



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

Mr Imran Sidyot  
Lantern of knowledge school  
30-36 Lindley Road  
Leyton  
London E10 6QT

Date of Decision: 12 May 2008

**TOWN AND COUNTRY PLANNING ACT 1990**

Application no: 2008/0541

Description of work: Change of use from residential to school (Use Class D1) in association with adjoining school building, as shown on site plan. 1:1250 and drawing Nos. 786/LOK/SU-100, 786/LOK/SU-101, 786/LOK/PP-100 and 786/LOK/PP-101 received on 13th March 2008.

Location of work: 32 Lindley Road  
Leyton  
London  
E10 6QT

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 proposal would result in the loss of a residential unit at a time of pressing housing need and would be contrary to policy HSG3 of the adopted Waltham Forest Unitary development Plan-First Review (2006)
- 2 The proposal fails to make provision for access to and within the building for all persons contrary to the policy BHE5 of the adopted Waltham Forest Unitary development Plan-First Review (2006) and the Council's "Access For Guidelines".
- 3 The proposal cannot make provision for any off-street parking in accordance with the Appendix 1 standards in the adopted Waltham Forest Unitary Development Plan (2006) and would therefore result in an increase in on street parking, in a street where parking demand already exceeds kerbside space. As such the proposals are contrary to policy TSP17 of the adopted Waltham Forest Unitary Development Plan First Review (2006).



**Directorate of Environment and Regeneration**

Executive Director: Martin Esom



**Waltham Forest**

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

A handwritten signature in black ink, appearing to read "B. Butler".

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



INVESTOR IN PEOPLE

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[walthamforest.gov.uk](http://walthamforest.gov.uk)



# Appeal Decision

Hearing and site visit held on  
17 March 2009

by **J A Cohen Dip. TP MRTPI**

an Inspector appointed by the Secretary of State  
for Communities and Local Government

The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

☎ 0117 372 6372  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Decision date:  
20 April 2009

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## Appeal Ref: APP/U5930/A/08/2090054 32 Lindley Road, Leyton, London, E10 6QT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr. Imran Sidyot against the decision of the Council of the London Borough of Waltham Forest.
- The application Ref 2008/0541, dated 28 December 2007, was refused by notice dated 12 May 2008.
- The development proposed is a change of use from residential to use class D1 (non residential school) to provide staff room, resource room and library to an existing school.

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### Decision

1. I allow the appeal and grant planning permission for a change of use from residential to use class D1 (non residential school) to provide staff room, resource room and library to an existing school at 32 Lindley Road, Leyton, London, E10 6QT, in accordance with the terms of the application Ref: 2008/0541, dated 28 December 2007 and the drawings submitted therewith and subject to the following conditions:
  - 1) The development hereby permitted shall begin before the expiration of three years from the date of this decision.
  - 2) Development shall not begin until a scheme indicating the provisions to be made for disabled people to gain access to and to circulate within both the existing school building and the converted dwelling house shall have been submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

### Main issues

2. There are three main issues:
    - whether the loss of a dwelling would be materially harmful to the Council's objective of maintaining a supply of family houses;
    - whether the proposal includes a satisfactory standard of accessibility; and
    - whether the proposal would generate additional traffic likely to cause local congestion or prejudice highway safety.
-

educational floorspace, there is no clear evidence that the proposed library and staff facilities would be likely to generate such a significant increase in persons visiting the school so as to cause any material increase in traffic movements or intensify demand for on-street parking space. In this regard I accept the appellants' confirmation that there is no intention of increasing the number of pupils in attendance at the school. I have also taken into account that reliance on private transport would be reduced as the appeal property is served by nearby bus services and that the traffic and parking implications of the existing residential occupancy would be removed.

10. I therefore consider that the development would have a neutral effect on highway safety. I accept that as neither the school nor the existing dwelling includes any parking space, the proposal would not strictly comply with UDP policy TSP17 (F) which seeks to ensure that appropriate provision is made for off-street parking. Nevertheless, I am satisfied that no significant impediment would be caused to the passage of passing vehicles or that there would be any deterioration in highway safety.
11. I therefore see no justification to prevent the development on this particular ground and on my third main issue I find no conflict with UDP policy TSP17 or with UDP policy BHE4 which requires development proposals to have regard to their transport impact.

### **Conclusions**

12. Although the development would have some minor shortcomings in terms of access, parking and the loss of residential accommodation, I do not consider that these aspects of the proposal are sufficient to outweigh the community benefits of the development. On balance, therefore, I consider that the scheme is acceptable and while I have considered all other matters raised, I conclude that the appeal should succeed.

*Jeffrey Cohen*

INSPECTOR

Appeal Ref : APP/U5930/A/08/2090054/NWF

Site at No. 32 Lindley Road, Leyton, London, E10 6QT

## **FINAL COMMENTS ON LPA's FULL STATEMENT OF CASE**

These comments are to be read in conjunction with the LPA's paragraph and clause references as per their Appeal Statement.

### **1. Description of the site and surroundings:**

The Appellant, concords with the LPA's observation that:

*'Originally, the dwelling is attached to the Use of the Church Halls....'*

As such the ambient environment impacting upon the dwelling is inextricably linked to the use of those same buildings be they church halls, wedding halls, dance halls [all previous functions] of the surrounding buildings. As noted from the appellants statement of case and site observation.

No other residential property is encapsulated by such uses and the environmental impact they impose. As noted from the appellants statement of case and site observation.

### **3. The decision of the local planning authority:**

The LPA state:

*'The application was considered on it merits and against the adopted development plan policies'*

The Appellant reiterates: Neither the Appellant nor their architects were contacted by the LPA to arrange a site visit to see first hand the nature of the site context and outlook from the rear of No. 32.

### **4. Relevant planning history:**

The LPA state:

*'There is none in this case.'*

The Inspectors attention is drawn to observations made under Section 3 of the Appellants Statement of Case – page 3.

### **6. The case for the local planning authority**

LONDON BOROUGH OF  
WALTHAM FOREST  
Rec'd 16 FEB 2009  
SYCAMORE HOUSE

Appeal Ref : APP/U5930/A/08/2090054/NWF

Site at No. 32 Lindley Road, Leyton, London, E10 6QT

[6.1] The LPA make reference to the suitability of the property as a family sized dwelling unit. The appellant and their architect consider the property wholly unsuitable as family accommodation. This is for all the reasons outlined in the Appellants Full Statement of Case – not least amongst them is the complete lack of any semblance of private amenity area. As a material consideration, this would be a policy pre-requisite which the LPA cannot deny.

[6.2] The Appellant does not consider that their use of the Church Halls is in anyway less desirable or sustainable, in planning terms, than the previous uses of the site or others allowed under Use Class D1.

The Appellant regrets that the LPA interpret their use of the site as somehow less sustainable and desirable than previous uses:

- children's nursery
- dance/music classes
- weddings /birthdays / anniversaries / engagements
- fairs
- religious gatherings

[6.3] The Appellant fails to see how *'the usefulness of the services being provided from the premises'* compromises *'adopted plan policies and guidance'* if it conforms with the D1 Use Class.

**The Appellants final comments to the remaining points raised by the LPA in their Appeal Statement:**

The LPA have failed to acknowledge that the application for Change of Use does not in anyway impact on traffic, parking & the student roll.

This appeal relates to a planning application for improved facilities, it has no impact on school size in relation to increased numbers of pupils. We have been advised post planning submission that any additional part time staff duties are likely to come from the pool of existing teaching staff.

It is to be noted that a separate planning approval for Conversion of the loft to Classroom Use at No. 34-36 Lindley Road likewise did not involve an increase to the student role, [planning ref. 2007/1184].

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

# **Appeal Statement**

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Development Management

Case Officer: Mrs C Kadiri BA (Hons), Dip.UPI, MA, MRTPI  
Direct Line: (020) 8496 6707  
Fax: (020) 8496 6902  
LPA Ref: 2008/0541  
PINS Ref: APP/U5930/A/08/2090054/NWF  
E-mail: cecilia.kadiri@walthamforest.gov.uk  
Date: 4 January 2009

Town And Country Planning Act 1990 Section 78

Written Representations for the appeal under the above-mentioned Act against the London Borough of Waltham Forest's decision to refuse the following application for Planning Permission

**APPEAL BY:** Mr Imran Sidyot: Lantern of Knowledge School

**LOCATION:** 32 Lindley Road, Leyton, London E10 6QT

**PROPOSAL:** Change of use from residential to School in association with adjoining school premises, as shown on site location plan @ 1:1250 and drawing Nos. 786/LOK/SU-100, 786/LOK/SU-101, 786/LOK/PP-100 & 786/LOK/PP-101 dated 20<sup>th</sup> December 2007.

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## **1 Description of the site and surroundings**

- 1.1 The appeal site is a two-storey, mid terraced dwelling house situated in an area which (as can be seen from the appended plan) is predominantly residential in character. The dwelling house, the subject of this appeal, is situated in between two former Church Halls currently School premises. Originally, the dwelling is attached to the use of the Church Halls and has been used for residential purpose even after the post war reconstruction. An extract from the O/S Map is at Appendix A(1).

## **2 The proposed development**

Permission was sought for a change of use from a dwelling (Use Class C3) to staff and resource facility in association with the use of the adjoining School premises (Use Class D1), as described on the application forms and shown on drawings Nos. 786/LOK/SU-100, 786/LOK/SU-101, 786/LOK/PP-100 & 786/LOK/PP-101. (See true copies of the plans at Appendix A(2) of this statement.)

## **3 The decision of the local planning authority**

- 3.1 The application was considered on its merits and against the adopted development plan policies, and then refused under delegated powers. A copy of the decision notice dated 12<sup>th</sup> May 2008 is at Appendix A(3) of this statement.

## **4 Relevant planning history**

- 4.1 There is none in this case.

## **5 Development plan policies**

- 5.1 The Waltham Forest Unitary Development Plan –First Review was adopted in March 2006. The text of relevant policies BHE5, HSG3 and TSP17 was sent with a completed questionnaire and related documents posted to The Planning Inspectorate on 2<sup>nd</sup> December 2008.

## **6 The case for the local planning authority**

- 6.1 Lindley Road is predominantly residential in character. The surrounding roads are essentially residential roads with terraced houses and very small front gardens, and good size useable amenity open space to the rear. The reasons for reusing the application are self-explanatory in the appended decision notice. There is strong presumption against further loss of a useable family sized dwelling house in a sought after residential location, such as the appeal locality. The objective of the adopted Development Plan Policy HSG3 is to resist a net loss of suitable residential accommodation. The need or circumstances expressed by the Appellant is not



sufficient to outweigh the responsibility for housing provision placed on the Local Planning Authority (LPA) by the respective Government Guidance, the Strategic Planning Guidance for London Planning Authorities and the London Plan. The more recent Waltham Forest Sustainable Community Strategy (copy attached as Appendix A4) identifies that housing pressure, based on the social housing waiting list, is mostly for family housing. The future housing demand in the Borough points to dwelling houses of this type and it would have been contradictory to the point of sending a wrong message cum-interpretation of the adopted Development Plan Policies for securing family housing in the Borough.

- 6.2 The current non-residential educational use of the Church Halls on either side of the appeal site is the result of permitted changes in the National Use Classes Order. The original permitted use of the Church Halls was D1 use class, the current use as a non-residential School also falls within this category. Without which, it is doubtful whether the Local Planning Authority (LPA) would have granted permission for the use in such a location.
- 6.3 The LPA recognises the usefulness of the services being provided from the premises but believes that it should not compromise adopted development plan policies and guidance.
- 6.4 In planning terms it is considered that the proposed change of use would enable unacceptable expansion, which could not be regulated since the current use of the adjoining Church Halls was not permitted via an application. The LPA has no details of student and staff number and there is no condition that could prevent an increase in the numbers of student/staff at any one time in the buildings.
- 6.5 Whilst some of the adjacent roads in the area have been designated as Control Parking Zone (CPZ). Lindley Road is not despite there been a serious parking problem caused by the high level in on street parking in the road. There is no provision for off street parking in the existing use and none in the appeal proposal.

## **7 Comments on the Appellant's grounds of appeal**

- 7.1 As the agent for the Appellant rightly stated in their grounds of appeal, planning permission was granted recently for loft conversion and a large dormer window at the rear of Nos. 34 to 36 Lindley Road. Added to that, is the appeal proposal, which the LPA felt would result in the loss of a usable dwelling as well as increase in the floor space resulting in expansion of the existing use.
- 7.2 The Appellant must have been aware of the layout and site specific prior to acquiring the site for its current use. Therefore, to suddenly resort to criticisms of the Council and their adopted policies, as expressed in the grounds of appeal is not the way forward, as the LPA's hand will not be forced in this way to favour a section of the community more than any other. The circumstances for seeking additional space are not fully justified in this case. The proposal if permitted would encourage an unforeseen expansion of use on the terrace, which the LPA would wish to prevent. Development Plan policies have been put in place to protect the Environment, the Public and the entire Community. The LPA will always make an exception to policy where it is justified and providing the main thrust of that policy is not compromised.
- 7.3 According to the LPA's planning records, there has been no evidence to suggest that the appeal property has become unusable for residential purpose as to warrant changing its use to non-residential in association with the use next door. The Appellant's claim of being "hemmed in and lacking of amenity open space" is unfounded because the curtilage of the property remain as originally intended. There is no reason why the property should not provide a suitable residential accommodation for anyone or perhaps a worker within the School establishment, which is often the case in similar settings in the Borough and elsewhere.
- 7.4 The concerns expressed by the Council Access Development Officer are relevant policy base, taking account of the Building Regulations, Disability Discrimination Act 1995 (as amended), and Section 76 of the Act, which places a duty on the LPA to draw developers' attention to various legislative provisions, which require that public

buildings must be fully accessible in all respect by the chronically sick/disabled persons. The proposal does not comply with Policy BHE5 of the adopted Waltham Forest Unitary Development Plan.

## **8 Conclusions**

- 8.1 In this case the LPA is concerned that the likely expansion of activity on land, which is a usable domestic curtilage, would be an unacceptable loss, contrary to Policy HSG3 of the adopted Waltham Forest Unitary Development Plan. Added to that, is the expansion of activity, which would increase in the disturbance, experienced by residents in the locality.

## **Appendix A**

1. An extract from the O/S Map of the site and surroundings
2. The application forms and drawings Nos. 786/LOK/SU-100, 786/LOK/SU-101, 786/LOK/PP-100 & 786/LOK/PP-101.
3. Decision Notice dated 12<sup>th</sup> May 2008
4. Sustainable Community Strategy document
5. Other relevant document

**LPA Ref: 2008/0541**

**PINS Ref: APP/U5930/A/08/2090054/NWF**

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**LOCATION: 32 LINDLEY ROAD, LEYTON, LONDON E10 6QT**

Without prejudice to the case for the local planning authority, the Inspector is asked to consider imposing the following condition and informative if minded to allow the appeal:

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

**Informative**

You are advised that the property should continue to be maintained to a good standard and if the property falls into a condition that is detrimental to the amenities of the area the Council will consider taking action under Section 215 of the Town and Country Planning Act 1990.



# The Planning Inspectorate

## Questionnaire (s78) & (s20)

Received

Planning, Listed Building Consent and Conservation Area consent

Appeal ref: APP/US930/A/08/2090054/NWF

Appeal by: MR IMRAN SIDYOT: LANTERN OF KNOWLEDGE SCHOOL

Grid ref: \_\_\_\_\_

Site address: 32 LINDLEY ROAD, LEYTON, LONDON

Postcode: E10 6QT

When you have completed this questionnaire you must send a copy, with attachments, to the appellant/agent and to our case officer, **within 2 weeks** of the starting date. You can send it to us by e-mail. The start date and case officer's details and e-mail address are in our letter.

