

Merton Council

Planning Applications Committee

12 December 2013

Supplementary agenda

20. Proposed Modifications (to agenda items)

1 - 28

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Planning Applications Committee – 12 December 2013 **Modifications sheet.**

Item 3 - Minutes of the meeting held on 7th November 2013

No modifications

Item 5 - 149 Cannon Hill Lane, Raynes Park, SW20 9BZ

No modifications

Item 6 - Clock Tower, Mitcham, CR4 3NH

Consultations (page 30).

Paragraph 5.12 Amend to read “The hard landscaping works associated with the public realm improvements immediately around the relocation of the Clock Tower requires the removal of two lime trees”.

Item 7 - RO 44-49 Firstway, Raynes Park, SW20 0JD

No modifications

Item 8 - 1A Leopold Terrace, Dora Road, Wimbledon Park SW19 7EY

Consultations (page 114).

1 late representation objecting on the loss of privacy from the use of the proposed roof terrace.

Page 124 - Insert two additional conditions below:

22. Access to the flat roofed parts of the development hereby permitted (other than the approved roof terrace) shall be for maintenance or emergency purposes only, and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: To safeguard the privacy and amenities of the occupiers of neighbouring properties and to comply with policy BE.15 of the Adopted Merton Unitary Development Plan 2003

23. The first and second floor north-west facing bedroom windows shall be glazed with obscured glass and shall be maintained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with policy BE.15 of the Adopted Merton Unitary Development Plan.

Insert after page 139.

Two additional computer generated images provided showing before and after elevations.

Item 9 - Cricketers, 340 London Road, Mitcham, CR4 3ND

No modifications.

Item 10 - 336 Lynmouth Avenue, Morden, SM4 4RS

No modifications.

Item 11 - Canons Leisure Centre, Madeira Road, Mitcham, CR4 4HD

Planning considerations (page 184).

Paragraph 8.5 Amend second line to read "Colliers Wood".

Item 11 - Canons Leisure Centre, Madeira Road, Mitcham, CR4 4HD

Consultations (page 181).

Paragraph 6.6. Amend to read "A further 16 letters of objection have been received. Along with reiterating earlier concerns; they assert that the lower floodlighting columns and screen of whips to replace the four semi-mature trees will not address their earlier comments and will still have a material detrimental impact on local wildlife and the character and appearance of the wider area. It is also argued that the proposed net roof will affect the open character of the area, and after time will become damaged; consequently presenting a danger to animals. The representations received assert that the proposal is contrary to the Council's policies and constitutes a departure from the development plan.

Item 12 - 3 Palmerston Road, Wimbledon, SW19 1PG

Drawing numbers (page 299)

Insert amended plan numbers: Amended Design Report, Amended Rights of Light Report, 572/004/P2, 005/P2, 006/P2, 007/P2, 008/P2, 009/P2, 011/P2, 013/P2, 014/P2, 015/P2, 024/P2, 026/P2, 032/P2, 060/P1.

The plans show the proposed 1st floor rear terrace reduced in size to 2m in depth and pulled away from the boundary with 5 and 7 Palmerston Road

Item 13 - 1A St Marys Road, Wimbledon, SW19 7DF

Drawing numbers (page 323).

Insert amended plan numbers: 101 P2, 102 P2, 105 P4, 109 P3, 110 P3, 201 P3, and 13862/TCP/01 (Tree Constraints Plan)

Insert additional plans: 117 P1 and CP. 001

These plans show a reduction in the rear projection of the basement and an increase in rear soft landscaping; including the provision of 1m of topsoil above the basement to allow the establishment of plants/hedging.

Recommendation (page 334)

Amend condition 11 to read:

Notwithstanding the details shown on the approved 'Landscape Master Plan' drawing (CP.001), no development shall take place until there has been submitted in writing for approval to the Local Planning Authority a scheme which shall include on a plan, full details of the size, species, spacing, quantities and location of plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of

development, and details of replacement trees for the front and rear boundaries, of a species and size to be agreed with the Local Planning Authority which shall be no smaller than extra heavy standard. No development which is the subject of this condition shall be carried out until this scheme has been approved. The development shall not be occupied until the details have been approved and carried out in strict accordance with the approved details. The approved scheme shall be completed before the occupation of any of the buildings that are part of the development.

