

**PLANNING APPLICATIONS COMMITTEE  
22 MARCH 2018**

<b><u>APPLICATION NO.</u></b>	<b><u>DATE VALID</u></b>
17/P0390	02/02/2017
<b>Address/Site</b>	The Pavilions, Watermill Way, Colliers Wood, SW19 2RD.
<b>Ward</b>	Colliers Wood
<b>Proposal:</b>	<b>DEMOLITION OF TEMPORARY PAVILLIONS AND ERECTION OF A PART 4 PART 5 STOREY BUILDING TO CREATE OFFICE SPACE (CLASS B1A) AND GROUND UNITS FOR USE WITHIN CLASS A3 (CAFES AND RESTAURANTS) AND CLASS B1A (OFFICES)</b>
<b>Drawing Nos</b>	165-100 Rev A, 165-101, 165-110 Rev C, 165-111 Rev B, 165-210 Rev A, 165-211 Rev A, 165-212 Rev B, 165-213 Rev A, 165-214 Rev C, 165-215 Rev A, 165-300 Rev B, 165-301 Rev B, 165-310 Rev C, 165-311 Rev D, 165-400 Rev A, 165-401 Rev A, 165-402 Rev A, 165-403 Rev A, 165-410 Rev B, 165-411 Rev C, 165-412 Rev B, 165-610 Rev A and 165-611 Rev A.  Design and Access Statement, Daylight and Sunlight Study, Flood Risk Assessment and Flood Compensatory Scheme, Roof Plant Odour and Noise Risk Assessments, Site Wide Waste and Delivery Strategy Document, Planning Statement, Archaeological Desk-Based Assessment, BREEAM Report, BRUKL Report and Transport Statement.
<b>Contact Officer:</b>	Tim Lipscomb (0208 545 3496)

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**RECOMMENDATION**

**Grant planning permission subject to the completion of a Section 106 Agreement/Obligation and conditions.**

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## **CHECKLIST INFORMATION**

- S106: Yes – required for details and implementation of a Travel Plan.
- Is a Screening Opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: Yes.
- Number of neighbours consulted: 173
- External consultations: Yes (Environment Agency)
- Controlled Parking Zone: No
- PTAL: 3
- Flood Zone: Flood Zone 3
- Conservation Area: Yes – Wandle Valley
- Listed Building: No (However, the site is close to statutorily listed and locally listed buildings).
- Protected trees: No

### **1. INTRODUCTION**

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the number of objections received.

### **2. SITE AND SURROUNDINGS**

- 2.1 The site is located within the craft village known as Merton Abbey Mills in Colliers Wood, and is designated within the Wandle Valley Conservation Area (Sub Area 3: Merton Priory). The wider Merton Abbey Mills site is bounded to the west by the River Wandle, by Merantun Way (a primary arterial road) to the north and by Watermill Way to the east and south. The precinct features a mixture of statutory and locally listed buildings. Within the precinct, there are a range of uses, including pub/restaurants, creative and craft based businesses, retail/service businesses and office spaces.
- 2.2 The site has an area of 453sqm and comprises the existing single storey temporary marquees, erected under application ref. 07/P2282. The planning permission granted a mix of A1, A3 and A5 uses for these marquees and they are currently in use as individual restaurants.
- 2.3 The site lies directly adjacent to The Long Shop, a locally listed single storey building, historically used to house lengthy printing presses for long runs of fabric and paper. The Long Shop is one of several historically significant buildings on the wider Merton Abbey Mills site,

known collectively as the 'Liberty buildings'.

- 2.4 The site lies within the Wandle Valley Conservation Area, Sub-Area 3.
- 2.5 To the immediate south and east of the site is 4-7 storey residential accommodation. There is a large retail complex to the north of the site as well as significant number of other public amenities. To the west of the River Wandle is a light-industrial estate comprising 2-3 storey industrial sheds accommodating a range of light industrial uses. The industrial estate is separated from the site by the River Wandle and a belt of trees around the river bank.
- 2.6 The site lies approximately half a mile south west of Colliers Wood and half a mile south east of South Wimbledon Underground Stations. By road the site is accessed directly off the A24 Merantun Way onto Watmill Way where there is a car park for customers. The site is designated within the Colliers Wood Town Centre.
- 2.7 The existing wider Merton Abbey Mills site has a total of 52 parking spaces and 3 parking spaces for disabled users, which are controlled through the use of permits managed by the site owners (as opposed to the Council). A total of 87 permits have been issued to business operators. There is no public parking available on the site, however, there is a large pay and display car park to the east of the site.
- 2.8 The site is subject to the following planning constraints:
  - Archaeological Priority Zone
  - Wandle Valley Conservation Area
  - Town Centre
  - Flood Zone 3
  - PTAL 3

### 3. **CURRENT PROPOSAL**

- 3.1 The proposal is for the demolition of the existing temporary marquees located adjacent to The Long Shop and the erection of a part four, part five storey building within Merton Abbey Mills. (It should be noted that the original proposal has been amended by reducing the height of the building by one storey).
- 3.2 The building would be used for A3 purposes at ground floor level, with a number of openings creating an arcade style walkway between the proposed building and The Long Shop. Also at ground floor level would be a publically bookable performance and presentation space.

- 3.3 At the upper levels the building would be used for new flexible office/business uses building suitable for start-ups and creative business. The structure is designed to allow rearrangement of the internal spaces to support evolving business needs.
- 3.4 There would be a roof terrace covering part of the roof, to be used as an accessible amenity space for business users.
- 3.5 The building would have a rectangular footprint providing 140sqm of A3 uses at ground floor level and 1,444sqm of office space above.
- 3.6 The proposed building would have a maximum height of 17.7m, with the flat roof of the third floor at a height of 15m. The building would be 31m in width and 15m in depth.
- 3.7 The building would feature large areas of glazing, particularly at ground floor level. Construction materials would be brick, with lighter brick used for the upper floor. The first and second floor would use a vertical stack bond. All fenestration is proposed as painted metal frames.
- 3.8 The proposal would result in the loss of 18 car parking spaces on site, retaining 34 spaces across the site. 5 parking permits would be removed as a consequence of the proposed development.

