

Merton Council
Planning Applications Committee
11 August 2016
Supplementary agenda

18 Modifications Sheet

1 - 12

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Planning Applications Committee 11th August 2016 **Supplementary Agenda (Modifications Sheet)**

Item 5. 153-161 Broadway, Wimbledon SW19)16/P1149)(Abbey Ward)

Late letters of objections/support received in regards to re-consultation (see section 5.8 of committee report).

An additional 21 letters of objection have been received which include one from Love Wimbledon and Cllr Keep, taking the total number of objections following re-consultation to 39 (section 5.8 states 18 letters).

One letter of support received from Merton Chamber of Commerce's.

Details relating to late letters of objections

Residents Late Objections

- Reiterate original objections and re-consult objections set out in sections 5.3 and 5.8 of the report respectively.
- Noise and disturbance from unsociable hours of servicing.
- Removal of one floor could be returned to the approved 149 rooms
- Should not be progressed to planning meeting until light problems resolved
- Welcomed to see two current trees preserved, request for additional planting
- The grey window surrounds to the ground floor frontage are an unattractive colour
- Nowhere in the amended Transport Statement or Delivery and Service Management Plan does it reference guest cars/taxis arriving and departing.

Love Wimbledon

- More brick in keeping with the neighbouring building (CIPD) is to be supported, along with the provision of high quality stone to the entrance, however concern about the general mix of different styles now being introduced in an attempt to appease the different demands of the various audiences. Urge the architect to ensure strong architectural design remains with the use of high quality product rather than comprise these standards to meet planning policy.
- Increased amount of greenery including trees and shrubs on the frontage was discussed but has not been presented in these plans (planning condition required).
- Encourage the design visuals to represent a realistic vista of the proportion of the building looking to the south east away from the town centre to include other buildings further along the Broadway as it will never be seen in isolation as is currently depicted.

- Do not support the removal of the layby, believing the ability to provide a bay for deliveries and signage considered for the site. Request that this is sympathetic to the environment and quality architectural build.

Cllr Neep

- Request that the application be deferred to the next planning meeting due to holiday period
- The introduction of more brick and stone does not go far enough. The metal cladding is of great concern as it is not in keeping with the rest of the Broadway or Griffiths Road and there are concerns of durability and aesthetics. The Premier Inn at Colliers Wood is a good example of how metal cladding does not age well. It also does not complement the design of the CIPD building which is next door and is judged to be an iconic building.
- The height of the building remains a concern for residents and also for future development along the Broadway. 9 stores is higher than the CIPD building next door and whilst this was considered within appeal there are questions regarding light and right of light to both residents to the rear and pedestrians on this already dark and windy Broadway.
- Servicing of the Hotel need to be addressed. The Broadway is a busy thoroughfare that is already heavily congested. The proposal to have a turn in at the front of the hotel is something that should be looked into again as it will help to ease the pressure on the Broadway without this there will be increase pressure on the road and inconvenience for the users. We need to ensure that Committee makes this a condition of planning and that the bus lane is protected.
- Residents are concerned that parking remains an issue. With the proximity to the Theatre and a recent approval for another hotel around the concern with no parking, the streets surrounding will inevitably take the strain. We would like to see further consideration made to this and a clearer articulation of how this will be prevented within the application.

Details relating to late letter of support

Merton Chamber of Commerce

- Chamber of Commerce's support for this development to go forward based on the business and inward investment proposition – that a hotel will be good for business, it creates 50 jobs and will provide a much needed resource for the town centre, increasing footfall and therefore usage of the town centre businesses.

Planning considerations (page 32)

Paragraph 7.3 of report needs amending – The fallback scheme incorporated 13 car parking spaces not 22 as stated in section 7.3 of committee report.

Paragraph 7.35 of report needs amending – Incorrect CPZ details attached in section 7.35 of report. Correct CPZ hours are as follows:

- CPZ W4 – 8.30 – 11pm (Mon – Sat) & 2-6pm (Sun + Bank Holidays)
- CPZ 4F – 8.30 – 6.30pm (Mon – Sat)

Item 6. 2 Cavendish Road, Colliers Wood SW19 (16/P1845)(Colliers Wood ward)

Introduction (page 57)

Paragraph 1.1 Amend to read “... at the request of Cllr Draper”.