<b>1</b>	<b>a</b> Despite our initial letter, do you consider that this appeal can be dealt with by the written representation procedure?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	<b>b</b> Or do you wish to be heard by an Inspector at;	
	(i) a hearing? or	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	(ii) an inquiry?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	<b>c</b> How long do you expect an inquiry would last?	_____ days
<b>2</b>	<b>a</b> If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	<b>b</b> Is it <i>essential</i> for the Inspector to enter the site to assess the impact of the proposal?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	If YES, please explain;	
	<u>TO ASSESS THE PROPOSAL PROPERTY</u>	
	<b>c</b> Are there any known health and safety issues that would affect the conduct of the site inspection?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	If YES, please describe;	
<b>3</b>	Please provide the name, telephone number and e-mail address of the officer we can contact to make arrangements for the site visit, hearing or inquiry.	
	Name: <u>BRENDA DANAHAR</u>	
	Tel No: <u>020 8496 6732</u>	
	E-mail address: <u>brenda.danahar@walthamforest.gov.uk</u>	
<b>4</b>	Does the appeal relate to an application for approval of reserved matters?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
<b>5</b>	Was a GDPO 1995 Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

<p><b>6</b></p> <p><b>a</b></p> <p><b>b</b></p>	<p>Did you give publicity to the application in accordance with either Article 8 of the GDPO 1995, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) act 1990 or Regulation 5 of the Planning Listed Buildings and Conservation Areas) Regulations 1990?</p> <p>If YES, please attach;</p> <p>a a copy of the notice published;</p> <p>b any representations received as a result of that notice;</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Attached</p> <p>No of docs _____</p>
<p><b>7</b></p> <p><b>a</b></p> <p><b>b</b></p>	<p>Is the appeal site within;</p> <p>a A Green Belt?</p> <p>b An Area of Outstanding Natural Beauty?</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>
<p><b>8</b></p>	<p>Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?</p> <p>If YES, please attach details.</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Attached</p>
<p><b>9</b></p> <p><b>a</b></p> <p><b>b</b></p>	<p>Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State?</p> <p>If YES, please give our reference numbers and if necessary attach details.</p> <p>Refs: _____</p> <p>Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?</p> <p>If YES, please give our reference numbers and if necessary attach details.</p> <p>Refs: _____</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Attached</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Attached</p>
<p><b>10</b></p>	<p>Would the development require the stopping up or diverting of a public right of way?</p> <p>If YES, please attach an extract from the Definitive Map and Statement for the area, and any other details.</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/> Attached</p>
<p><b>11</b></p> <p><b>a</b></p> <p><b>b</b></p>	<p>Is the site in a Conservation Area?</p> <p>If YES, please attach a plan of the Conservation Area</p> <p>Does the appeal relate to an application for conservation area consent?</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Attached</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>
<p><b>12</b></p> <p><b>a</b></p> <p><b>b</b></p>	<p>Does the proposed development involve the demolition, alteration or extension of a listed building?</p> <p>If YES, is it a:</p> <p>Grade 1 <input type="checkbox"/> Grade II* <input type="checkbox"/> Grade II <input type="checkbox"/> Date of Listing: _____</p> <p>Would the proposed development affect the setting of a listed building?</p> <p>If YES, to (a) or (b), please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Attached</p>
<p><b>13</b></p>	<p>Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>
<p><b>14</b></p> <p><b>a</b></p> <p><b>b</b></p>	<p>Would the proposals affect an Ancient Monument (whether scheduled or not)?</p> <p>If YES, was English Heritage consulted?</p> <p>Please attach a copy of any comments.</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p><input type="checkbox"/> Attached</p>

15	Is any part of the site subject to a Tree Preservation Order? If YES, please attach a plan showing the extent of the Order and any relevant details.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <input type="checkbox"/> Attached
16	Have you made a Local Development Order under s61A to s61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site? If YES, please attach a copy of the relevant order.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <input type="checkbox"/> Attached
17	Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
18	<p>a Is the appeal site in or adjacent to or likely to affect an SSSI and/or an Internationally designated site (ie. cSAC, SAC, pSPA, SPA, Ramsar)? If YES, please attach the comments of Natural England.</p> <p>b Are any protected species likely to be affected by the proposals? If YES, please attach details.</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <input type="checkbox"/> Attached</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/> <input type="checkbox"/> Attached</p>
19	<p><b>Environmental Impact Assessment</b></p> <p><b>Schedule 1</b></p> <p>a (i) Is the proposed development Schedule 1 development as described in Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) (England &amp; Wales) Regulations 1999? (ii) If YES, under which description of development? (ie Nos 1-20)</p> <p><b>Schedule 2</b></p> <p>b (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England &amp; Wales) Regulations 1999? (ii) If YES, under which description of development in Column 1? (ie Nos 1-13) (iii) Is the applicable threshold/criteria in Column 2 exceeded/met?</p> <p>c Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country planning (Environmental Impact Assessment) (England &amp; Wales) Regulations 1999? If YES, please provide details:</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>
	<p><b>Screening</b></p> <p>d (i) Have you issued a screening opinion (SO) under regulation 25 (2)? If YES, please attach a copy of the SO that was placed on the planning register, and any other related correspondence. (ii) If YES, did the SO state that the proposed development is EIA development as defined by the EIA Regulations? If you decided that the proposed development is not EIA development as defined by the EIA Regulations, please attach brief reasons for your opinion.</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <input type="checkbox"/> Attached</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <input type="checkbox"/> Attached</p>



**Environmental Statement (ES)**

e Has the appellant supplied an environmental statement? YES  NO

If YES, please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 2/99.

Attached

**Publicity**

f If applicable, please attach a copy of the site notice and local advertisement published under Article 8 of the GDPO 1995, as required for EIA development.  Attached

20 Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? YES  NO

If YES, please attach copies of any comments that you received in response. Attached

If NO, please inform the appropriate bodies of the appeal now and ask for any comments to be sent to us within six weeks of the starting date.

21 **Copies of the following documents must, if appropriate, be attached to this questionnaire;** N/A. No of docs

a a copy of the letter with which you notified people about the appeal;  1

b a list of the people you notified and the deadline you gave for their comments to be sent to us;    
 Deadline: 7 January 2008

c all representations received from interested parties about the original application;

d the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;  1

e any representations received as a result of a GDPO 1995 Article 7 (or Regulation 6) notice;

f extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan). You must include the front page, the title and date of approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination;    
 List of policies: SPI, BHE3, GCSI, HSG3, BHES, TSP17

g extracts of any relevant policies which have been 'saved' by way of a Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, that you consider necessary. Please attach a copy of the Direction and a copy of the letter from the Government Office which accompanied the Direction.

List of policies: \_\_\_\_\_

Direction attached  Letter attached

h extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

	<p>i extracts from any supplementary planning document that you consider necessary, together with the date of its adoption. In the case of emerging documents, please state what stage they have reached;</p> <p>j a list of comprehensive conditions which you consider should be imposed if planning permission is granted. You need not attach this to the other questionnaire papers, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal statement;</p>	<p><input checked="" type="checkbox"/> _____</p> <p><input type="checkbox"/> _____</p>
	<p>k any other relevant information or correspondence you consider we should know about;</p>	<p>No of docs <u>N/A</u></p>
<p><b>22 For appeals dealt with by written representations only.</b></p>		
	<p>Do you intend to send a 6 week statement about this appeal?</p> <p><b>If NO, please attach the following information now (for all appeals, whether refusal or non-determination);</b></p> <p>a the relevant planning history, including a full list of the plans submitted with the application;</p> <p>b any supplementary reasons for the decision on the application or what the decision notice would have said;</p> <p>c matters which you want the Inspector to note at the site visit;</p> <p>d how the relevant development plan policies relate to the issues of this appeal;</p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p><input type="checkbox"/> Attached</p> <p><input type="checkbox"/> Attached</p> <p><input type="checkbox"/> Attached</p> <p><input type="checkbox"/> Attached</p>
<p><b>23 For the Mayor of London cases only</b></p>		
	<p>a Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.</p> <p>b Did the Mayor of London issue a direction to refuse planning permission? If YES, please attach a copy of that direction</p>	<p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p><input type="checkbox"/> Attached</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p><input type="checkbox"/> Attached</p>

Your reference: 2008/0541

I confirm that a copy of this questionnaire and any attachments have been sent to the appellant/agent today.

Name: B. Dandekar

On behalf of (LPA): London Borough of Waltham Forest

Date: 2/12/08

Please tell us of any changes to the information you have given on this form.



# PLANNING APPEAL

LONDON  
WAL  
Rec'd 14 NOV 2008

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

**Please use a separate form for each appeal**

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

**WARNING** If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

**PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK**

**A. APPELLANT DETAILS** The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name **MR IMRAN SIDYOT**

Organisation Name (if applicable) **LANTERN OF KNOWLEDGE**

Address **30-36 LINDLEY ROAD, LEYTON**  
**LONDON** Postcode **E10 6QT**

Daytime Tel **ALL CONTACT VIA AGENT** Fax

Email

I prefer to be contacted by  Email  Post

**B. AGENT DETAILS (if any) FOR THE APPEAL**

Name **MR UMAIR WAHEED**

Organisation Name (if applicable) **ATELIER / UWA ARCHITECTS**

Address **UNIT 6-OFFICE 15, WILMER BUSINESS**  
**PARK, WILMER PLACE LOND** Postcode **N16 0LW**

Your Ref

Daytime Tel **0207 4195990** Fax

Email **admin@atelieruwa.com**

I prefer to be contacted by  Email  Post

**C. LOCAL PLANNING AUTHORITY (LPA) DETAILS**

Name of the LPA **WALTHAM FOREST COUNCIL**

LPA's application reference no. **2008/0541**

Date of the planning application **030408**

Date of LPA's decision notice (if issued) **120508**

# The Planning Inspectorate - Planning Appeal

## D. APPEAL SITE ADDRESS

Address 32 LINDLEY ROAD  
LEYTON  
LONDON

Postcode E10 6QT **Note: Failure to provide the full postcode may delay the processing of your appeal.**

Is the appeal site within a Green Belt? YES NO

## E. DESCRIPTION OF THE DEVELOPMENT

Please enter details of the proposed development. This should normally be taken from the planning application form, but if the application was revised (and agreed) while it was with the local planning authority for consideration, you may enter a description of the revised scheme.

CHANGE OF USE FROM RESIDENTIAL TO SCHOOL (USE CLASS D1) IN ASSOCIATION WITH ADJOINING SCHOOL BUILDING

Size of the whole appeal site (in hectares) 0000.006808

Area of floor space of proposed development (in square metres) 106

Has the description of the development changed from that entered on the application form? YES NO

## F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

Please tick **ONE** box only

- 1 Refuse planning permission for the development described in Section E. 1
- 2 Grant planning permission for the development subject to conditions to which you object. 2
- 3 Refuse approval of the matters reserved under an outline planning permission. 3
- 4 Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object. 4
- 5 Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). 5

OR

- 6 The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. 6

## G. CHOICE OF PROCEDURE

### CHOOSE ONE PROCEDURE ONLY

You should start by reading our booklet 'Making your planning appeal' which explains the different procedures used to determine planning appeals. In short there are 3 possible methods: - written representations, hearings and inquiries. You should consider carefully which method suits your circumstances.

Please note that when we decide how the appeal will proceed we will take into account the LPA's views. ✓

#### 1 WRITTEN REPRESENTATIONS w

This is normally the simplest, quickest and most straightforward way of making an appeal. Three out of every four people making an appeal choose this method. The written procedure is particularly suited to small-scale developments (e.g. extensions of buildings, individual houses or small groups of houses, appeals against conditions and changes of use). It is also very popular with people making their own appeal without professional help. The process involves the submission of written 'grounds of appeal' followed by a written statement and any supporting documents. It also provides an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). An Inspector will study all of the documents before visiting the appeal site/area and issuing a written decision.

**NOTE: The Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.**

- a) If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? YES  
NO
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? YES  
NO

If the answer to **1b** is 'YES' please explain

#### 2 HEARINGS h ✓

This process is likely to be suited to slightly more complicated cases which require detailed discussion about the merits of a proposal. Like the written procedure, the process starts with the submission of 'written grounds of appeal' followed by a full written statement of case and an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). The Planning Inspectorate will then arrange a hearing at which the Local Planning Authority and the appellant(s) will be represented. Members of the public, interested bodies (e.g. Parish/Town Councils) and the press may also attend. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. The Inspector will visit the site/area and issue a written decision in the same way as the written procedure.

Although you may prefer a hearing the Inspectorate must consider your appeal suitable for this procedure.

#### 3 INQUIRIES i

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar as the parties to the appeal will usually be legally represented and expert witnesses will be called to give evidence. Members of the public and press may also attend. In general, inquiries are suggested for appeals that:

- are complex and particularly controversial;
- have caused a lot of local interest;
- involve the need to question evidence through formal cross-examination.

## H. GROUNDS OF APPEAL

If you have requested the written procedure, please provide your **FULL** grounds of appeal.

If you have requested a hearing or an inquiry, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive to enable the LPA to prepare their case.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

PLEASE SEE ATTACHED PDF INSERTION. DOCUMENT,  
ENTITLED " GROUNDS OF APPEAL FOR INFORMAL  
HEARING " — relating to Change of Use of No.  
32 LINDLEY ROAD, LEYTON, LONDON E10 6QT.

**GROUNDS OF APPEAL FOR INFORMAL HEARING-relating to change of use of No.  
 32 Lindley Road, Leyton, London E10 6QT**

**IN RESPONSE TO REASON 1. FOR REFUSAL:**

The LPA have failed to acknowledge the unique context and link of the appeal site at No. 32 Lindley road with the demise and function of No's. 30, 34 & 36 Lindley road as a Class D1 School.

In refusing the change of use the LPA have taken the building out of its urban context and have selectively applied policy HSG3 of the UDP as a blanket ban on any right of Change of Use.

There are 2 outcomes from interpreting policy HSG3 in this way I.E. devoid of consideration of site context and need, both are specific criterion under Policy HSG3 [A] & HSG3 [B].

1. It perpetuates a residential use for a building hemmed in on 3 sides [both sides and rear] by a thriving Community school.

Historically No.32 has always been associated with its adjoining buildings; these were constructed as a purpose built Church Hall/Community Centre occupying No's. 30, 34 & 36 Lindley Road. Number 30 was rebuilt in the 1950's following war damage.

Piece meal development and re-construction since 1950 has resulted in further encroachment due to extensive re-modelling to the rear of No. 32 in a manner that is oppressive in terms of its visual outlook and lack of amenity as a dwelling unit.

Such a site context; oppressive outlook and lack of private, external amenity space to the rear would of themselves be material considerations to refuse a new-build dwelling on the same application site. Throw into the mix the use of the immediate environs as a school [with its associated, external hard standing to the rear of No. 32] and it is untenable that the LPA are seeking to perpetuate an otherwise un-sustainable use or at least one that is severely compromised as a dwelling unit.

2. In refusing the application for a change of use to provide much needed school facilities relating to staff room linked to a resource area as well as a library at first floor level, the LPA have considered such needs to be subsidiary to the reasons for refusal.

Clearly if the LPA had consulted the staff, pupils and parents of the school they would have been advised of the pressing needs for such facilities, without compromising the student role.

A library is a requisite facility that any institute of learning should be able to provide for its users. It is inconceivable that a Community School such as the Lantern of Knowledge School serving a disadvantaged and under-achieving section of the community, namely those from ethnic minority backgrounds should be any different in this regard.

It is testament to the hard work and dedication of the schools management body, members of staff, parents and pupils that the school is thriving and there is a demand for places.

If our clients are forced to look into reducing classroom floor space to accommodate the facilities proposed this will have a negative impact not only on the school as a service provider but also in its ability to meet the needs and aspirations of the local community it serves.

The outcome from the LPA's decision if unchallenged would be that a perfectly sustainable and established use of the school as a Class D1 facility, would be disadvantaged in favour of perpetuating what would otherwise be considered an un-sustainable use for No. 32 in this or any similar such site context.

The Appellants and their architect maintain that such an outcome is diametrically opposed by the LPA's own planning Policy considerations on Sustainability and their Core Strategy objectives on Community Cohesion as stated in the emerging LDF as well as UDP policies:

Community Facilities: GCS1, GCS2, GCS6. Strategic Policies SP1, SP4, SP14, SP16

**IN RESPONSE TO REASON 2. FOR REFUSAL:**

The proposals are not contrary to policy BHE5. The LPA have failed to acknowledge that access to the building and within the building has been made Part M compliant [where feasible] thru building adaptations that were part of a previous approval granted by the LPA, including the long term objectives of providing a platform lift. Further improvements are noted on architect's dwg. No. 786/LOK/SU-100 as submitted with the original application.