#### 4. **PLANNING HISTORY**

- 4.1 The Merton Abbey Mills precinct has an extensive planning history. However, recent planning history relating to this site in particular includes:
- 4.2 09/P1923 - RETENTION OF THE EXISTING TEMPORARY MARQUEE FOR A FURTHER YEAR [PREVIOUS APPROVAL REF 07/P2282] TO HOUSE MARKET TRADERS AND TO BE USED FOR PURPOSES WITHIN THE FOLLOWING USE CLASSES: A1 - RETAIL, A3 - RESTAURANTS/CAFES, A5 - HOT FOOD TAKE-AWAYS. Grant Permission subject to Conditions 26-04-2010.
- 4.3 07/P2282 - TEMPORARY MARQUEE TO HOUSE MARKET TRADERS INCORPORATING REPOSITIONED PAVILION BUILDINGS. AREA WITHIN PAVILIONS AND UNDER CANOPY TO BE USED FOR PURPOSES WITHIN THE FOLLOWING USE CLASSES: A1 – RETAIL, A3 - RESTAURANTS/CAFES, A5 - HOT FOOD TAKE-AWAYS. THE TEMPORARY CANOPY STRUCTURE WOULD OVERSAIL THE EXISTING SINGLE STOREY "PAVILIONS" (TO BE REPOSITIONED APPROXIMATELY 3M NORTH OF

CURRENT LOCATION). Grant Permission subject to Conditions 30-01-2008. (Temporary permission of 2 years).

Other applications within Merton Abbey Mills of interest:

- 4.4 The 1929 shop - 08/P1532 - CONSTRUCTION OF AN ADDITIONAL STOREY TO THE EXISTING TWO STOREY BUILDING TO PROVIDE 12 NEW BUSINESS UNITS (USE WITHIN CLASS B1) WITH AN EXTERNAL ESCAPE STAIR TO THE SOUTH ELEVATION AND ALTERATIONS TO EXTRACT VENTILATION TO GROUND FLOOR COMMERCIAL UNITS. Grant Permission subject to Conditions 02-09-2009 – Not implemented – Expired.
- 4.5 The William Morris Pub - 15/P0615 - ALTERATION AND EXTENSION TO EXISTING PUBLIC HOUSE AND RESTAURANT, INCLUDING NEW MICRO-BREWERY (B2 USE) AND SHOP. Grant Permission subject to Conditions 04-04-2016 – Not implemented – Extant.
- 4.6 00/P0541 – Land South of Merantun Way  
ERECTION OF NEW BUILDING FOR USE AS A RENEWABLE ENERGY TECHNOLOGY CENTRE INCORPORATING THE ERECTION OF A 10 M HIGH WIND TURBINE, 10 M HIGH 'BIOMASS' CHIMNEY AND 9 M WIND TOWER. THE PROPOSAL INVOLVES THE PROVISION OF ASSOCIATED LANDSCAPING WORKS. Application withdrawn.

## 5. **CONSULTATION**

- 5.1 Site and press notice and individual letters to 173 properties. 57 objections have been received in total, with 35 objections submitted in relation to the original scheme and a further 22 submitted in relation to the revised scheme. The responses in relation to the original scheme raised objection on the following grounds:
- Loss of light and privacy to neighbouring residential dwellings.
  - Form, height, scale and design of proposed building is out of keeping with the surroundings and would damage the original heritage of Merton Abbey Mills.
  - Design is ugly, box-like, monolithic and boring.
  - Proposed building jars with human scale of other buildings on site.
  - Heritage Strategy document does not provide a proper assessment of the impact of the development on the heritage asset.
  - The planning permission to allow an extension to the 1929 Shop has lapsed and should not be shown on the plans for height comparisons as it is misleading and inaccurate.

- Inadequate parking provision, along with the reduction of 13 parking spaces. Concerns over displacement parking.
- The proposal will not assist ailing businesses, as it will not act as a driving force for people to visit the area – it is more likely to drive people away.
- The application is a threat to the archaeological priority zone.
- Concerns over increase in traffic.
- Noise disturbance from additional cars and plant machinery.
- Loss of views.
- Loss of light to existing market buildings.
- Huge building would create a wind tunnel like effect creating an undesirable pedestrian environment.
- Concerns over impact of construction traffic.
- There are not enough litter bins on the site.
- It is not clear what users would occupy the A3 uses.
- Proposal would obscure views of historic buildings.
- Concern that building would attract anti-social behavior at night.
- The existing restaurants on the site would almost certainly go out of businesses as a result of the proposal.
- Additional congestion will cause air pollution.
- The business rates should be set at a level that will encourage the young and those starting a risky new business venture.
- Concern that rentable space may be sold off later in the future.
- This is not the right place for an office building.
- The use of grey brick is not in keeping.
- Entrance to building should be facing Watermill Way, not the Long Shop – this is illegible.
- Concerns over refuse storage proposals.
- The function of rentable office space is completely alien to the Arts and Crafts theme of Abbey Mills.
- Query whether there are any brownfield sites where this could be constructed.
- Asphalt ground covering would be inappropriate – cobbles would be better.
- Concern that parking for disabled users would be lost.
- Proposal will reduce value of nearby properties.
- Concerns over notification process.

5.2 The 22 additional letter relating to the revised scheme largely covered the same grounds as those set out above but also commented that the reduction in height was not sufficient to overcome the originally cited concerns.

5.3 Merton Green Party (in response to original scheme):

The proposed development is entirely out of keeping in size and style with the historic buildings surrounding it which give the area its appeal. We are also concerned about whether the numerous community events which currently take place on the site will still be able to be held there.

5.4 Wimbledon Society Planning & Environment Committee (in response to original scheme):

The proposals would replace the temporary pavilions with a part 4 storey/part 5 storey office block with ground floor retail space. This is out of keeping with the rest of the Craft Village because of its height and scale. Any development should be sympathetic to the other historic buildings within the site and in particular should not be more than two storeys high.

