

LONDON BOROUGH OF WALTHAM FOREST
PLANNING & DEVELOPMENT
LIST OF ALL APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Dated: 10 June 2008

WARD

Cann Hall

Application No. 2008/0443

Application Type: Full planning

Location: 32 Cann Hall Road
Leytonstone
London
E11 3HZ

Description: Erection of single storey rear extension and conversion of dwellinghouse into 2 x 1 bed self-contained flats, as shown on drawing Nos. HP 08/01/1 and HP 08/01 dated received on 14 February 2008.

Applicant: Mr Javed Latif

Date Received: 14 February 2008

Officer Dealing: Mrs C Kadiri on 020 8496 6707

Decision: **Refused on 05/06/2008**

The proposed conversion would result in the further loss of a single family dwelling in Cann Hall Ward, which has experienced a high level of flat conversions since 2003, to the extent that there would be an over concentration of conversions in the Ward. This would be likely to exacerbate a change in the area's character with an associated loss of social cohesion. As such the proposals are contrary to Policies SP13 & BHE3 of the adopted Waltham Forest Unitary Development Plan (2006), and the Council's emerging Sustainable Communities Strategy. The latter seeks to retain/create mixed and balanced communities.

The proposed will result in the loss of a small family dwelling house for which an identified demand exists and would thereby adversely affect the balance of housing supply, contrary to policies SP13, HSG9 and HSG12 of the adopted Unitary Development Plan 2006 and emerging policies of the Sustainable Communities Strategy.

WARD

Cathall

Application No. 2008/0699

Application Type: Full planning

Location: 291 High Road
Leytonstone
London
E11 4HH

Description: Erection of a single storey rear extension of 5.0 metres in depth to enlarge the shop, a first floor rear extension of 2.5 metres in depth to provide a bathroom and self-containment of the first floor flat, as shown on block plan 1:500 and amended drawings no. JND/0137/10 /A received on 20 February 2008 and JND/0137/11/C received on 2 June 2008.

Applicant: Mr M Patel

Date Received: 20 February 2008

Officer Dealing: Mrs C Kadiri on 020 8496 6707

Decision: **Approved with conditions informatives on 03/06/2008**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

The approved refuse bins enclosure shall be provided before the rear extension is brought into use and permanently retained as such.

The materials to be used shall match as closely as possible, in type, colour and texture, those on the existing building.

Application No. **2008/0706**

Application Type: Full planning

Location: 57 Goodall Road
Leytonstone
London
E11 4ER

Description: Formation of a room in the roof involving the installation of a rear dormer and erection of roof extension to rear addition. In accordance with drawing no. GR57/08/100 received 11.04.2008

Applicant: Mr Sohan Assi

Date Received: 11 April 2008

Officer Dealing: Paul Broderick on 020 8496 6717

Decision: **Refused on 06/06/2008**

The proposed rear dormer and 2nd floor extension would have a detrimental impact on the appearance of the property and the surrounding area by reason of poor design, particularly in terms of scale, form and bulk. As such this would be contrary to Policies BHE1, BHE3 & PSC5 of the adopted Waltham Forest Unitary Development Plan (2006) and Supplementary Planning Guidance 4 - House Extensions (1996).

The proposed 2nd floor extension would have an overbearing impact on the amenities of adjoining occupiers. By reason of its position and excessive depth. As such, this would be contrary to Policy BHE3 of the adopted Waltham Forest Unitary Development Plan (2006) and Supplementary Planning Guidance 4 - House Extensions (1996).

WARD

Forest

Application No. 2008/0692

Application Type: Full planning

Location: 2 A/B Wesley Road
Leyton
London
E10 6JF

Description: Formation of one bedroom flat in loft space involving installation of rear dormer windows. In accordance with drawing no."s 2008/190/ 1 of 3, 2008/190/ 2 of 3 - received 27th February 2008.