An access statement was provided to the LPA and approved as part of a separate planning approval for Conversion of the loft to Classroom Use at No. 34-36 Lindley Road, [planning ref. 2007/1184].

The front door access [and the street façade] to No. 32 remains unaltered externally, so as not to detract from the existing street scene. The main access to the school remains unaltered and is thru the entrance at No. 34 -36 Lindley Road.

**IN RESPONSE TO REASON 3. FOR REFUSAL:**

This appeal relates to a planning application for improved facilities, it has no impact on school size in relation to increased numbers of pupils. We have been advised post planning submission that any additional part time staff duties are likely to come from the pool of existing teaching staff.



It is to be noted that a separate planning approval for Conversion of the loft to Classroom Use at No. 34-36 Lindley Road likewise did not involve an increase to the student role, [planning ref. 2007/1184].

# I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

Please read the enclosed *Guidance Notes* if in doubt.

Please tick **ONE** box only ✓

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

## CERTIFICATE A

A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

OR

## CERTIFICATE B

B ✓

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's Name	Address at which the notice was served	Date the notice was served
ISMAIL SIDYST	16 B ALHAM ROAD, LONDON N16	011108
HANIF MEMON	114 WELLESLEY RD, ILFORD IG1 4LD	011108
FAROOQ I JEE	99 CENTURION CLOSE, WHEEL WRIGHT ST, LONDON N7 8UH	011108

## CERTIFICATES C and D

C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

## AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b).

If the appellant is the **sole** agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.

a) None of the land to which the appeal relates is, or is part of, an agricultural holding: ✓

OR

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

Tenant's Name	Address at which the notice was served	Date the notice was served
<del>N/A</del>		

## J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1-6 below, **must** be sent with your appeal form; 7-11 must also be sent if appropriate. If we do not receive **all** your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

- |   |  |   |     |
|---|--|---|-----|
| 1 | A copy of the original <b>planning application</b> sent to the LPA.  | 1 | ✓   |
| 2 | A copy of the <b>site ownership certificate and ownership details</b> submitted to the LPA at <u>application stage</u> (this is usually part of the LPA's planning application form).  | 2 | ✓   |
| 3 | A copy of the <b>LPA's decision notice</b> (if issued).  | 3 | ✓   |
| 4 | A <b>site plan</b> (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. | 4 | ✓   |
| 5 | A list (stating drawing numbers) and copies of all <b>plans, drawings and documents</b> sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.  | 5 | ✓   |
| 6 | A list (stating drawing numbers) and copies of any <b>additional plans, drawings and documents</b> sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).  | 6 | N/A |

**Copies of the following must also be sent, if appropriate:**

- |    |  |    |  |
|----|--|----|--|
| 7  | <b>Additional plans, drawings or documents</b> relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:                             | 7  |  |
| 8  | Any relevant <b>correspondence</b> with the LPA.   | 8  |  |
| 9  | If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:   |    |  |
|    | <b>(a)</b> the relevant outline application;   | 9a |  |
|    | <b>(b)</b> all plans sent at outline application stage;  | 9b |  |
|    | <b>(c)</b> the original outline planning permission.   | 9c |  |
| 10 | If the appeal is against the LPA's refusal or failure to decide an application which relates to a <b>condition</b> , we must have a copy of the original permission with the condition attached. | 10 |  |
| 11 | A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).  | 11 |  |
| 12 | If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.  | 12 |  |

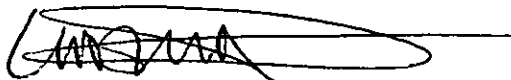
**PLEASE TURN OVER AND SIGN THE FORM - UNSIGNED FORMS WILL BE RETURNED**

## K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

- 1 I confirm that I have sent a copy of this appeal form and relevant documents to the LPA  
(if you do not your appeal will not normally be accepted).
- 2 I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature



Date 11/1/08

Name (in capitals) MR UMAIR WAHEED (AGENT)

On behalf of (if applicable) IMRAN SIDYOT



The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the booklet accompanying this appeal form.

### NOW SEND

#### 1 COPY to us at:

The Planning Inspectorate  
Registry/Scanning Team  
Temple Quay House  
2 The Square  
Temple Quay  
BRISTOL  
BS1 6PN

#### 1 COPY to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

#### 1 COPY for you to keep

When we receive your appeal form, we will:

- 1 Tell you if it is valid and who is dealing with it.
- 2 Tell you and the LPA the procedure for your appeal.
- 3 Tell you the timetable for sending further information or representations.

#### YOU MUST KEEP TO THE TIMETABLE

If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

- 4 Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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Her Majesty's Stationery Office  
St Clements House  
2-6 Colegate  
Norwich  
NR3 1BQ

PINS PF01

8

PINS PF01

# Officer Report

Delegated Report

File Reference: 2008/0541

Case officer: Mrs C Kadiri

Date: 8 May 2008

Team leader:

DC Manager:

*Handwritten signature*  
12/5/08

**DECISION DEADLINE: 08/05/08**

## CHECK LIST

- Has statutory CONSULTATION and neighbour NOTIFICATION been properly carried out? Yes
- Has the application been properly ADVERTISED? Not applicable
- the decision would not conform to the provisions of the Development Plan
- was accompanied by an EIA       is a major development       is of wide public interest
- would affect a public right of way       affects a listed building       affects a conservation area
- Is the application subject to a DIRECTION from the MAYOR of London? Not applicable
- Is it necessary to consult GOL before determining this application? No
- T&CP (Shopping Development) (England & Wales) (No 2) Direction 1993
- Circular 14/97 "Planning & Historic Environment" Appendix A
- Circular 9/98 T&CP (Playing Fields) (England) Direction 1998
- T&CP (Development Plans & Consultation) (Departures) Direction 1999
- Circular 8/00 T&CP (Residential Development on Greenfield Land) (England) Direction 2000
- Circular 1/05 T&CP (Residential Density) (London, SE England etc) Direction 2005
- Do the matters considered in this report raise any unique HUMAN RIGHTS issues? No

## Special decision issuing instructions

~~Forward letter and schedule from Community Protection Service to the applicant.~~ *ck*

## REPORT

### RELEVANT PLANNING HISTORY

None is relevant in this case.

### CONSULTATIONS

The occupiers of neighbouring properties in the vicinity of the site were notified of the proposal by letters dated 3rd April 2008. There has been no response to consultations.

#### Internal consultations:

1. Policy Team has objected on grounds of loss of a residential unit, contrary to policy HSG3, which seeks to retain existing housing to cater for significant household growth and to meet a backlog of family homes.
2. Access Development Officer has objected on the grounds of:
  - (a) There is no "Access and Design Statement" required by General Development Procedure (Order) 2006.
  - (b) No provision for accessible doors,

(c) There is no accessible toilet facility,

3. There has been no response from **Children's Services**:

## **PLANNING POLICY**

Unitary Development Plan -First Review 2006: **SP1, BHE3, GCS1 and HSG3**

London Plan: **Not applicable**

Government Policy: **Not applicable**

## **CONSIDERATIONS**

The property is a mid terraced, two-storey dwelling house situated in a mixed-use residential and educational location. It is situated between three properties No. 30, 34 and 36 Lindley Road, which are school premises.

Permission is sought for a change of use from residential to staff and resource facility in association with the adjoining school buildings.

### **Loss of residential dwelling**

There is a presumption against the loss of a residential unit and policy HSG3 provides three criteria under which changes of use involving a net loss of residential accommodation could be considered. The policy states that a net loss of residential accommodation will be resisted except where: (a) the environment is unsuited for continued use as residential; (b) the overriding need for a change of use outweighs the housing needs of the borough and (c) redevelopment resulting in loss of housing is necessary to ensure better quality. Unfortunately, the proposal does not demonstrate exceptional circumstances to warrant the further loss of a dwelling in the locality.

The proposed site has existed over many years along side the school building with its own usable amenity open space at rear and front. Therefore, in the opinion of the Local Planning Authority, there are no exceptional circumstances to justify further loss of a residential unit in order to expand the school at that site.

### **Impact on amenity**

Although evidence of need has not been proven, it is considered that the proposal would result in the expansion of the school, which would be more likely to exacerbate the impact on local amenity.

### **Parking**

Parking is a serious material consideration in this case because Lindley Road and the surrounding streets are always fully parked, and off-street parking is not available within the school site, and Lindley Road itself is not within a designated Controlled Parking Zone where residents parking permit operates.

### **Access**

The proposal fails to comply with the Council's access guidelines in terms of accessible door width and provision of disable toilet facility. Additionally, "Design and Access Statement" has not been submitted as required by the relevant Order, therefore the

Council is unable to fully consider and properly assess the above-mentioned aspects of the application.

## **CONCLUSIONS**

Permission has been refused because the proposed development would result in the further loss of a residential unit, in the Grove Green Ward, which would be contrary to Policies BHE3 and HSG3 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.

**Application Form 1a**
**RECEIPT No.**  
 FOR THE COUNCIL'S USE ONLY  
 Application No:

225-00

13 MAR 2008

CPS

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

Town and Country Planning (Applications) Regulations 1988

055/19 24677

**APPLICATION FOR PLANNING PERMISSION**

A guide to help you make this application is available from our reception or our website. If you need further help please contact the Duty Planning Officer between 10am and 4pm Monday to Friday on (020) 8496 3000 or in our reception (address at the bottom of the page).

All applicants have to complete this application form.

Please complete all 11 sections of this form. Failure to do so could delay your application. You can continue your answers on a separate sheet if there is not enough space on this form.

- 1 **APPLICANT** You must fill in the name and address of the person submitting the application.

Name MR. IMRAN SIDYET Phone \_\_\_\_\_  
 Address LANTERN OF KNOWLEDGE SCHOOL, 30-36 LINDLEY ROAD, LEYTON, LONDON Postcode E10 6PT  
 Email \_\_\_\_\_ Mobile \_\_\_\_\_

- 2 **AGENT** If somebody such as an architect or a surveyor is handling your application, please fill in the details here. All correspondence from the Council, including the decision notice, will be sent to him/her.

Name of company ATELIER | U.K. | A ARCHITECTS  
 Person to contact MR. U. WAHEED (RIBA) Phone 0207-419-5990  
 Address UNIT 71, WILMER BUSINESS PARK, WILMER PLACE, LONDON Postcode N16 0LW  
 Email umair@atelierukwa.com Mobile 07968-474-016

- 3 **ADDRESS OF THE APPLICATION SITE** Please give the full postal address of the land to which this application relates and enclose 4 copies of an Ordnance Survey based plan showing the boundary of the land outlined in red and any adjoining land that the applicant owns outlined in blue.

If the same as section 1 – tick box  If not fill out the following:  
 Address No. 32 LINDLEY ROAD, LEYTON, LONDON Postcode E10 6PT

- 4 **DESCRIPTION OF THE DEVELOPMENT** Please state clearly the nature of the development to which this application relates – see Application Guidance Note 1 for advice.

CHANGE OF USE FROM RESIDENTIAL TO USE CLASS D1 (NON-RESIDENTIAL SCHOOL) TO PROVIDE STAFF ROOM, RESOURCE ROOM + LIBRARY TO EXISTING SCHOOL   
 Has the development already taken place? Yes  No

- 5 **ADDITIONAL INFORMATION** Please complete as appropriate.

Is your application for full planning permission for an extension or other alteration to a residential property? Yes  No  If No please complete Application Form 1b.

PLEASE TURN OVER



6 **PLAN NUMBERS** Please make sure you number all your plans, drawings and documents and list them here.

786 / LOK / SU - 100	DESIGN ACCESS STATEMENT
786 / LOK / SU - 101	
786 / LOK / PP - 100	
786 / LOK / PP - 101	

Please tick if continued on a separate sheet

7 **PRELIMINARY DISCUSSIONS** If you have had previous discussions or correspondence with the Council regarding this application, please tell us who you spoke to, and any reference number quoted by the Council.

~~N~~  
~~A~~

Please tick if continued on a separate sheet

8 **PROBITY INFORMATION** Please complete as appropriate. Please note that a former member of the Council or a former Council employee is a person who was such within the last 5 years.

Is the applicant or the agent either an existing or a former member of the Council or Council employee, or a relative of such a person? Yes  No

9 **OWNERSHIP CERTIFICATE** It is a legal requirement that owners of land upon which an application for planning permission is being made are notified of that application. The term owner means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years. If the applicant is the only owner of all the land involved in the application then the Certificate A below can be signed. If the applicant is not the only owner then you must complete one of the following certificates:

- Certificate B: You know the names and addresses of all the other owner(s)
- Certificate C: You know the names and addresses of some, but not all, the other owner(s)
- Certificate D: You do not know the names and addresses of any of the other owner(s)

If you need to submit any of the above certificates please obtain Application Form 1c from our reception or our web site (both addresses are at the bottom of the page).

**Certificate A**  
I hereby certify that:

a. On the day 21 days before the date of the accompanying application, nobody (except the applicant) was the owner of any part of the land to which the application relates.

b. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed ~~N~~ (on behalf of ~~A~~) Date \_\_\_\_\_

10 **CHECK LIST** Please tick the boxes to make sure your planning application is complete

I/we enclose 4 copies of Application Form 1a

I/we enclose 4 copies of Application Form 1b (needed for all applications except extensions and other alterations to residential properties)

I/we have submitted the correct ownership certificate

I/we enclose 4 copies of all the plans, drawings and other documents

I/we enclose the fee of £ 265 by [cash][cheque][postal order] (delete as necessary)

11 **DECLARATION AND SIGNATURE** Please make sure you sign and date your application.

I/we hereby declare that, to the best of my/our knowledge and belief, all the information contained in this application and in any supporting documentation is true and correct.

Signed ~~IRVINA~~ (on behalf of ~~IRVINA~~ INIRAN SIDYSI OF LANTERN OF KNOWLEDGE) Date 28/12/07

**PLEASE SEND YOUR COMPLETED APPLICATION TO US AT THE ADDRESS BELOW**

# Application Form 1b

Town and Country Planning Act 1990  
 Town and Country Planning (General Development Procedure) Order 1995  
 Town and Country Planning (Applications) Regulations 1988

Additional information  
 LONDON BOROUGH OF  
 WALTHAM FOREST  
 rec'd 13 MAR 2008  
 HOUSE

## APPLICATION FOR PLANNING PERMISSION

A guide to help you make this application is available from our reception or our website. If you need further help please contact the Duty Planning Officer between 10am and 4pm Monday to Friday on (020) 8496 3000 or in our reception (address at the bottom of the page).

**All applicants have to complete Application Form 1a.**

You do not have to complete this form if your application is for full planning permission for an extension or other alteration to a residential property.

Please note that failure to complete all the necessary sections could delay your application. You can continue your answers on a separate sheet if there is not enough space on this form.

**1 TYPE OF APPLICATION** Please tick relevant box(es).

Most applications for planning permission are made using this form, however if you are dealing with conditions on planning permissions (for example, seeking approval or trying to remove or change them) or you are making an application for approval of reserved matters on an outline planning permission, then you do not need to use a form. You can make such an application as a letter to us. For more information see our advice note 'My Application Was Approved - What Should I Do Next?'

a. A full application for building or engineering works (including extensions or alterations to buildings).

b. A full application for change of use only, which does NOT include building or engineering works.

c. A full application for a change of use AND building or engineering works.  *INTERNAL ALTERATIONS ONLY.*

d. An outline application for new building works.

If Yes, tick below to show which matters are to be considered at this stage:

External appearance  Means of access  Siting  Landscaping  Design

**2 DETAILS OF USE** Please complete as appropriate.

Please state the purpose or purposes for which the application site:

a. are now used VACANT

b. OR if vacant, were last used RESIDENTIAL UNIT ON RENT.

c. AND are proposed to be used No. 32 TO BE INCORPORATED WITHIN SCHOOL (CLASS D1 USE) AS EXISTING USE AT NO. 30 + 34-36 LINDLEY ROAD TO PROVIDE ANCILLARY FACILITIES FOR FUNCTIONING OF SCHOOL.

