

Merton Council
Development and Planning
Applications Committee
14 March 2024
Supplementary Agenda

11 Modification Sheet

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Modifications Sheet.

ITEM 5

Flat 18, Sovereign House, 1 Draxmont, Wimbledon, SW19 7PG

Points from technical briefing with Chair and Vice-Chair 07.03.2024

-Do the Applicants intend to install solar panels and are they committed to doing that?

Planning Officer response: -

Solar panels are part of the development description and are included in the drawings. The Applicant is legally obliged to complete the implementation of the development and therefore to install the panels when implementing the permission.

-Concern was expressed about the new toilets to be installed in the refurbished flat.

Planning Officer response: -

The applicant has volunteered to remove the ensuite bathroom to remove any concern about the potential impact on the flat below (see Amended Plans below).

In all other respects, bathroom drainage is a matter for Buildings Regulations. The Applicant confirms that pipes would run within the floor build up.

Amended Plans

Pursuant to Point 2 of the technical briefing above, the Applicant submitted amended floorplans on 12.03.24 from which the ensuite bathroom has been removed.

Representation from Flat 17 Sovereign House (summary):-

- Unclear as to either why or how windows were tested by Daylight and sunlight Consultant
- Living room light will be directly affected
- Terrace receives more than two hours of sunlight
- Images seem markedly inconsistent with plans and each other (see attached)

Representation from Flat 16 Sovereign House (summary):-

The occupier of Flat 16 who is also director of the freeholder company submitted a letter dated 07.03.2024 from the freeholder's surveyor advising on various non-planning matters related to freeholder's consent including the structure of the building; leaks; disturbance during building works; and other issues around freeholder licences for works.

On 13.03.24 the occupier/director of the freeholder made a further representation expressing concern about the length of a proposed waste pipe. A letter from the same surveyor was attached advising that it was a long pipe but there are no “hard and fast rules” around the lengths of such pipes.

(This is not a planning consideration, but in any event Officers believe that the issue falls away with the Amended Plans.)

Representation from neighbouring occupier – Flat 11 Sovereign House (summary):-

- Sovereign House is on the edge of both the Wimbledon West and Wimbledon Hill conservation areas and shares a boundary with the only listed building in the vicinity, 100-102 Wimbledon Hill Road
- Visual impact for neighbouring properties
- Overlooking of Grosvenor Court opposite and negative visual impact for the residents of that building
- Sovereign House is a modernist building of significance and should be given suitable planning protection as a heritage asset of the Borough
- Previous drainage problems concerning the terraced areas of Flat 18 which will be made worse