

## Development, Enterprise and Environment

**Nick Eagle**

Waltham Forest Council  
Regeneration and Growth Directorate  
Sycamore House  
Town Hall Complex, Forest Road  
Walthamstow  
London E17 4JF

**Our ref: D&P/3397/JF01**

**Your ref: 153337FUL**

**Date: 14 January 2016**

Dear Nick,

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008  
Brunner Road, South Grove, Essex Brewery Site, 76-80 South Grove,  
Walthamstow, E17 7NU  
Local planning authority reference: 153337FUL**

I refer to the copy of the above planning application, which was received from you on 26 November 2015. On 14 January 2016, the Mayor considered a report on this proposal; reference D&P/3397/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Mayor considers that while the principle of development is broadly supported, there are some outstanding issues that need to be resolved and these are set out in paragraph 75 of the above-mentioned report. In particular, the Mayor agreed with those issues raised with regards to the north facing single aspect units within Building B and also remained to be convinced on the design of the podium elevation and its relationship with the street edge in this location. The applicant should address these issues prior to the application being referred back to the Mayor.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application and any connected application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, and (if it proposed to grant permission) a statement of any conditions the authority proposes to impose and a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

Please note that the Transport for London case officer for this application is Tom Matheou, e-mail [tommatheou@tfl.gov.uk](mailto:tommatheou@tfl.gov.uk), telephone 020 3054 3649.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Colin Wilson'.

**Colin Wilson**

Senior Manager – Development & Projects

cc     Jenette Arnold, London Assembly Constituency Member  
Nicky Gavron, Chair of London Assembly Planning Committee  
National Planning Casework Unit, DCLG  
Alex Williams, TfL  
Simon Marks, Montagu Evans LLP, 5 Bolton Street, London, W1J 8BA