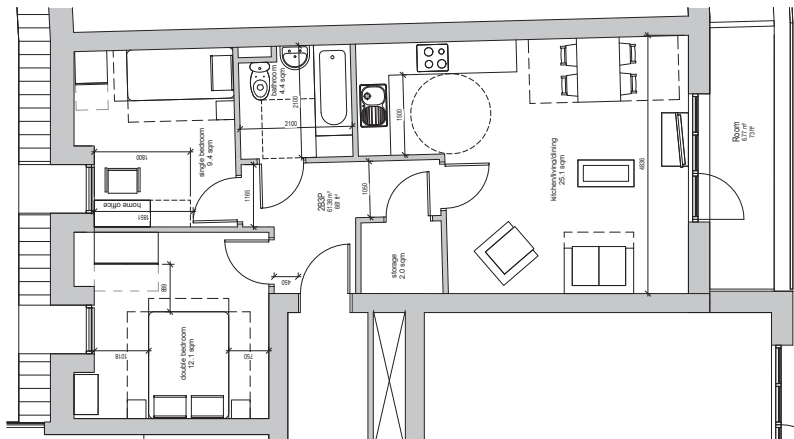


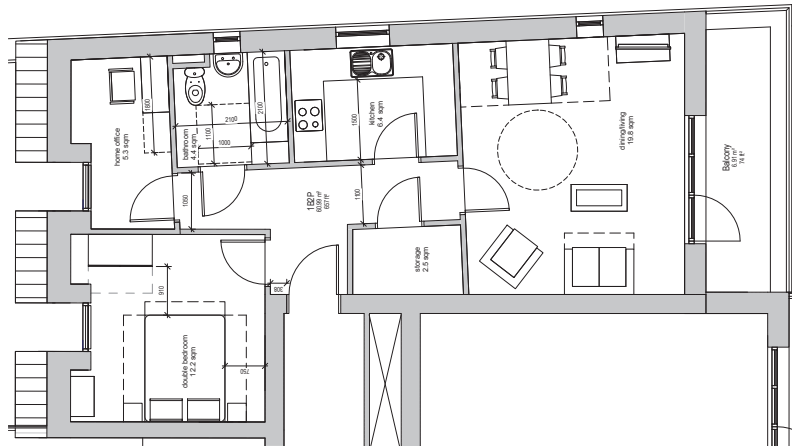
2 Flat Type 7
1:50

Flat A9



3 Flat Types 8
1:50

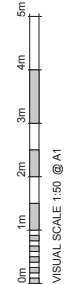
Flats A11
B9-B11
C8

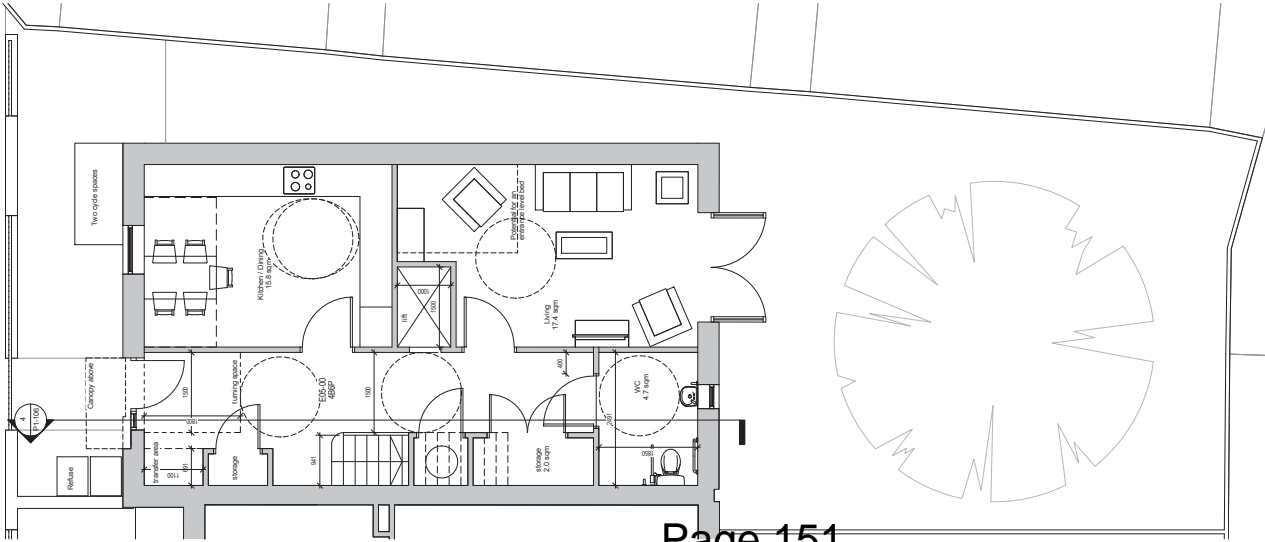


1 Flat Type 9
1:50

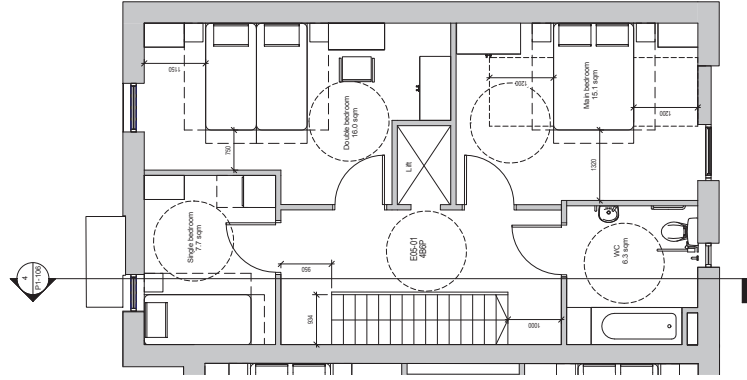
Flat C10

Size	Area	Volume	Use

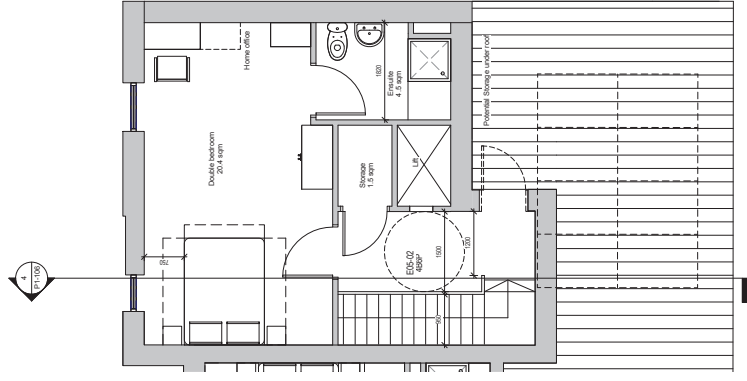




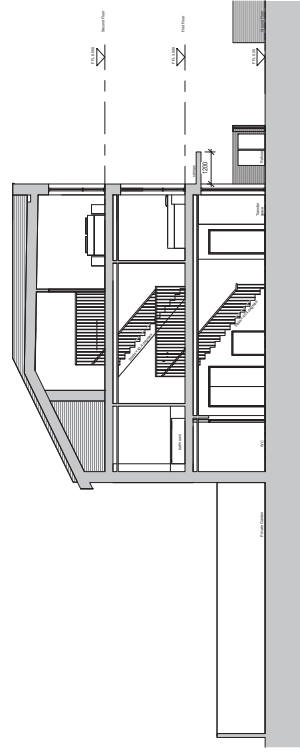
1 **House Type B Ground Floor**
1:50



2 **House Type B First Floor**
1:50



3 **House Type B Second Floor**
1:50



4 **Proposed Section G-G (Block E)**
1:100

NOTES
 1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are to the centre line of walls or windows unless otherwise stated.
 3. All dimensions are to the face of walls or windows unless otherwise stated.
 4. All dimensions are to the face of walls or windows unless otherwise stated.
 5. All dimensions are to the face of walls or windows unless otherwise stated.
 6. All dimensions are to the face of walls or windows unless otherwise stated.