5.4 Wandle Valley Forum:

- We welcome the revised proposals as an improvement but do not believe they address the grounds for refusal providing in our original representations.
- The four storey development continues to crowd rather than complement its historic and sensitive surroundings and does not preserve or enhance the Conservation Area.
- We share the view that the temporary structures to be replaced by the new building are of limited merit.
- We support the principle of a sensitively designed replacement and applaud efforts to create a more diverse range of office accommodation. Nevertheless, we are concerned by the mass and height of the development proposed even after the reduction to four storeys and its impact on the surrounding heritage assets (including locally listed and listed buildings and a scheduled ancient monument) and the Conservation Area.
- The new building crowds rather than complements its historic surroundings and we question its consistency with development plan policies CS14 and DM D1, D2 & D4.

5.5 Merton Historical Society (in relation to amended proposal)

I note with some satisfaction that the reduction in height will allow a more pleasing gradation of roof heights on the site, but it is hard to see what else has changed. I see no reason to withdraw other comments I made in response to the first application.

We accept that the buildings proposed for demolition are not of historic or architectural merit and that the owners may well wish to develop the

site for an improved income. However, the proposed development shows no sympathy with the complex of low-rise buildings from the time of Liberty's occupation of the site. It towers over people and cannot add to the welcoming street-level ambience of Abbey Mills.

The "Landscaping and Public Space" sketch in the Design and Access Statement claims that the space outside the Long Shop will be spacious, but just two people at a table seem to take up quite a lot of room. More to the point, the sketch looks away from the new S. frontage; at the outdoor tables you would be almost in a chasm, with the (still) high walls of the new building to look at above ground floor level.

### **External Consultations**

#### **5.6 Designing Out Crime Officer:**

**No objection:** Thank you for inviting me to view the amended plans... I have not had any contact with the developer or architect prior to this request for comments. This ward has a lower crime rate than the borough and London rates.

There were 17 crimes reported in the past year for the area of the post code for the Pavilions including thefts, public order offences and an attempted burglary. This report is further to my comments of 17th February 2017. I note there is a document dated June 2017 in response to the Crime Prevention Comments.

Having given due consideration to the details of the security and safety features, I have a few comments and recommendations.

I am still concerned with the covered arcade and its potential misuse. Being well lit may assist with deterring criminal behaviour if the arcade is over looked but just give people a better chance to see what they can get up to if not over looked.

The Design and Access statement mentions blurring lines between public and semi private space in the ground floor commercial space. This would increase anonymity. Uncertainty of ownership can reduce responsibility and increase the likelihood of crime and anti-social behaviour going unchallenged. Staff would find it hard to apply rules that are acceptable in public areas such as dress code or begging.

The appropriate Secured by Design (SBD) requirements can be found in the design guides on the SBD web site ([www.SecuredbyDesign.com](http://www.SecuredbyDesign.com)). If the architects would like to discuss

the drawings in relation to Secured by Design, please pass on my contact details. We strongly advise that independent third party certification is obtained from a manufacturer to ensure the fire performance of any of their doorsets in relation to the required needs and to ensure compliance with both current Building Regulations and the advice issued by the Department for Communities and Local Government on 22nd June 2017 following the Grenfell Tower Fire.

5.7 Environment Agency:

**No objection** subject to development proceeding as per the submitted plans and subject to conditions pertaining to flood mitigation measures, land contamination and remediation and sustainable drainage.

5.8 Historic England Archaeology:

Recommend approval.

The information presented within the desk-based assessment has shown that there is an on-going archaeological interest with the site but that the impact of the former silk works would have diminished the potential.

Given the above, it is concluded that the on-going archaeological interest can be secured by condition: (condition recommended for the implementation of a programme of site related archaeological evaluation site work in accordance with a Written Scheme of Investigation).

Any geotechnical investigation of the site should be incorporated within the scope of the archaeological evaluation specification to ensure such work would not impact upon the potential archaeological resource as well as affording an opportunity to conserve resources by means of combining the site survey/evaluation works.

The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation.

Further information on archaeology and planning in Greater London is available on the Historic England website.

Please note that this advice relates solely to archaeological considerations. If necessary, Historic England's Development

Management or Historic Places teams should be consulted separately regarding statutory matters.

### **Internal Consultations**

#### **5.9 Environmental Health**

No objection subject to conditions to address the following: Noise levels, control of odour, external lighting, potential land contamination issues and to secure a Demolition and Construction Method Statement.

#### **5.10 Waste Services:**

No objection.

#### **5.11 Biodiversity Officer:**

I note that the proposed development is located within the larger Merton Abbey Mills site, which is located:

- within the WVRP Brangwyn Crescent 400m buffer (CS5, CS13, 21.13, DM01)
- adjacent to a Green Chain that runs along the Wandle River (CS13, DM01)
- adjacent to the Wandle Trail Nature Park SINC (CS13, DM02)
- adjacent to the Wandle Valley MOL (CS13, DM01)
- adjacent to the Phipps Bridge & London Road Playing Fields Green Corridor (CS13, DM02)
- within the vicinity of Open Space on the other side of the Wandle River (CS13, DM01)
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In accordance with the NPPF (109), the proposed development should minimise impacts on biodiversity and ensure net biodiversity gains across the site. The proposed development should protect and enhance biodiversity and not adversely affect the nature conservation values of the adjoining SINC (CS13).

I am of the opinion that it would not be justified to require an ecological survey for this proposed development. However, given the close proximity of the site to the Wandle River, which is known as a corridor that could be utilised by foraging and commuting bats, there is a need to ensure that this, or any other protected species are not adversely affected by the proposal.

From the submitted plans and design and access statement I could

not ascertain whether there is any external lighting proposed on the western elevation or the roof terrace. The proposed height of the building will protrude above the existing 2 storey buildings located along the Wandle River.

Should external lighting be incorporated as part of the development, it should be designed to ensure that the lux levels and usage/timing do not impact adversely upon commuting bats along the river corridor.

The incorporation of green roofs, roof planting and green walls should also be considered by the applicant for net biodiversity gains.

#### 5.12 Transport Planning:

##### **Observations:**

The PTAL is 3 (average) with bus, tram and tube available within the PTAL calculation area. The development is not located in a controlled parking zone nor is there likely to be one in place by the time the proposed development is occupied.

The proposals remove 18 car parking spaces from the overall crafts market area which currently has 52 spaces.

