

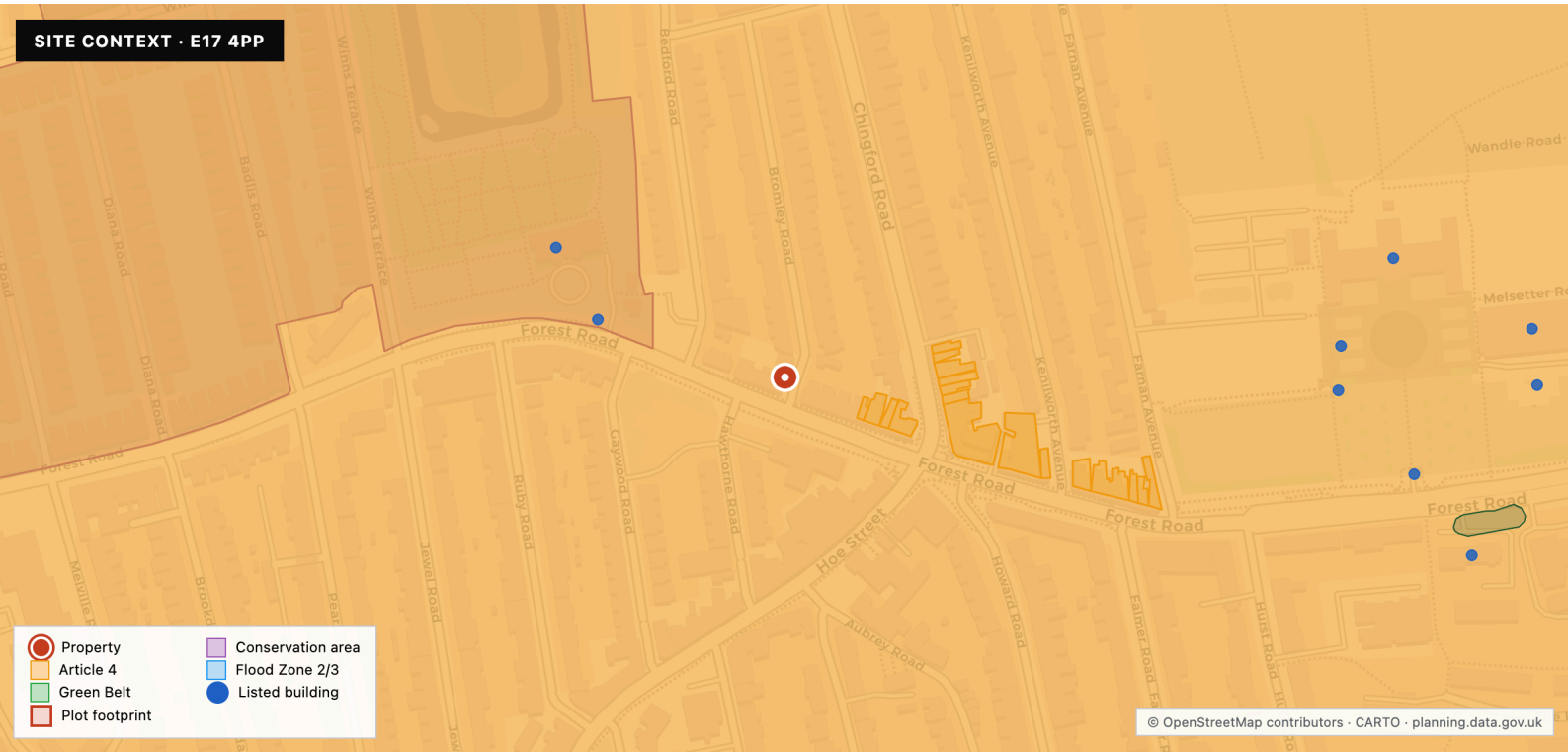
Pre-purchase planning assessment

Site Planning Report



An assessment of the planning potential, risk and indicative numbers for a mixed-use lot that did not sell at auction.

Property	587 Forest Road, Walthamstow, London, E17 4PP
Auction lot	Auction House London, Lot 22, 4 March 2026. Unsold. Available post-auction at £650,000.
Local planning authority	London Borough of Waltham Forest
Prepared by	Mayfair Studio
Reviewed and approved by	Jonathan Blewitt, Principal
Document reference	SPR-2026-0003-V3 (sample)



500m site context. Constraint polygons drawn from planning.data.gov.uk. Plot footprint from OpenStreetMap where available.