ARCHITECT'S DRAWING
 PLANNING
 © Copyright The Architects Collaborative Pty Ltd

NO.	DESCRIPTION	DATE

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

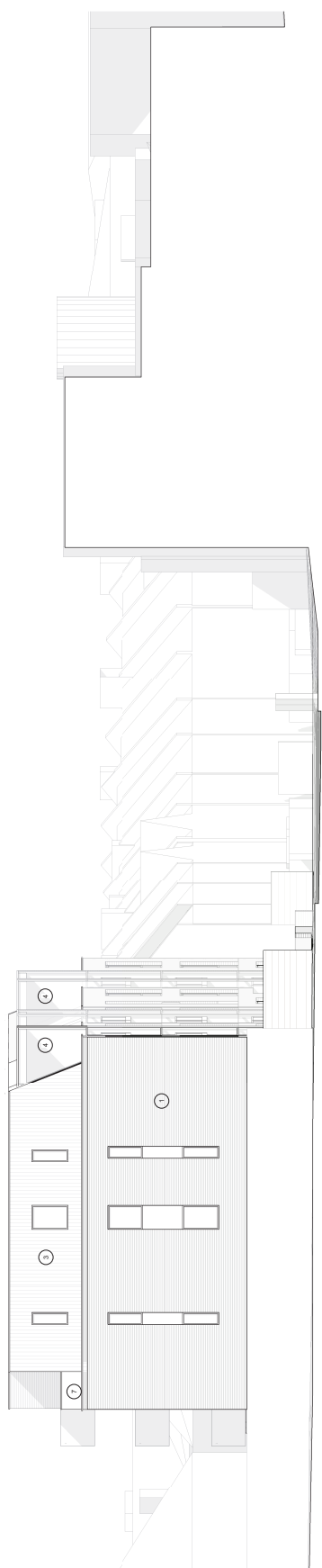
0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1

ColladoCollinsArchitects
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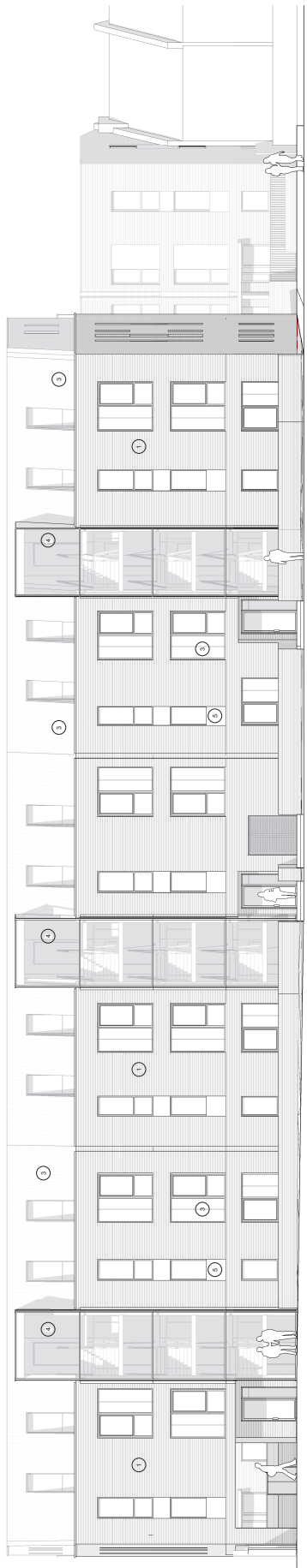
Cantor Developments
 191-193 Western Road
 Proposed Block E, House Type B
 Plans and Section
 13064
 P1-106

FFL 15,700m
 Level 5
 FFL 15,000m
 Level 4
 FFL 9,450m
 Level 3
 FFL 6,000m
 Level 2
 FFL 3,150m
 Level 1
 FFL 0,000m
 Ground Floor



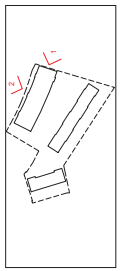
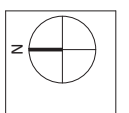
1 East Elevation Block A-C
 1:100

FFL 12,000m
 Level 4
 FFL 9,450m
 Level 3
 FFL 6,000m
 Level 2
 FFL 3,150m
 Level 1
 FFL 0,000m
 Ground Floor