Applicant: T. Owens

Date Received: 27 February 2008

Officer Dealing: Paul Broderick on 020 8496 6717

Decision: **Refused on** 03/06/2008

The creation of a one-bedroom flat within the roofspace would represent in an unacceptable intensification of the property which has been developed to its full potential. As such it would be harmful to the amenities of the existing occupiers. This would be contrary to Policy BHE3 of the adopted Waltham Forest Unitary Development Plan (2006) and Supplementary Planning Guidance 2 - Flat Conversions (1996).

The proposed rear dormers, by reason of their scale, form, bulk and position on a prominent corner site would have a detrimental impact on the appearance of the property and the street scene. This would be contrary to Policies BHE1, BHE3 & PSC5 of the adopted Waltham Forest Unitary Development Plan (2006) and Supplementary Planning Guidance 4 - House Extensions (1996).

Application No. 2008/0719

Application Type: Full planning

Location: 16 Fladgate Road
Leytonstone
London
E11 1LY

Description: Retention of use as two self-contained flats (1 x 2 bed, 1 x 3 bed). In accordance with drawing numbers 1, 2, 3, 4, 5 & 6 received 7th March 2008.

Applicant: Interface Property Ltd

Date Received: 07 March 2008

Officer Dealing: Paul Broderick on 020 8496 6717

Decision: **Refused on** 06/06/2008

The proposed conversion would result in the loss of a single family dwelling in the Forest Ward which has experienced a high level of flat conversions since 2003, to the extent that the neighbourhood character and the stock of family size dwellings has been adversely affected by an over-concentration of conversions in the Ward. As such the proposal would be contrary to Policies SP13, HSG9 & BHE3 of the adopted Waltham Forest Unitary Development Plan (2006), Supplementary Planning Guidance Note 2 " Dwelling conversions - Self Contained Flats " 1996 and, the Council's emerging Sustainable Communities Strategy. The latter seeks to retain / create mixed and balanced communities.

The sub-division of the rear garden is unacceptable as suitable direct access from the first floor unit is not already possible. In addition, no means of access is shown on the submitted plans. The proposal is therefore contrary to SPG2: Flat Conversions.

The works to the rear of the property at first floor and roof level have had a detrimental impact on the appearance of the property and the surrounding area contrary to Policies BHE1, BHE3 & PSC5 of the adopted Waltham Forest Unitary Development Plan (2006) and Supplementary Planning Guidance 4 - House Extensions (1996).

WARD

Grove Green

Application No.

2008/0728

Application Type:

Full planning

Location:

First Floor Flat
65 Claude Road
Leyton
London
E10 6NG

Description:

Formation of room in the roof involving installation of rear dormer as shown on drawing number 06-033-01 received 11 April 2008 and revised drawing numbers 06-033-02 revision C, 06-033-03 revision C and 06-033-04 revision A received 30 May 2008.

Applicant:

Mr Philip Newson

Date Received:

11 April 2008

Officer Dealing:

Ms S Malcolm on 020 8496 6708

Decision:

Approved with conditions informatives on 04/06/2008

The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice.

The materials to be used for the external surfaces of the development hereby permitted shall match those of the existing building. All new works and works of making good to the retained fabric shall be finished to match the adjacent work with regards to the methods used and to material, colour, texture and profile, unless the prior written approval of the Local Planning Authority is obtained to any variation, or except where otherwise stated on the approved drawings.

WARD**High Street**

Application No. 2008/0356
Application Type: Full planning
Location: 84 Edward Road
 Walthamstow
 London
 E17 6LU
Description: Conversion of dwellinghouse into 2 x 2 bed self-contained flats as shown by drawing numbers UK07P1*1 & UK07P1*2 received on 15th February 2008.
Applicant: Choudry Shazad Hussain
Date Received: 15 February 2008
Officer Dealing: Ms R Jagger on 020 8496 6716
Decision: **Refused on** 04/06/2008

The proposal results in the loss of a small family dwellinghouse, and thus is contrary to policy HSG12 of the adopted Waltham Forest Unitary Development Plan which seeks to retain small family dwellings.