Reason: To enhance the appearance of the development in the interest of the amenities of the area and to comply with policy CS13 of the Adopted Merton Core Planning Strategy 2011.

Page 335 - Insert additional condition:

21. At least 1m of topsoil shall be provided above the approved rear basement, as shown on approved drawing no. CP.001, and shall be permanently retained as such in order to establish and retain soft planting above the basement within the rear curtilage.

Reason: To enhance the appearance of the development in the interest of the amenities of the area and to comply with policy BE.1 of the Adopted Merton UDP 2003, and CS13 of the Adopted Merton Core Planning Strategy 2011.

Item 14 - 1 Wydell Close, Morden, SM4 4NS

Current proposals (page 353)

Insert after paragraph 3.5 "A letter from applicant has also been received setting out further details regarding works carried out to premises to comply with an HMO licence".

Recommendation (page 351)

Amend recommendation to read: GRANT PLANNING PERMISSION subject to planning conditions.

Drawings (page 364)

Replace layout plan with the clearer copy attached to this sheet.

Item 15 - 14 Cumberland Close-27 The Downs, SW20

No modifications

Item 16 - 10 Hillside, Wimbledon, SW19 4NH

No modifications

Item 17 - Land Adj to 2 Thornton Hill, SW19

No modifications

Planning Appeals.