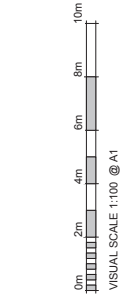


2 North Elevation Block A-C
 1:100

NOTES
 1. Refer to the drawings for details of materials and finishes.
 2. All materials and finishes are to be approved by the Council.
 3. All materials and finishes are to be approved by the Council.
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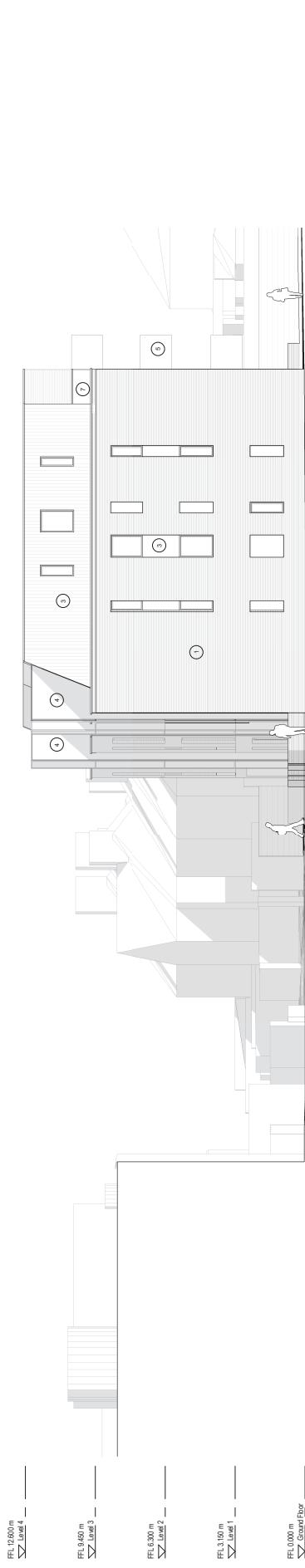


Item	Material	Color
1	Light buff brick	
2	Bronze coloured metal cladding	
3	Polished limestone/glass bronze balustrade	
4	Clear glass	
5	Dark grey metal cladding	
6	Aluminium window frames	
7	Aluminium window frames	
8	Aluminium window frames	
9	Aluminium window frames	
10	Aluminium window frames	



- Materials
1. Light buff brick
 2. Bronze coloured metal cladding
 3. Polished limestone/glass bronze balustrade
 4. Clear glass
 5. Dark grey metal cladding
 6. Aluminium window frames
 7. Aluminium window frames
 8. Aluminium window frames
 9. Aluminium window frames
 10. Aluminium window frames

ColladoCollinsArchitects
 Cantor Developments
 191-193 Western Road
 Proposed Blocks A-C East / North
 Elevations
 13064
 P3-101
 Date: 27/01/14
 Drawn by: RC
 Checked by: RC
 Scale: 1:100
 Project No: 13064
 Project Name: 191-193 Western Road
 Client: Cantor Developments
 Location: 191-193 Western Road
 City: Sydney, NSW



1 West Elevation Blocks A-C
1:100

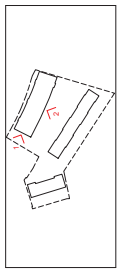
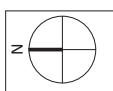


2 South Elevation Blocks A-C
1:100

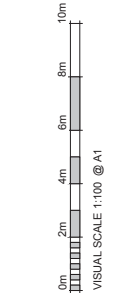
NOTES

- All elevations are shown with the building's structural grid lines.
- Vertical dimensions are shown in meters (m).
- Horizontal dimensions are shown in meters (m).
- All elevations are shown at a scale of 1:100.

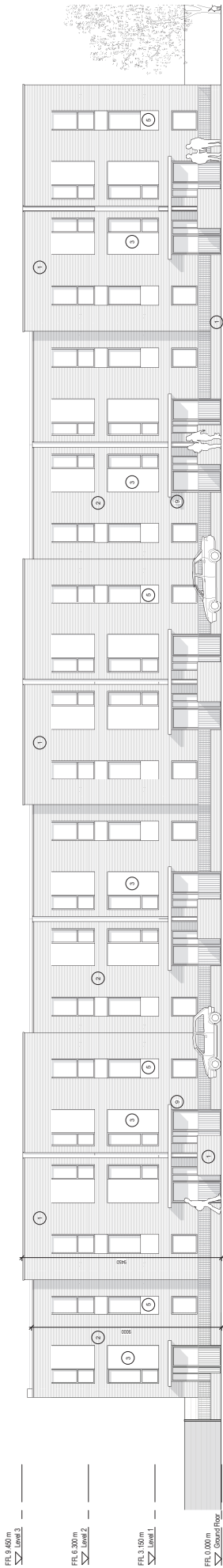
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PLANNING