The proposed conversion would result in the further loss of a small single family dwelling in High Street Ward which has experienced a high level of flat conversions since 2003, to the extent that there would be an overconcentration of conversions in the Ward. This would be likely to exacerbate a change in the area's character with an associated loss of social cohesion. As such the proposals are contrary to Policies SP13 & BHE3 of the adopted Waltham Forest Unitary Development Plan (2006), Supplementary Planning Guidance Note 2 "Dwelling Conversions - Self Contained Flats" 1996 and the Council's emerging Sustainable Communities Strategy. The latter seeks to retain / create mixed and balanced communities.

WARD**Higham Hill**

Application No. 2008/0685
Application Type: Full planning
Location: Land at rear of
 272-274 Higham Hill Road
 Walthamstow
 London
 E17 5RQ

Description: Erection of 1x two storey, 3 bedroom dwellinghouse as shown on drawing numbers 1-8 received on 08/04/2008.
 Applicant: Mr Mehmet Yilmaz
 Date Received: 08 April 2008
 Officer Dealing: Terunesh McKoy on 020 8496 6711

Decision: **Refused on 03/06/2008**

The proposed development, by reason of its siting on the return frontage, would be out of keeping with the established pattern of development in the area and thereby an intrusive addition in the street scene, contrary to policies SP2 and BHE1 of the adopted Waltham Forest Unitary Development Plan (2006).

The proposed dwelling would result in a significant loss of light and outlook to the existing residential units within the site due to the close proximity of the proposed development and is thus contrary to policies BHE1, BHE3 and PSC3 of the adopted Waltham Forest Unitary Development Plan (2006) and Supplementary Planning Guidance Note 1 'Residential Dwellings'.

The proposal fails to make adequate provision for private external amenity space and is contrary to policy PSC2 of the adopted Waltham Forest Unitary Development Plan (2006).

WARD

Hoe Street

Application No. **2008/0690/CLP**

Application Type: Section 192 proposed certificate of lawfulness

Location: 53 West Avenue Road
 Walthamstow
 E17 9SE

Description: Formation of rooms in roof with double dormer as shown on unnumbered site location plan and drawing no 10 received on 11 April 2008.

Applicant: Mr Mohammed Tariq

Date Received: 11 April 2008

Officer Dealing: Mr J Harrison on 020 8496 6718

Decision: **Refused on 06/06/2008**

The proposal constitutes development but is not permitted development under the provisions of Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) as it is a roof alteration exceeding 40 cubic metres.

Application No. **2008/0705**

Application Type: Full planning

Location: 16 Copeland Road
 London
 E17 9DB

Description: Conversion of dwellinghouse into 4 self-contained flats (3 x 1-bed and 1 x 2-bed) involving the erection of single-storey side and first floor rear extensions and loft conversion with two rear dormer windows as shown on drawings 368-01 and 368-02 received on 15 April 2008.

Applicant: Mr Khalil Rahman

Date Received: 15 April 2008

Officer Dealing: Mr F Doody on 020 8496 6715

Decision: **Refused on 05/06/2008**

The proposals amount to an un-neighbourly development that would be detrimental to the amenities of occupiers of 2 and 4 Clarendon Road due to the size of the side extension and its proximity to the rear of 2 Clarendon Road, and to loss of privacy in their rear garden for occupiers of 4 Clarendon Road. The proposals are therefore contrary to policies BHE3 and PSC5 of the adopted Waltham Forest Unitary Development (Plan (2006), and guidance in Supplementary Planning Guidance Note 1 - Residential Development Design Standards and Supplementary Planning Guidance Note 4 - House Extensions.

The proposed conversion would result in the further loss of a single family dwelling in Hoe Street Ward, which has experienced a high level of flat conversions since 2003, to the extent that there would be an over-concentration of conversions in the Ward. This would likely to exacerbate a change in the area's character with an associated loss of social cohesion. As such the proposals are contrary to policies SP13 and BHE3 of the adopted Waltham Forest Unitary Development Plan (2006), Supplementary Planning Guidance Note 2 - Dwelling Conversions, Self-Contained Flats (1996) and the Council's emerging Sustainable Communities Strategy. The latter seeks to retain/create mixed and balanced communities.