Please tick if continued on a separate sheet

**PLEASE TURN OVER SCHOOL.**

3 **PLANS, DRAWINGS AND OTHER INFORMATION NECESSARY TO DESCRIBE THE DEVELOPMENT**

Please tick the boxes to ensure that your application can be validated. Incomplete applications, or applications with inadequate plans or drawings, will not be registered. Please number all your plans and drawings.

Please enclose four copies of the following:

- a. **Site location plan:** Please provide an Ordnance Survey based site plan, usually at a scale of 1:1250, clearly showing the boundary of the land outlined in red and any adjoining land that the applicant owns outlined in blue.
- b. **Block plan:** Please provide a plan at an appropriate scale, usually 1:200 or 1:500, showing the boundaries of the site and all existing and proposed buildings, structures, hard surfaces etc within it. Please also indicate that you have included:
- Any existing vehicular or pedestrian access(es) to the site.
  - Any proposed vehicular or pedestrian access(es) to the site.
  - Any public rights of way within the site.
  - Car and other vehicle parking within the site, including cycle storage.
  - Provision for loading and unloading within the site, where necessary.
  - Provision for access to any building and parking for disabled people.
  - Arrangements for refuse storage, including separate storage of recyclable waste.
  - The position, species and size of any existing trees (show as accurately as possible), the condition of such trees and state which, if any, are to be felled.
- c. **Floor plans:** Please provide plans of the existing and proposed floors of the building at an appropriate scale to clearly show your proposals, usually 1:50 or 1:100. If the application is for a change of use, please indicate which parts of the building are to be used for which use.
- d. **Elevations:** Please provide existing and proposed drawings of all sides of the exterior of the building/structure at an appropriate scale to clearly show your proposals, usually 1:50 or 1:100. Please indicate the make, type and colour of external materials (ie walls, roofs, windows, doors etc)
- e. **Demolition:** Does the proposal involve demolition of buildings? If yes, your plans should include details of methods of demolition and restoration of land.

4 **DESIGN** To comply with policies in the Development Plan please complete as appropriate.

Is the development on a site of 0.25 hectares or more? Yes  No

If Yes, please submit an Urban Design Statement.

If No, please submit a design justification.

5 **SUSTAINABILITY ISSUES** To comply with policies in the Development Plan please complete as appropriate.

Is the development over 1000 sq m in gross floor area or a housing development of 10 or more units? Yes  No

If Yes, please submit details of how 10% of predicted energy consumption from the development will be from renewable energy sources through on-site generation.

6 **TRANSPORT ISSUES** To comply with Government policies (PPG13) please complete as appropriate.

Will the development have significant transport implications? Yes  No

If Yes, please submit a Traffic Assessment and a Travel Plan.

**PLEASE TURN OVER**

7 **DETAILS OF PARKING** Please give details of on-site parking provision.

	Bicycles	Motorbikes	Cars	Lorries
How many parking spaces exist?	0	0	0	0
How many spaces will be lost?	0	0	0	0
How many new parking spaces are being provided because of the development?	0	0	0	0
Of the car parking spaces available because of the development, how many are (NON-) designed to allow use by disabled persons? <u>ALL PARKING IS ON STREET (CPZ)</u>				

8 **ACCESSIBILITY ISSUES** To comply with policies in the Development Plan please complete as appropriate.

Will the building, the subject of this application, be open to the public (for example, a shop, office or leisure use)? Yes  No  -- CONTROLLED ACCESS AS A COMMUNITY SCHOOL FACILITY  
 If Yes, please submit an Access Statement for both the site (eg car parking, pedestrian routes etc) and the building. Guidance is available from us on preparing one.

9 **DETAILS OF DRAINAGE** Please give full details: "to existing" is not sufficient.

a. How will foul sewage be dealt with? CONNECTION TO EXISTING MANHOLE & PUBLIC SEWER -

b. To where will surface water be disposed of? CONNECTION TO EXISTING STORM WATER DRAINAGE LINE - THIS IS A CHANGE OF USE APPLICATION.

*Please tick if continued on a separate sheet*

10 **FLOODING** To comply with Government policies (PPG25) please complete as appropriate.

Is the site in an area at risk from flooding? Yes  No   
 If Yes, please submit a Flood Risk Assessment.

11 **GROUND WATER** To comply with Government policies (PPG25) please complete as appropriate.

Will the development affect the quality of ground water or of surface water or affect a watercourse? Yes  No   
 If Yes, please give details \_\_\_\_\_

*Please tick if continued on a separate sheet*

13 **CONTAMINATION** To comply with policies in the Development Plan please complete as appropriate.

Does the applicant suspect or know about any soil or groundwater contamination on the site? Yes  No   
 If Yes, please submit details of any studies carried out to establish the nature and level of contamination (eg desk-top or soil/water quality testing) and details of any discussions that you have had with the Environment Agency.

PLEASE TURN OVER

13 **AIR QUALITY** To comply with policies in the Development Plan please complete as appropriate.

Is the development either for more than 10 housing units or for more than 500 sq m in gross floor area of leisure or retail development? Yes  No

If Yes, and the site is adjacent to the borough's main road network, please submit an Air Quality Impact Assessment.

14 **HAZARDOUS SUBSTANCES** Please complete as appropriate.

Will the development involve the use or storage of any hazardous materials of a type and quantity mentioned in the schedule below? Yes  No

If Yes, state materials and approximate quantities: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please tick if continued on a separate sheet

SUBSTANCE	QUANTITY (tonnes)	SUBSTANCE	QUANTITY (tonnes)
Ammonium nitrate and mixtures of ammonium nitrate exceeds 28% of the mixture by weight other than: a. Mixture to which the Explosives Act 1875 applies; or b. Ammonium nitrate based products manufactured chemically for use as fertiliser which comply with EC Directive 80/576/EEC	500	Phosgene	2
Aqueous solutions containing more than 90 parts by weight of ammonium nitrate per 100 parts by weight of solution	500	Chlorine	10
Liquid oxygen	500	Hydrogen fluoride	10
Gas or any mixture of gases which are flammable in air and is held in the installation as a gas	15	Sulphur trioxide	15
A substance or any mixture of substances which is flammable in air and is normally held in the installation above its boiling point (measured at 1 bar absolute) as a liquid or as a mixture of liquid and gas at a pressure of more than 1.4 bar absolute	25 being the total quantity of substances above the boiling points whether held singly or in mixtures	Acrylonitrile	20
A liquefied gas or any mixture of liquefied gases, which is flammable in air, has a boiling point of less than 0°C (measured at 1 bar absolute) and is normally held in the installation under refrigeration or cooling at a pressure of 1.4 bar absolute or less	50 being the total quantity of substances having boiling points below 0°C whether held singly or in mixtures.	Hydrogen cyanide	20
A liquid of any mixture of liquids, not included in the items marked* above which has a flash point of less than 21°C	10,000	Carbon disulphide	20
Pipelines containing any of the above substances in the quantities specified		Sulphur dioxide	20
Liquefied petroleum gas, such as commercial propane and commercial butane, and any mixture thereof held at a pressure greater than 1.4 bar absolute	25	Bromine	40
		Ammonia (anhydrous or as solution containing more than 50% by weight of ammonia)	100
		Hydrogen	2
		Ethylene oxide	5
		Propylene oxide	5
		tert-Butyl peroxyacetate	5
		tert-Butyl peroxyisobutyrate	5
		tert-Butyl peroxyacrylate	5
		tert-Butyl peroxyisopropylcarbonate	5
		Dibenzyl peroxydicarbonate	5
		2, 2-Bis (tert-butylperoxy) butane	5
		1, 1-Bis (tert-butylperoxy) cyclohexane	5
		Di-sec-butyl peroxydicarbonate	5
		2, 2-Dihydroperoxypropane	5
		Di-n-propyl peroxydicarbonate	5
		Methyl ethyl ketone peroxide	5
		Sodium Chlorate	25
		Cellulose nitrate other than: a. cellulose nitrate to which the Explosives Act 1875 applies; or b. solutions of cellulose nitrate where the nitrogen content of the cellulose nitrate does not exceed 12.3% by weight and the solution contains not more than 55 parts of cellulose nitrate per 100 parts by weight of solution	50

PLEASE TURN OVER

Questions 15 to 19 to be completed by all applications for commercial use (ie industry, office, warehouse or retail).

15 OCCUPANCY Please complete as appropriate.

a. Who will occupy the premises, and how will the premises be used? THE PROPOSED USE IS CLASS D1 NON-RESI SCHOOL ADDITIONAL ACCOMMODATION FOR EXISTING LANTERN OF KNOWLEDGE SCHOOL

b. If an existing firm, what is their present address? LANTERN OF KNOWLEDGE TRUST (CHARITY REG. NO. 1111331) 30+36 LINDLEY RD, LEXTON, LONDON Postcode E10 6QT

*Please tick if continued on a separate sheet*

16 FLOORSPACE All dimensions to be in square metres measured externally.

	Existing floorspace	Existing floorspace to be lost by demolition or change of use	Proposed new floorspace through new building or change of use
Industrial		from Resi	to school
Office			accommodation
Warehouse/storage			
Retail			
Other <u>School Accommodation</u>	<u>N/A</u>	<u>106 m<sup>2</sup></u>	<u>106 m<sup>2</sup></u>

17 EMPLOYEES Please give staffing details.

	Industrial		Office		Other	
	Full time	Part time	Full time	Part time	Full time	Part time
How many staff are employed at the site now?					<u>0</u>	<u>0</u>
If you propose to transfer staff from other premises, please give details of numbers involved.					<u>8</u>	<u>5</u>
How many additional staff will be employed because of the proposed development?					<u>1</u>	<u>1</u>

18 HOURS OF WORKING Please state normal hours of use.

Weekdays 8am - 5pm Saturdays 10am - 12 noon  
 Sundays 10am - 12 noon T.R.C. Bank or public holidays T.R.C.

19 INDUSTRIAL PROCESSES Please complete as appropriate.

In the case of industrial development, please give a description of the processes to be carried on, the end products and the type of plant or machinery to be installed?

N/A

*Please tick if continued on a separate sheet*

PLEASE TURN OVER

20 **RESIDENTIAL DEVELOPMENT** To comply with Government policies (PPG3) please complete as appropriate.

Please provide details of existing and proposed dwellings.

Existing

Type of dwelling (eg houses, flats, bedsits etc)	No of bedrooms	No of dwellings
_____	_____	_____
_____	_____	_____
_____	_____	_____

Proposed

Type of dwelling (eg houses, flats, bedsits etc)	No of bedrooms	No of dwellings
_____	_____	_____
_____	_____	_____
_____	_____	_____

N  
A

Please tick if continued on a separate sheet

Has an Access Statement been prepared showing provision to "Lifetime Homes" standard for all dwellings with a minimum of 10% of homes built to wheelchair standard? Guidance is available from us on preparing one.

Yes  No  If No, please give reasons \_\_\_\_\_

Please tick if continued on a separate sheet

21 **RETAIL/LEISURE DEVELOPMENT** To comply with Government policies (PPG6) please complete as appropriate.

Does the development contain retail/leisure floorspace located in an edge-of-centre or out-of-centre location? Yes  No

If Yes, please submit a Need/Impact Assessment.

22 **ADDITIONAL INFORMATION** If there is any additional information you would like us to take into account, please use the space below.

VACANT

THE EXISTING USE WITHIN A RESIDENTIAL IS SURROUNDED TO EACH SIDE AND AT REAR BY THE EXISTING SCHOOL WHICH FALLS UNDER THE SAME DEMISE/ OWNERSHIP. THIS MAKES THE PREVIOUS USE PROBLEMATIC ESP. AS THERE IS NO AMENITY SPACE TO THE REAR. THE OPEN YARD TO THE REAR IS IN SCHOOL USE. THE EXISTING SCHOOL IS IN NEED OF FACILITIES PROPOSED - ADEQUATE SIZE STAFF ROOM / RESOURCE AREA / LIBRARY

Please tick if continued on a separate sheet

23 **PLEASE MAKE SURE YOU SIGN AND DATE THIS APPLICATION FORM**

Signed [Signature] (on behalf of IMRAN SIDYOT) Date 28/12/07

**PLEASE SUBMIT FOUR COPIES OF THIS FORM**

**PLEASE SEND YOUR COMPLETED APPLICATION TO US AT THE ADDRESS BELOW**

# Certificate A

## Application for planning permission

You will be completing this Certificate because you are the only owner<sup>1</sup> of all the land involved in the application. Please read the guidance notes on the front of this form if this is not the case.

### NOTES FOR COMPLETING THE CERTIFICATE

- 1 The term **owner** means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years

**I hereby certify that:**

**CERTIFICATE UNDER ARTICLE 7**

On the day 21 days before the date of the accompanying application, nobody (except the applicant) was the **owner**<sup>1</sup> of any part of the land to which the application relates.

---

**AGRICULTURAL HOLDINGS CERTIFICATE**

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed \_\_\_\_\_ (on behalf of \_\_\_\_\_) Date \_\_\_\_\_

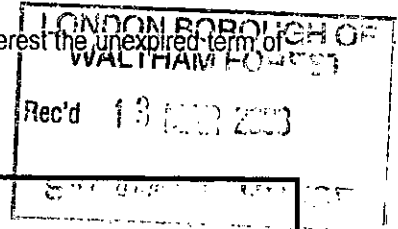
# Certificate B

## Application for planning permission

You will be completing this Certificate because you do not own some or all of the land involved in the application and you know the names and addresses of all the other owner(s)<sup>1</sup>. Please read the guidance notes on the front of this form if this is not the case.

### NOTES FOR COMPLETING THE CERTIFICATE

- 1 The term **owner** means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years
  - 2 The **requisite notice** is the form titled "Owner's Notice" at the end of this form
- \* Delete where inappropriate



**I hereby certify that:**

**CERTIFICATE UNDER ARTICLE 7**

~~I have~~[The applicant has]\* given the **requisite notice**<sup>2</sup> to everyone else who, on the day 21 days before the date of the accompanying application, was the **owner**<sup>1</sup> of any part of the land to which the application relates, as listed below:

Owner's <sup>1</sup> name	Address at which notice was served	Date on which Notice was served
ISMAIL SIDYST	108 ALKHAM RD, LOND N16	2/12/07
HANIF MEMON	114 WELLESLEY RD, ILFORD 161 44D	"
FAROOQ ISMAIL JEE	69 CENTURION CLOSE, WHEELRIGHT ST. LOND N7 8UH	"

---

**AGRICULTURAL HOLDINGS CERTIFICATE**

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed (Signature) (on behalf of IMRAN SIDYST) Date 2/12/07





# Directorate of Environment and Regeneration

Executive Director: Martin Esom

**Waltham Forest**



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Scale 1/789	Date 28/3/2008
Centre = 538081 E 186938 N	



[walthamforest.gov.uk](http://walthamforest.gov.uk)



INVESTOR IN PEOPLE

**LONDON BOROUGH OF WALTHAM FOREST**

**TOWN AND COUNTRY PLANNING ACTS**

In pursuance of the powers exercised by them as  
Local Planning Authority the Borough Council  
refused permission for this on...1.2..MAY..2008.....

O.S. MAP RELATING TO NO. 32 LINDLEY RD, LEYTON  
LONDON, E10 6PT.

**KEY**



==

NO. 32 - LINDLEY RD. - THE APPLICATION SITE



==

LANTERN OF KNOWLEDGE SCHOOL  
AT 30, REAR OF 32 + 34 - 36 LINDLEY ROAD.



