

London and Quadrant
Stratford Eye
10 Grove Crescent Road
London
E15 1BJ

Date of Decision: 01 November 2012

TOWN AND COUNTRY PLANNING ACT 1990

Application no: **2011/0898**

Description of work: **Demolition of curtilage Listed Buildings, south-west spectator stand and part of popular entrance, conversion, alterations and extensions to the main Tote building for leisure use and conversion and alteration to eastern Tote and kennels for community allotment use. New build residential accommodation in buildings between 2 and 8 storeys in height, comprising 294 dwellings (50 houses and 244 flats, including 1, 2, 3, & 4 bedroom units and a mix of private and affordable housing). New buildings for use as a children's nursery, cafe and creche, open space provision (public, private and communal), car, motorcycle and bicycle parking and vehicular access through existing Chingford Road entrance. Associated alterations and landscaping including alterations to public right of way.**

Location of work: **Walthamstow Greyhound Stadium
300 Chingford Road
Chingford
London
E4 8SL**

Your application together with attached drawings for the above development has been considered and in pursuance of the powers exercised by them as local planning authority this Council DO HEREBY GIVE NOTICE of the decision to GRANT permission for the development.

Subject to compliance with the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Samples and a schedule of materials shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of the development. The development shall thereafter be carried out in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.
3. Prior to the commencement of development, a plan indicating the positions, design, materials and type of boundary treatment and other means of enclosure to be erected has been submitted to, and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the buildings are occupied. The development shall be carried out in accordance with the approved details and thereafter be permanently retained.
4. The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to 'Lifetime Homes' standards, and thereafter retained to those standards.
5. The development hereby permitted shall not commence until there has been submitted to, and approved by, the Local Planning Authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities within a planting schedule, also the method of planting including soil composition, tying and staking, a maintenance care regime including mulching and watering and the replacement of any species that die within 5 years of planting.
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out not later than the first planting and seeding seasons prior to the occupation of the building[s], or the completion of the development, whichever is the sooner. Any new trees or shrubs which, within a period of 2 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.
7. No site works or development other than demolition, substructure and drainage shall commence until details of the levels of the building[s], road[s] and footpath[s] in relation to the adjoining land and highway[s], and any other changes proposed in the levels of the site, have been submitted to, and approved by, the Local Planning Authority.

8. The development hereby permitted shall not be occupied or used until a scheme for:
 - The storage and disposal of refuse / waste / recycling including a detailed site waste management plan; and
 - Vehicular access thereto

has been submitted to and approved in writing by the Local Planning Authority prior to commencement of development of each relevant phase of development, and agreed facilities provided prior to occupation of any part of that phase or first use within each phase and thereafter retained.
9. Development shall not commence until a surface water drainage system for the site based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.
10. The development of any buildings hereby permitted shall not commence until works for the disposal of foul and surface water have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.
11. The development of any buildings hereby permitted shall commence until surface water attenuation / storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.
12. At least 29 of the residential units hereby permitted shall be built as wheelchair accessible housing or adaptable to wheelchair housing, details which are to be submitted to and approved in writing by the Local Planning Authority prior to occupation of any of these wheelchair accessible housing or wheelchair adaptable housing and thereafter permanently retained.
13. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 [or any order revoking or re-enacting that order with or without modification], no development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out to the proposed houses without the prior written permission of the Local Planning Authority.

15. Prior to commencement of each relevant phase of the development hereby permitted, details that show how the principles and practices of Secured By Design to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be submitted to and approved in writing by the Local Planning Authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured By Design website:
<http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:
- All main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
 - All window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes [downpipes] shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.
- Such details shall be approved prior to occupation or use of the relevant phase and thereafter retained.
16. Notwithstanding the information shown on the submitted plans, details of car and cycle parking [including disabled spaces] shall be submitted to and approved in writing by the Local Planning Authority prior to first use or occupation of each phase and thereafter retained as such for the life 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.
17. Prior to commencement of development, details of an updated Air Quality Assessment identifying mitigation measures to be included within the design and construction shall be submitted to and approved in writing by the Local Planning Authority.
18. Prior to commencement of development, an Intrusive Site Investigation shall be submitted to and approved in writing by the Local Planning Authority to determine the presence of contaminants across the site. The Investigation shall include a remediation strategy and access arrangements for independent monitoring of its implementation. Any further remedial works following identification of any unforeseen contaminants shall be carried out in a timetable to be agreed by the Local Planning Authority.
19. All of the residential units shall be constructed to meet a minimum Level 4 of Code for Sustainable Homes.

