

**Merton Council**  
**Planning Applications Committee**  
**14 July 2022**  
**Supplementary Agenda**

16 Modifications Sheet

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## Planning Applications Committee

14th July 2022

## Supplementary Agenda

## Modifications Sheet.

### Item 5: Land rear of 20 Pelham Road, Wimbledon, SW19 1SX (21/P3950)

#### Additional Condition:

No development [including demolition] pursuant to this consent shall take place until an on-site watching brief, which ensures the presence of a suitably qualified and experienced archaeologist during construction work, has been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered, which require fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide the opportunity to record the history of the site and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D4 of Merton's Sites and Policies Plan 2014.

#### Amend Condition 17:

No demolition or construction work or ancillary activities shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays. No deliveries shall take place during the hours of 07:00 – 09:00am and 16:00 – 19:00pm on any day.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies D14 and T7 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

#### Additional Informative:

A Public right of way (No 37) goes down the access way that is proposed to be used for construction traffic and highways must be contacted to confirm if this can be used for construction deliveries and materials, and if permission is given then a full before and after survey is required together with the appropriate highways licence. In addition this access serves the rear of a number of properties. Highways must be contacted to ensure all relevant highways licences are in place prior to any works starting Highways must be contacted regarding any temporary parking restrictions required.

### **Item 6: 43 Woodside, Wimbledon, SW19 7AF**

#### Questions raised in Committee Briefing

1. What's the background to this case, in terms of the HMO and how it came to Planning?

The Council records show that there has been no formal complaint made to Planning Enforcement on this site. The application form states that the building has been in use as an HMO since 16<sup>th</sup> June 2019. The property owner emailed Planning Enforcement on 10<sup>th</sup> December 2021 outlining that he has an HMO licence (ref. LN/05062) issued on 11<sup>th</sup> February 2021 and outlines that the mortgage company requires the Planning Consent paperwork. The current planning application was subsequently submitted on 14<sup>th</sup> March 2022.

### **Item 8: Oriel House, 26 The Grange, Wimbledon, SW19 4PS (21/P0407)**

The Conservation Officer has also recommended the following additional condition:

#### Condition 29

No development [including demolition] pursuant to this consent shall take place until an on-site watching brief, which ensures the presence of a suitably qualified and experienced archaeologist during construction work, has been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered, which require fuller rescue

excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide the opportunity to record the history of the site and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D4 of Merton's Sites and Policies Plan 2014.

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