No modifications

Planning Enforcement - Summary of Current Cases

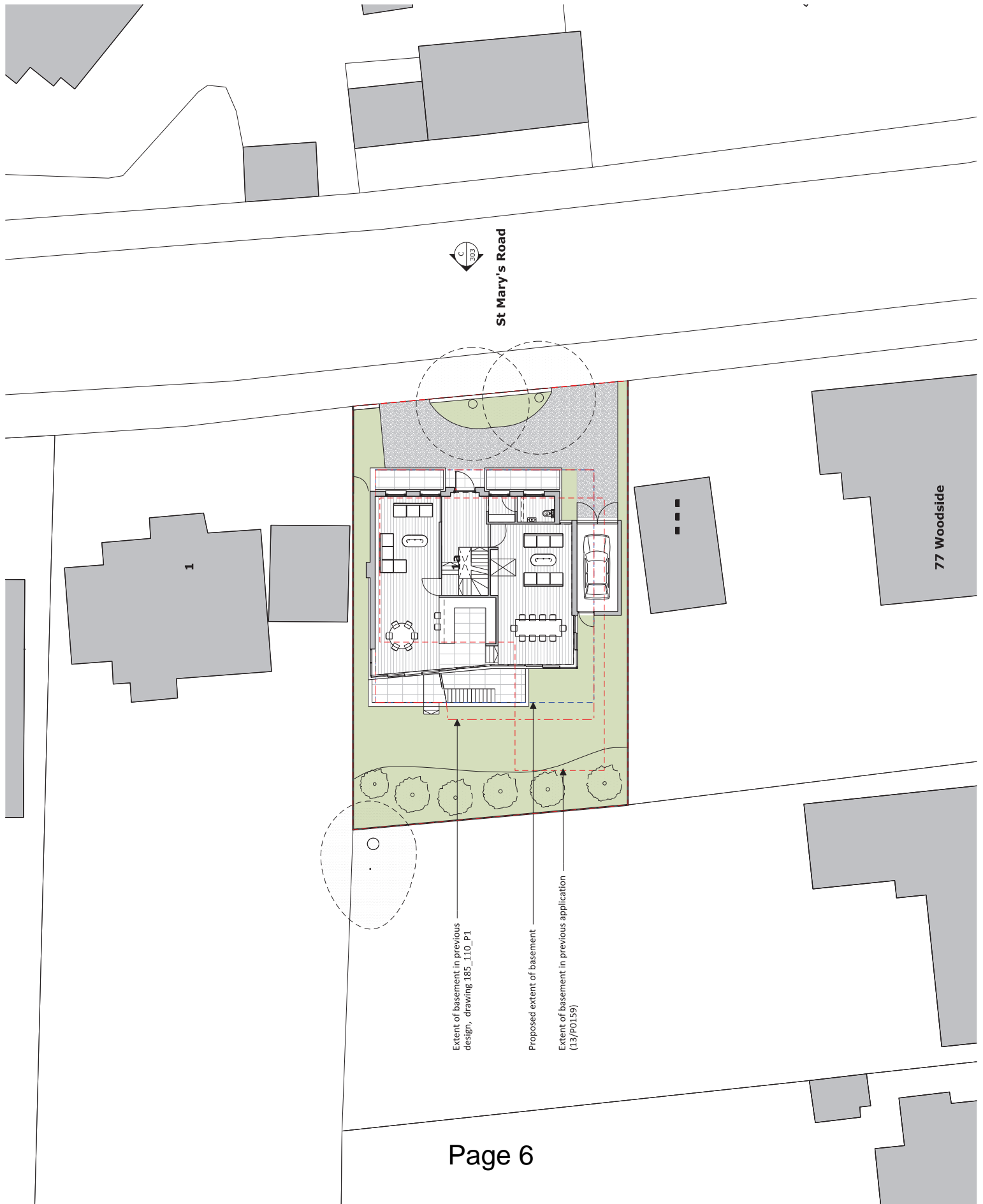
No modifications



As existing



As proposed



Rev	date	description
P4	11.12.13	P1, Basement, added
P3	10.12.13	Basement Reduced
P2	05.12.13	Soft Landscape Increased
P1		Basement Shown
		Planning Issue

Note

Services

Structures

Client

Mr L Patterson

Project Title

1A St Mary's Road

Wimbledon, SW19 7DF

Drawing Title

Proposed Site Plan

Scale @ A3

1:200

Project No.

185

Drawing no.

105

Revision

P4

Date of Issue

03.07.13

Status

Planning

Clive Sall Architecture Ltd.

2 Providence Yard

Esna Street

London E2 7JU

0207451616

CSA@CLIVESALLARCHITECTURE.LTD

P2	10.12.13	Landscaping Shown
P1	03/07.13	Planning Issue
Rev	Date	Note

Services

Structures

Client

Mr L Patterson

Project Title

1A St Mary's Road
Wimbledon, SW13 7DF

Drawing Title

Existing Ground Floor Plan

Scale @ A3

1:100

Project No.

185

Drawing no.