20. Prior to commencement of development, details of electric charging point locations and technical specifications [to be provided at a level of 20% of all spaces] shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented prior to first use or occupation of any part of the development and thereafter permanently retained.
21. Prior to commencement of development, a programme of phasing works shall be submitted to and approved in writing by the Local Planning Authority.
22. Notwithstanding the information shown on the submitted plans, details of mitigation measures to all upper floor windows of the rear elevation of northern terrace to address direct overlooking into the rear gardens of Rushcroft Road properties shall be submitted to and approved in writing prior to commencement of that part of the development. Such details as approved shall thereafter be permanently retained.
23. Notwithstanding the information shown on the submitted plans, details of mitigation measures to all upper floor balconies in the southern elevation of these units to address direct overlooking into the rear gardens of Empress Avenue properties and balconies of the mews-style houses to address direct overlooking into Rushcroft Road properties shall be submitted to and approved in writing prior to commencement of that part of the development. Such details as approved shall thereafter be permanently retained.
24. Prior to commencement of that part of the development, details of any additional ground floor windows to the front elevation of the mews-style houses shall be submitted to and approved in writing by the Local Planning Authority.
25. Prior to commencement of development, details of the CHP unit 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 thereafter permanently retained.
26. Prior to occupation of any of the residential units or prior to the first use of any of the non-residential uses hereby permitted [whichever is the soonest], details of the hours of operation of the non-residential uses shall be submitted to and approved in writing by the Local Planning Authority.
27. Prior to commencement of development, an updated Demolition and Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority, including hours of operation, measures to suppress dust, details of wheel washing equipment to be provided on-site and prescribed haul routes and traffic generation details. In addition, a Development Phasing Statement shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any part of the development.

28. The proposed nursery shall only be used for the purpose specified in this application and for no other purpose, including any other purpose within Class D of the Schedule to the Town and Country Planning (Use Classes) Order 1987 [or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification] unless otherwise agreed in writing by the Local Planning Authority.
29. Prior to commencement of each phase of development incorporating car parking within buildings / basements, a detailed Car Park Management Scheme to Parkmark standard, and including lighting, and any CCTV, all forms of gating, shuttering or barrier controls, help / alarm systems and monitoring arrangements shall be submitted to and approved in writing by the Local Planning Authority. The agreed arrangements shall be fully implemented by the time each part of the development is brought into use and thereafter retained as such.
30. Prior to commencement of construction of any phase of the development, full details of wildlife habitat enhancements to be incorporated into that phase of the development through the landscaping scheme or otherwise shall be submitted to and approved in writing by the Local Planning Authority.
31. Prior to commencement of development, details of any CCTV and lighting scheme for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Each phase shall not be used or occupied until the relevant part of the scheme has been implemented in accordance with the approved details and thereafter so maintained.
32. Prior to commencement of development, a plan of work detailing the removal of asbestos containing materials [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 LBWF Environmental Health section.
33. Prior to first occupation of any of the residential units hereby permitted, details of the substation and any enclosure shall be submitted to and approved in writing by the Local Planning Authority.
34. The development hereby permitted shall not commence until detailed particulars of the levels of noise to be generated in the buildings, of the provision to be made for the insulation of the buildings against the transmission of noise and vibration by reason of granting this permission, and of times during which noise producing activities will be carried out shall be submitted to, and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