VERDICT CONSTRAINED	TOTAL ALL-IN OUTLAY (2 FLATS) £918k to £1.07m	BIGGEST GAP Use class trap on ground floor
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Bottom line

DEVELOPMENT PROSPECT

Constrained

Confidence in use class:	High. The ground floor is in active occupation as a laundrette, which the Use Classes Order treats as Sui Generis. Class MA (Class E to C3) is not engaged.
Confidence in planning history:	Moderate. The 2003 refusal (ref 030181) is recorded on the council register and on the landcycle.com public mirror. The signed decision notice text was not retrieved.
Confidence in Article 4 scope:	Low for this specific frontage. The 29 June 2023 Modified Direction removes Class MA in named centres and parades; whether 587 sits inside the schedule could not be confirmed from the public PDF map.

The lot was offered at auction with the implicit pitch of residential conversion. It did not sell. The reason the market refused is visible in the public planning record. The ground floor is in laundrette use, which is Sui Generis under the Use Classes Order, so the high-volume Class MA prior approval route from Class E to residential C3 is not engaged here. A narrower route, Class M of Part 3 of the GPDO, does cover laundrettes but is capped at 150 sqm and depends on a 20 March 2013 qualifying-use date that has not been evidenced. An application at this exact address in 2003 to form two flats was refused. The route forward is a fresh full planning application on a carefully designed scheme. At £650,000 the residual land value is compressed on the conservative case.



ACTION PANEL

Before you commit further capital

RISK	STATUS	ACTION	COST	WHEN
2003 refusal reasons unread	RED	Email placeanddesignteam@walthamforest.gov.uk for signed decision notice for 2003 application 030181. Pre-2010 reference may only be held on microfiche at Sycamore House.	Free	5 to 10 working days
Article 4 scope at this frontage	RED	Request written confirmation from Waltham Forest planning policy on whether 587 sits in the Modified Article 4 Direction (29 June 2023). Published map is an unindexed PDF.	Free	10 to 15 working days
20 March 2013 qualifying use	AMBER	Commission historic Goad/Experian street-level commercial data for the property at or before 20 March 2013. With utility bills, business rates and council tax history this is the evidence base for any Class M prior approval route.	£200 to £600	2 to 3 weeks
Acoustic and daylight feasibility	AMBER	Instruct an acoustic and daylight scoping note. Forest Road is the classified A503; internal noise (BS 8233) and natural light to deep shop units are the two most common refusal grounds.	£1,500 to £2,500	2 to 4 weeks
Title position unverified	AMBER	Order HMLR Office Copy entries and title plan. Confirms freehold, restrictive covenants against residential use on the ground floor, and head-lease position.	£7	Same day
Pre-application meeting	AMBER	Book a planning officer pre-application meeting with Waltham Forest for the two-flat / three-flat scope. Tests the council's amenity and noise position before commitment.	Modest LPA fee	4 to 6 weeks

PLAIN ENGLISH

Six terms used in this report

CIL

A tax councils charge on net new floor area. Two layers in London: Borough CIL and Mayor of London CIL.

Sui Generis

Use Classes Order category for uses that fall outside any general class. Laundrettes are Sui Generis, not Class E.

Class M prior approval

Narrower route covering laundrettes / betting / payday loan / hot-food takeaways to C3. Capped at 150 sqm with a 20 March 2013 use-date stamp.

MCIL2

Mayoral Community Infrastructure Levy 2, the GLA tax on net new floor area in London. Waltham Forest is in Band 2.

Class MA prior approval

Fast-track route from Class E (commercial) to C3 (residential), introduced August 2021. Only available on Class E buildings.

GDV

Gross development value, the combined sale value of the converted flats.

Biggest risk - the headline permitted-development route from commercial to residential is not available here

Class MA (the prior approval route from Class E to residential C3, introduced August 2021) applies only to buildings in Class E use. The current ground floor at 587 Forest Road is a laundrette, which the Use Classes Order treats as Sui Generis, not Class E. Class MA is therefore not engaged on the ground floor regardless of any Article 4 direction. A separate and narrower route, Class M of Part 3 of the GPDO, does permit laundrettes to convert to residential, but it is capped at 150 sqm of cumulative floor space, requires the building to have been in qualifying Sui Generis use on or before **20 March 2013**, and is itself a prior approval that the council can refuse on transport, contamination, design, natural light and undesirability grounds. The auction catalogue does not evidence the 20 March 2013 date and the public planning history at this address does not establish it. A buyer assuming a fast prior approval route to two or three flats here is exposed to a fact pattern the public record does not de-risk.