Consultation (Page 59)

Paragraph 5.2. Amend to read - Councillor Nick Draper: Requests that the application be referred to planning committee.

Planning considerations (Page 65).

Insert new sub-section after paragraph 7.30.

Construction of semi basement.

Policy DM D2 of the Sites and Policies Plan (2014) outlines requirements for basements and subterranean developments. The proposed development would require the lowering of the ground level of the garage/store by approx. half a storey. In terms of planning considerations, the proposed development is considered to be acceptable this instance due to:

- The proposed building having the approx. same building footprint as the existing.
- No presence of trees located on the application site that would be impacted.
- The limited excavation required (approx. half a floor in depth) and that this would be to the same level as that of the ground floor of the main flatted development at 2 Cavendish Road whilst still being higher than the ground level of the neighbouring Cavendish House development.

Officers have consulted with the Council's Building Control team and are advised that the constructability of the proposed building is adequately addressed under building regulations in this instance.

Conditions (page 66).

Addition of two further conditions as detailed below:

B6 (Standard Condition): No development shall take place until details of the proposed finished floor levels of the development, together with existing and proposed site levels, have been submitted to and approved in writing by the Local Planning Authority, and no development shall be carried out except in strict accordance with the approved levels and details.

Reason: To safeguard the visual amenities of the area and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2011, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

Non-standard condition: The development hereby approved will not be occupied until details of external lighting have been submitted to an approved in writing by the

Local Planning Authority and external lighting will be installed in accordance with these approved details and will be retained thereafter for the lifetime of the development.

To provide adequate lighting to the accessway to the dwelling hereby approved whilst safeguarding the amenities of the area and to ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.

Item 7. 110 Copse Hill, West Wimbledon SW20 (16/P1901)(Wimbledon Village ward).

Consultation (page 71) Paragraph 5.1 of report needs amending – 11 individual objections were received in total. Six documents were received, two of which were comprised of a package of 3 separate objections.

Two late letters of objection were received from adjoining neighbours, taking the total number of objections following reconsultation to 13.

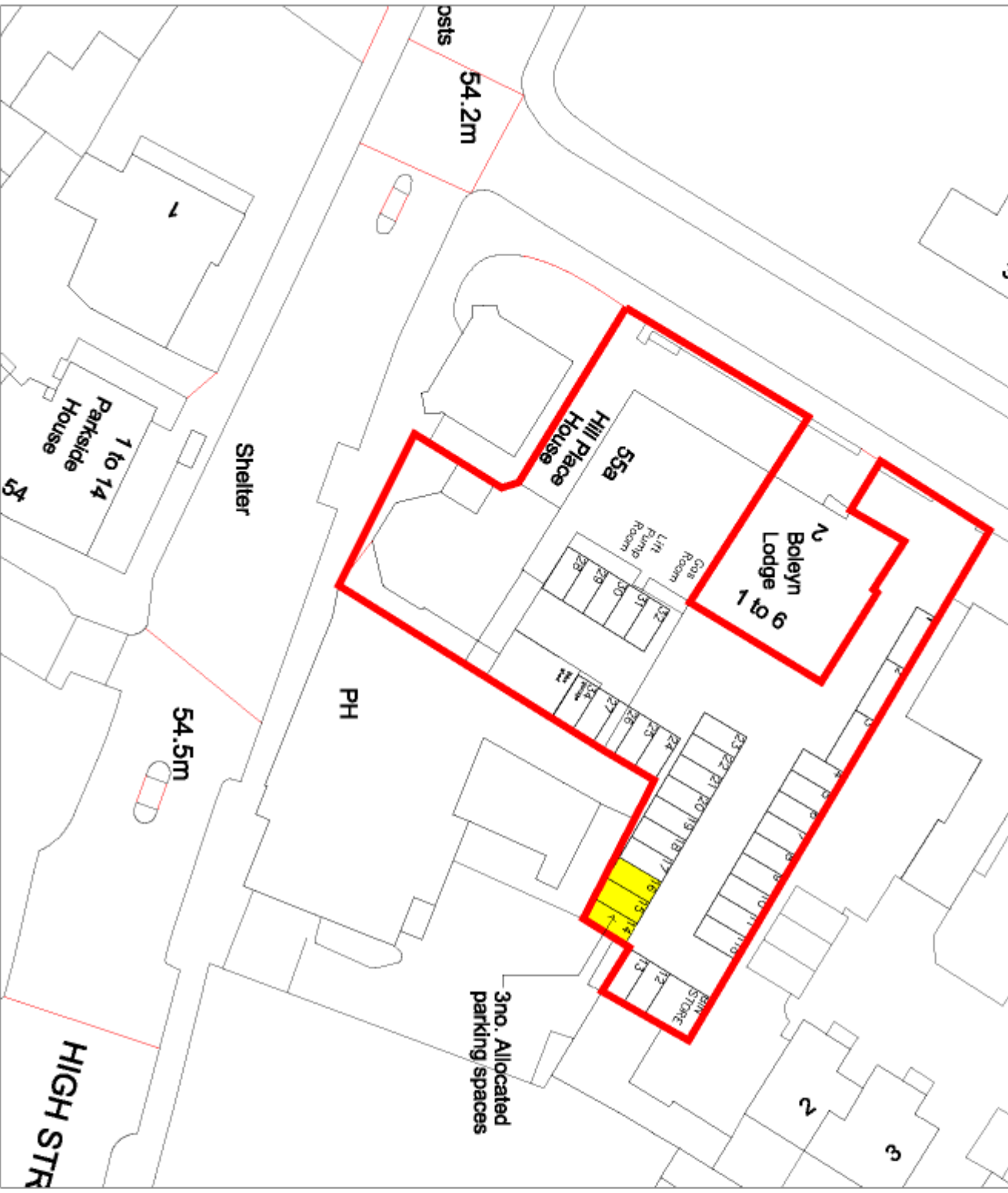
Details relating to late letters of objection