35. Before any plant and / or machinery is used on the premises, it shall be enclosed with sound insulating material and mounted [where applicable] in such a way, which will minimise transmission of structure borne sound in accordance with a scheme to be agreed in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
36. Prior to commencement of development, a scheme shall be agreed with the Local Planning Authority, which specifies the provisions to be made for the control of noise emanating from the site. The agreed scheme shall be fully implemented before the first use of any of the non-residential part of the development and shall be retained in its approved form for so long as the uses continue on site.
37. Details of plant and machinery, including that for fume extraction, ventilation, refrigeration and / or air conditioning shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the relevant part of that development. The approved details shall be so installed, used and thereafter retained as to prevent the transmission of noise and vibration into any neighbouring premises.
38. The development shall be carried out in accordance with the approved Flood Risk Assessment [FRA] prepared by MLM Consulting [Ref: TRC/613620/R6 Revision 6, dated April 2012] and the following mitigation measures detailed therein:
 - Finished floor levels to be set as high as is reasonably practical above, and no lower than, the 1 in 100 chance in any year flood level, taking the effects of climate change into account.
 - Provision of appropriate volume for volume floodplain compensation, for all flood events up to and including the 1 in 100 chance in any year event, taking the effects of climate change into account.
 - Reducing surface water runoff rates to approximately 80-85% of the existing rates for all storm events up to and including the 1 in 100 chance in any year storm event, taking the effects of climate into account.
 - Provision of storage on site to attenuate all storm events up to and including the 1 in 100 chance in any year event, taking the effects of climate change into account.
 - Provision and maximisation of Sustainable Drainage Systems [SUDS] including permeable paving and brown roofs.
 - Identification and provision of safe routes into and out of the site to an appropriate safe haven, during all flood events up to and including the 1 in 100 chance in any year event, taking the effects of climate into account.

- The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
39. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 chance in any year storm event, taking the effects of climate change into account, will be reduced by approximately 80-85% when compared to the existing rates. The scheme shall also provide for the maximisation of Sustainable Drainage Systems [SUDS] such as brown roofs and permeable paving on site. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
40. No development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
1. A preliminary risk assessment which has identified:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on [1] to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in [2] and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in [3] are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

41. No occupation of any part of the development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan [a "long-term monitoring and maintenance plan"] for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
42. If, during development, contamination not previously identified is found to be present at the site then no further development [unless otherwise agreed in writing with the Local Planning Authority] shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
43. No infiltration of surface water drainage into the ground 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 approval details.
44. Piling or any other foundation designs or ground source heating and cooling systems 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 no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
45. No development shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas [except privately owned domestic gardens], shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:
 - Detail extent and type of new planting [NB planting to be of native species]
 - Details of maintenance regimes
 - Details of any new habitat created on site

- Details of treatment of site boundaries and/or buffers around water bodies
 - Details of management responsibilities.
46. The development shall be carried out in accordance with the following Drawing Numbers [unless details therein are otherwise reserved for determination through approval of conditions set out above]:

Received 23.12.11

- P-100 to P117;
- P-203A, P-206A to P-209A, P-213A, P215-219A, P-225A to P-261A, P-262; and
- P-300A to P-363A, P-365A, P-366 to P-370.

Received 24.04.12

- P-200B, P-202B, P-204B, P-205B, P-210B to P-212B, P-214B, P-220B to P-224B, and
- P-364B.

For the following reasons:

1. To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.
2. To ensure a satisfactory appearance in accordance with Policy CS15 of the LBWF LP Core Strategy [2012].
3. To safeguard the amenity of neighbouring residents and the character of the locality in accordance with the Policy CS15 of the LBWF LP Core Strategy [2012].
4. To ensure inclusive development and provision of 'Lifetime Homes' standard housing in accordance with Policy CS15 of the LBWF LP Core Strategy [2012].
5. To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with Policies CS5 and CS15 of the LBWF LP Core Strategy [2012].
6. To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with Policies CS5 and CS15 of the LBWF LP Core Strategy [2012].
7. To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement in accordance with Policy CS15 of the LBWF LP Core Strategy [2012].
8. To ensure adequate standards of hygiene and refuse / waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties in accordance with Policies CS6 and CS15 of the LBWF LP Core Strategy [2012].