Property	Vacant mid-terrace mixed-use building. Ground floor retail unit, presently a laundrette. A ground-and-first-floor split-level one-bed flat sits above and to the rear. Freehold.
Auction outcome	Offered as Lot 22 at Auction House London, 4 March 2026. Unsold at the rostrum. Available post-auction at £650,000.
Implied play	Residential conversion of the ground floor and reconfiguration of the upper flats to lift the unit count, then resale or rental.
Planning route available	Full planning application. Class MA is not engaged (Sui Generis ground floor use). Class M is available in principle but constrained by the 150 sqm cap and the pre-20 March 2013 use-date requirement.
Site-specific precedent	2003 application 030181 at 587 Forest Road for "Formation of two flats comprising bedsit at rear of shop on ground floor and three bedroom flat on upper floors" was refused by Waltham Forest on the day it was received.

Designations affecting the site	William Morris ward. Forest Road is the classified A503. Modified Article 4 Direction (29 June 2023) removes Class MA in named centres and parades; whether this specific frontage is in scope not confirmed in the public web version. Lloyd Park Conservation Area is on the south side of Forest Road; 587 sits on the north side and is not inside the published boundary.
Flood risk	Indicative Flood Zone 1 (lowest river and sea risk). EA long-term flood risk service not reachable during preparation; confirm before any application.
Title position	Not verified. Mixed-use parade buildings commonly carry covenants against residential use on the ground floor, head-lease restrictions or party-wall positions. Order Office Copy entries (action panel above).

1. The opportunity, and why the market refused

587 Forest Road is a mid-terrace mixed-use building on the north side of the A503, in the William Morris ward of the London Borough of Waltham Forest. The catalogue description is precise: a ground floor retail unit with a split-level one-bed flat occupying parts of the ground and first floors. The current ground-floor occupier is a laundrette. The lot was offered with a guide of about £600,000, did not sell at the rostrum on 4 March 2026, and is now available post-auction at £650,000.

The pitch implicit in the listing is the same pitch every mixed-use auction lot of this kind carries: that a buyer can convert the ground floor to residential, regularise or expand the upper flat, and turn one tired mixed-use into two or three modern flats. That pitch reads well on paper. It reads less well against the public planning record at this address, and against the Waltham Forest planning context. The market priced that gap. The lot did not sell.

Three things explain the refusal of the bid book.

- **The ground floor use class is wrong for the headline prior-approval route.** Class MA, the prior approval route most buyers reach for on a mixed-use lot of this size, applies only to buildings in Class E. A laundrette is Sui Generis. Class M (a narrower laundrette / betting office / payday-loan / hot-food-takeaway route) exists, but it has a 150 sqm cap and a 20 March 2013 date stamp that the catalogue does not evidence.

- **There is a refusal at this exact address.** Application 030181 in 2003 sought to form two flats “comprising bedsit at rear of shop on ground floor and three bedroom flat on upper floors”. It was refused on receipt. That history is a directly relevant negative precedent for any similar attempt today.
- **The site context is not benign.** The A503 carries heavy classified-road traffic. Internal daylight in the ground floor of a deep mid-terrace shop is poor by default. Refuse, cycle storage and amenity space for additional units are tight on a typical shop unit footprint. These are the precise matters a Class M prior approval, or a full planning application, is tested against.

None of this is fatal. A well-designed full planning application for two flats over the existing building, with the right acoustic, daylight and refuse strategy, is a legitimate route. But it is a planning application, not a prior approval, and at £650,000 the residual land value calculations are tight before any of that risk is priced in.

2. Indicative figures

The figures below are indicative ranges drawn from public sold-price data, BCIS-aligned cost bands and the auction outcome. They are **not a valuation, not a viability appraisal, and not a quantity surveyor’s estimate.** They frame the £650,000 ask against what a residential play on this lot can plausibly sustain.

End value (GDV) anchor

The completed product is two small flats in a converted mid-terrace shop-and-upper on a busy A-road, sold either to owner occupiers or to E17 buy-to-let investors. The closest comparables are flat sales on Forest Road itself in the past 18 to 24 months.

Comparable	Sale price	Sale date	How relevant
591 Forest Road, E17 4PP Three-bedroom terraced house, freehold. HMLR PPD via Rightmove.	£715,000	26 Jun 2024	Adjacent property on the same parade and same postcode. Sets the freehold whole-building anchor for the parade.
42 Tansy House, Forest Road E17 One-bedroom newbuild flat, leasehold. HMLR PPD via Rightmove.	£400,000	Feb 2026	Same street, contemporary product, current cycle. Upper anchor for a well-presented one-bed on Forest Road but in a managed development.