- Reiteration of original objections set out in section 5.1 of report.
- Insufficient consultation
- Impact of proposed rear terrace with respect to overlooking and intrusion on privacy, on neighbouring properties and school premises to the rear of the site.
- Potential of overlooking from first floor windows closest to property boundary
- Perception of overlooking from loft level sunroom window and French doors used throughout property
- Nuisance arising from noise pollution and light overspill
- Loss of daylight and overshadowing
- Structural stability concerns and implications for development of own property
- Inaccurate plans
- Boundary separation distances.
- Basement impacts with respect to structural stability and effects on drainage to the 4 group properties.
- Method statement for demolition should include testing for Asbestos and its safe removal.
- Overdevelopment of site and unduly large scale of property, despite amendments to reduce the scale of proposals.
- It was noted that the following points were omitted from the initial objections:
 - Lack of site notice and insufficient number of neighbour consultees
 - Basement impact due to connected drainage between the 4 grouped properties

- Loss of daylight/sunlight
- Loss of quiet enjoyment of property
- Reduction of boundary separation distances
- Lack of sufficient parking
- Projection beyond building line
- Drax Avenue conservation Area guidelines disregarded for properties adjoining conservation area/removal of design guide from council website

Item 8. 55A Hill Place, Wimbledon SW19(16/P1726)(Village ward).

Drawing Nos: replace '1601007-100' with '1601007-100A' (parking spaces renumbered to match the tenants leases)



Existing Site Plan 1:200 @ A1

Engin	
Unit 11, 12, 13, 14 Merrill Street Widenedon, Notts	PLA
Client / Location Hill Place House Widenedon, Notts	Existing A.S
Date 28/03/2024	Drawn A.S
Job No. 1801007	Scale 28/03

Item 9. Former Nelson Hospital site, 220 Kingston Road SW20 (13/P2192)(Merton Park ward).

The report refers to 16 resident bays and 6 visitor bays. This should read 15 resident bays and 6 visitor bays. The change has been rectified in the document 'Parking Management Strategy' Rev C which should now be the approved document.

Item 10. R/O Aston Court, 18 Lansdowne Road SW20 (15/P3039)(Raynes Park ward).

Drawing number LRW THA PR 300 P12 (Proposed East Elevation)

Additional plan submitted (drawing number LRW JTA PR AL SK 002 Proposed/Existing Roof Heights).

Para 3.4 the current planning application includes a single parking space on the existing entrance drive (Drawing number LRW THA PR AL10 P9).