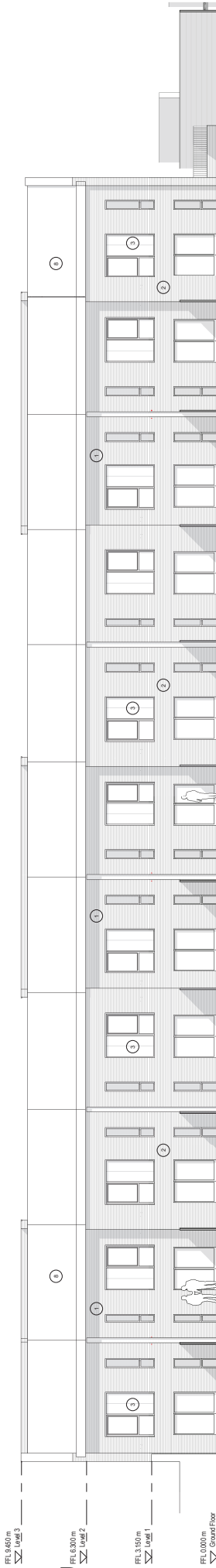
Rev.	Date	By	Check	Description



- Materials**
- Light buff brick
 - Dark charcoal metal cladding
 - Light buff brick
 - Dark charcoal metal cladding
 - Dark charcoal metal cladding
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 - Dark charcoal metal cladding
 - Dark charcoal metal cladding
 - Dark charcoal metal cladding



1 Proposed Block D North Elevation
1:100



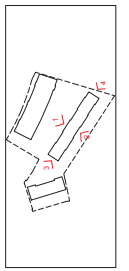
2 Proposed Block D South Elevation
1:100



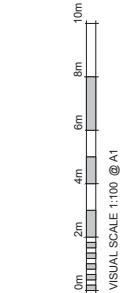
3 Proposed Block D West Elevation
1:100

4 Proposed Block D East Elevation
1:100

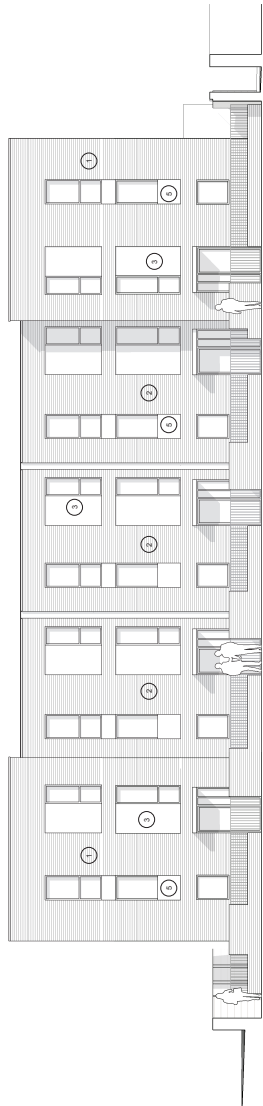
NOTES
 1. All dimensions are in meters unless otherwise specified.
 2. All elevations are to the finished floor level unless otherwise specified.
 3. All materials are to be specified in the schedule.
 4. All materials are to be specified in the schedule.
 5. All materials are to be specified in the schedule.
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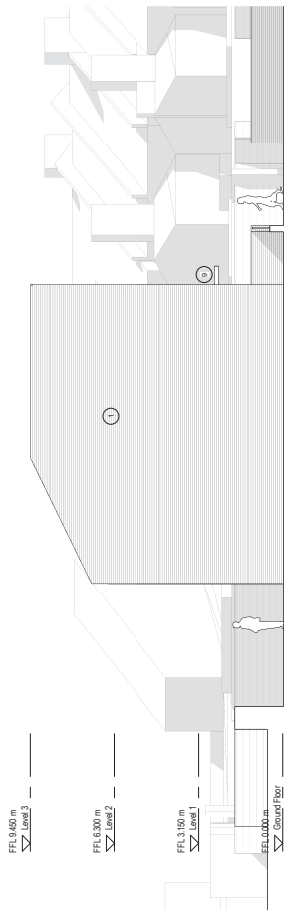
Item	Material	Color
1	Light buff brick	
2	Dark charcoal metal cladding	
3	Dark charcoal metal cladding	
4	Polished terrazzo glass brick in alternate	
5	Dark charcoal metal cladding	
6	Dark charcoal metal cladding	
7	Dark charcoal metal cladding	
8	Dark charcoal metal cladding	
9	Dark charcoal metal cladding	
10	Aluminium window frames grey colour etc	



