure that the development is sustainable and uses appropriate energy resources, and to comply with policy CS4 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM11 and DM12 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

12. To ensure the development is sustainable and uses appropriate energy resources, and to comply with policy CS4 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM11 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

13. To ensure the development is sustainable and uses appropriate energy resources, and to comply with policy CS4 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM11 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

14. To ensure the development is sustainable and uses appropriate energy resources, and to comply with policy CS4 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM11 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

15. To secure a consistently high quality of design and finishing throughout the development and in order to ensure that the proposals make a positive contribution to the site and its wider surroundings and to comply with policy CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM30 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

16. To secure a consistently high quality of design and finishing throughout the development and in order to ensure that the proposals
make a positive contribution to the site and its wider surroundings and to comply with policy CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM30 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

17. To ensure a satisfactory appearance in the interest of character and visual amenities in the area, in accordance with policy CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM30 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

18. To ensure a satisfactory appearance in the interest of character and visual amenities in the area, in accordance with policy CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM30 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

19. To ensure a satisfactory appearance in the interest of character and visual amenities in the area, in accordance with policy CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM30 of the emerging Waltham Forest Local Plan Development Management Polices (2011).

20. To ensure that the site is appropriately landscaped in the interest of the character and amenity of the area, and to comply with policy CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM30 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

21. To ensure that the site is appropriately landscaped in the interest of the character and amenity of the area, and to comply with policy CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM30 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

22. To ensure that the site is appropriately landscaped in the interest of the character and amenity of the area, and to comply with policy CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM30 of the emerging Waltham Forest Local Plan Development Management Polices (2012).


24. To ensure that lighting is appropriately located to maximise community safety and to minimise disturbance to neighbouring occupiers in accordance with policies CS13, CS15 and CS16 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM30, DM33 and DM34 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

25. To ensure that adequate cycle storage facilities are provided for residential occupiers, and to accord with policy CS7 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM17 of
the emerging Waltham Forest Local Plan Development Management Polices (2012).

26. To ensure that essential parking is provided to service the development and that management is in place to secure proper functioning of the internal roadways, equitable allocation and enforcement of car parking in accordance with policy CS7 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM16 & DM17 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

27. In the interest of the safety of occupiers and visitors to the site and general road safety in the area and to accord with policy CS7 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM16 & DM17 of the emerging Waltham Forest Local Plan Development Management Polices (2012).


30. To ensure sufficient capacity for all forms of waste from the site is provided in accordance with policy CS13 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM11 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

31. To ensure occupiers are adequately protected from noise disturbance in accordance with policy CS13 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM11 of the emerging Waltham Forest Local Plan Development Management Polices (2012).


33. In order to safeguard the amenities of future occupiers in accordance with policy CS13 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM12 and DM14 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

34. In order to safeguard the amenities of future occupiers in accordance with policy CS13 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM12 and DM14 of the emerging Waltham Forest Local Plan Development Management Polices (2012).

35. To ensure that adequate access is provided to all users of the site and buildings and to comply accordance with policy CS2 of the adopted

36. To ensure that adequate provision is made for specialist wheelchair housing in accordance with policy CS2 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM8 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

37. To ensure that adequate provision is made for lifetime requirements of residents in accordance with policy CS2 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM8 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

38. To ensure that adequate provision is made for vehicles and cyclists using the development in accordance with policies CS7 and CS15 of the adopted Waltham Forest Local Development Framework Core Strategy 2012 and policy DM16 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

39. To ensure adequate provision of parking and a satisfactory form of development in accordance with policies CS7 and CS13 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM16 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

40. To maximize the opportunity for the use of environmentally sustainable vehicles in accordance with policy CS7 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM17 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

41. To ensure a satisfactory appearance in accordance with policy CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012) and DM30 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

42. To ensure that the development does not cause disruption on the highway network, and to accord with policy CS7 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM14 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

43. To ensure that the development does not cause disruption on the highway network, and to accord with policy CS7 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM14 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

44. To ensure that the development does not cause disruption on the highway network, and to accord with policy CS7 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM14 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

45. To secure a consistently high quality of design and finishing throughout the development and in order to ensure that the proposals make a positive contribution to the site and its wider surroundings and to comply with policy CS15 of the adopted Waltham Forest Local Plan.

46. In the interests of protecting the amenities of neighbouring occupiers, in accordance with policy CS7 of the Waltham Forest Local Core Strategy (2012) and policy DM33 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

47. In the interests of general visual amenity and to accord with policies CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012) and DM30 of the emerging Waltham Forest Local Plan Development Management Policies (2012).


49. In the interests of protecting the ecological value of the adjacent Walthamstow Reservoirs SSSI and its habitat value to migratory birds and to accord with policies CS2 and CS11 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policies DM25, DM36 and DM40 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

50. The existing trees on site represent an important amenity feature that should be retained in the interests of the character of the area in accordance with policy CS5 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM36 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

51. To enable the Local Planning Authority to retain control over future changes of use that may have an adverse impact of residential occupiers in accordance with policy CS14 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM26 of the emerging Waltham Forest Local Plan Development Management Policies (2012).

52. To enable the Local Planning Authority to retain control over future changes of use that may have an adverse impact of residential occupiers in accordance with policy CS14 of the adopted Waltham Forest Local Plan Core Strategy (2012) and policy DM26 of the emerging Waltham Forest Local Plan Development Management Policies (2012).


54. To ensure a satisfactory appearance in accordance with policy CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012) and DM30 of the emerging Waltham Forest Local Plan Development Management Policies (2012).
To ensure a satisfactory appearance in accordance with policy CS15 of the adopted Waltham Forest Local Plan Core Strategy (2012) and DM30 of the emerging Waltham Forest Local Plan Development Management Policies (2012)

Informatives

The informative at 16.7 is amended as follows:
A legal agreement has been entered into with the London Borough of Waltham Forest in conjunction with the grant of planning permission towards a range of social, community and environmental infrastructure in the form of a financial contribution and non-financial commitments.

The informative at 16.8 is amended as follows:
Under the Community Infrastructure Levy Act 2012, this development will be subject to a Mayoral Community Infrastructure Levy of £615,109 under this grant of planning permission.