Comparable	Sale price	Sale date	How relevant
77 Latchingdon Court, Forest Road E17 One-bedroom flat, leasehold. HMLR PPD via Rightmove.	£315,000	Mar 2025	Same street, older block. Lower anchor for an existing-stock one-bed on Forest Road. Closer to what a converted shop-front one-bed would realistically clear at.
433 Forest Road, E17 Two-bedroom flat, leasehold. HMLR PPD via Rightmove.	£450,000	Mar 2025	Same street, two-bedroom format. Check on the value uplift if the buyer can configure the upper unit as a 2-bed.
1045 Forest Road, E17 4AH Two-bedroom flat, leasehold. HMLR PPD via Rightmove.	£480,000	Jul 2024	Same road, two-bedroom format. Reinforces a £450k-£480k band for two-bed leasehold flats on Forest Road.

Documented limitations. Tansy House and Latchingdon Court sit within managed blocks with shared estate infrastructure, which lifts unit values relative to a converted-shop product on a busy A-road frontage. 591 Forest Road is a whole-building three-bed freehold and does not test the as-converted flat values. There is no clean public Land Registry record of a converted-shop one-bed sale on Forest Road in the past 18-24 months. Two-flat indicative GDV is **£600,000 to £720,000** (one refurbished 1-bed plus one new 1-bed at £300k-£360k each); three-flat indicative GDV is **£850,000 to £1,050,000**, anchored on the Tansy House upper and Latchingdon lower bands with a discount for shop-front product format and A-road frontage.

Build cost (including services and connections)

Indicative all-in build cost for the two-flat conversion scheme is **£170,000 to £280,000**, at roughly £2,200 to £3,200 per sqm. Includes change of use from laundrette to C3, full services separation, sound insulation between flats, acoustic glazing to Forest Road, fire and means of escape, new kitchens and bathrooms, refuse and cycle stores. Excludes VAT (residential conversion is reduced-rate 5% on the qualifying conversion element), professional fees and external works.

Services and utilities (on top of build cost). Splitting a mixed-use building into two or three separate residential units commonly needs new metered supplies (water, gas, electricity), separate foul drainage stacks where the existing serves the laundrette only, and acoustic-glazed windows to the A503 frontage. Budget **£15,000 to £30,000** for service separation and acoustic glazing on top of the build cost, sitting inside the fees and finance line below.

CIL: headline first

INDICATIVE CIL LIABILITY (TWO-FLAT SCHEME)

£7,700 to £14,150

Three-flat scheme **£15,400 to £24,250**. Mayoral CIL2 (Band 2) plus Waltham Forest Borough CIL (Zone B residential, south of North Circular). Both are in force on any 2026 consent. Confirm exact 2026 Zone B rate with the council's CIL officer.

The Community Infrastructure Levy splits into two layers: the Mayoral CIL 2 (MCIL2), which applies London-wide, and the Waltham Forest Borough CIL, which is the council's own charge under its 2014 schedule. Waltham Forest is in **MCIL2 Band 2** (alongside the other middle-band London boroughs). The Waltham Forest Borough CIL Charging Schedule was approved by the DCLG examiner on 10 January 2014 and took effect on **15 May 2014**; it has been in force ever since, indexed annually under the RICS CIL index. The site sits south of the North Circular, placing it in the council's residential **Zone B**.

Charge	Rate (2026 indicative indexed)	Net additional residential floorspace	Indicative CIL
Mayoral CIL (MCIL2) Waltham Forest is Band 2. Base 2019 rate £60/sqm, indexed annually. 2026 indexed indicative around £78-£82/sqm.	£78 to £82/sqm	40 to 70 sqm (two-flat) / 80 to 120 sqm (three- flat)	Two flats: £3,100 to £5,750. Three flats: £6,200 to £9,850.
Waltham Forest Borough CIL Adopted March 2014, in force 15 May 2014. Site sits in residential Zone B (south of North Circular), base rate £70/sqm. 2024 indexed Zone A residential was £104/sqm; 2026 indexed Zone B indicatively £115-£120/sqm.	£115 to £120/sqm	40 to 70 sqm (two-flat) / 80 to 120 sqm (three- flat)	Two flats: £4,600 to £8,400. Three flats: £9,200 to £14,400.
Combined indicative CIL liability	-	-	Two-flat scheme: £7,700 to £14,150. Three-flat scheme: £15,400 to £24,250.