9. To ensure that adequate drainage facilities are provided in accordance with Policies CS4 and CS15 of the LBWF LP Core Strategy [2012].
10. To ensure that adequate drainage facilities are provided in accordance with Policies CS4 and CS15 of the LBWF LP Core Strategy [2012].
11. To prevent the increased risk of flooding in accordance with Policies CS4 and CS5 of the LBWF LP Core Strategy [2012].
12. To ensure a reasonable provision of wheelchair accessible housing is provided as part of the development and to respond to future housing needs for those with disabilities in accordance with Policy CS2 of the LBWF LP Core Strategy [2012].
13. To secure the provision of archaeological excavation and the subsequent recording of the remains in the interest of national and local heritage in accordance with Policy CS12 of the LBWF LP Core Strategy [2012].
14. To safeguard the character of the area by restricting the amount of site coverage and size of dwelling and to safeguard the amenity of neighbouring residents in accordance with Policies CS13 and CS15 of the LBWF LP Core Strategy [2012].
15. In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Section 17 of the Crime & Disorder Act 1998 and Policy CS16 of the LBWF LP Core Strategy [2012].
16. To ensure adequate provision of parking and a satisfactory form of development in accordance with Policies CS7 and CS13 of the LBWF LP Core Strategy [2012].
17. To protect the living conditions of existing and future residents on and around the application site in accordance with Policy CS13 of the LBWF LP Core Strategy [2012].
18. To enable a thorough determination of the presence of any contaminants on-site given the residential development proposed and the need for remedial measures where appropriate, and to comply with Policy CS13 of the LBWF LP Core Strategy [2012].
19. In the interest of sustainability, energy efficiency and to provide a high quality development in accordance with Policy CS15 of the LBWF LP Core Strategy [2012].
20. In the interest of sustainability and to provide a high quality development in accordance with Policy CS15 of the LBWF LP Core Strategy [2012].
21. To protect the living conditions of existing and future residents in the locality in accordance with Policies CS13 and CS15 of the LBWF LP Core Strategy [2012].
22. To protect the living conditions of existing residents adjacent to the site to address in accordance with Policies CS13 and CS15 of the LBWF LP Core Strategy [2012].

23. To protect the living conditions of existing residents adjacent to the site to address in accordance with Policies CS13 and CS15 of the LBWF LP Core Strategy [2012].
24. To enhance the living conditions of future occupiers of these properties in accordance with Policies CS13 and CS15 of the LBWF LP Core Strategy [2012].
25. To ensure the CHP unit conforms to emission levels set by the Greater London Authority and in the interest of sustainability, energy efficiency and to provide a high quality development in accordance with Policy CS15 of the LBWF LP Core Strategy [2012].
26. To protect the living conditions of existing and future residents on and around the application site in accordance with Policy CS13 of the LBWF LP Core Strategy [2012].
27. To protect the amenities of those living and working in the locality in accordance with Policy CS13 of the LBWF LP Core Strategy [2012].
28. To protect the living conditions of residents in the locality in accordance with accordance with Policy CS15 of the LBWF LP Core Strategy [2012].
29. In the interests of personal safety and security in accordance with Policy CS16 of the LBWF LP Core Strategy [2012].
30. To harness the potential to increase habitat and biodiversity as a result of the development in accordance with Policy CS5 of the LBWF LP Core Strategy [2012].
31. In the interests of visual amenity, public safety and privacy in accordance with Policies CS13, CS15 and CS16 of the LBWF LP Core Strategy [2012].
32. In the interest of health and to protect the living conditions of existing and future residents in the locality in accordance with Policy CS13 of the LBWF LP Core Strategy [2012].
33. To protect the amenities of those living and working in the locality in accordance with Policy CS13 of the LBWF LP Core Strategy [2012].
34. To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents in accordance with Policy CS13 of the LBWF LP Core Strategy [2012].
35. To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents in accordance with Policy CS13 of the LBWF LP Core Strategy [2012].
36. To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents in accordance with Policy CS13 of the LBWF LP Core Strategy [2012].
37. To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents in accordance with Policy CS13 of the LBWF LP Core Strategy [2012].