Para 4.5 first sentence should read 'An application for single storey, one bedroom dwellinghouse'

Para 5.6 Mr Turner is not a planning consultant, but the owner of flat 2 Aston Court

Para 7.4 Whilst none of the garages are used for car parking they are currently used for storage.

Item 11. 5 Morton Road, Morden SM4 (16/P1857)(Ravensbury ward).

Drawings (page 113).

Include drawing 'Streetscene 2016-750-SS02'

Conditions (page 122)

Add condition 'B6 Site Levels'

Replace condition 'F01 Landscaping/Planting Scheme' with 'F02 Landscaping'
All hard and soft landscape works shall be carried out in accordance with the approved details as shown on 2015-750-002 Rev A. The works shall be carried out in the first available planting season following the completion of the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of same approved specification, unless the Local Planning Authority gives written consent to any variation. All hard surfacing and means of enclosure shall be completed before the development is first occupied.

Add condition 'F04 Tree Survey Approved'

The trees (including any hedges and other landscape features) shown on the deposited plan numbered 2015-750-002 Rev A as to be retained, shall be retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Add condition 'C04 Obscured Glazing (Opening Windows)'
'Before the development hereby permitted is first occupied, the windows in the first floor eastern elevation shall be glazed with obscured glass and fixed shut to a height of 1.7m above floor level, and shall be maintained as such thereafter.'

Item 12. 3 Redclose Avenue Morden SM4 (16/P2084)(St Helier ward).

No modifications.

Item 13. 40 Quicks Road Wimbledon SW19 (16/P0328)(Abbey ward).

No modifications.

Item 14. 40 Station Road Colliers Wood SW19 (15/P1156)(Abbey ward)

Checklist information (page 141)

Amend. The DRP was not consulted. Officers note that Merton's Design officers have been closely involved in discussion and negotiation regarding the evolution of the design of this scheme.

Item 15. Harris Academy, Wide Way, Mitcham CR4 (16/P1487)(Pollards Hill ward).

Recommendation (page 166) Insert additional informative.

Informative:

The applicant is encouraged to ensure that there is adequate provision within the existing parking arrangements to cater for the needs of both existing and additional staff arising from the school expansion that may be disabled and that adequate spaces are retained for visiting blue badge holders so as to fulfil the objectives of policy 6.13 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Policies Plan 2014.