##### Existing Highway Network

The Application Site is situated on Watermill Way, which forms a roundabout with the A24 (Merantun Way). All roads within the vicinity are subject to a 30mph speed limit and are subject to double yellow parking restrictions.

##### Car Parking

The applicant commits to not issuing any of its own private car parking permits to new office units in order to encourage staff to travel by more sustainable modes. The parking permits associated with The Pavillions will not be re issued.

An on-site parking survey identified 52 perimeter car parking spaces, as well as three spaces located outside the William Morris Public House, combining for 55 spaces. The removal of 18 car parking spaces, resulting in 34 perimeter spaces together with the 21 informal unmarked car parking spaces located within the core area which could be made available again should demand from the existing tenants require this.

These spaces are controlled through the use of private parking permits, which are issued to companies on-site depending on unit size.

It is in the Client's control to reduce the number of permits, and it is their ongoing policy having pedestrianised the core area, thereby removing 21 spaces. Likewise, the core area provides sufficient spare capacity which could be made available to cater for peak demand.

#### Cycle Parking Provision

The proposal provides a dedicated shelter in the car park for up to 12 bicycles, provided by 6 Sheffield type stands. In addition, a further 12 short term visitor cycle parking spaces (6 Sheffield type stands) are located outside the main building entrance.

The cycle provision is acceptable.

#### Travel Plan (Framework)

The application includes a draft travel plan and this is broadly welcomed. The details of the travel plan should be subject to detailed agreement and monitoring over a five year period. A sum of £2,000 (two thousand pounds) is sought to meet the costs of monitoring the travel plan over five years, secured via the Section106 process.

#### Summary

- a) The traffic generation of the proposed development is not expected to result in a severe impact on the local highway network.
- b) A weekday and weekend survey of the existing car parking provision within the Merton Abbey Mills site suggests that the existing demand can be accommodated within the retained car parking provision, supported with additional spaces available within the core area of the site.
- c) Office Estates Ltd commits to not issuing any car parking permits to tenants of the proposed development, further to the removal of parking permits associated with The Pavillions.

**Recommendation:** Raise no objection subject to:

- Demolition / Construction Logistic Plan (including a Construction Management Plan compliant with Chapter 8 of the Road Signs Manual for temporary Works) sent LPA before commencement of work be required.
- Cycle parking provision maintained.
- Details will need to be provided for refuse storage and collection.
- The details of the travel plan should be subject to detailed agreement and monitoring over a five year period. A sum of £2,000

(two thousand pounds) is sought to meet the costs of monitoring the travel plan over five years, secured via the Section106 process.

5.13 Climate Change Officer:

**No Objection:** The applicant has now submitted a formal energy strategy (dated 6 Oct 2017) that demonstrates that the scheme has been designed to achieve a 35% improvement on Part L 2013, in accordance with London and Local Plan policy requirements. The applicant has also supplied a roof plan indicating the orientation and layout of the proposed solar PV array.

As the applicant had already submitted evidence confirming that the scheme has been designed to achieve BREEAM 'Very Good' level, I'm satisfied that the application is compliant with the sustainability policies and suggest that the pre-occupation standard condition is applied to the application.

5.14 Design Review Panel (in relation to original scheme):

The Panel has a number of issues with the proposals for this site. They acknowledged the difficulty of relating to a sensitive conservation area on one side and large blocks of flats on the other. The feel was that the building was trying to do both, and possible not succeeding in either.

The uses and open character of the ground floor, with its colonnade, related well to the site. However, the scale, form and height related to the block of flats. Essentially, the Panel felt the building was too tall to achieve both of these necessary aims. The hierarchy of organically placed buildings was disrupted by the position and scale of the new building. Its rectilinear form and simple shape emphasised its scale and presence and did not seem to fit in with this organic form. The relationship of scale between the single storey Long Shop and the new 5 storey building was picked out in particular. A 3 storey building with a different approach to roof form or materials for the upper storey would fit in far better to the site and setting. The Panel were clear in believing the extension to the 1929 shop was of an appropriate scale and design.

The Panel noted that the Abbey Mills site itself was difficult to get to and appeared as an inward looking cluster of buildings. It had an ambiguous relationship with the surrounding buildings. It was questioned whether the building should be strengthening the 'wall' of the site boundary. Should it try and be part of the existing organic cluster of buildings or should it be more permeable and open towards

the inside of the conservation area? The boundaries were not clear and these issues needed to be sorted out.

The Panel noted the dynamic and modern way the building was designed to be used, and felt that this was a good thing. However, the Panel noted the possibility for the building to revert to a traditional office building – as the upper floors essentially were so. If the building was to relate to different contexts it possibly needed to look and feel different on each side.

Overall the Panel felt that the proposed building could not be said to be harming the character of the conservation area, but were not convinced that other aspects of the proposal were outweighing or justifying this in terms of public benefit. This needed to be better demonstrated. The Panel discussed for some time the appropriate verdict, with some members clearly preferring a Red.

VERDICT: AMBER.

## 6. **POLICY CONTEXT**

The following policies are relevant to this proposal:

### 6.1 **NPPF - National Planning Policy Framework (2012)**

The following principles are of particular relevance to the current proposals:

- Proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local place that the Country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in that area, taking account of the needs of residential and business communities.
- Encourage the effective use of land by reusing land that have been previously developed (brownfield land), provided that it is not of high environmental value;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable

development, is indivisible from good planning, and should contribute positively to making places better for people.

- Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.
- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere
- Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."