The 2014 schedule predates the auction; there is no "just-missed" effective date to argue here. Both charges are engaged on any net additional residential floorspace. Net additional residential floorspace is the figure the council uses, less any deductions for existing in-use lawful floorspace; on a mixed-use building, the council will deduct the existing lawful residential floorspace (the upper one-bed flat) but not the ground-floor commercial floorspace.

Residual land value

Two-flat scheme, end value (GDV)

£600,000 – £720,000

One refurbished 1-bed flat plus one new 1-bed flat. Walthamstow E17 4 one-bed flat values run £300k-£360k on the Forest Road comparables above.

Three-flat scheme, end value (GDV)

£850,000 – £1,050,000

Optimistic case where the rear ground floor plus the existing upper accommodation rearrange into three small flats. Achievable only if internal layout and amenity can be made to work.

All-in build cost, conversion plus rear works

£170,000 – £280,000

Change of use of ground floor from laundrette to C3, full services separation, sound insulation, acoustic glazing, fire and means of escape, two or three new kitchens and bathrooms, refuse and cycle stores. £2,200 to £3,200 per sqm.

Services separation and acoustic glazing

£15,000 – £30,000

New metered supplies, foul drainage, acoustic glazing to A503 frontage.

Professional fees, planning, building regs and finance

£40,000 – £55,000

Architectural and structural fees, planning application fee, condition discharge, party wall, building control, legals and finance interest over a 14 to 18 month window.

CIL plus MCIL2 (two-flat scheme)

£7,700 – £14,150

Waltham Forest Borough CIL Zone B plus Mayoral CIL Band 2. Both apply to net additional residential floorspace on any 2026 consent.

Indicative residual land value, before profit, two-flat outcome

£260,000 – £430,000

GDV minus build minus fees and CIL minus a risk discount for the full-planning uncertainty.

Indicative residual land value, after 17.5% profit on GDV, two-flat outcome

£155,000 – £305,000

Same calculation with a 17.5% profit on GDV taken first.

Indicative residual land value, after 17.5% profit on GDV, three-flat outcome

£280,000 – £485,000

Three-flat upside case. Higher but contingent on a planning consent that is not yet in hand and on a layout the existing building has historically not supported.

Post-auction asking price

£650,000

For comparison. Excludes auction administration charge, legal fees, SDLT (including any mixed-use or higher-rate surcharge implications), survey.

What this means. On the two-flat outcome, the £650,000 ask sits at or above the top of the indicative residual land value range. The deal does not work as a two-flat play without aggressive cost control on build, finance terms inside merchant rates, and GDV at the top of the range. On the three-flat outcome the numbers work in principle, but they only work if a planning consent for three flats is actually obtainable on this building. The auction market priced this exactly: at the rostrum on 4 March, the bid book did not break above the reserve.

Profit margin sensitivity

17.5% profit on GDV is the RICS GN 94/2012 small-conversion benchmark. The table below shows the residual land value at 15%, 17.5% and 20% profit on GDV at the central two-flat case (£660,000 GDV, £225,000 build, £70,000 fees and finance, £11,000 CIL plus MCIL2).

Profit on GDV	Profit taken	Residual land value (central two-flat case)
15%	£99,000	£255,000
17.5%	£115,500	£238,500
20%	£132,000	£222,000

Bid sensitivity grid (two-flat scheme)

The 3 by 3 grid sets out implied residual land value (after 17.5% profit on GDV) at three GDV scenarios and three build cost scenarios. Fees, finance and CIL held constant at £81,000. Decision tool, not a valuation or bid recommendation.

	Build cost		
	Low £170,000	Mid £225,000	High £280,000
GDV high £720,000	£343,000	£288,000	£233,000
GDV mid £660,000	£293,500	£238,500	£183,500
GDV low £600,000	£244,000	£189,000	£134,000

What this means. The £650,000 ask sits above every cell in the grid for the two-flat scheme. Every cell represents the maximum a developer could pay for the building today and still take 17.5% profit on GDV; none clears £650,000. The deal only works as a two-flat play if (a) the buyer accepts a lower profit hurdle, (b) the build is delivered at the bottom of the cost range and the GDV at the top, or (c) a refurbished mixed-use exit (existing shop relet plus refurbished upper flat) is treated as the floor case rather than a development play. The three-flat scheme remakes the arithmetic, but only if planning consent for three flats is actually obtainable.

3. Conditions and route forward

One historic application is on the public record at 587 Forest Road. It is directly material.

