

Waltham Forest Town Hall, Forest Road, London E17 4JF

Date of decision: 31.10.2022

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

Application reference number: 222200

Description of work: Construction of a two storey side extension, installation of bifold doors to ground floor side elevation and removal of pebble dash/render finish to reinstate facing brickwork.

Location of work:

The application together with attached drawings for the above development has been considered and in pursuance of the powers exercised by them as the 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 begin not later than the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and supporting documents and thereafter maintained as such for the lifetime of the development:
 - P1, P2, P3, P4 and P5 Rev R1 dated 5th April 2022.
3. The materials to be used for the external surfaces of the development/extension hereby permitted shall match those as shown on drawing number P5 Rev R1 and shall thereafter be retained as such for the lifetime of the development.
4. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and/or re-enacting that Order, no additional windows shall be inserted in the elevations of the development/extension hereby permitted without the prior written approval of the Local Planning Authority.

For the following reasons:

1. To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt and in the interests of proper planning.

3. To safeguard and enhance the visual amenities of the locality, in accordance with Policy CS15 of the adopted Waltham Forest Local Plan - Core Strategy (2012) and Policy DM29 of the adopted Waltham Forest Local Plan - Development Management Policies (2013).
4. To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining property, in accordance with Policy CS15 of the adopted Waltham Forest Local Plan - Core Strategy (2012) and policy DM32 of the adopted Waltham Forest Local Plan - Development Management Policies (2013).

Informative(s)

1. To assist applicants the Local Planning Authority has produced policies and provided written guidance, all of which is available on the Council's website and which have been followed in this instance. The Local Planning Authority delivered the decision in a timely manner
2. This decision is based on the submitted drawings and does not purport to establish the exact position of the flank boundary of the site. The applicants are advised that this permission does not override legal ownership rights and that no development may encroach on land outside their ownership without the prior consent of the owner.
3. This determination does not constitute permission to build under the Building Regulations 2010. Works should not commence until any appropriate building regulation applications have been submitted and where necessary approved.
4. Construction and demolition works audible beyond the boundary of the site should only be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays.
5. This notice is without prejudice to your responsibilities under any other legislation.



Justin Carr
Assistant Director – Development Management and Building Control
London Borough of Waltham Forest