102

Revision

P2

Status

Planning

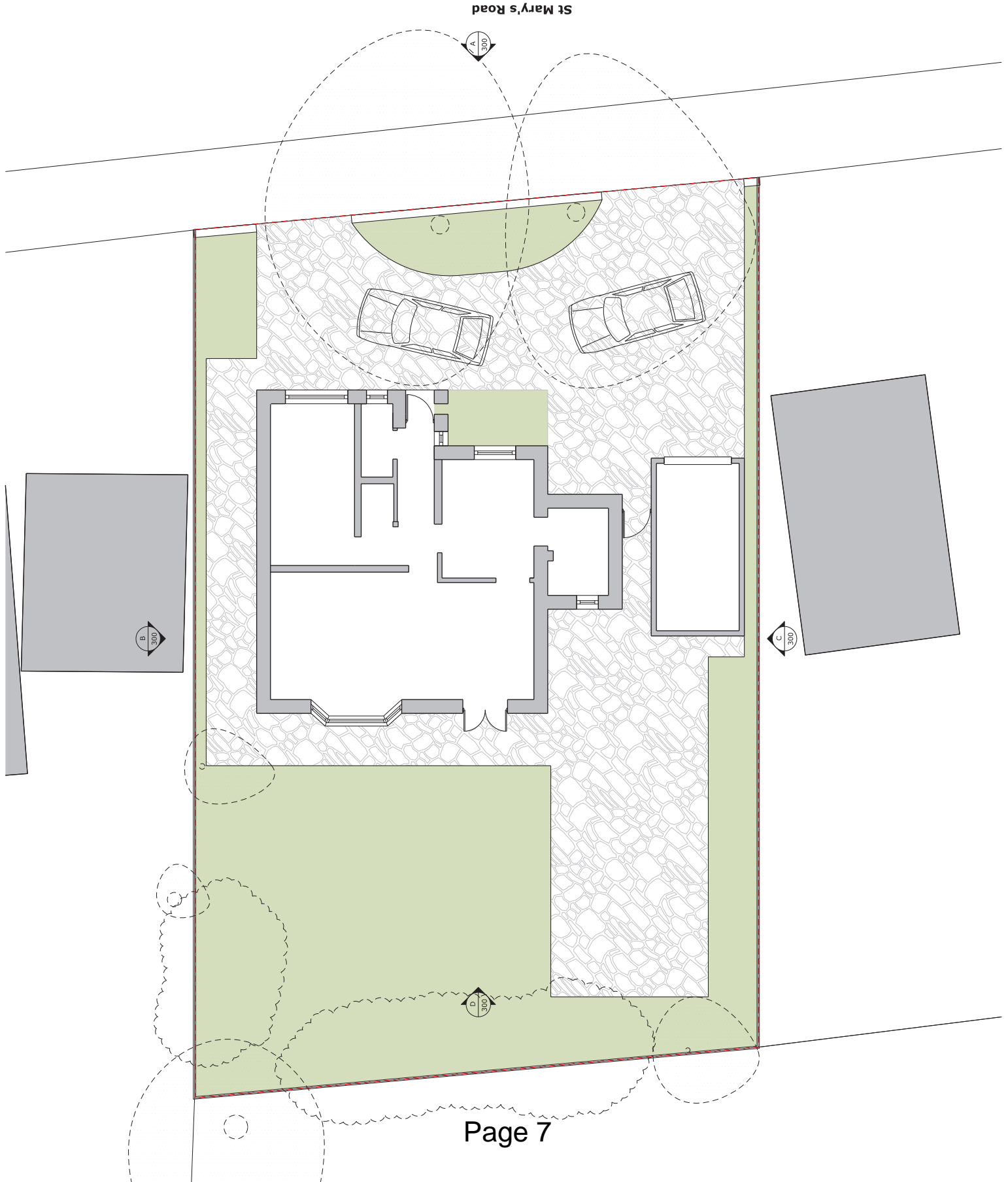
Date of Issue

03.07.13



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Etra Street
London E2 7JU

CSA@CLIVESALLARCHITECTURE.LTD



P2	10.12.13	Landscaping shown
P1	03/07.13	Planning Issue
Rev	date	Note

Services

Structures

Client

Mr L Patterson

Project Title

1A St Mary's Road

Wimbledon, SW19 7DF

Drawing Title

Existing Site Plan

Scale @ A3

1:200

Project No.

185

Drawing no.