The proposals do not provide a satisfactory standard of accommodation for future occupiers due to poor layout of the ground floor flats and inadequate provision of private amenity open space. The proposals are therefore contrary to policies BHE1 and PSC2 of the adopted Waltham Forest Unitary Development Plan (2006) and guidance in Supplementary Planning Guidance Note 2 - Dwelling Conversions, Self-Contained Flats.

The proposals amount to an over-intensive use of this limited site, which would be detrimental to the amenities of local residents and to the character of the area due to increased activity and on-street car parking. The proposals are therefore contrary to policies BHE1, BHE3 and TSP17 of the adopted Waltham Forest Unitary Development Plan (2006).

WARD

Larkswood

Application No. **2008/0700**

Application Type: Full planning

Location: 136 New Road
Chingford
London
E4 9SJ

Description: Formation of a room in the roof involving the installation of a rear dormer window and an alteration to the roof from a hip to a half-gable end as shown on drawings 5043/01B, 7036/05C, 07036/06C, 7036/07C, 07036/09 and 07036/10A received on 15 April 2008.

Applicant: Mrs Deborah Kleanthous

Date Received: 15 April 2008

Officer Dealing: Mr F Doody on 020 8496 6715

Decision: **Refused on 05/06/2008**

The proposed alteration to the roof from a hip to a half-gable end would increase the bulk and prominence of the building when viewed from Grove Road, which would be detrimental to the street scene and to local visual amenity, contrary to policies SP1 and BHE1 of the adopted Waltham Forest Unitary Development Plan (2006).

Application No. **2008/0703**

Application Type: Full planning

Location: 102 New Road
Chingford
London
E4 9SY

Description: Conversion of dwelling house into three self-contained flats (1 x 2 bed, 2 x 1 bed) as shown on drawing number 1097-01B, received on 15/04/2008.

Applicant: Mr Raymond Sullivan

Date Received: 15 April 2008

Officer Dealing: Terunesh McKoy on 020 8496 6711

Decision: **Refused on 05/06/2008**

The proposition of dormers on either side of the roof would appear obtrusive and out of character with the street scene. The proposed development therefore fails to satisfy planning policies BHE1, PSC3 of the adopted Waltham Forest Unitary Development Plan (2006) and Supplementary Planning Guidance Note 2 'Dwelling Conversions', and for 'House Extensions'.

The overall dwelling sizes of the proposed development are inadequate and would result in a sub-standard form of accommodation. The room in the roof specifically has failed to demonstrate that the floor space is useable and achieves the minimum room height requirements for a significant proportion of the flat. As such the development would be contrary to policy BHE1 of the adopted Waltham Forest Unitary Development Plan (2006) and Supplementary Planning Guidance Note 2 'Dwelling Conversions'.

WARD**Lea Bridge**

Application No. 2008/0687
 Application Type: Full planning
 Location: 47 Theydon Street
 Walthamstow
 London
 E17 8EN
 Description: Formation of room in roof with rear dormer window, as shown on drawings Nos. JND/0166/10 and JND/0166/11 received on 8 April 2008.
 Applicant: Mr Mahmood Hassan
 Date Received: 08 April 2008
 Officer Dealing: Steven Hoang on 020 8496 6220
Decision: **Refused on 03/06/2008**

The proposed dormer would be a bulky and intrusive addition to the property, detrimental to general visual amenity and harmful to the character of the building and the adjoining neighbouring terraces, which is therefore contrary to policies BHE1 and PSC5 of the adopted Waltham Forest Unitary Development Plan 2006, and Supplementary Planning Guidance Note 4 'House Extensions'.