Item 16. 201 Kingston Road SW19 TPO 697

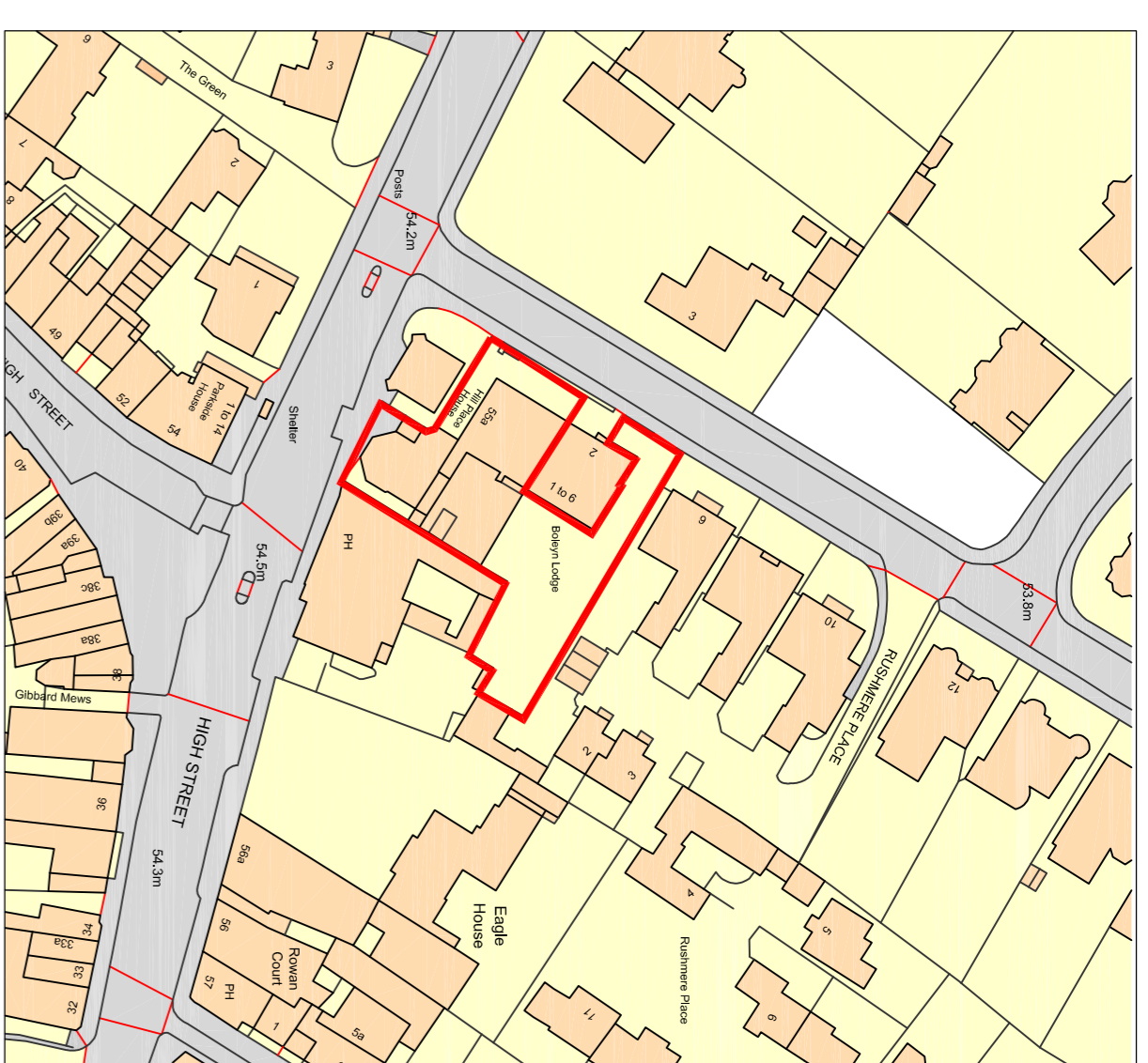
No modifications.

Item 17. Planning Enforcement.

No modifications.

Item 18. Planning Appeal decisions.

No appeals report on agenda.



Location Plan 1:1250 @ A1



Existing Site Plan 1:200 @ A1

Rev: Date: 09.08.2016 Attention to parking space numbering and locations By: CHK: BS PS



