
Development Management, Sycamore House, Town Hall Complex, Forest Road, London E17 4JF

Islington & Shoreditch Housing Association
FAO Mr Louis Gavriel
102 Blackstock Road
London
E4 2DR

Date of Decision: 04 December 2009

TOWN AND COUNTRY PLANNING ACT 1990

Application no: 2009/1170

Description of work: Demolition of existing buildings at 454 and 458 Larkshall Road and inclusion of part of the station car park to enable redevelopment of the site to provide 56 residential units, comprising of 47 x flats within 3 and 4-storey blocks, and 9 x 2 and 3 storey houses. Reprovision of office accommodation, and provision of 3 retail units on the Larkshall Road frontage, and on-site parking as shown on as shown on drawing numbers 2635/FP/1, 2, 99, 100-O, 101-O, 102-O, 103-O, 104-N, 105-M, 106-F, 107-A, 108-A, 115-D, 116-C, 117-D, 118-E, 119-C received 7 September 2009, revised drawing numbers 2635/FP/401, 402, 403, 404, 405, 406, 407, 408, 409 received 6 October 2009.

Location of work: 454 - 458 Larkshall Road
& Station Car park
Chingford
London
E4 9HH

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 REFUSE permission for the development.

For the following reasons:

- 1 The proposed development by reason of the excessive density being 288 habitable rooms per hectare would be contrary the maximum density for a suburban location as given in the Density Matrix at table 3A.2 of the London Plan (consolidated with Alterations since 2004).





Development Management, Sycamore House, Town Hall Complex, Forest Road, London E17 4JF

- 2 The proposed development is considered to be out of character with the vernacular of the surrounding locality in terms of scale, mass, design and appearance contrary to policy BHE1 of the adopted Waltham Forest Unitary Development Plan 2006.
- 3 The development would provide an insufficient amount of amenity open space to serve the needs of the future occupiers of the development contrary to policy PSC2 of the adopted Waltham Forest Unitary Development Plan 2006.
- 4 The proposal is unacceptable due to the cumulative effect of traffic generation from the site contrary to policy BHE4 of the adopted Waltham Forest Unitary Development Plan 2006.
- 5 The proposed development is inappropriate due to the inclusion of a retail element in relation to the proposed mixed-use redevelopment on the former C&A Warehouse, Jubilee Avenue E4 contrary to policy TRL11 of the adopted Waltham Forest Unitary Development Plan 2006.
- 6 The proposed development is unacceptable as it has not adequately addressed the issues of air quality in respect of the design contrary to policy WPM9 of the adopted Waltham Forest Unitary Development Plan 2006.

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