(c) Crown copyright/database right 2004 An Ordnance Survey/EDINA supplied service

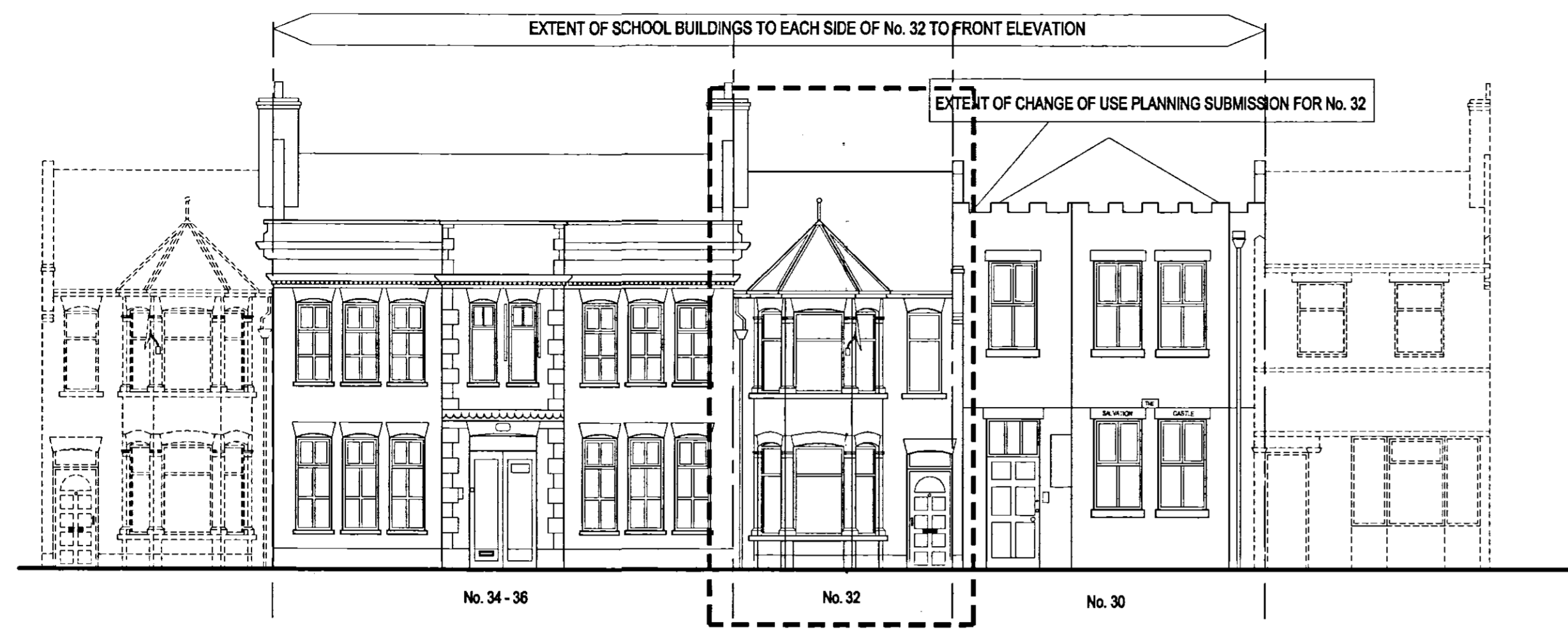
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Scale 1:1250

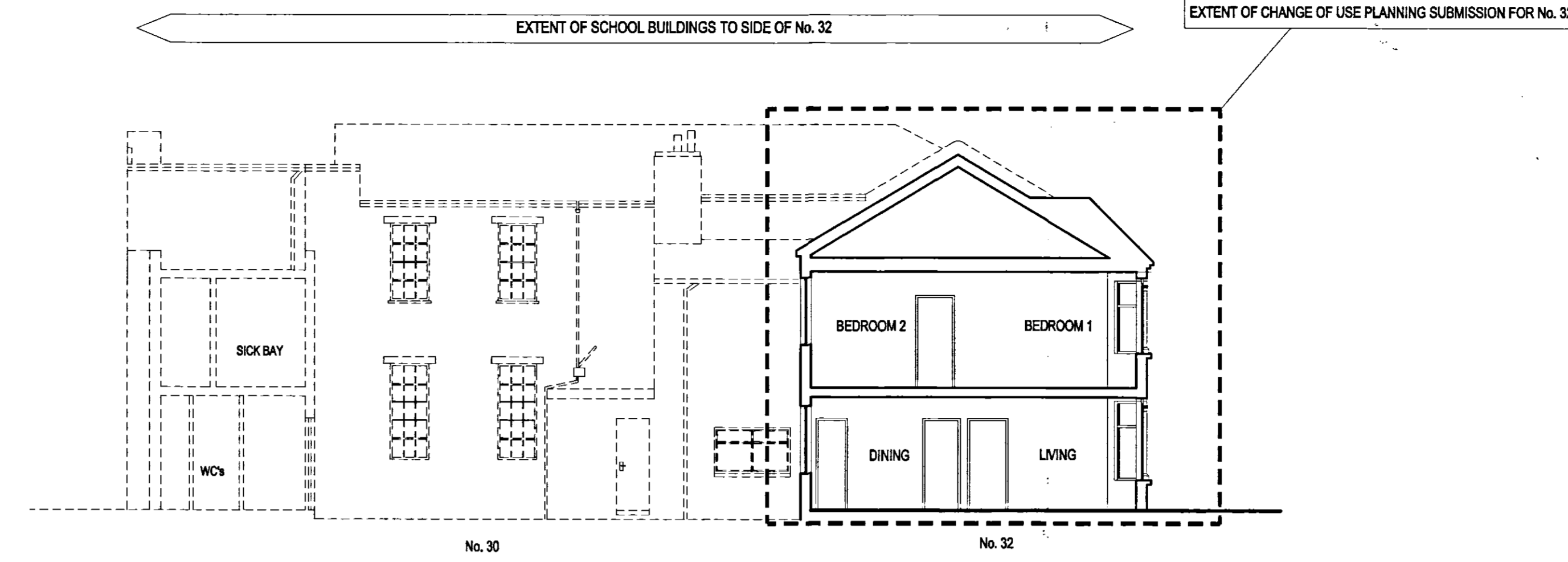


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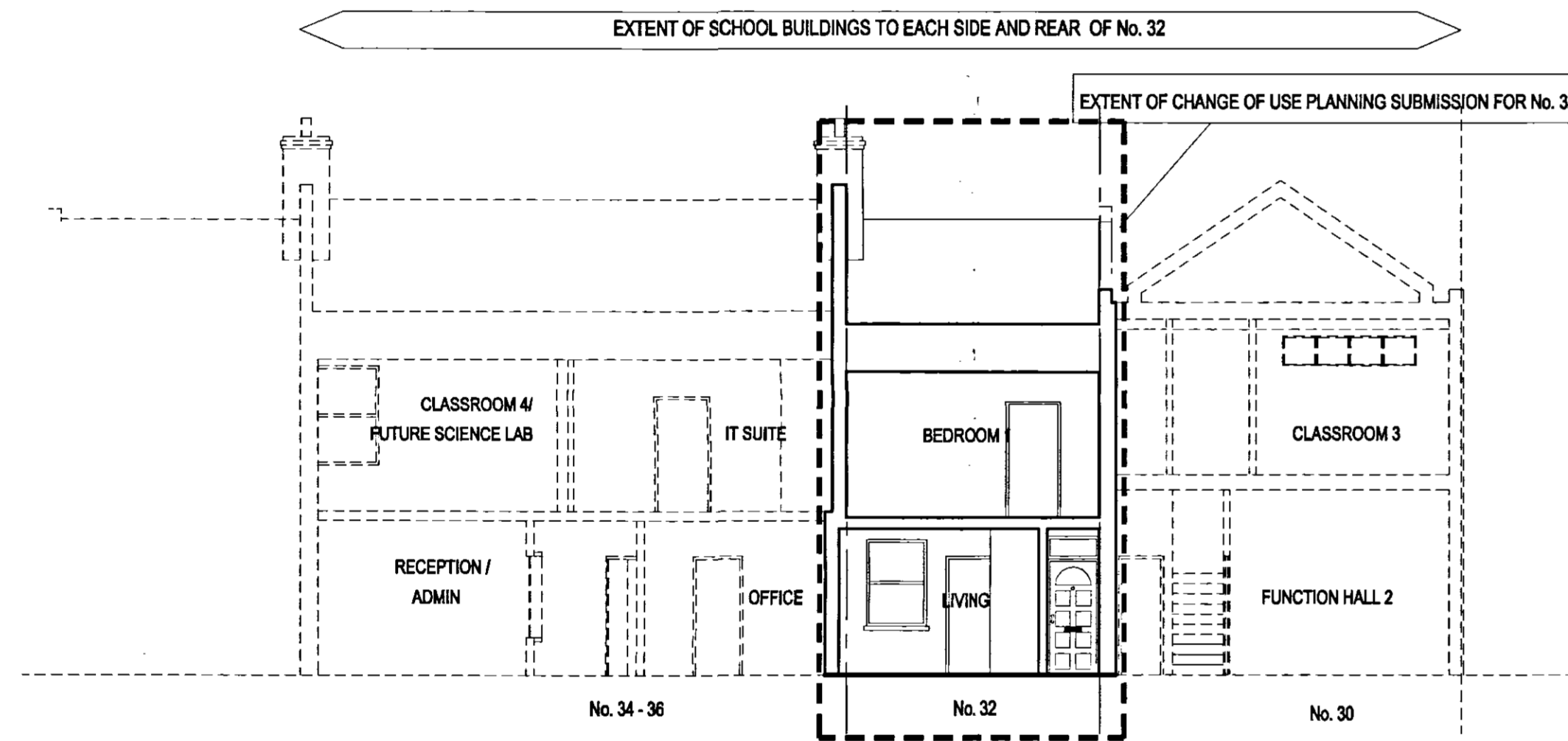
LONDON BOROUGH OF  
WALTHAM FOREST  
Rec'd 13 (13) 2008  
SYCAMORE HOUSE