- Materials**
- Light buff brick
 - Dark charcoal metal cladding
 - Dark charcoal metal cladding
 - Polished terrazzo glass brick in alternate
 - Dark charcoal metal cladding
 - Dark charcoal metal cladding
 - Dark charcoal metal cladding
 - Dark charcoal metal cladding
 - Dark charcoal metal cladding
 - Aluminium window frames grey colour etc



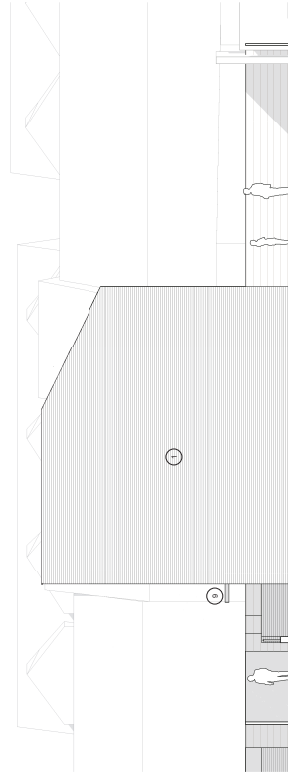
1 North Elevation Block E
1:100



3 East Elevation Block E
1:100



2 South Elevation Block E
1:100

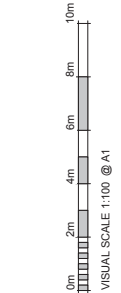


4 West Elevation Block E
1:100

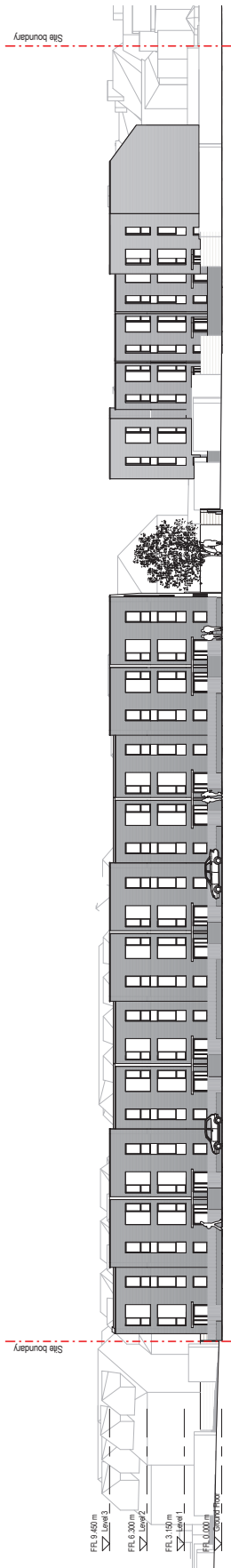
NOTES
 1. All dimensions are in meters unless otherwise specified.
 2. All dimensions are in meters unless otherwise specified.
 3. All dimensions are in meters unless otherwise specified.
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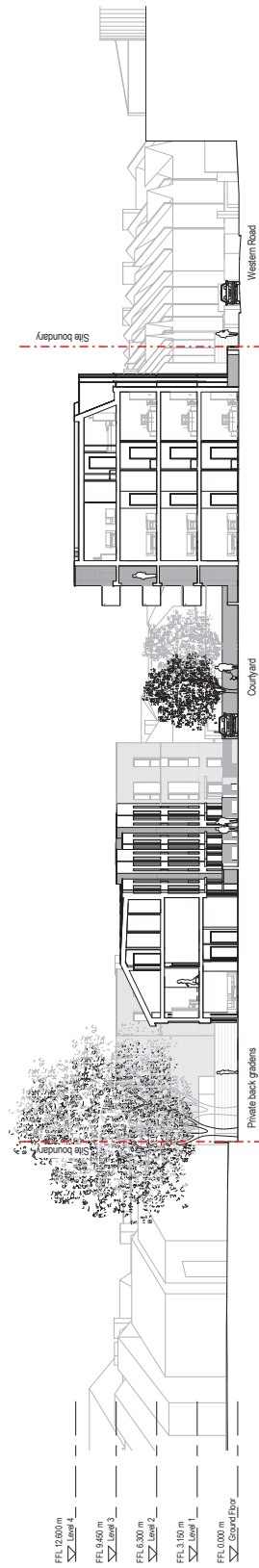
Item No.	Description	Quantity	Unit