38. To minimise flooding by ensuring the satisfactory storage and disposal of surface water from the site; to prevent increased flooding elsewhere by ensuring that compensatory storage of flood water is provided; to ensure safe access and egress from and to the site; and to reduce the risk of flooding to the development and future occupants in line with the Technical Guidance to the NPPF [2012].
39. To minimise the risk of flooding off-site by ensuring the satisfactory storage and disposal of surface water runoff from the site in line with Policy 5.13 of the London Plan [2011].
40. To prevent pollution of groundwater and the Ching Brook, and to prevent deterioration and promote recovery of these water bodies in line with the Thames River Basement Management Plan.
41. To prevent pollution of groundwater and the Ching Brook by ensuring that any works set out in the approved remediation strategy are carried out effectively.
42. To prevent pollution of groundwater and the Ching Brook by ensuring that any unidentified contamination encountered during construction is dealt with appropriately.
43. To prevent pollution of groundwater and the Ching Brook by ensuring that any infiltration of surface water drainage does not mobilise contaminants.
44. To prevent pollution of groundwater and the Ching Brook by ensuring that deep piling or other penetrative works do not introduce a new pathway for pollutants.
45. To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with Paras 109 and 118 of the NPPF [2012].
46. For the avoidance of doubt and in the interests of proper planning.

Informatives

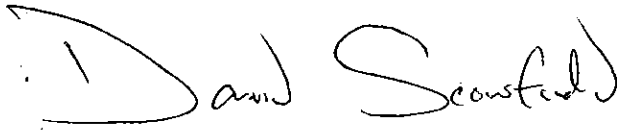
1. A s106 agreement has been entered into between the applicant and the London Borough of Waltham Forest in conjunction with the grant of planning permission.
2. The decision to grant permission has been taken having regard to the policies and proposals in the LBWF LP Core Strategy [2012] and to all other relevant material considerations as outlined in the application report. With respect to adjoining occupiers it has been considered that the development does not unduly compromise the amenity of neighbouring occupiers by reason of its size, scale and design. Accordingly, the development has been considered against Policies CS1-CS7, CS9-CS13, CS15 and CS16 of the LBWF LP Core Strategy [2012] and Policies 2.8, 3.1, 3.3, 3.4, 3.5, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 3.16, 3.18, 5.1, 5.2, 5.3, 5.7, 5.12, 5.13, 5.17, 5.18, 5.21, 6.3, 6.9, 6.13, 7.1, 7.2, 7.3, 7.4, 7.6, 7.8, 7.14, 7.15, 8.2, and 8.3 of the London Plan [2011].