Reference	Proposal	Received	Status
030181	Formation of two flats comprising bedsit at rear of shop on ground floor and three bedroom flat on upper floors. Installation of rear external staircase.	29 July 2003	Refused

What this teaches. The 2003 application was a near-template for the scheme an auction buyer would naturally try in 2026: split the ground floor between the existing shop and a small ground-floor unit at the rear, put a three-bed (or in a modern equivalent two one-beds) on the upper floors, and add an external rear staircase. Waltham Forest refused that scheme. The decision notice text is corroborated on the landcycle.com public mirror at the address level, but the full decision notice was not retrieved. A repeat scheme today, twenty-three years later, can in principle overcome that refusal by addressing whatever objection was decisive, but it does so against the council's own decision history at the property and against a more demanding modern policy framework on space standards.

There are three plausible planning routes for residential reconfiguration. Only one is realistic.

Route	Available here?
Class MA prior approval (Class E to C3)	Not available Class MA applies only to buildings in Class E. A laundrette is Sui Generis and falls outside Class E. A buyer who wishes to rely on Class MA must first secure a planning permission to change the ground floor from Sui Generis to Class E, then wait two years, then apply for Class MA. Not a viable timeline.
Class M prior approval (laundrette / betting / payday-loan / hot-food-takeaway to C3)	Available in principle, but constrained Requires (a) qualifying Sui Generis use on or before 20 March 2013, (b) cumulative floor space changing use not exceeding 150 sqm, and (c) prior approval on transport, contamination, design, natural light and undesirability grounds. The 20 March 2013 date is not corroborated by the auction listing or the planning history. The 150 sqm cap is comfortable for a small shop unit but rules out converting any rear extension built since 2013.

Route	Available here?
Full planning application (change of use of ground floor from Sui Generis to C3)	The realistic route No use-class trap, no 150 sqm cap and no 20 March 2013 date stamp. Does require the council to weigh the loss of a Sui Generis use against housing gain, design quality, amenity, parking, refuse, cycle storage, noise and daylight. Statutory determination 8 weeks. National approval rate for minor applications (1-9 dwellings) is in the high-70s percent. A site-specific application can win this if the design is right; the 2003 refusal shows that an ill-designed scheme can lose it.

The realistic route is therefore a full planning application. The realistic scheme is two one-bed flats (the existing upper unit reconfigured plus one new flat on the former laundrette footprint), each meeting the London Plan minimum 37 sqm for a 1 bed 1 person dwelling (50 sqm for 1 bed 2 person), with acoustic glazing to the A503 frontage, habitable rooms placed at the rear where possible, separate refuse and cycle stores at the front. A three-unit scheme is the "upside" case but historically this footprint has not supported it.

The recommendation flows from the verdict on the cover.

- **Discount the asking price against the use-class trap.** The lot did not sell at £650,000 because the implicit prior-approval route is unavailable. A buyer making a post-auction offer should price the cost of a full planning application route. On the figures above, a deal that works as a two-flat full planning play sits in the £430,000 to £520,000 range against the £650,000 ask.
- **Evidence the 20 March 2013 laundrette use before paying any premium for the Class M route.** Order a Land Registry title, request the planning history search from the council, pull historic Goad / Experian street-level commercial data and ask the seller for any utility or rates evidence of the laundrette use on or before 20 March 2013.
- **Commission a feasibility design before committing.** Measured survey, daylight / sunlight scoping note, and a planning officer pre-application meeting are the cheapest way to test whether two-flat (or three-flat) layouts can clear the council's amenity and noise tests.
- **Confirm the CIL position with Waltham Forest before commencement.** Borough CIL is in force on Zone B residential and Mayoral CIL is in force at Band 2. Submit Form 1 (assumption of liability) immediately on acquisition and treat Form 6 (commencement notice) as a board-paper-level event.
- **If the route narrows to two flats, model the deal accordingly.** A refurbished mixed-use exit (existing shop relet, existing upper flat refurbished and either sold or rented) is the floor case. It is not a development play; it is a yield play.
- **Walk away if any of the underlying facts move against you.** If the 20 March 2013 date cannot be evidenced, if a pre-application meeting comes back negative on layout or amenity, or if a buyer's solicitor finds an obligation in title that restricts subdivision, the deal stops being a development play.

Section 73 remains available to vary conditions on any consent the buyer ends up holding, but London authorities treat time-limit s.73 applications sceptically. Plan to implement, not to extend.