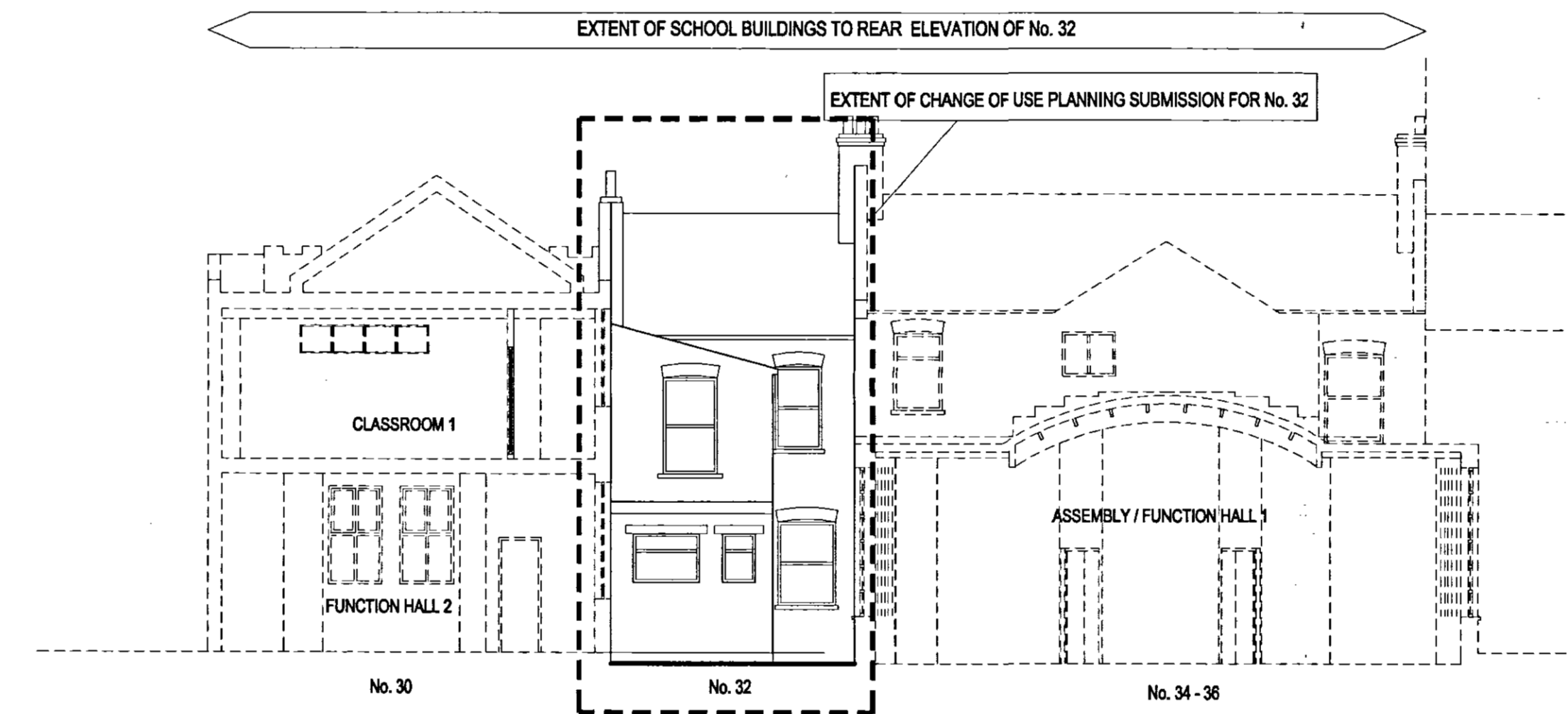
FRONT ELEVATION FROM LINDLEY ROAD



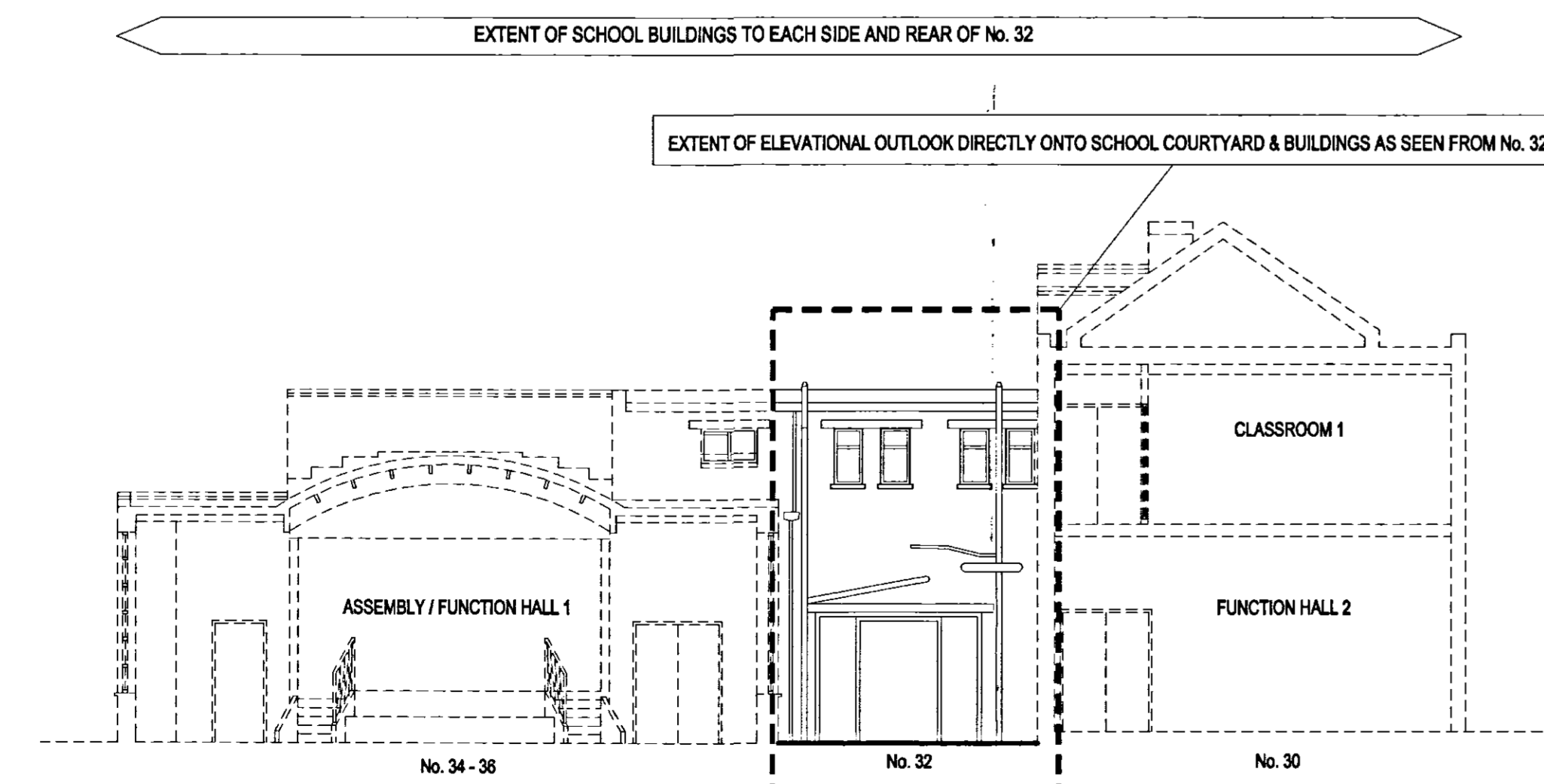
EXISTING SECTION D-D



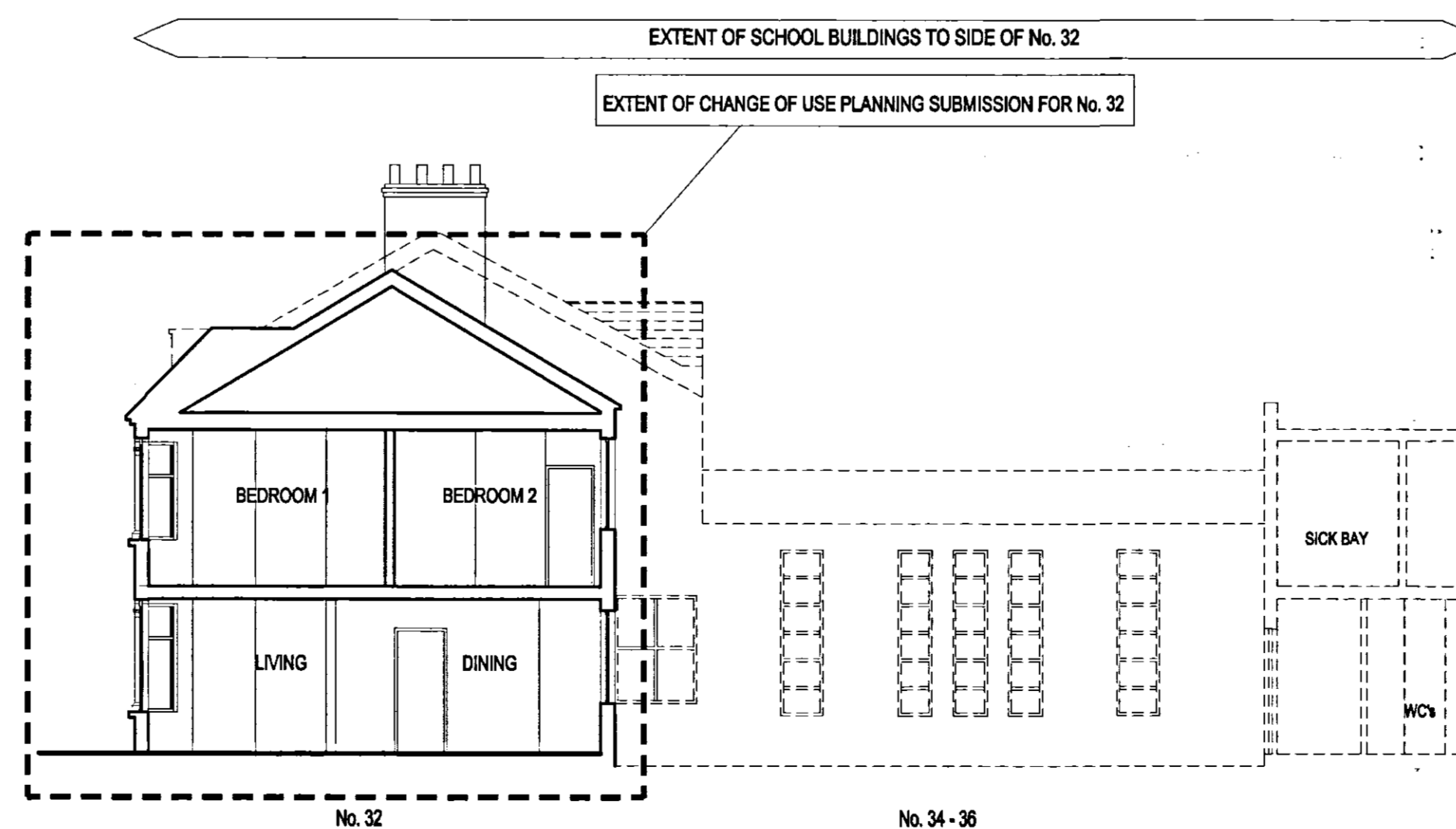
EXISTING SECTION A-A



PART SECTION E-E / REAR ELEVATION TO No. 32 IN CONTEXT



PART SECTION B-B SHOWING ELEVATIONAL OUTLOOK FROM No. 32



EXISTING SECTION G-G

LONDON BOROUGH OF WALTHAM FOREST  
Rec'd 13 MAR 2008  
SYCAMORE HOUSE

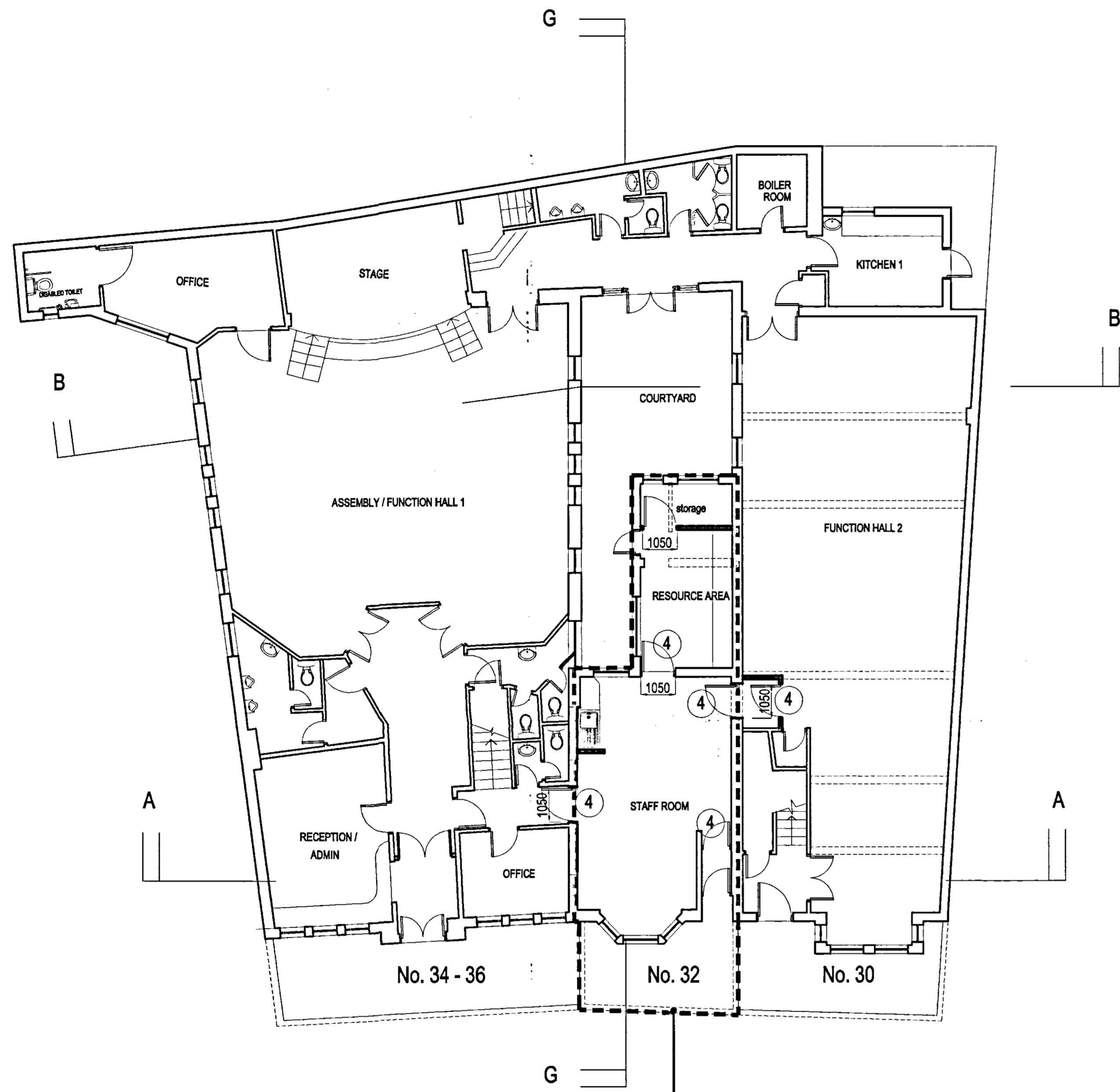
080541 FILE COPY

**Survey Drawing**

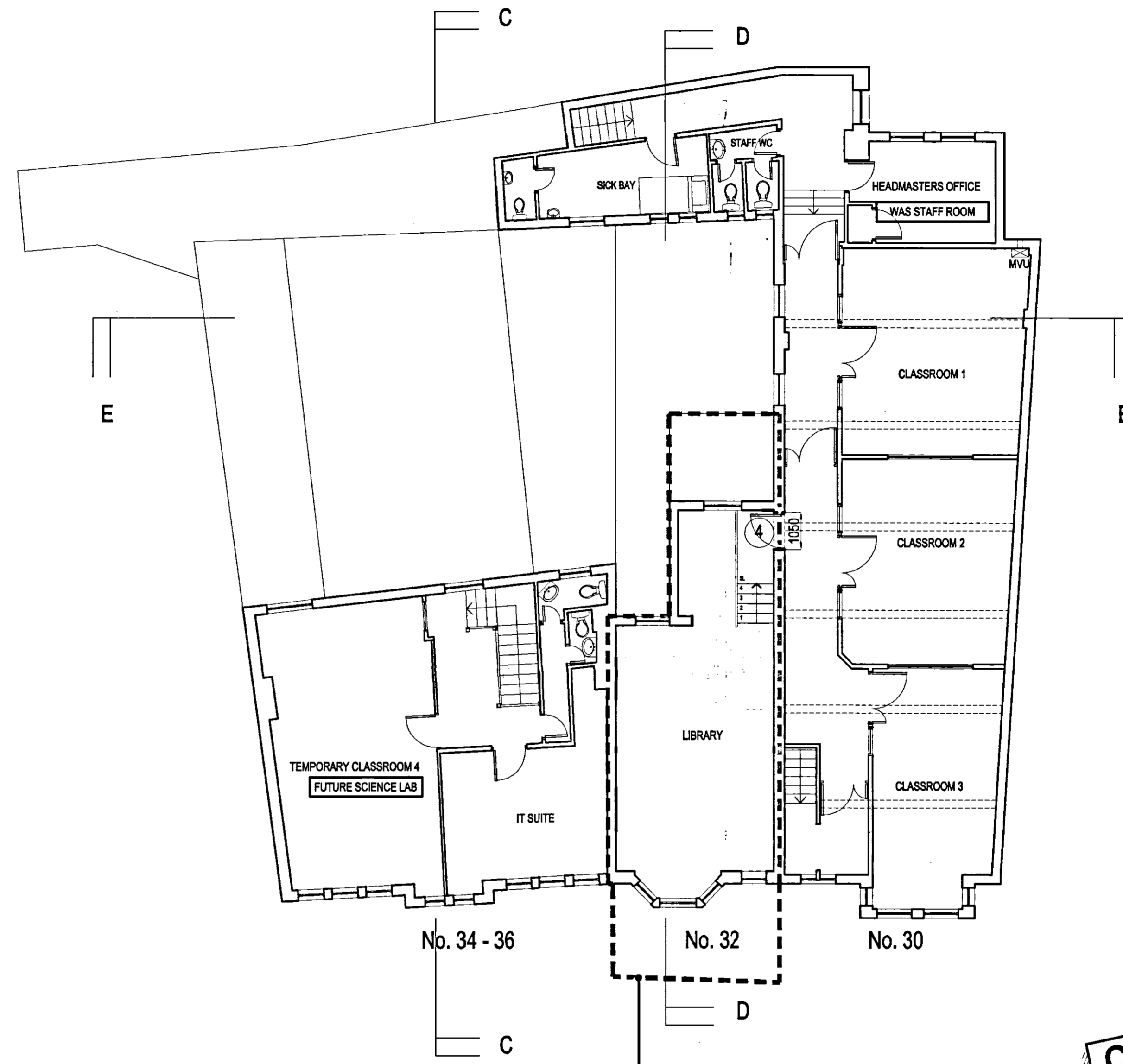
LONDON BOROUGH OF WALTHAM FOREST  
TOWN AND COUNTRY PLANNING ACTS  
In pursuance of the powers exercised by them as Local Planning Authority the Borough Council refused permission for this on 2 MAY 2008

Author: UWA  
Checked: Architects  
for: The Trustees - LOK

job: CHANGE OF USE of No. 32, Lindley Road to D1 use at Lindley Road School, 30, 32 & 34-36, Lindley Road, Leyton, London E10 6QT  
scale: 1/100 @ A1  
date: 20/12/07  
drawn by: UWKT - R I B A  
drawing No: 786 / LOK / SU - 101



PROPOSED CHANGE OF USE GROUND FLOOR PLAN



PROPOSED CHANGE OF USE FIRST FLOOR PLAN

KEY: - ref. to access statement

- ④ NEWLY FITTED DOORS: ACCESS HTS & VISION PANEL VISIBILITY ZONES COMPLY WITH PART M. SELF CLOSURES HAVE CONTROLLED ACTION TO BS EN 1154. DOOR HANDLES HAVE RETURN TO DOOR PROFILES.