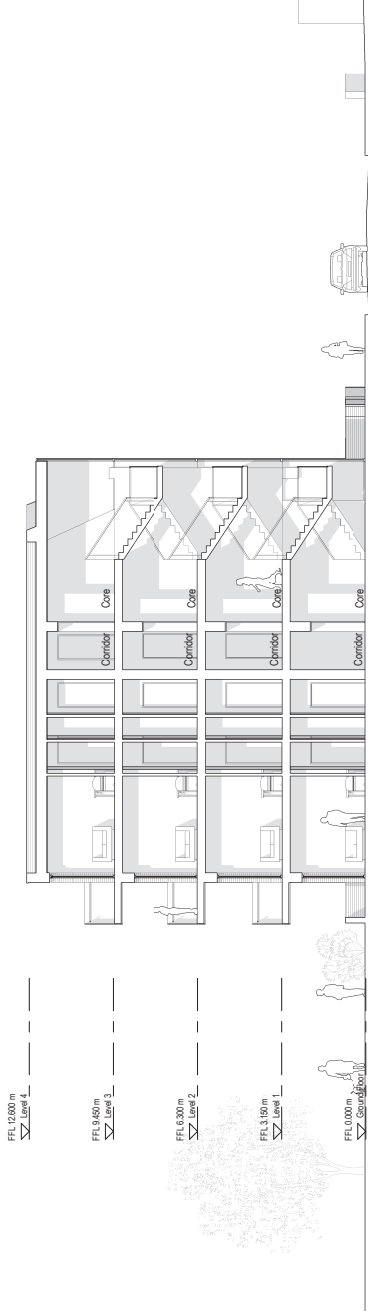
- Materials
1. Light buff brick
 2. Brown ceramic metal cladding
 3. Dark grey metal cladding
 4. Polished stainless steel glass balustrade
 5. Glass balustrade
 6. Aluminum window frames grey colour
 7. Aluminum window frames grey colour
 8. Aluminum window frames grey colour
 9. Aluminum window frames grey colour
 10. Aluminum window frames grey colour



1 Proposed Site Section AA
1: 200



2 Proposed Site Section B-B
1: 200



1 Proposed Section C-C
1:100



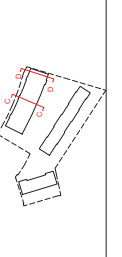
2 Proposed Section D-D
1:100

NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 2. ALL LEVELS ARE IN METERS ABOVE SEA LEVEL UNLESS OTHERWISE SPECIFIED
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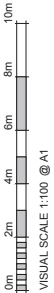
APPROVED FOR CONSTRUCTION

PLANNING
 City of Cambridge

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REV	DESCRIPTION	DATE



VISUAL SCALE 1:100 @ A1

ColladoCollinsArchitects
 2709/14
 1104 West Ave
 Columbia, SC
 29201-3600
 Phone: 803-203-2617
 www.colladocollins.com

Cantor Developments
 191-193 Western Road
 Proposed Sections C-C / D-D
 (BLOCKS A-C)
 13064
 P2-101



The Planning Inspectorate

Room: 3/04
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line: 0117-372-6115
Switchboard: 0117-372-8000
Fax No: 0117-372-8443
GTN: 1371-6115

<http://www.planning-inspectorate.gov.uk>

Ms P Press
London Borough of Merton
Environmental Services
Department
Merton Civic Centre
London Rd
Morden
Surrey
SM4 5DX

Your Ref: 06/P3006i/INVALID/INV
Our Ref: APP/T5720/A/08/2073902/NWF
Date: 11 December 2008

London Borough of Merton

Dear Ms Press

12 DEC 2008

**Town and Country Planning Act 1990
Appeal by Alpha Skip Hire
Site at 191-193 Western Road, London, SW19 2QD**

Planning Development Control

I enclose a copy of our Inspector's decision on the above appeal.