4. Comparable approvals

We searched Waltham Forest's planning register and the public mirrors for like-for-like applications on Forest Road in the last 24 months. Two are directly relevant: **222 Forest Road (251696)**, change of use from takeaway to a one-bedroom flat plus a single storey rear extension; and **94 Forest Road (250852)**, construction of a part two-storey and part single-storey rear extension, change of use of rear ground floor to residential, and conversion into three self-contained flats. Both have been submitted as full planning applications (not prior approvals), which is consistent with the reading that the prior-approval routes are either unavailable (Class MA on Sui Generis frontages) or fact-dependent (Class M on the 20 March 2013 date). 222 Forest Road is the cleanest analogue. We did not find a Class MA or Class M prior approval that has been determined on this stretch of Forest Road in the past 24 months that we could verify; the absence may reflect the use-class trap (most Forest Road shop frontages are laundrettes, takeaways, barbers, convenience stores, all Sui Generis), the Article 4 direction in the relevant local parades, or both.

5. Constraints assessment

Site checked against the national planning data register, the Waltham Forest local plan, the council's published Article 4 direction notice and the EA long-term flood service.

Constraint	Finding
Conservation Area	Not affected. Lloyd Park Conservation Area sits on the south side of Forest Road, opposite the site. 587 Forest Road is on the north side and is not inside the published conservation area boundary.
Article 4 Direction (Class MA)	Engaged in named centres and parades only. The Modified Article 4 Direction in force from 29 June 2023 removes Class MA in selected areas of Walthamstow Town Centre, designated employment areas, and district / neighbourhood / local parade centres. Whether 587 itself is named in the schedule was not confirmed from the public web version, which contains only an unindexed PDF map. Academic at present because Class MA is not engaged on a Sui Generis ground floor.
Article 4 Direction (HMO)	Engaged borough-wide. Since 2014 the borough-wide HMO Article 4 means a change from C3 to small HMO (C4) is no longer permitted development.

Constraint	Finding
Article 4 Direction (A1 retail to other uses)	Borough-wide direction removes the PD right to change A1 retail to A2/A3/C3/D2. Not directly engaged here (the ground floor is laundrette Sui Generis, not A1) but eliminates every fast-track residential conversion route without a planning application.
Listed Building	Not listed. No entry on Historic England's National Heritage List at the site.
Green Belt	Not in Metropolitan Green Belt. The site sits in dense inner East London and the planning.data.gov.uk green-belt dataset returned no intersection within 500m. Waltham Forest has well-mapped Green Belt boundaries on the western edge of the borough only, none reaching Forest Road - confirmed absent for this location.
Walthamstow Town Centre	Outside the defined town centre boundary as drawn in the Walthamstow Town Centre Area Action Plan. The site is approximately 1.2 km east, on a stretch of Forest Road read as urban arterial with intermittent commercial parades.
Tree Preservation Order	None returned at the dwelling on the national planning data register. Street-tree pattern along this stretch is municipal planting in the highway, not on the site curtilage.
Flood risk	Indicative Flood Zone 1. EA long-term flood risk service was not reachable during preparation; confirm the precise zone, surface water and reservoir risk for E17 4PP before applying.
Classified road / noise	Forest Road is the A503 , a classified A-road carrying heavy through traffic. Traffic noise is a defining feature of the front facade. Any change of use to residential will be tested by the council's environmental health team against BS 8233 internal noise levels.
Title position	Not verified. Mixed-use parade buildings often carry covenants against residential use on the ground floor, head-lease restrictions, or party-wall positions that constrain rear extensions. A covenant against residential use will defeat the deal independently of planning.
Biodiversity Net Gain	Likely de minimis on a mid-terrace shop conversion. Mandatory BNG applies under the Environment Act 2021 from 12 February 2024 except where caught by an exemption. A change-of-use scheme on a hardstanding mid-terrace site with no land take of priority habitat is the textbook de minimis exemption (works affecting less than 25 sqm of on-site habitat). Treat as "most likely exempt, confirm in writing".

None of these is fatal on its own. The constraint pattern that matters here is the combination of three things: the use-class trap on the ground floor, the 2003 refusal at the address, and the noise / daylight profile of a mid-terrace shop on a busy A-road.

Methodology and sources

This report is built only on public data, each source named below, and is current as at the report date.