EngineRoom
Unit E, Bristol Court
Marleham Heath
Bretts Avenue
Ipswich IP5 3RY

PLANNING

Client / Location:
Hill Place House 55a High Street
Wimbledon, London SW19 5BA

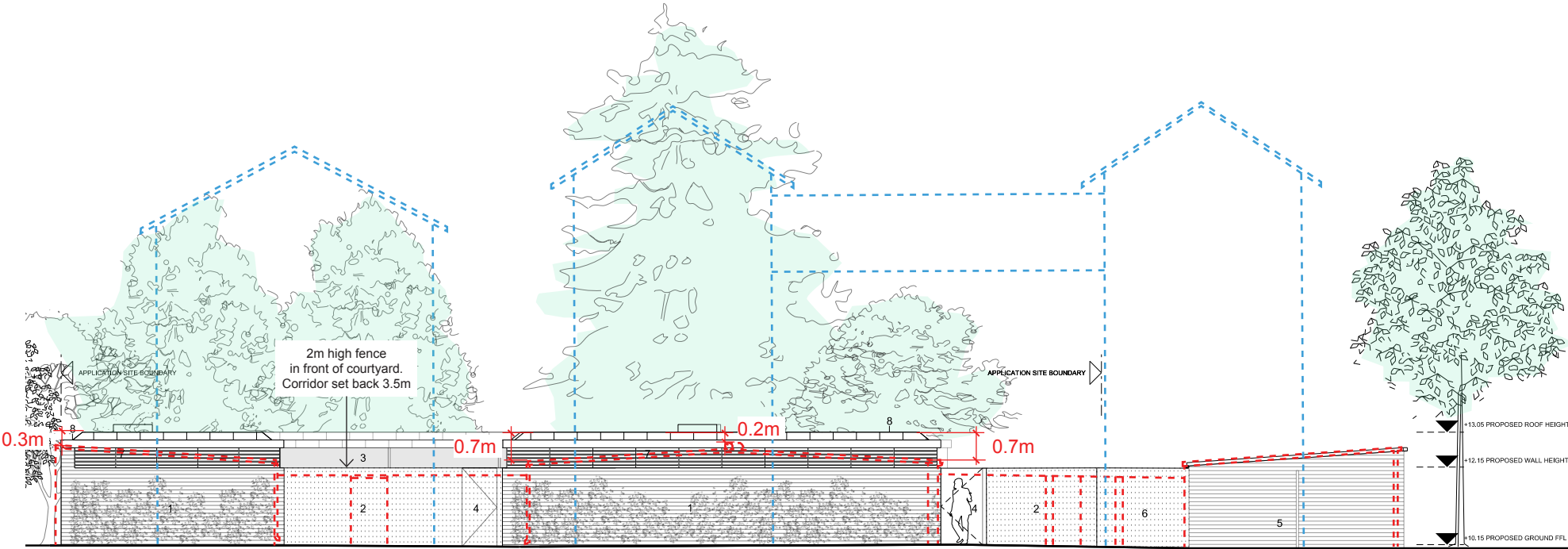
Existing Location & Site Plan

Scale:	Date:	Drawn:	Check:
AS SHOWN	26.04.16	JB	
Job No:	Dwg No:	Rev:	
1601007	100	A	

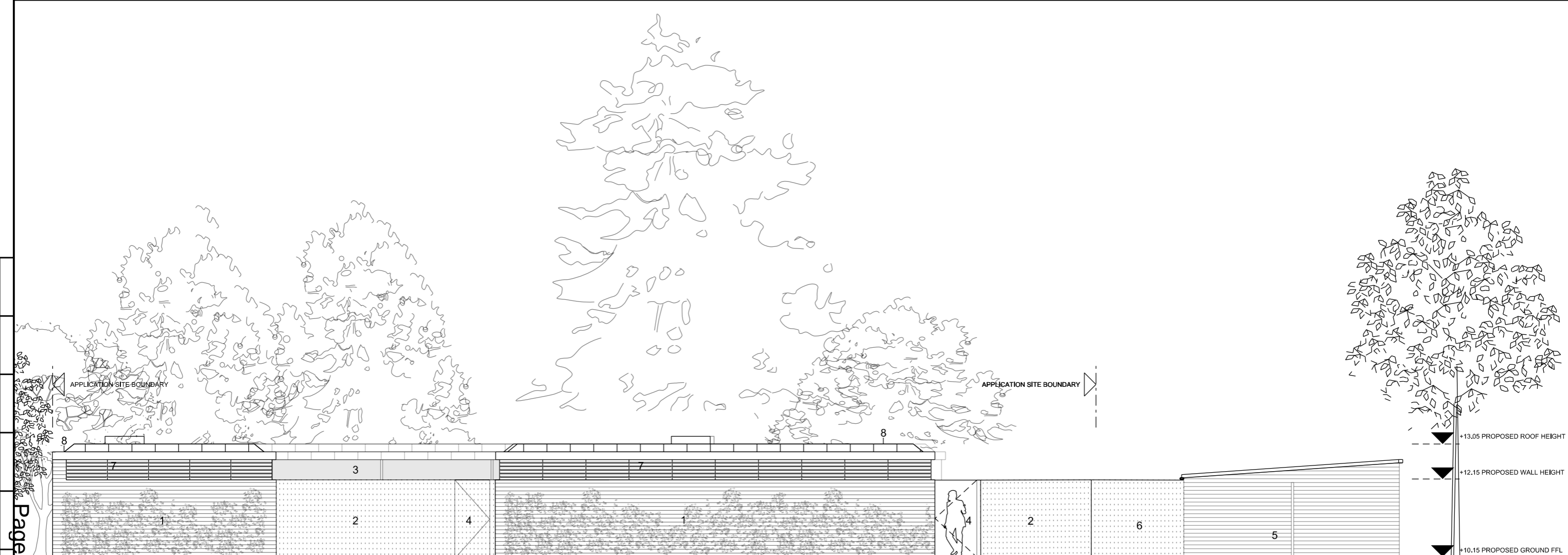
Do not scale. Work to figured dimensions only, which should be verified on site.