## 6.2 London Plan (2016):

- 2.6 Outer London: Vision and strategy.
- 2.8 Outer London: Transport.
- 2.15 Town Centres.
- 4.7 Retail and town centre development
- 5.1 Climate change mitigation.
- 5.2 Minimising carbon dioxide emissions.
- 5.3 Sustainable design and construction.
- 5.6 Decentralised energy in development proposals.
- 5.7 Renewable energy.
- 5.9 Overheating and cooling.
- 5.10 Urban greening
- 5.11 Green roofs.
- 5.13 Sustainable drainage
- 5.15 Water use and supplies.
- 5.17 Waste capacity
- 6.3 Assessing the effects of development on transport capacity
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.9 Cycling
- 6.11 Smoothing traffic flow and easing congestion
- 6.12 Road network capacity
- 6.13 Parking
- 7.2 An inclusive environment

- 7.3 Designing out crime
  - 7.4 Local character
  - 7.5 Public realm
  - 7.6 Architecture
  - 7.8 Heritage assets and archaeology
  - 7.14 Improving air quality
  - 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
  - 8.2 Planning obligations
  - 8.3 CIL
- 6.3 LDF Core Planning Strategy (July 2011)
- CS 1 Colliers Wood
  - CS 7 Centres
  - CS 12 Economic development
  - CS 13 Open space, nature conservation, leisure and culture
  - CS 14 Design
  - CS 15 Climate change
  - CS 17 Waste management
  - CS 18 Transport
  - CS 19 Public transport
  - CS 20 Parking servicing and delivery
- 6.4 Sites and Policies Plan and Policies Map (July 2014)
- DM R1 Location and scale of development in Merton's town centres and neighbourhood parades
  - DM R5 Food and drink/leisure and entertainment uses
  - DM D1 Urban Design
  - DM D2 Design considerations
  - DM D4 Managing Heritage Assets
  - DM EP2 Reducing and mitigating noise
  - DM EP 4 Pollutants
  - DM E1 Employment areas in Merton
  - DM T1 Support for sustainable travel and active travel
  - DM T2 Transport impacts of development
  - DM T3 Car parking and servicing standards
  - DM T4 Transport infrastructure
  - DM O2 Nature conservation, trees, hedges and landscape features
- 6.5 Other guidance:
- National Planning Policy Framework (2012)
  - National Planning Policy Guidance (2014)

## **7. PLANNING CONSIDERATIONS**

### **7.1 The key planning considerations are:**

- Principle of development
- Design and impact upon the character and appearance of the area and associated heritage assets
- Impact upon neighbouring amenity
- Flood Risk
- Transport and parking
- Refuse storage and collection
- Cycling and walking

### **7.2 Principle of the Proposed Development**

- 7.2.1 London Plan Policy 4.4, SPP Policy DM E1 and Core Strategy Policy CS 12 all seek to promote employment opportunities both locally and regionally. SPP Policy DM E1 stipulates that new uses should have parking and access appropriate to the site and its surroundings, not unacceptably affect the operation of neighbouring businesses, traffic movement, road safety or local amenity.
- 7.2.2 Policy CS12 states that the council supports the improvement to the quality of office development in Colliers Wood, appropriate to its status as a District Centre with Wimbledon, as a Major Centre, remaining the borough's main location for major office development.
- 7.2.3 Policy DM E1 sets out that the council will support small, large and major offices and businesses (B1 [a] Use Class) in town centres or in areas with good access to public transport (PTAL 4 and above) and within close proximity to additional services for employees and workers.
- 7.2.4 Core Strategy Policy CS1 and CS7 encourages an improved mix of uses within Colliers Wood, inclusive of restaurants, cafes, and financial and business services commensurate with its retail offer as a district centre, that will contribute to the vitality and viability of the Colliers Wood centre. The policy encourages development that will raise awareness of heritage assets, recognising their positive contribution to regeneration and development. SPP Policy DM R1 and DM R5 stipulates that new development in town centres is to be

commensurate with the scale and function of the centre, and must maintain the character and amenity of the area.

7.2.5 Whilst the proposal would result in the loss of the marquees used for market traders within use class A3, the proposal will involve the establishment of a new flexible office/business uses building suitable for start-ups and creative businesses, with restaurant uses at ground floor.

7.2.6 The proposed uses are considered to be appropriate to the surrounding area and consistent with the wider policy objectives set out in the London Plan policies, Merton Local Development Framework Core Strategy, and Merton Sites and Policies Plan such as to foster and enhance the development of Colliers Wood as a Town Centre.

7.2.7 Therefore, the proposal is acceptable subject to the impact on the character of the area and other development management policies.

7.3 Design and impact upon the character and appearance of the area and associated heritage assets.

7.3.1 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policy DMD2 require well designed proposals that will respect the appearance, materials, scale, bulk, proportions and character of the original building and their surroundings. Policy 7.6 sets out a number of key objectives for the design of new buildings including that they should be of the highest architectural quality, they should be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, and buildings should have details that complement, but not necessarily replicate the local architectural character. Policy CS14 of the adopted Core Strategy states that all development needs to be designed to respect, reinforce and enhance local character and contribute to Merton's sense of place and identity. This will be achieved in various ways including by promoting high quality design and providing functional spaces and buildings.

7.3.2 Layout

7.3.3 The layout of the ground floor, including a number of public access points and circulation space would represent a positive element of the scheme which maximises public use of the building and legibility.

- 7.3.4 The arcade style area of land between the Long Shop and the application site is considered to be a positive element of the scheme and would create a vibrant walkway between these two buildings.
- 7.3.5 The use of the upper floors as offices would not directly affect the movement of people at ground level.
- 7.3.6 Design and massing.
- 7.3.7 Merton Abbey Mills is an enclave of historically significant buildings related to the historic mill use. Generally, the buildings are low level (one and two storeys in height). More recent development to the south and southeast of the site is at a greater scale, with buildings up to 6/7 storeys in height. The Wandle Valley Conservation Area Sub-Area 3 Character Assessment (Post Consultation Draft 2007) describes the more recently constructed buildings as follows:
- “More recent development to the south of Merton Abbey Mills is also predominantly of brick and although architecturally of a contemporary design it reflects the character of the conservation area in terms of the scale and massing of the buildings and also the design of the fenestration which reflects the more industrial character of the buildings at Merton Abbey Mills.”
- 7.3.8 The proposed Liberty Works building would be located closer to the historically significant buildings at Merton Abbey Mills than the previously approved taller buildings to the south and southeast of the site. The proposed building would not be as tall as the buildings to the south (which stand at a height of 21m) and in some way this creates a stepped transition between Merton Abbey Mills and the development to the south.
- 7.3.9 However, notwithstanding this, it is accepted that it could be argued that there is tension between the proposed higher building and the significantly smaller scale buildings making up the historic core.
- 7.3.10 The proposed building would obscure some views towards the historically significant buildings on site and would also visually dominate views of The Long Shop.
- 7.3.11 The design of the building has sought to draw on industrial architectural features of the adjacent Merton Abbey Mills buildings. The scale of the building is such that it would not sit entirely comfortably with the existing historically significant buildings on site,

however, does provide that transition from the higher buildings to the south east.