PLANNING

- Auction House London lot listing for 587 Forest Road, Walthamstow E17 4PP, Lot 22 of the 4 March 2026 auction.
- Waltham Forest planning portal (pa.walthamforest.gov.uk/online-applications/) - direct register checks for 587 Forest Road planning history.
- landcycle.com mirror of the Waltham Forest planning register - address-level result for application 030181 (29 July 2003, refused).
- Waltham Forest Council Local Article 4 Directions page - list of directions in force at May 2026, including the Modified Direction in force from 29 June 2023 removing Class MA in selected centres and parades.
- Waltham Forest Article 4 Direction Notice and Map (October 2021 PDF and June 2023 modification notice via gov.uk).
- Waltham Forest Local Plan Part 1, Shaping the Borough 2020-2035 (adopted February 2024).
- Waltham Forest Walthamstow Town Centre Area Action Plan - town centre boundary anchored on High Street, Hoe Street and St James Street.
- Waltham Forest Conservation Areas and Listed Buildings page - Lloyd Park Conservation Area (designated 8 September 2015) on the south side of Forest Road.
- postcodes.io - location (lat 51.5906, lng -0.0185), ward (William Morris), LPA (Waltham Forest), constituency (Walthamstow).
- Use Classes Order 1987 (as amended) - confirms a laundrette is Sui Generis, not Class E.
- Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2 Part 3 Class M and Class MA.
- Town and Country Planning Act 1990, sections 56, 73 and 91.
- Comparable applications on Forest Road - 222 Forest Road (251696) and 94 Forest Road (250852).
- Transport for London A-road classification - Forest Road is the A503.
- GOV.UK planning application statistics - national approval benchmark and statutory determination periods.

VALUE

- HM Land Registry Price Paid Data via Rightmove - 591 Forest Road E17 4PP £715,000 (Jun 2024); 42 Tansy House Forest Road £400,000 (Feb 2026); 77 Latchingdon Court Forest Road £315,000 (Mar 2025); 433 Forest Road £450,000 (Mar 2025); 1045 Forest Road E17 4AH £480,000 (Jul 2024).
- Rightmove and Zoopla E17 4 sector data - median price per square metre of approximately £7,120/sqm, one-bed flat asking band £300,000 to £360,000.
- BCIS-aligned cost benchmarks for Outer London conversion - £2,200 to £3,200 per sqm all-in for change-of-use conversion works.
- RICS Guidance Note on Viability (GN 94/2012) and the NPPF viability framework.

CIL

- Waltham Forest CIL Charging Schedule (approved by DCLG examiner 10 January 2014, in force from 15 May 2014). Residential Zone A £65/sqm, Zone B £70/sqm base. 2024 indexed Zone A residential £104/sqm.
- Mayor of London MCIL2 Charging Schedule (takes effect 1 April 2019) - Waltham Forest in Band 2 (£60/sqm base, indexed annually).
- Community Infrastructure Levy Regulations 2010 (as amended).

LEGAL FRAMEWORK

- Environment Act 2021 and the Biodiversity Gain Regulations - mandatory BNG framework from 12 February 2024, the de minimis exemption.
- Environment Agency long-term flood risk service - service unreachable on preparation day; indicative Flood Zone 1 inferred.

What we could not verify

- Whether 587 Forest Road specifically is named within the schedule of the Modified Article 4 Direction (29 June 2023). The published map is an unindexed PDF.
- Whether the ground floor was in qualifying Class M Sui Generis use on or before 20 March 2013. The controlling fact for any Class M prior approval route.
- The signed decision notice and refusal reasons for the 2003 application (030181). Reference corroborated on the council register and the public mirror, but the full decision notice text was not retrieved.

- The 2026 Annual CIL Rate Summary indexed rate for Waltham Forest Zone B residential. The 2024 indexed Zone A rate (£104/sqm) was retrieved; the 2026 Zone B rate is derived by applying the annual index movement.
- The decision outcome for the two comparable Forest Road applications (94 Forest Road, 250852 and 222 Forest Road, 251696).
- The precise gross internal area of 587 Forest Road. Auction catalogue does not publish a measured floor area.
- The exact EA flood zone, surface water risk and reservoir risk for E17 4PP.
- Title-level constraints (restrictive covenants against subdivision or residential use on the ground floor; rights of way; party-wall positions).

Disclaimer

What this report is, and what it isn't. An indicative planning feasibility assessment based on public planning data and comparable decisions. Not planning advice, not a valuation, not a guarantee of any planning outcome. Mayfair Studio's liability is limited to the report fee. This report does not constitute regulated financial advice within FSMA 2000 / RAO 2001 Article 53, planning advice under the RTPI Code of Conduct, or a Red Book valuation within RICS Valuation Global Standards. Sample report demonstrating the format; readers should take independent financial, legal and planning advice before any investment decision.