Application No.**2008/0697**

Application Type: Full planning
 Location: The Granada Social Club
 366 Lea Bridge Road
 Leyton
 London E10
 Description: Installation of an automatic wall mounted awning to provide a smoking shelter. In accordance with "Location Plan/Proposed Awning Position received 08 April 2008 and A3 Section & Compact Cassette Awning Manufacturers Details received 23rd October 2007.
 Applicant: Gala Group Ltd
 Date Received: 23 October 2007
 Officer Dealing: Paul Broderick on 020 8496 6717
Decision: **Approved with conditions informatives on 03/06/2008**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
 The awning hereby approved shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

WARD**Markhouse**

Application No. 2008/0596
 Application Type: Full planning

Location: 51 Downsfield Road
Walthamstow
E17 8BY

Description: Erection of first floor rear extension as shown by drawing number 1207 received on 14th April 2008.

Applicant: Mr J Harris

Date Received: 18 March 2008

Officer Dealing: Ms R Jagger on 020 8496 6716

Decision: Approved with conditions informatives on 05/06/2008

The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no windows shall be constructed in the side elevation of the extension hereby permitted, without the prior written consent of the Local Planning Authority. The materials to be used shall match as closely as possible, in type, colour and texture, those on the existing dwelling.

Application No. 2008/0683

Application Type: Full planning

Location: 29 Acacia Road
Walthamstow
London
E17 8BN

Description: Erection of two storey side extension. as shown on drawing nos 746-0 2 and 746-02 Rev C received on 8 April 2008.

Applicant: Mr Sajid Mahmood

Date Received: 08 April 2008

Officer Dealing: Mr J Harrison on 020 8496 6718

Decision: Refused on 03/06/2008

The proposed extension is unacceptably bulky compared with the host dwelling and consequently not subservient to it. It is therefore considered to be contrary to the provisions of policies BHE1 and 2 and PSC5 of the adopted Waltham Forest Unitary Development Plan.

The proposal is likely to affect adjoining trees adversely and also result in demand for their pruning or felling, contrary to the provisions of policy ENV22 of the adopted Waltham Forest Unitary Development Plan (2006).

Application No. 2008/0694

Application Type: Full planning

Location: 142 Gosport Road
Walthamstow
London
E17 7LZ

Description: Erection of single storey rear extension to ground floor flat as shown on drawings 072/A001 Rev 02, 072/A010 Rev 02, 072/A011 Rev 02, 072/A050 Rev 02, 072 A060 Rev 02, 072/A100 Rev 02 and 072/A160 Rev02 received on 29 May 2008.

Applicant: Mr Osher Pereiz

Date Received: 15 January 2008

Officer Dealing: Mr F Doody on 020 8496 6715

Decision: **Refused on 04/06/2008**

The drawings submitted with the application are inaccurate and there are discrepancies between the drawings. Planning permission cannot be granted on the basis of inaccurate plans, as it is not possible to ascertain whether the proposal complies with relevant policies in the adopted Waltham Forest Unitary Development Plan (2006), particularly policies BHE1, BHE3 and PSC5.

WARD

Other

Application No. **2008/0651/ODA**

Application Type: Olympic Delivery Authority

Location: London Olympic Site - Land North of Stratford
Town Centre

East of The Lea valley Navigation

South of Eastway and The A12 and West of The Lea Valley Railway

Description: A consultation by the Olympic Delivery Authority with the London Borough of Waltham Forest - Submission of a Waterspace Masterplan as required by condition SP.0.10 of the Olympic Park site preparation Planning permission ref 07/90011/FUMODA and condition OD.0.10 of the Olympic facilities Planning permission ref 07/90010/OUMODA.

Applicant: Olympic Delivery Authority

Date Received: 10 April 2008

Officer Dealing: Paul Broderick on 020 8496 6717

Decision: **Councils Views on 05/06/2008**

The ODA can be advised that the Council has no objections to the submitted details.