7.3.12 The proposal is considered to result in less than substantial harm to the heritage asset (the conservation area and nearby locally listed buildings).

7.3.13 The NPPF sets out that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”.

7.3.14 In this instance the proposed building would provide modern offices and restaurant floor space which is argued to be essential to the continued viability and vibrancy of the area.

7.3.15 Therefore, Members should consider whether the benefit of the proposal, in terms of assisting the long term viability of the Merton Abbey Mills site, would outweigh the harm, albeit less than substantial harm, caused to the setting of the adjacent locally listed and listed buildings.

#### 7.4 Hard and soft landscaping.

7.4.1 The proposal includes significant hardstanding around the building. The area between the building and The Long Shop, which would be called Liberty Arcade would be hard landscaped to form informal seating areas. Subject to the detail of the surfacing material, to be suitable to the historic character of the area, the provision of hard landscaping in this area would be acceptable and an appropriate design approach to creating a legible, cohesive layout.

7.4.2 Tree planting is proposed along Liberty Arcade which would assist in identifying this strip as a pedestrian walkway and is considered to be a suitable design solution.

#### 7.4.3 Heritage issues.

7.4.4 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. The following considerations should be taken into account when determining planning applications.

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation; The wider social, cultural, economic and

environmental benefits that the conservation of the historic environment can bring;

- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

7.4.5 According to Paragraph 129, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

7.4.6 Sites and policies plan policy DM.D4 requires that:

b) All development proposals associated with the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves and where appropriate enhances the significance of the asset in terms of its individual architectural or historic interest and its setting.

7.4.7 As set out above, it is considered that there is a degree of tension between the scale of the proposed building and the existing buildings on site. Whilst the proposed building could be argued to visually 'bookend' the existing wider Merton Abbey Mills Sites officers conclude that on this issue in isolation of the other benefits offered by the proposal, that the proposal would be harmful to the historic setting of locally and listed buildings, albeit less than substantial harm.

7.4.8 Officers conclude that the benefit of the proposal would outweigh this harm, but ultimately Members must consider whether the wider benefits of the building in promoting vitality in the area, would outweigh the impact on the historic setting of the collection of buildings at Merton Abbey Mills.

7.5 Impact upon neighbouring amenity including visual impact, noise, light and air quality

7.5.1 London Plan policies 7.14 and 7.15 seek to improve air quality or be at least air quality neutral and reduce and manage the noise environment. SPP policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

7.5.2 Visual Impact

- 7.5.3 The proposed building would be separated from neighbouring residential buildings (Bennets Courtyard) by 11.5m, at an oblique angle. Whilst there would be some adverse impact in terms of loss of outlook, the juxtaposition of the proposed building and the existing, having regard to the oblique angle and the separation distance, is such that the impact is considered to not be materially harmful.
- 7.5.4 The submitted Daylight and Sunlight Assessment was carried out in relation to the original proposal (amendments have since been received reducing the height of the building by one floor). The submitted assessment concluded that the proposal was largely acceptable in terms of daylight and sunlight with the exception of five windows in the study area (the study area includes the neighbouring residential buildings, Vista House and Bennets Court and also the neighbouring non-residential buildings, The Long Shop and The Apprentice Shop). The windows affected are at Vista House and Bennets Court fall marginally short of the minimum Vertical Sky Component (ratio of 0.68 as opposed to the BRE target of 0.8). Whilst a revised daylight and sunlight assessment has not been received, it is considered that the very marginal failure against the BRE guidelines would be overcome by the reduction in height of the building (reduction in height by one storey by previous amendments to the scheme) and, therefore, whilst there would be some marginal loss of light to adjacent properties at Bennets Courtyard and Vista House, this impact would not be materially harmful.
- 7.5.5 In terms of overlooking, the separation distance between the proposed building and Vista House would be between 17 and 19m, at an oblique angle. Therefore, whilst there may be some slight increase in inter-visibility, there would not be a material loss of privacy to Vista House.
- 7.5.6 Equally, Bennets Courtyard, which is located a minimum of 11.5m away from the proposed building, would not experience a material loss of privacy due to the oblique juxtaposition of the two buildings.
- 7.5.7 The proposed roof terrace would be substantially separated from nearby residential buildings and as such would not result in a material loss of privacy.
- 7.5.8 Whilst there would be some impact on neighbouring amenity, for the reasons set out above, this impact is considered to be acceptable.
- 7.5.9 Noise

7.5.10 The NPPG sets out that “Local planning authorities’ plan-making and decision taking should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

7.5.11 In line with the Explanatory note of the noise policy statement for England, this would include identifying whether the overall effect of the noise exposure (including the impact during the construction phase wherever applicable) is, or would be, above or below the significant observed adverse effect level and the lowest observed adverse effect level for the given situation”.

7.5.12 The Council’s Environmental Health Officer has considered the proposals and concludes that the noise impact would be acceptable subject to a condition limiting the noise at nearby residential properties.

7.5.13 The proposal is considered to be acceptable in terms of plant noise, subject to conditions relating to noise levels, hours of working and the submission of a Demolition and Construction Method Statement.

## 7.6 Lighting

7.6.1 Whilst there would be some visual disturbance from lighting within the building to neighbouring residential properties this would be no more harmful than other nearby buildings and it is considered that this matter would not warrant a reason for refusal. In any event, a condition is recommended to ensure that external lighting is appropriate.

## 7.7 Air quality

7.7.1 The NPFF recognises reducing pollution as being one of its core planning principles. It further indicates that LPA’s should focus on whether the development is an acceptable use of land, and the impact of the use.

7.7.2 London Plan Policy 7.14 provides strategic guidance specific to air quality. It seeks to minimise exposure to existing poor air quality and make provision to address local problems. This is reflected by local policy, whereby the Core Strategy identifies the strategy to reduce air

pollution through Policies CS18-20. The entire borough has been declared as an Air Quality Management Area.