LRW_JTA_PR_AL_SK_002_Proposed/Existing Roof Heights

Page 10



- - - - - Broken line denotes existing building outline
- - - - - Broken line denotes outline of Aston Court



Page 11

Revisions		Rev	Date	By	Description	Checked	Approved
A3	P6	15.05.15	AR		REVISED PLANNING ISSUE		
	P7	26.06.15	AR		FOR PLANNING		
	P8	29.06.15	AR		REVISION		
	P9	27.07.16	LP		FOR PLANNING		
	P10	28.07.16	LP		FOR PLANNING		
	P11	28.07.16	LP		FOR PLANNING		
	P12	29.07.16	LP		FOR PLANNING		

- MATERIAL KEY
- 1 RECLAIMED LONDON STOCK BRICKS WITH PLANTING
 - 2 PROPOSED TIMBER CLADDING / FENCE
 - 3 PROPOSED GLAZING
 - 4 PROPOSED GATE, TIMBER CLAD
 - 5 EXISTING GARAGES, NOT PART OF APPLICATION
 - 6 EXISTING TIMBER FENCE NOT PART OF APPLICATION
 - 7 PROPOSED NATURAL TIMBER LOUVRES
 - 8 ZINC FASCIA

Notes:

APPLICATION SITE BOUNDARY - - - - -

Client Sign Off

Architect / Originator:
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Project:
18 Lansdowne Road, London, SW20 8AW

Drawing Title:
PROPOSED EAST ELEVATION

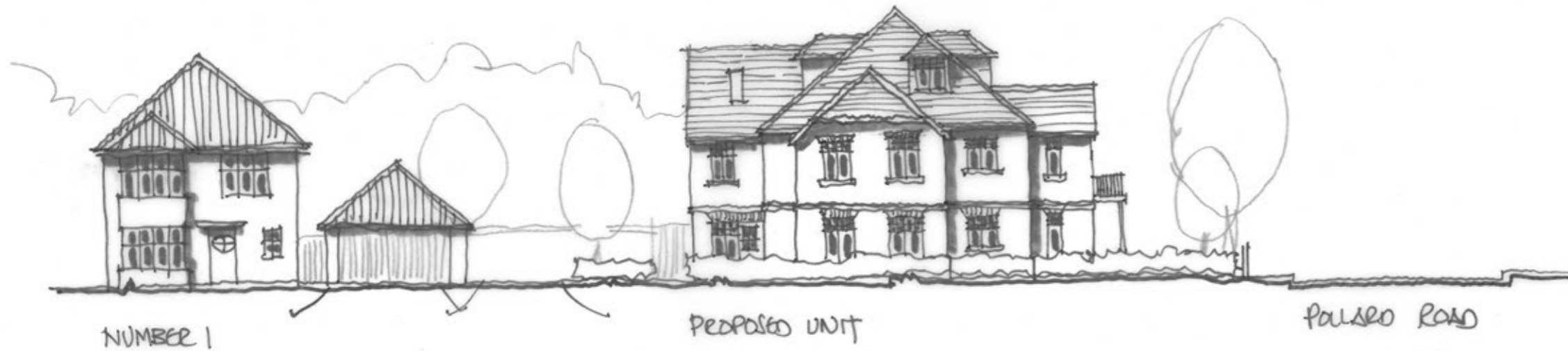
Drawing Number: LRW THA PR AL 300 P12 Revision

Do not scale. All dimensions to be checked on site. This drawing is copyright.

Date of Origin: 10.02.12
Drawn By: LP

Scale/s: 1:100



Drawing Status: PLANNING



MORTON ROAD STREET SCENE



POLLARD ROAD STREET SCENE.

<p>Go Planning Unit 5, Bolding Hatch Business Centre Bishops Stortford Road Roxwell Chelmsford Essex CM1 4LF</p>  <p>T: 01245 230712 - 01245 230686 E: Planning@goholdings.co.uk</p>	<p>Client : Leia Homes</p>	<p>Scale : 1:200@A3</p> 	
	<p>Project : Morton Road, Merton</p>	<p>Status : Preliminary</p>	<p>Rev : -</p>
	<p>Drawing : Street Scene</p>	<p>Dwg No : 2016-750-SS02</p>	
	<p><small>© THIS DRAWING IS THE COPYRIGHT OF GO PLANNING LTD . It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</small></p>		