Application No. **2008/0842/ODA**

Application Type: Olympic Delivery Authority

Location: Olympic Stadium site
Land bounded by the River Lea
City Mills River and the Greenway
contained within Planning delivery Zone
3A pursuant to outline permission ref:
07/90010/OUMODA

Description: Submission of second stage reserved matters for the Olympic Stadium (pursuant to condition OD.0.16 of outline permission 07/90010/OUMODA) to provide details of the layout, scale, appearance and external materials of the stadium. The submission also provides an indication of how the stadium is to be reduced at Legacy transformation.

Applicant: Olympic Delivery Authority

Date Received: 16 May 2008

Officer Dealing: Paul Broderick on 020 8496 6717

Decision: **Councils Views on** 06/06/2008

The ODA can be advised that the Council has no objections to the submitted details subject to the consideration of the following comments:

Access Comments:

-It would have been useful to cross reference the access statement to plans to aid understanding particularly for members of the public without a technical background.

-Paragraph 1.20 mentions publishing an Inclusive access strategy for the transport programme. Has this been published yet. If not the text should be updated.

-LOCOG's commitment to produce ticketing strategy (paragraph 5.42) needs to be linked to the Access Strategy for Seating (paragraph 5.48) to ensure effective delivery. Is there a timetable for this?

-Spectator Seating. An indicative layout is included. This is very helpful. The layout is intended to accommodate both wheelchair users and scooter users. There are reservations about the ability of the space to accommodate the larger scooters. The seating strategy will need to provide guidelines about the maximum size scooter that can be accommodated.

Design Comments:

- The Council supports the overall design concepts and legacy approach.

Energy Comments:

- There is a reference in section 7 about increasing the quantity of biomass used in the energy centre, so as to meet the 20% renewables target for energy use in the park. The use of biomass was dealt with in detail by the earlier application concerning the Kings Yard Energy Centre, with biomass being used for heat production. However, in this case there is a reference to increasing the uptake of renewables (including biomass) for power generation. Quite how biomass will be used for power generation is unclear, and is this what's intended? It appears as though the desire to increase biomass use and produce more electricity from renewables is being seen as the same thing.
- If there is now a requirement to use biomass as a source of renewable energy for the production of both heat and electricity as well, then we should have much more detail on how this is going to be done.
- Design CO2 emissions are set to be 15% lower than determined by Part L of the building regs. Likewise potable water use is set to be 40% less than 2006 industry standards.
- The potential for using borehole water should be explored further, until a satisfactory conclusion can be made.

WARD**Valley****Application No.****2008/0617**

Application Type:

Full planning

Location:

20 Priory Avenue
Chingford
London
E4 8AA

Description:

Erection of single storey conservatory at rear, as shown on drawing No. BVW-16193 received on 02 April 2008.

Applicant:

Mr G Hobson

Date Received:

02 April 2008

Officer Dealing:

Steven Hoang on 020 8496 6220

Decision:**Approved with conditions informatives on 03/06/2008**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
The materials to be used shall match as closely as possible, in type, colour and texture to those on the existing building.

WARD**William Morris****Application No.****2007/2171**

Application Type:

Full planning

Location: 27-29 Pennant Terrace
Walthamstow
London
E17 5BD

Description: Erection of two-storey building comprising two self-contained flats (2x2 bed) as amended by drawing nos 1105 sheet 1/2 and 2/2 received on 4 February 2008.

Applicant: Mr I S Sadana

Date Received: 14 November 2007

Officer Dealing: Mr J Harrison on 020 8496 6718

Decision: **Approved with conditions informatives on 05/06/2008**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Samples of all external facing and roofing materials shall be submitted to, and approved by the Local Planning Authority before development commences.

Application No. **2008/0704/CLP**

Application Type: Section 192 proposed certificate of lawfulness

Location: 33 Coleridge Road
Walthamstow
London
E17 6QX

Description: Formation of room in the roof involving installation of rear dormer window as shown by plan number 198-01 received on 10th April 2008.

Applicant: Ms Catherine Martin

Date Received: 10 April 2008

Officer Dealing: Ms R Jagger on 020 8496 6716

Decision: **Approved on 04/06/2008**

The proposal constitutes permitted development as defined by Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.