Leaflets explaining the right of appeal to the High Court against the decision, our complaints procedures and how the documents can be inspected are on our website - www.planning-inspectorate.gov.uk/pins/agency_info/complaints/complaints_dealing.htm - and are also enclosed if you have chosen to communicate by post. If you would prefer hard copies of these leaflets, please contact our Customer Services team on 0117 3726372.

If you have any queries relating to the decision please send them to:

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: complaints@pins.gsi.gov.uk

Yours sincerely

Amanda Baker



COVERDL1

You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -
<http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button



Appeal Decision

Site visit made on 1 December 2008

by **Vincent Maher MA (Cantab) MCD MBA MRTPI**

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

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

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Decision date:
11 December 2008

Appeal Ref: APP/T5720/A/08/2073902 191 - 193 Western Road, London SW19 2QD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Alpha Skip Hire against the decision of the Council of the London Borough of Merton.
- The application Ref 06/P3006, dated 17 September 2007, was refused by notice dated 5 December 2007.
- The development proposed is use of land for storage of skips and lorry parking in connection with skip hire business including recycling of scrap metal in single Merton.

Decision

1. I dismiss the appeal.

Procedural matters

2. The Council has relied, in part, on Policy E.1 of the London Borough of Merton Unitary Development Plan 2003 (the UDP) to support its decision to refuse planning permission. This policy expired in September 2007. I therefore attach little weight to it.
3. I observed that the site is currently used for the storage of skips although I did not see any sign of scrap metal recycling. I have amended the description of the proposal as retention is not a form of development.

Main issue

4. Based on the submissions received and my observations on site, I consider the main issue in this case is whether the continued use would have an adverse impact on the living conditions of neighbouring residents by reason of noise and disturbance, having regard to development plan policy.

Reasons

5. The appeal site forms part of a larger planning unit which I observed was being used for a number of purposes including car parking and the storage of lamp posts. Western Road is a heavily trafficked road with a mix of uses but employment generating activity is located predominantly on the northern side of this road. By contrast, the southern side of the road has a stronger residential element and the rear parts of the appeal site adjoin residential properties on Church Road to the west. A car park associated with residential development at Reynolds Close abounds the southern boundary of the appeal

12 DEC 2008

Planning Development Control

- site. A screening fence has been erected around the edge of the site along the length of its boundary with surrounding housing.
6. On the basis of the evidence provided, it appears that the site is not located in a designated industrial area within the Proposals Map accompanying the UDP. UDP Policy E.7 identifies that the Council will encourage light industrial, studio and small office premises to locate on sites outside of designated industrial areas such as the appeal site. General industrial and storage/ distribution uses will not be approved. The justification to Policy E.8 identifies that yard-based uses such as the appeal proposal can provide important environmental and economic services but are more appropriately located within industrial areas, including two Special Industrial Zones.
 7. Given this policy context and the site's proximity to a number of nearby residential properties, I remain concerned that the activity is both an inappropriate use for the site in policy terms with activities, especially scrap metal recycling in an uncovered yard, that are inappropriately located adjacent to a residential area and likely to cause noise and nuisance contrary to Policies E.7 and E.8 of the UDP. The activities could not reasonably be controlled via planning conditions.
 8. I have carefully considered the economic issues identified by the appellant including his statement that the business would close down as it did not have another site to move to. I note further that he has met with local residents to explain his business. Neither point overcomes my control about the potential for these activities to cause serious disturbance to nearby residents or their inappropriateness in policy terms.
 9. For the reasons given above I conclude that the appeal should be dismissed.

Vincent Maher

INSPECTOR

London Borough of Merton

12 DEC 2008

Planning Development Control