101

Revision

P2

Status

Planning

Date of Issue

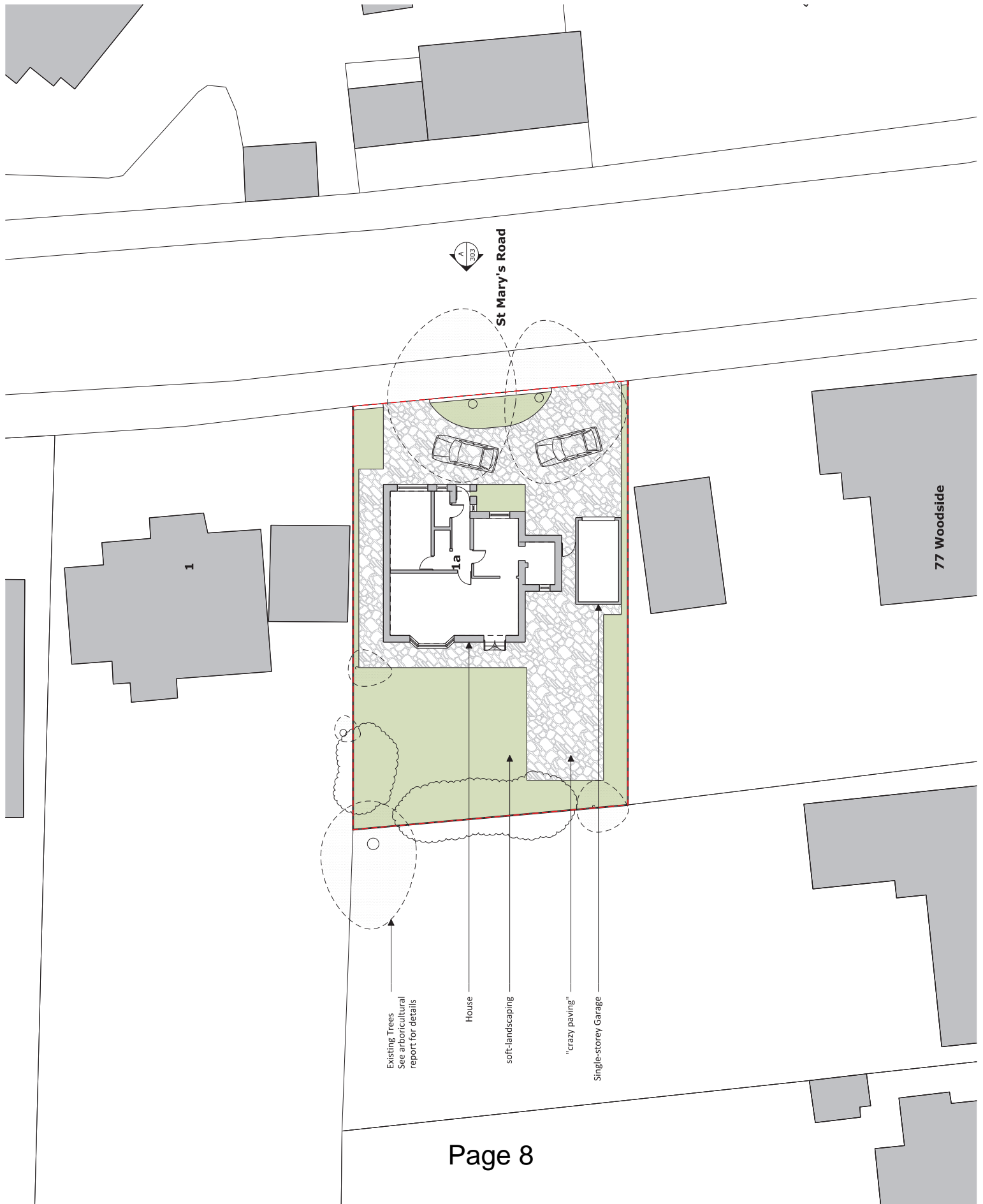
03.07.13

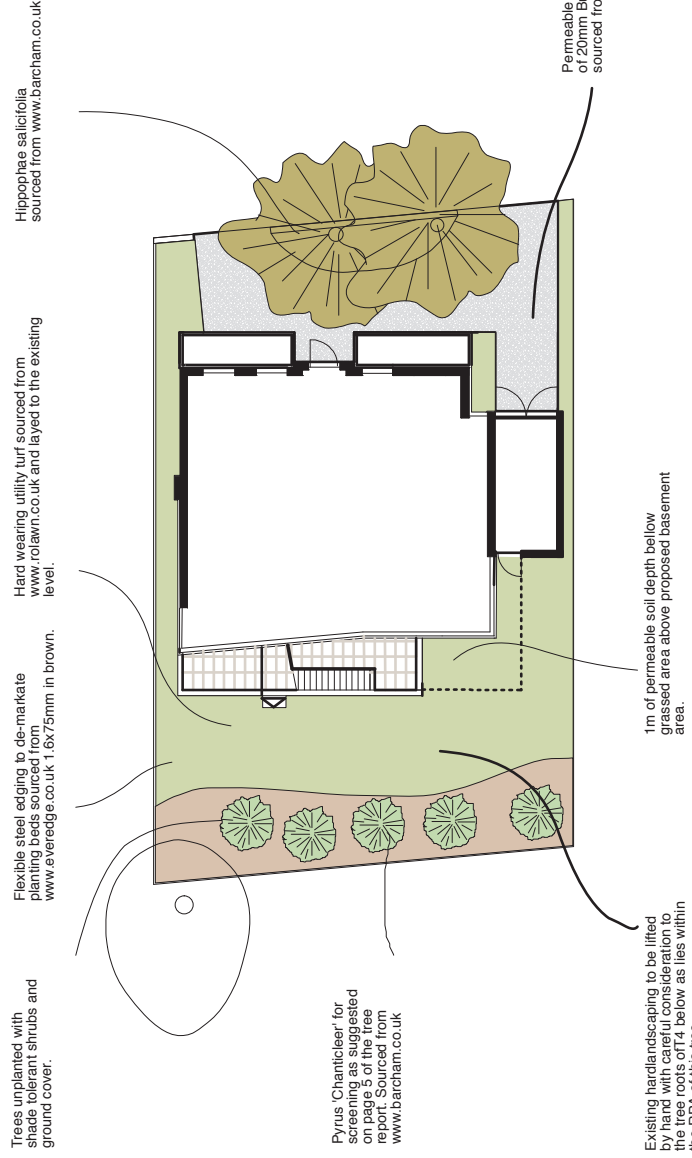


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2 Providence Yard
Etra Street
London E2 7JU

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Trees unplanted with shade tolerant shrubs and ground cover.

Flexible steel edging to de-markate planting beds sourced from www.everedge.co.uk 1.6x75mm in brown.

Hard wearing utility turf sourced from www.rolvaw.co.uk and layed to the existing level.

Hippophae salicifolia sourced from www.barcham.co.uk

Pyrus 'Chanticleer' for screening as suggested on page 5 of the tree report. Sourced from www.barcham.co.uk

Permeable driveway surface of 20mm Buff Thames gravel sourced from www.ced.td.uk

1m of permeable soil depth below grassed area above proposed basement area.

Existing landscaping to be lifted by hand with careful consideration to the tree roots of T4 below as lies within the RPA of this tree.



Drawing Title: Master Plan		Drawn by: Jeanne Kerneil 40 Marquis Road Camden NW1 4UB 0774551212 07766122849	Date: December 2013
Drawing Ref: CP.001	Scale: 1:200	Project address: 1A St. Mary's Road SW19 7DF	

Generally

In accordance with lifetime homes criteria:

Services and controls to be within a height band of 450-1200 mm above ffl.

Bathrooms and WCs to be capable of firm fixing and support for adaptations within a band of 300-1800mm.

P3	11.12.13	P1 scheme shown
P2	09.12.13	Basement Area Reduced
P1		Planning Issue
Rev	date	Note