7.7.3 Whilst the construction process would have some impact on air quality, the operation of the development would not have a significant impact on air quality. Conditions are recommended to minimise the impact on air quality throughout the construction process in any event.

7.7.4 Subject to conditions, the impact on air quality is considered to be acceptable.

## 7.8 Transport, highway and parking issues

7.8.1 London Plan policy 6.3 requires that development proposals ensure that impacts on transport capacity and the transport network at both corridor and local level are fully assessed. Development should not adversely affect safety on the transport network. Similarly Core Strategy policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, on street parking or traffic management.

7.8.2 London Plan policies 6.9 and 6.10 seek to ensure that developments provide integrated and accessible cycle facilities and high quality pedestrian environments while policy 6.13 sets out maximum parking standards. The policies provide an overarching framework for decision making.

7.8.3 Core Strategy Policy CS 18 promotes active means of transport and the gardens of the houses provide sufficient space for the storage of cycles without the need to clutter up the front of the development with further cycle stores.

7.8.4 The PTAL is 3 (average) with bus, tram and tube available within the PTAL calculation area. The development is not located in a controlled parking zone nor is there likely to be one in place by the time the proposed development is occupied.

7.8.5 The development proposals comprise the removal of The Pavilions and their replacement with new cafés (Use classes A3) and business space (class B1) totalling 1,832m<sup>2</sup> gross external (“GEA”) floor space within a four and a half storey building. The proposals remove 18 car parking spaces from the crafts market area which currently has 52 spaces.

7.8.6 The Application Site is situated on Watermill Way, which forms a roundabout with the A24 (Merantun Way). All roads within the vicinity

are subject to a 30mph speed limit and are subject to double yellow parking restrictions.

- 7.8.7 The Applicant commits to not issuing any car parking permits to new office units in order to encourage staff to travel by more sustainable modes. The parking permits associated with The Pavillions will not be re issued.
- 7.8.8 An on-site parking survey identified 52 perimeter car parking spaces, as well as three spaces located outside the William Morris Public House, combining for 55 spaces. The removal of 18 car parking spaces, resulting in 34 perimeter spaces together with the 21 marked car parking spaces located within the core area which could be made available again should demand from the existing tenants require this.
- 7.8.9 These spaces are controlled through the use of parking permits, which are issued to companies on-site depending on unit size.
- 7.8.10 It is in the Applicant control to reduce the number of permits, and it is their ongoing policy having pedestrianised the core area, thereby removing 21 spaces. Likewise, the core area provides sufficient spare capacity which could be made available to cater for peak demand.
- 7.8.11 The proposal provides a dedicated shelter in the car park for up to 12 bicycles, provided by 6 Sheffield type stands. In addition, a further 12 short term visitor cycle parking spaces (6 Sheffield type stands) are located outside the main building entrance. The cycle provision is acceptable.
- 7.8.12 The application includes a draft travel plan and this is broadly welcomed. The details of the travel plan should be subject to detailed agreement and monitoring over a five year period. A sum of £2,000 (two thousand pounds) is sought to meet the costs of monitoring the travel plan over five years, secured via the Section106 process.
- 7.8.13 In summary, the traffic generation of the proposed development is not expected to result in a severe impact on the local highway network. A weekday and weekend survey of the existing car parking provision within the Merton Abbey Mills site suggests that the existing demand can be accommodated within the retained car parking provision, supported with additional spaces available within the core area of the site. Office Estates Ltd commits to not issuing any car parking permits to tenants of the proposed development, further to the removal of parking permits associated with The Pavillions.

7.8.14 The impact on parking and this highway network is considered to be acceptable subject to conditions to secure a Demolition/Construction Logistics Plan, the provision of cycle parking, details and implementation of refuse storage. Also, details of a Travel Plan should be secured by way of s.106.

## 7.9 Delivery and Servicing

7.9.1 The submission indicates that refuse and recycling collection would be as per the existing site arrangements. Whilst the existing arrangements are somewhat adhoc, it is considered that the existing facilities would be adequate. It is noted that the Council's Waste Services Section have raised no objection in this regard.

## 7.10 Sustainability

7.10.1 Policy 5.2 Minimising Carbon Dioxide Emissions of London Plan requires that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the Mayor's energy hierarchy. Merton's Core Planning Strategy Policy CS15 Climate Change (parts a-d) requires new developments to make effective use of resources and materials, minimise water use and CO2 emissions.

7.10.2 The applicant has submitted a formal energy strategy (dated 6 Oct 2017) that demonstrates that the scheme has been designed to achieve a 35% improvement on Part L 2013, in accordance with London and Local Plan policy requirements. The applicant has also supplied a roof plan indicating the orientation and layout of the proposed solar PV array.

7.10.3 As the applicant had already submitted evidence confirming that the scheme has been designed to achieve BREEAM 'Very Good' level, officers are satisfied that the application is compliant with the sustainability policies and recommend that a pre-occupation standard condition is applied to the application.

7.10.4 The proposal is considered to be acceptable in terms of its impact on Climate Change.

## 7.11 Flooding and site drainage

7.11.1 Policies DM F1 and DM F2 of Merton's Sites and Policies Plan and policy CS.16 of the Core Strategy seeks to ensure that development will not have an adverse impact on flooding and that there would be no adverse impacts on essential community infrastructure. The site is

located within Flood Zone 3 and whilst the proposal is not for a vulnerable use, the applicant is required to provide a Flood Risk Assessment to demonstrate that the proposal would be acceptable in terms of flooding.

7.11.2 The Environment Agency originally raised objection to the proposal due to inadequacies in the submitted Flood Risk Assessment. The applicant has since submitted details of a Compensatory Flood Storage Scheme which includes calculations of the volume of water displaced for pre and post development conditions, information on the areas of the site to be lowered to provide level-per-level volume-per-volume flood compensation (which includes lowering of ground levels around the building by approximately 200mm) and details of flow paths through the development site for pre and post development conditions.