3. The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.
4. The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner[s] where the building owner intends to carry out building work which involves:
 - work on an existing wall shared with another property;
 - building on the boundary with a neighbouring property;
 - excavating near a neighbouring building; andthat work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval.
5. The planning permission will impose a restriction making residential occupiers ineligible for residents parking permits in any surrounding Controlled Parking Zone.
6. This decision has been made on the basis of measurements scaled from the plan[s], unless a dimensioned measurement overrides it.
7. The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if / when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.
8. The applicant is encouraged to apply for Secured By Design accreditation where appropriate. This is a national Police initiative. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.
9. **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.
10. In response to the removal of ACMs, copies of the relevant notification forms that need to be submitted to the Health and Safety Executive [at least 14 days prior to works to which Control of Asbestos Regulations apply] must be forwarded to the Local Planning Authority at the same time. A copy of the HSE response [issued in a letter or counter notice] acknowledging the asbestos removal / demolition works with any informatives or guidance shall be submitted to the LBWF Environmental Health section.
11. Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage byelaws, a Flood Defence Consent from the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the Ching Brook. This is irrespective of any planning permission that may be granted and additional details are likely to be required in order to obtain consent. Please contact Nick Beyer on 01707 632638 or nick.beyer@environment-agency.gov.uk.
12. Supporting documents submitted with the application that should be read in connection with the submitted plans:
- Planning and Regeneration Statement by AKA Planning [June 2011];
 - Daylight and Sunlight Report by Calford Seaden [June 2011];
 - Landscape, Biodiversity and Open Space Strategy by Liz Lake Associates [April 2011];
 - Landscape Drawings by Liz Lake Associates [May 2011]:
 - * 1270 01 Rev B Planting Strategy Plan
 - * 1270.01 Ching River Improvements
 - * 1270.09 Public Node / River Ching
 - * 1270/11 Rev C Hard Landscape Masterplan
 - * 1270.12 Visualisation of Courtyard Gardens
 - * 1270.13 Soft Landscape Masterplan
 - * 1270.14 Eastern Play Area
 - * 1270.15 Public Node / River Ching
 - * 1270.16 Play Design;
 - Ecological Assessment by Eco Planning UK Ltd for and on behalf of Liz Lake Associates [January 2011];
 - Arboricultural Report by Eco Planning UK Ltd for and on behalf of Liz Lake Associates [February 2011];
 - Environmental Noise Survey and PPG24 Assessment by Hann Tucker Associates [June 2011];
 - Energy Efficiency Statement and Sustainability Strategy by Calford Seaden [June 2011];

- Foul and Surface Water Sewerage and Utilities Statement [June 2011];
- Site Waste Management Report by Quadrant Construction [June 2011];
- Method Statement for Demolition by Quadrant Construction [June 2011];
- Transport Assessment by Transport Planning Practice [June 2011];
- Contaminated Land Survey by MLM Consulting Engineers Ltd [June 2011];
- Heritage Statement by Montague Evans [June 2011];
- Archaeological Desk Based Assessment by CgMs Consulting [June 2011];
- Air Quality Screening Assessment for Walthamstow Stadium Site, London by Matthew Whitman [June 2011];
- Flood Risk Assessment by MLM Consulting Engineers Ltd [June 2011];
- Statement of Community Engagement by AKA Planning [June 2011];
- Sporting and Business Case by RAE Sport and Leisure Consultants [June 2011];
- Methodology Statement: Development Viability Assessment by Jones Lang LaSalle [June 2011];
- Schedule of Works to Listed Buildings by Martin Associates [June 2011];
- Structural Investigation Report by Knapp Hicks [June 2011];
- Heritage Assessment by Montague Evans [June 2011];
- Planning and Regeneration Statement by AKA Planning [December 2011];
- Addendum Report to Design and Access Statement by Conran + Partners [December 2011];
- Addendum to Transport Assessment by Transport Planning Practice [December 2011];
- Daylight and Sunlight Report by Calford Seaden [December 2011];
- Landscape, Biodiversity and Open Space Strategy by Liz Lake Associates [December 2011];
- Ecological Assessment by [Revision 1] by Liz Lake Associates [December 2011];
- Bat Survey by Liz Lake Associates [December 2011];
- Revised Heritage Statement by Montague Evans [December 2011];

- Addendum to Energy Strategy by Calford Seaden [December 2011];
- Addendum to Sporting and Leisure Business Case by RAE Sport and Leisure Consultants [December 2011];
- EIA Screening Request by AKA Planning [December 2011];
- Response to London Plan July 2011 Chapter 5 by Calford Seaden [December 2011];
- Addendum Report 2 To Design & Access Statement by Conran + Partners [April 2012];
- Flood Risk Assessment by MLM Consulting Engineers Ltd [April 2012];
- Landscape, Biodiversity and Open Space Strategy UPDATE by Liz Lake Associates [2012]; and
- Landscape Drawings by Liz Lake Associates [April 2012]:
 - * 1270/11 Rev E Hard Landscape Masterplan
 - * 1270.13 Rev B Soft Landscape Masterplan.

A handwritten signature in black ink that reads "David Seaden". The signature is written in a cursive, slightly slanted style.

**Head of Development Management
on behalf of London Borough of Waltham Forest**