LONDON BOROUGH OF WALTHAM FOREST  
 Rec'd 13 JUN 2007  
 SYCAMORE HOUSE

FILE COPY

080541

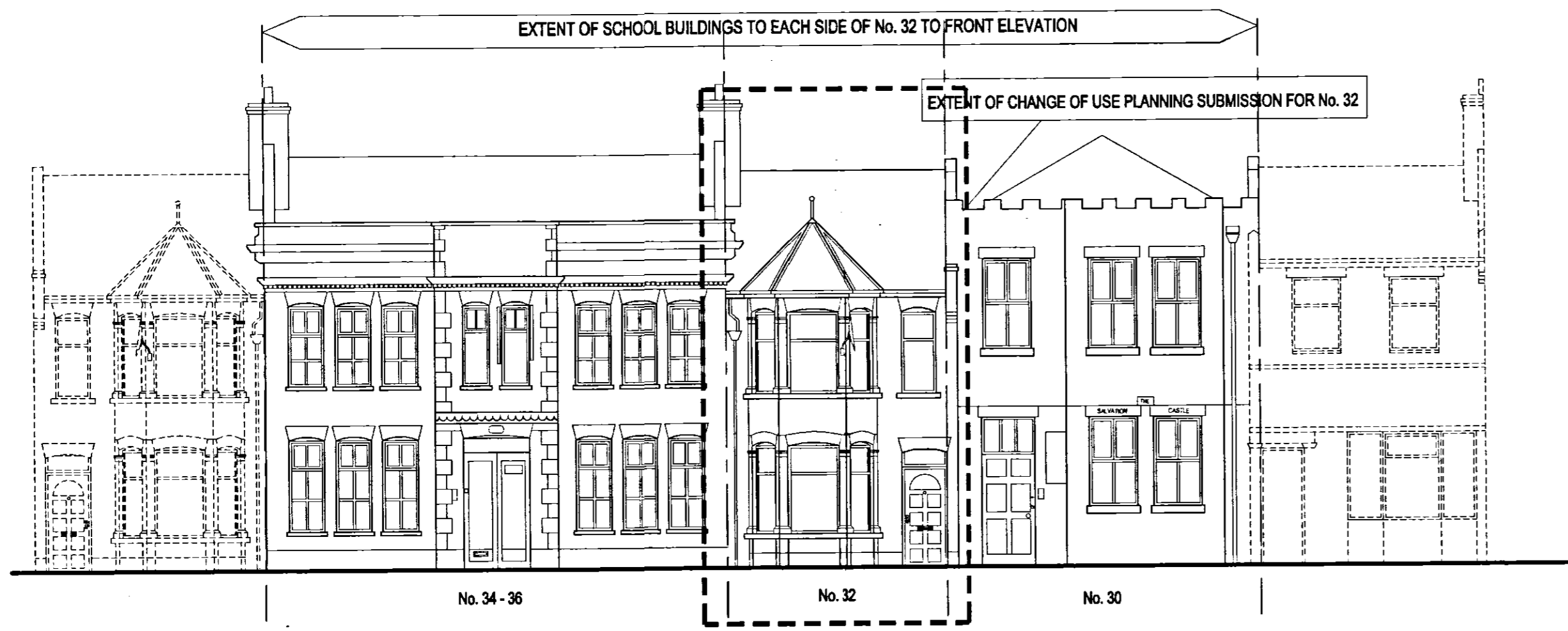
**Change of Use  
 Planning  
 Submission**

LONDON BOROUGH OF WALTHAM FOREST  
 TOWN AND COUNTRY PLANNING ACTS  
 In pursuance of the powers exercised by them as  
 Local Planning Authority the Borough Council  
 refused permission for this on...12.MAY.2007

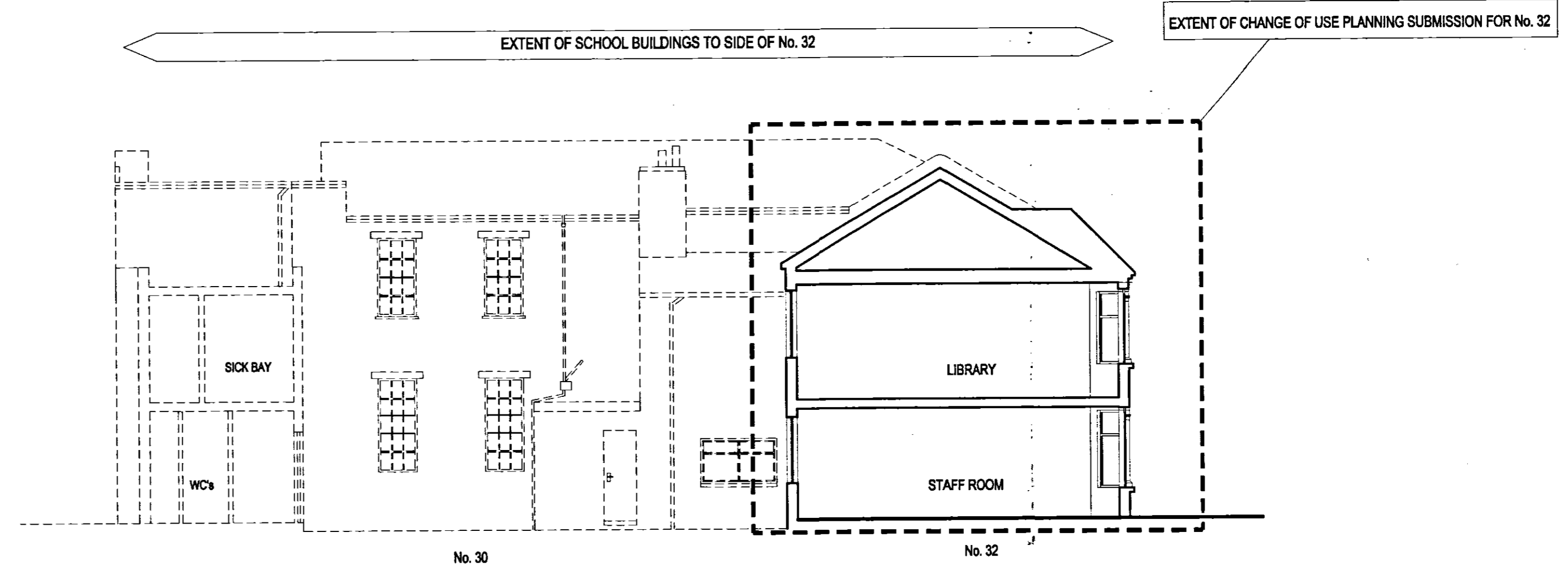
for: The Trustees - LOK

job:	CHANGE OF USE	scale:	1/100 @ A1
at:	No. 32 Lindley Road to D1 use	date:	20/12/07
at:	Lindley Road School, 30, 32 & 34-36	drawn by:	UNWKT - R1B A
at:	Lindley Road, Leyton, London E10 8QT	drawing No:	786 / LOK / PP - 100
drawing title:	PROPOSED CHANGE OF USE SCHEME - PROPOSED GROUND & FIRST FLOOR PLANS	rev:	

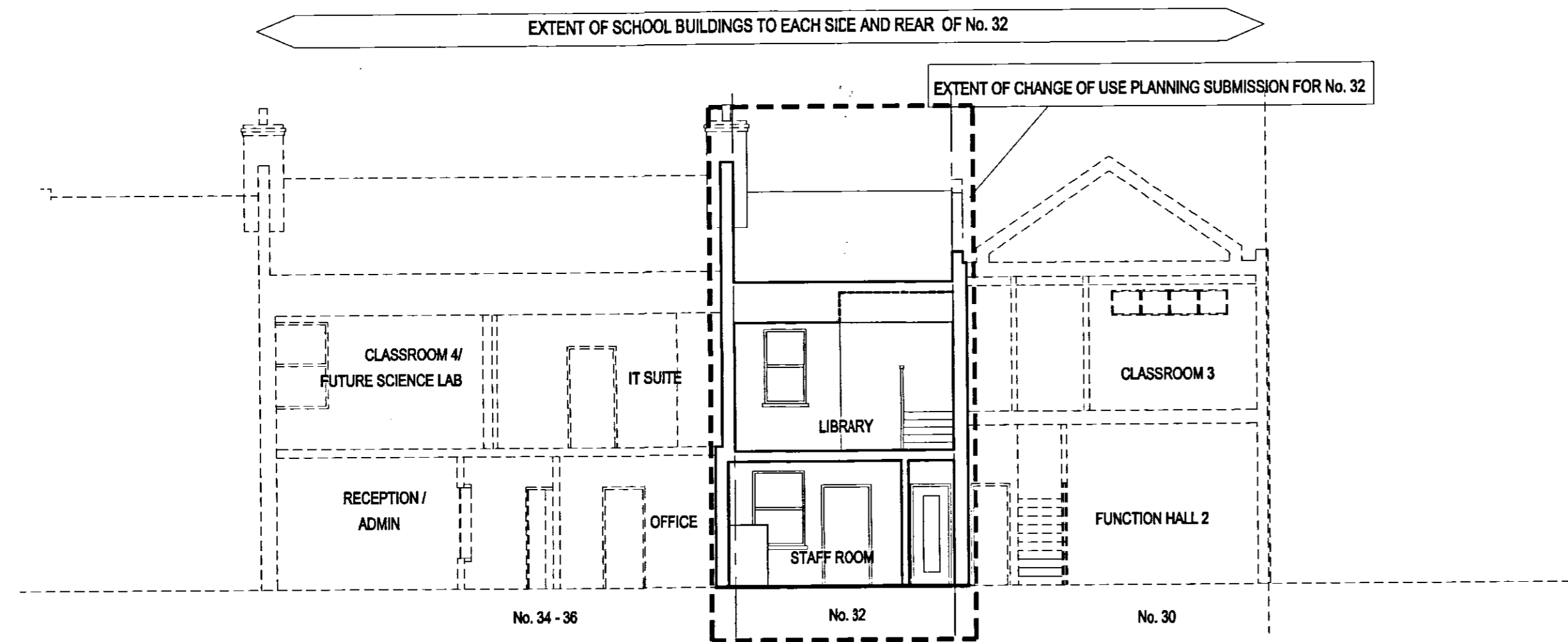
Unit 4 - Office 14, Wilmer Business Park, Wilmer Place, London N16 0LW Tel: 0207-419-5990 Fax: 0207-249-0004



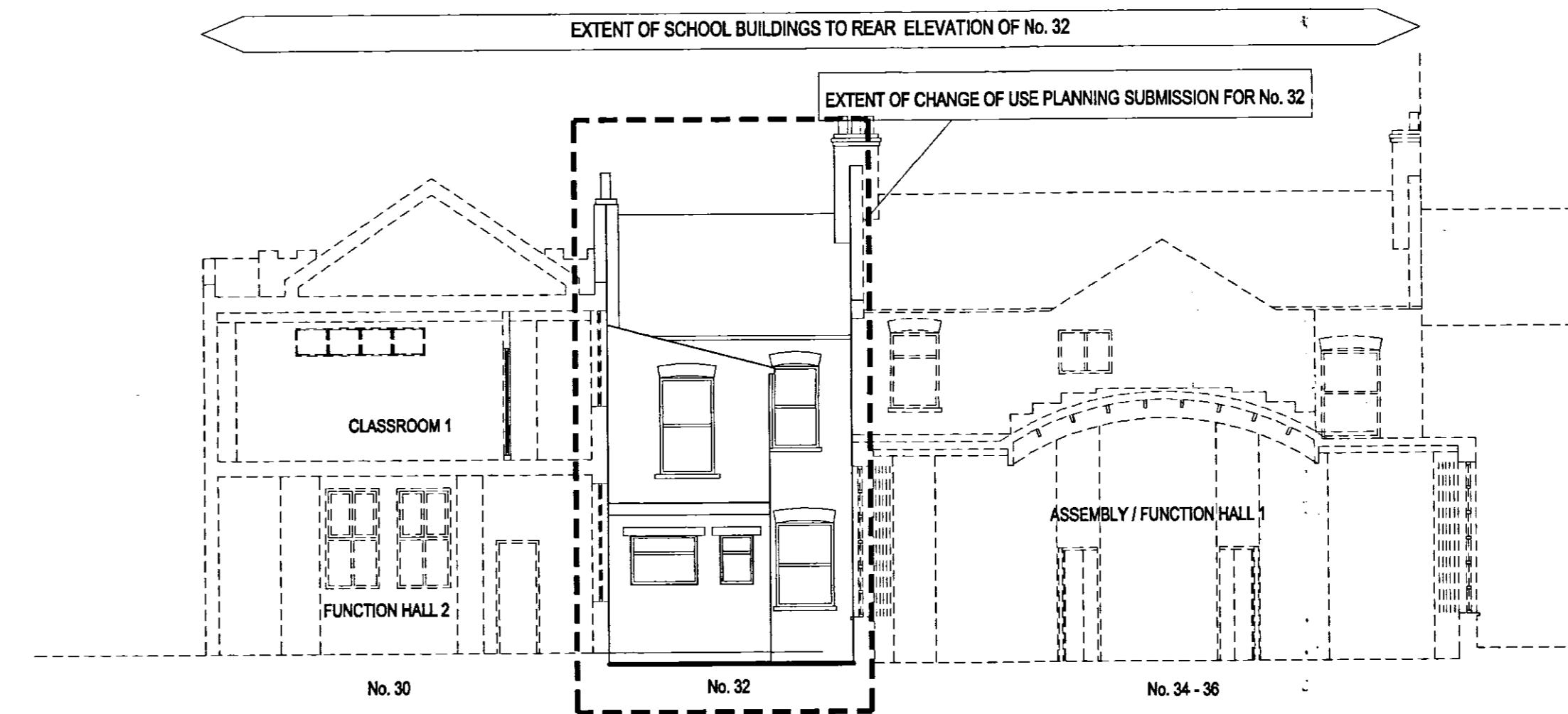
FRONT ELEVATION FROM LINDLEY ROAD-U NALTERED