7.11.3 The Environment Agency has considered this additional information and conclude that the impact on flooding and surface run-off would be acceptable subject to conditions. Therefore, no objection is raised on this basis.

## **8. ENVIRONMENTAL IMPACT ASSESSMENT**

8.1 The application site is less than 0.5 hectares and therefore does not require consideration under Schedule 2 development under the The Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

## **9. LOCAL FINANCIAL CONSIDERATIONS**

### Mayor of London Community Infrastructure Levy

9.1 The proposed development is liable to pay the Mayoral Community Infrastructure Levy [CIL], the funds for which will be used by the Mayor of London towards the 'CrossRail' project.

9.2 The CIL amount is non-negotiable and planning permission cannot be refused for failure to pay the CIL. It is likely that the development will be liable for the Mayoral Community Infrastructure Levy.

### London Borough of Merton Community Infrastructure Levy

9.3 After approval by the Council and independent examination by a Secretary of State appointed planning inspector, in addition to the Mayor of London Levy the Council's Community Infrastructure Levy commenced on the 1 April 2014. The liability for this levy arises upon

grant of planning permission with the charge becoming payable when construction work commences.

- 9.4 The Merton Community Infrastructure Levy will allow the Council to raise, and pool, contributions from developers to help fund local infrastructure that is necessary to support new development including transport, decentralised energy, healthcare, schools, leisure and public open spaces. The provision of financial contributions towards affordable housing and site specific obligations will continue to be sought through planning obligations a separate S106 legal agreement.
- 9.5 The London Borough of Merton Community Infrastructure Levy applies to buildings that provide new retail warehouses or superstores. This levy is calculated on the basis of £220 per square meter of new floor space.

## **10. Conclusion**

- 10.1 The proposed development would encourage an improved mix of uses within Colliers Wood, that would contribute to the vitality and viability of the Colliers Wood centre. This benefit of the proposal must be balanced against other considerations such as the impact on the character of the area and the impact on the setting of adjacent historically significant buildings.
- 10.2 Therefore, the key consideration is whether the benefit of the proposal outweighs and harm caused. Officers conclude that on balance the proposal would be acceptable.

### **Recommendation:**

Grant Permission Subject to Section 106 Obligation or any other enabling agreement covering the following heads of terms :

- A sum of £2,000 (two thousand pounds) is sought to meet the costs of monitoring the travel plan over five years
- The developer agreeing to meet the Councils costs of preparing (including legal fees) the section 106 obligations

### **Conditions:**

1. A1 Commencement of development (full application)
2. A7 Approved Plans
3. B1 External Materials to be Approved

4. B4 Details of surface treatment
5. C07 Refuse & Recycling (Implementation)
6. C08 No Use of Flat Roof - Access to the flat roof of the development hereby permitted, other than the area specifically shown to be a roof terrace, shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.
7. The development hereby approved shall not be occupied until a scheme for external lighting to demonstrate there is no harm to bats has been submitted to and approved in writing by the Local planning Authority. The proposed lighting shall be installed prior to the first use of the building hereby permitted and retained thereafter.
8. D11 Construction Times
9. F01 Landscaping/Planting Scheme
10. H07 Cycle Parking to be implemented.
11. H09 Construction Vehicles
12. H12 Delivery and Servicing Plan to be Submitted.
13. H13 Construction Logistics Plan to be Submitted (major development)
14. H17 Drainage
15. Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from any new plant/machinery from the commercial/domestic use shall not exceed LA90-10dB at the boundary with the closest residential property.
16. The control for odour shall be controlled by complying with the DEFRA Document 'Guidance of on the Control of Odour and Noise from Commercial Kitchen Extract Systems' 2005 or higher standard. Regards shall be had for the types of cooking foods and methods.
17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance in accordance with DEFRA and the Environment Agency's 'Model

Procedures for the Management of Land Contamination, CLR 11' and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

18. No development shall take place until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period.

The Statement shall provide for:

- hours of operation
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative - displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of noise and vibration during construction.
- measures to control the emission of dust and dirt during construction/demolition
- a scheme for recycling/disposing of waste resulting from demolition and construction works

19. No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority and in consultation with Thames Water. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. Provide information about the design storm period and intensity and the method employed to attenuate flows to sewer or main river. Appropriate measures must be taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. Include a timetable for its implementation;
- iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime;

20. H08 Travel Plan (to include parking and parking permit management)
21. Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until a Post-Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the non-residential development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good', and evidence demonstrating that the development has achieved not less than a 35% improvement in CO2 emissions compared to Part L 2013 regulations, has been submitted to and acknowledged in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply the following Development Plan policies for Merton: policy 5.2 of the London Plan 2011 and policy CS15 of Merton's Core Planning Strategy 2011.

22. Condition
  - A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of site related archaeological evaluation site work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.
  - B) Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of archaeological evaluation site work in accordance with a Written Scheme of Investigation.
  - C) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of site related archaeological mitigation (if required) in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that mitigation has been submitted to and approved by the local planning authority in writing.
  - D) Under Part C, the applicant (or their heirs and successors in title) shall implement a programme of archaeological mitigation in accordance with a Written Scheme of Investigation.
  - E) The development shall not be occupied until the site investigation and possible mitigation work has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Parts (A and C), and the provision for

analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

## INFORMATIVES

### 1. INFORMATIVE

This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice.

### 2. INFORMATIVE

Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with Historic England Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

### 3. INFORMATIVE

The Environment Agency advise that the applicant ensures the plant room is flood resilient – please refer to the following guidance: <https://www.gov.uk/government/publications/national-flood-resilience-review>.

### 4. INFORMATIVE

Carbon emissions evidence requirements for Post Construction stage assessments must provide:

- Detailed documentary evidence confirming the Target Emission Rate (TER), Building Emission Rate (BER) and percentage improvement of BER over TER based on 'As Built' BRUKL model outputs; **AND**
- A copy of the Building Regulations Output Document from the approved software. The output documents must be based on the 'as built' stage of analysis and must account for any changes to the specification during construction.
- A BREEAM post-construction certificate demonstrating that the development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good'.

5. INFORMATIVE

No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

- 6 Informative: Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with Historic England Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs

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[Click here](#) for full plans and documents related to this application.

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