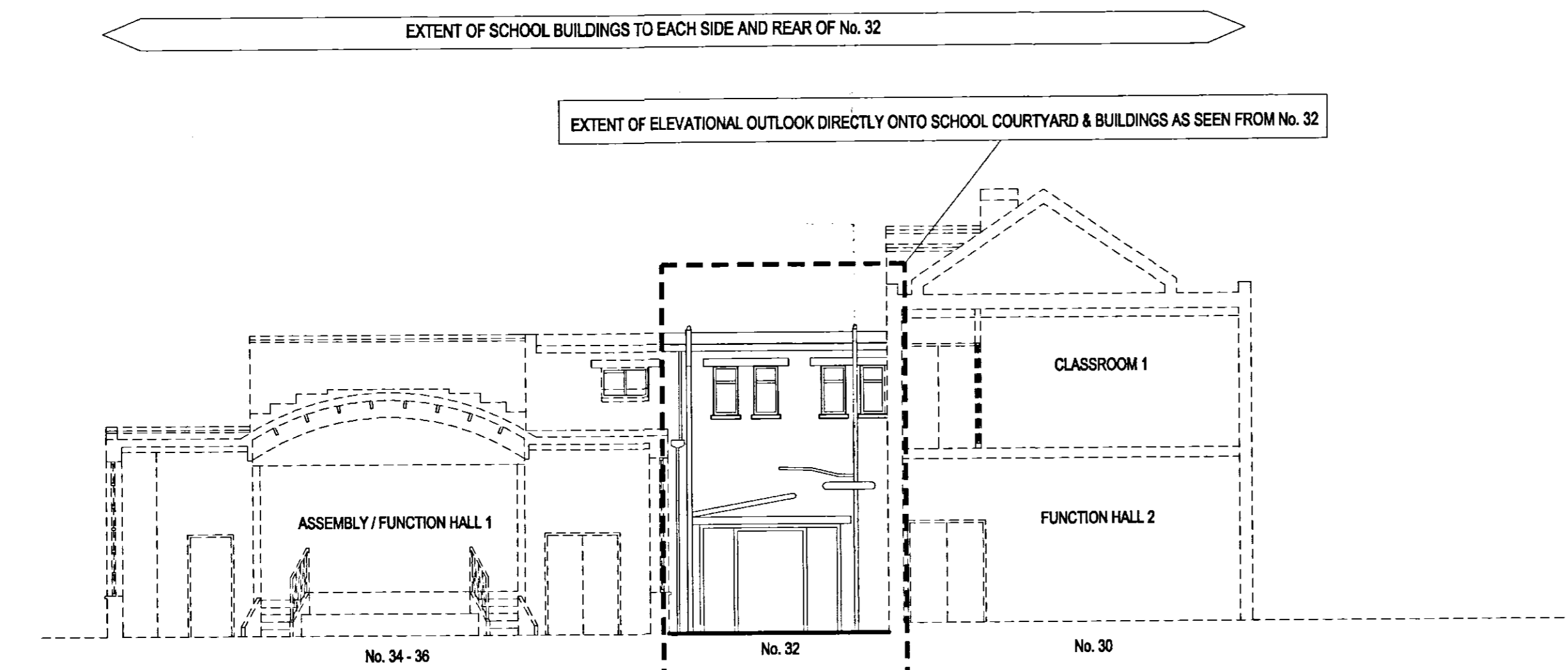
PROPOSED SECTION D-D



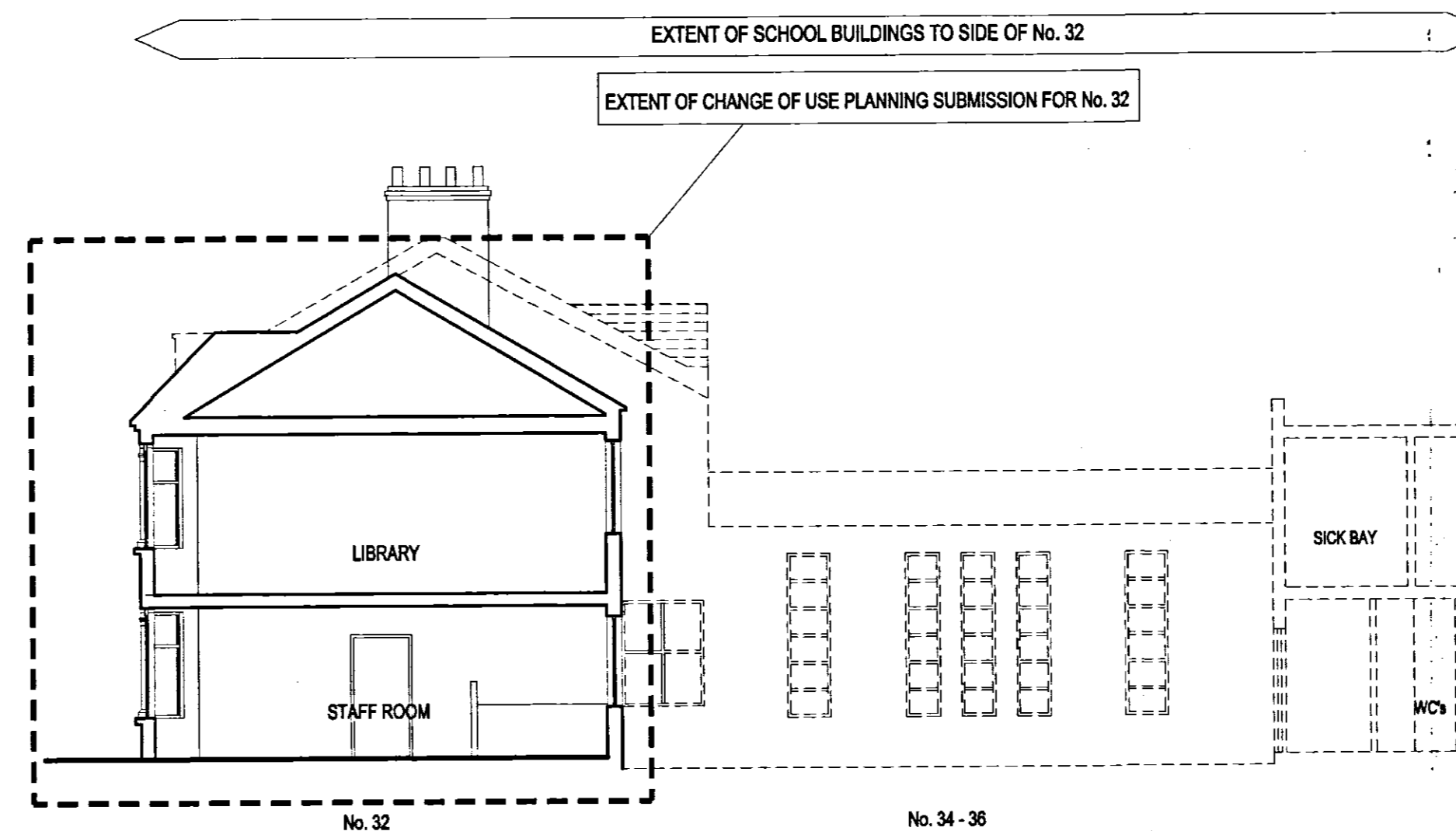
PROPOSED SECTION A-A



PART SECTION E-E / REAR ELEVATION TO No.32 IN CONTEXT - U NALTERED



PART SECTION B-B SHOWING ELEVATIONAL OUTLOOK FROM No.32-U NALTERED



PROPOSED SECTION G-G

LONDON BOROUGH OF WALTHAM FOREST  
Recd 13/03/2013  
SYCAMORE HOUSE

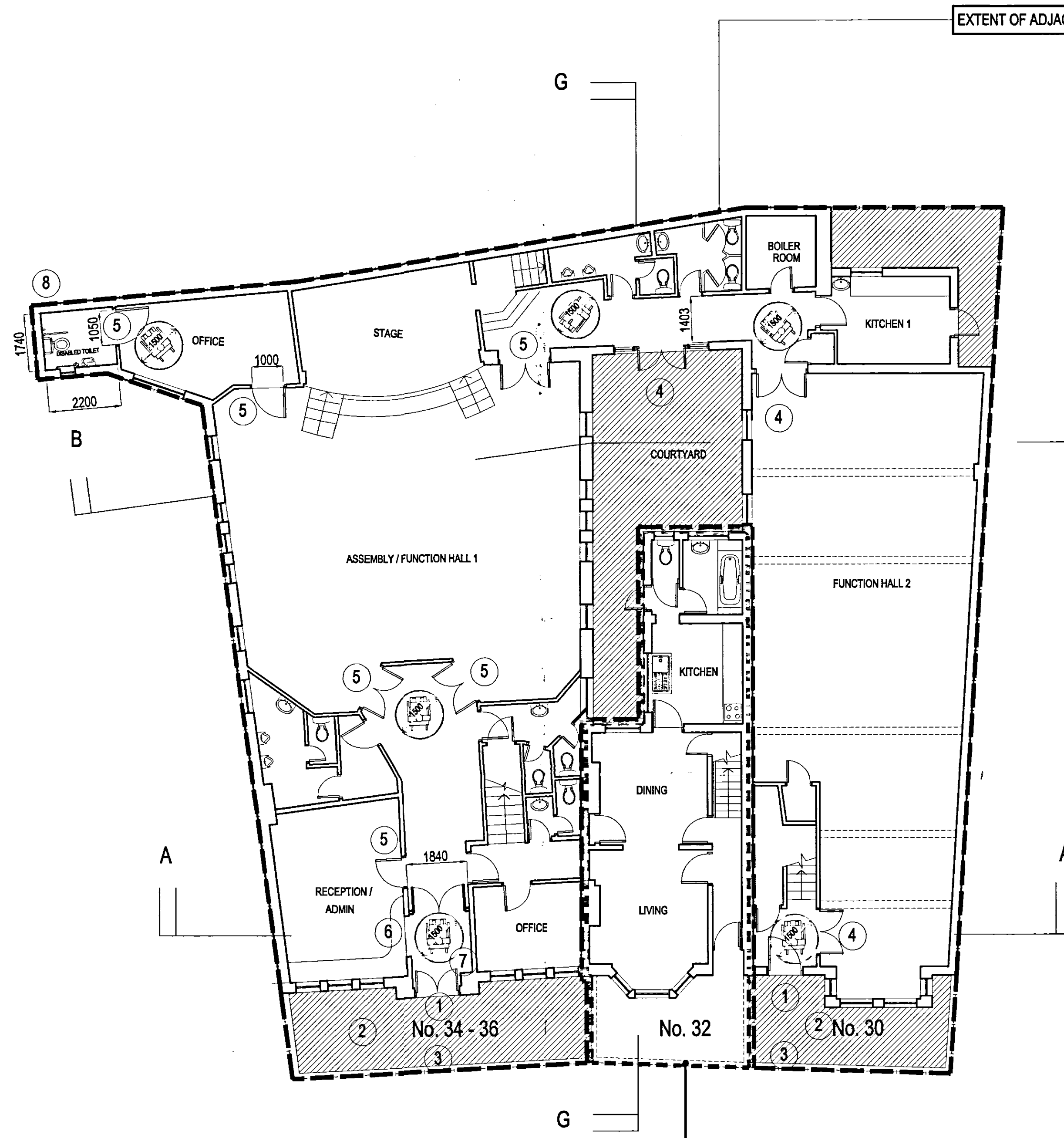
FILE COPY 080541

**Change of Use  
Planning  
Submission**

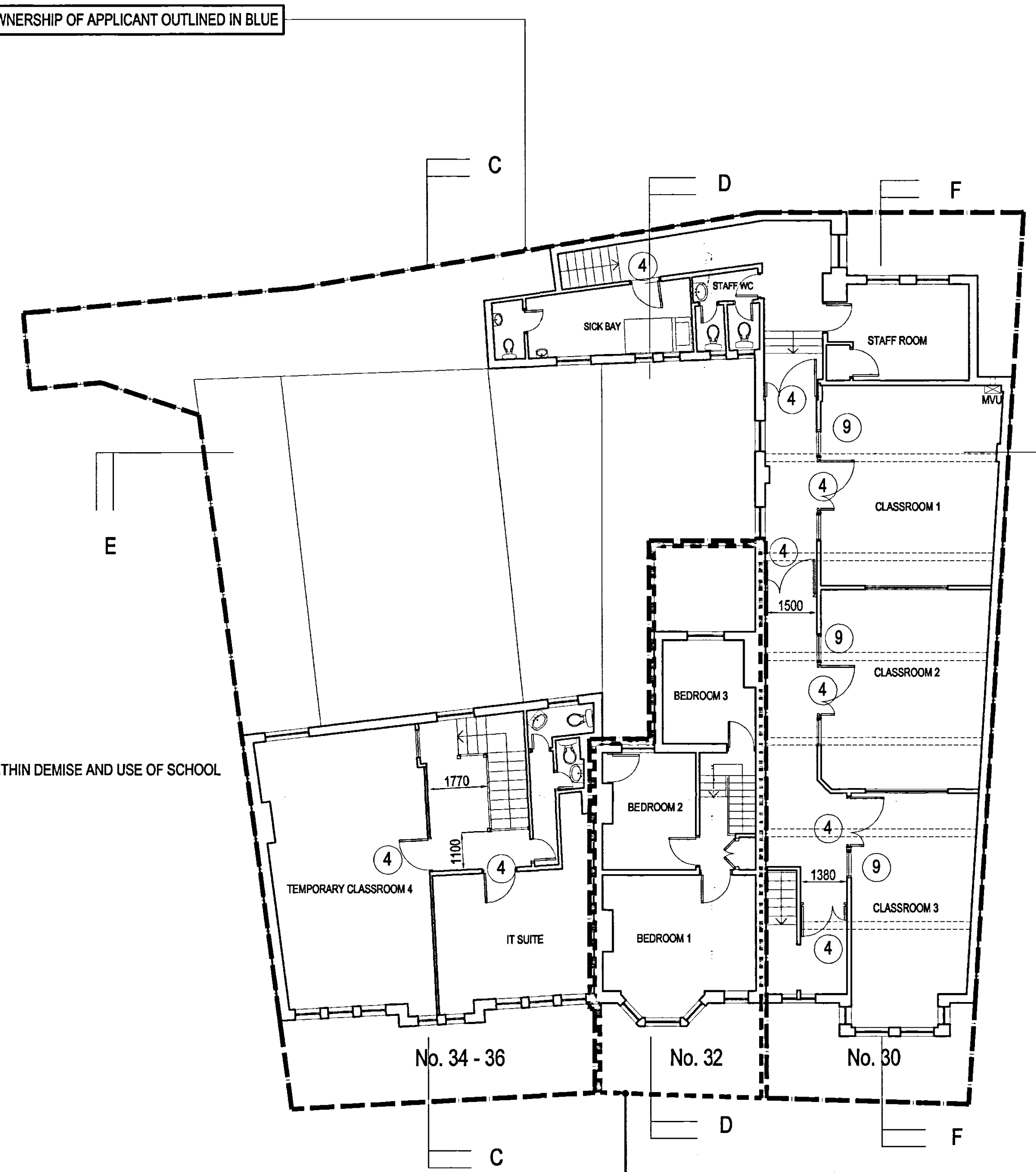
LONDON BOROUGH OF WALTHAM FOREST  
TOWN AND COUNTRY PLANNING ACTS

In pursuance of the powers exercised by them as  
Local Planning Authority the Borough Council  
refused permission for this on...12 MAY 2008....

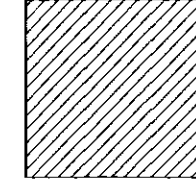
A t t e r : U W A  
 Chartered Architects  
 for: The Trustees - LOK  
 job: CHANGE OF USE scale: 1/100 @ A1  
 of No. 32 Lindley Road to D1 use date: 20/12/07  
 at Lindley Road School, 30, 32 & 34-36 drawn by: UWKT-R1BA  
 Lindley Road, Leyton, London E10 6QT drawing No:  
 PROPOSED CHANGE OF USE SCHEME: 786 / LOK / PP - 101  
 PROPOSED SECTIONS & ELEVATIONS  
 rev:



EXTENT OF THIS CHANGE OF USE PLANNING APPLICATION IS OUTLINED IN RED  
**EXISTING GROUND FLOOR PLAN**



EXTENT OF THIS CHANGE OF USE PLANNING APPLICATION IS OUTLINED IN RED  
**EXISTING FIRST FLOOR PLAN**

KEY:  
 =  
 EXTERNAL AMENITY AREAS WITHIN DEMISE AND USE OF SCHOOL

LONDON BOROUGH OF WALTHAM FOREST  
 Ref'd 13 JUN 2003  
 SYCAMORE HOUSE

**Survey Drawing**

LONDON BOROUGH OF WALTHAM FOREST  
 TOWN AND COUNTRY PLANNING ACTS  
 In pursuance of the powers exercised by them as  
 Local Planning Authority the Borough Council  
 refused permission for this on...12.MAY.2008.....

**KEY : - ref. to access statement**

- |   |  |
|---|--|
| <p>① ENTRANCE DOOR THRESHOLD: CORDUROY TEXTURED PAVING ANTI-SLIP INFRONT OF DOORS<br/>DOOR THRESHOLD TO BE CHAMFERED /RAMPED TO TAKE OUT NOMINAL HT DIFFERENCE</p> <p>② EXTERNAL ROUTES: SIGNS TO MEET RECOMMENDATIONS OF SIGN DESIGN GUIDE</p> <p>③ EXTERNAL LIGHTS: TO DEFINE ACCESS ROUTE, BULKHEAD FITTINGS TO COURTYARD.<br/>DESIGNED AND MAINTAINED TO BS 5489</p> <p>④ NEWLY FITTED DOORS: ACCESS HTS &amp; VISION PANEL VISIBILITY ZONES COMPLY WITH PART M. SELF CLOSURES HAVE CONTROLLED ACTION TO BS EN 1154. DOOR HANDLES HAVE RETURN TO DOOR PROFILES.</p> <p>⑤ DOORS TO BE REPLACED: TO MEET ACCESS STANDARDS AS NOTED ABOVE.</p> | <p>⑥ RECEPTION: SECTION OF COUNTER HAS MAX. HT OF 750mm TO MEET NEEDS OF DISABLED USERS AND CHILDREN. WHEELCHAIR TO BE MADE AVAILABLE + INFO TO THAT AFFECT. INDUCTION LOOPS TO BE FITTED</p> <p>⑦ LOBBY &amp; CORRIDOR WIDTHS: WIDTHS &amp; TURNING CIRCLES AS SHOWN, COMPLY WITH BS 8300: 2001 &amp; PART M.</p> <p>⑧ DISABLED TOILET: EXISTING TOILET SUB-STANDARD AND DOES NOT COMPLY WITH PART M OR BS 8300: 2001.<br/>TOILET TO BE ENLARGED TO COMPLY WITH MIN. 1500 x 2200mm. CLEAR DOOR WIDTH OF 1000mm TO BE ACHIEVED. MINIMUM PRESSURE SELF CLOSURE TO BE INSTALLED. DOOR HANDLE TO BE GRIPPABLE. KICKPLATES TO BE INSTALLED. NEW SANITARY SUITE TO BE INSTALLED WITH OFFSETS TO COMPLY WITH BS 8300 &amp; PART M. EMERGENCY ALARM CORD TO BE FITTED.</p> <p>⑨ GLAZED SCREENS: TO HAVE 2 TONE MANIFESTATION.</p> |
|---|--|

080541  
**FILE COPY**

for: The Trustees - LOK

PROJECT: CHANGE OF USE of No. 32 Lindley Road to D1 use at Lindley Road School, 30, 32 & 34-36 Lindley Road, Leyton, London E10 8J1 drawing title: EXISTING SURVEY DRAWINGS: EXISTING GROUND & FIRST FLOOR PLANS	scale: 1/100 @ A1 date: 20/12/07 drawn by: UNWKT - R.I.B.A. drawing No: 786 / LOK / SU - 100 rev:
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