SERVICES

Structures

Client

Mr L Patterson

Project Title

1A St Mary's Road

Wimbledon, SW19 7DF

Drawing Title

Proposed Basement Plan

Scale @ A3

1:100

Project No. **185**

Drawing no. **109**

Revision **P3**

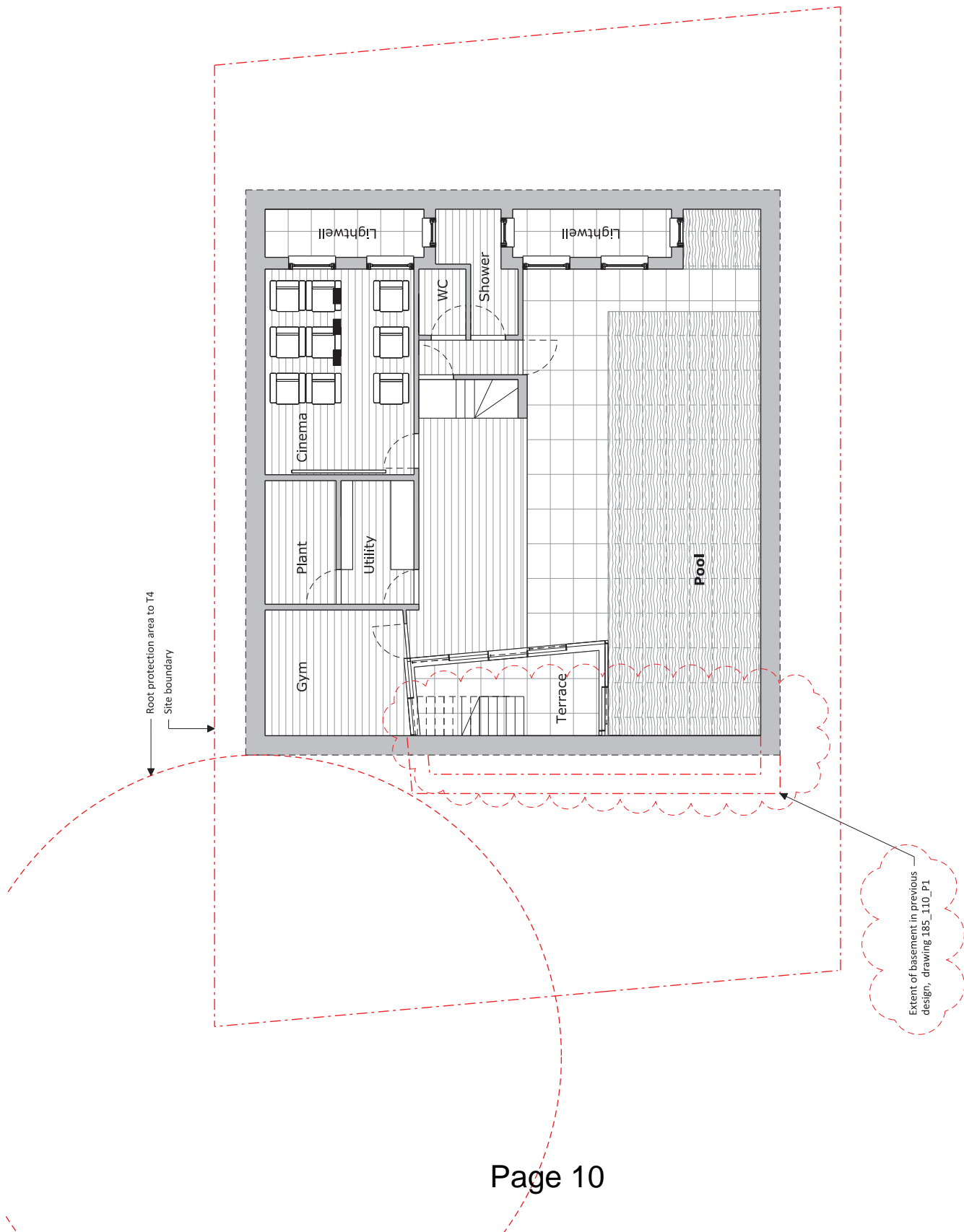
Status **Planning**

Date of Issue **03.07.13**



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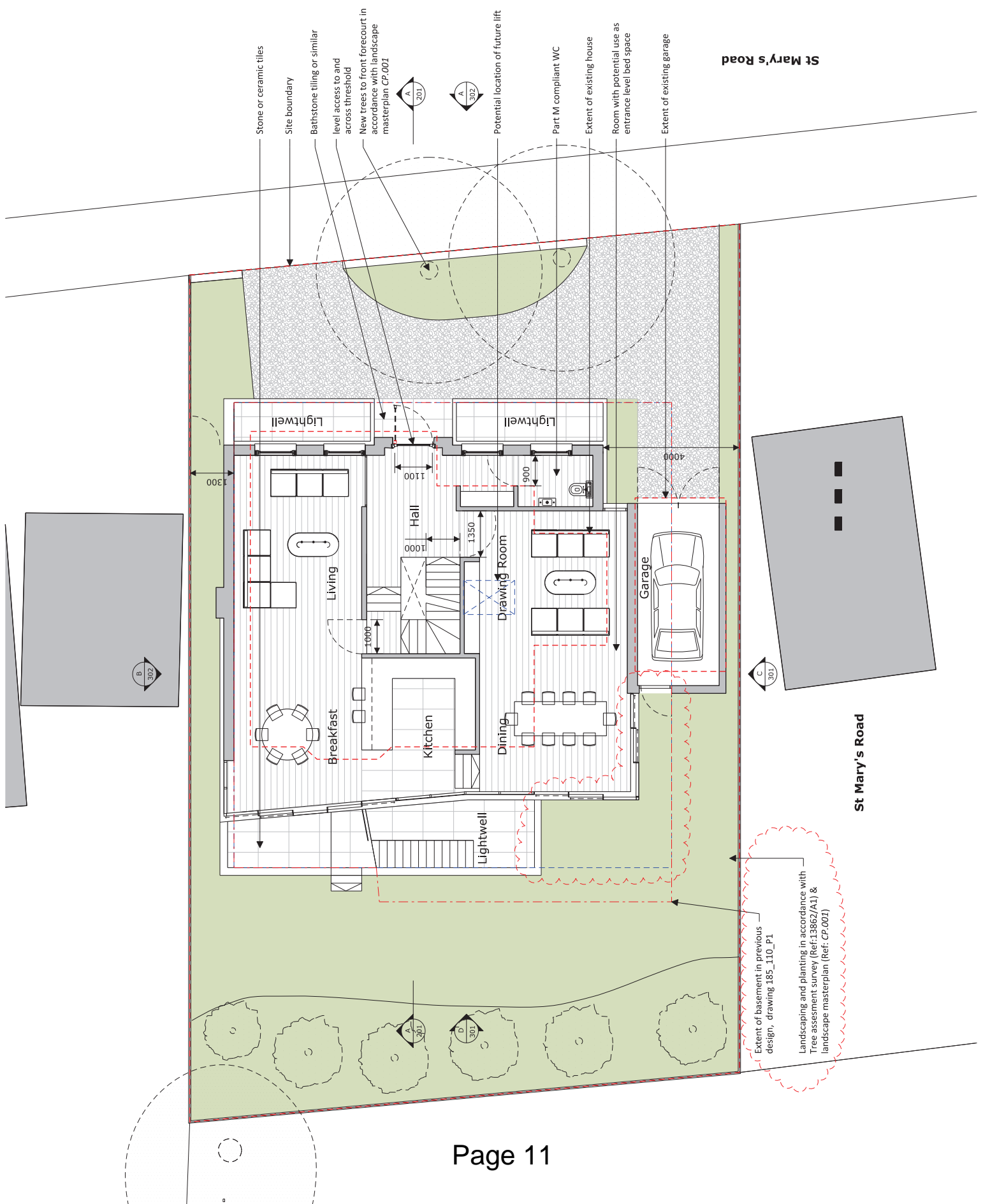


Generally
 In accordance with lifetime homes criteria:
 Services and controls to be within a height band of 450-1200 mm above ffl.
 Bathrooms and WC's to be capable of firm fixing and support for adaptations within a band of 300-1800mm.

P3	11.12.13	PI Scheme shown
P2	10.12.13	Basement Reduced Soft Landscape Increased
P1		Planning Issue
Rev	date	Note

Structures
 Client
Mr L Patterson
 Project title
1A St Mary's Road
 Windlestone, SW13 7DF
 Drawing Title

Proposed Ground Floor
 Scale @ A3
1:100
 Project No. **185**
 Drawing no. **110**
 Revision **P3**
 Status **Planning**
 Date of Issue **03.07.13**



P3	09.12.13	Basement Reduced
P2	06.09.13	Terrace Omitted
P1	03.07.13	Planning Issue
Rev	Date	Note

Services

Structures

Client
Mr L Patterson

Project Title
1A St Mary's Road
Wimbledon, SW19 7DF

Drawing Title
Proposed Section AA

Scale @ A3
1:100

Project No.
185

Drawing no.
201

Revision
P3

Status
Planning

Date of Issue
03.07.13



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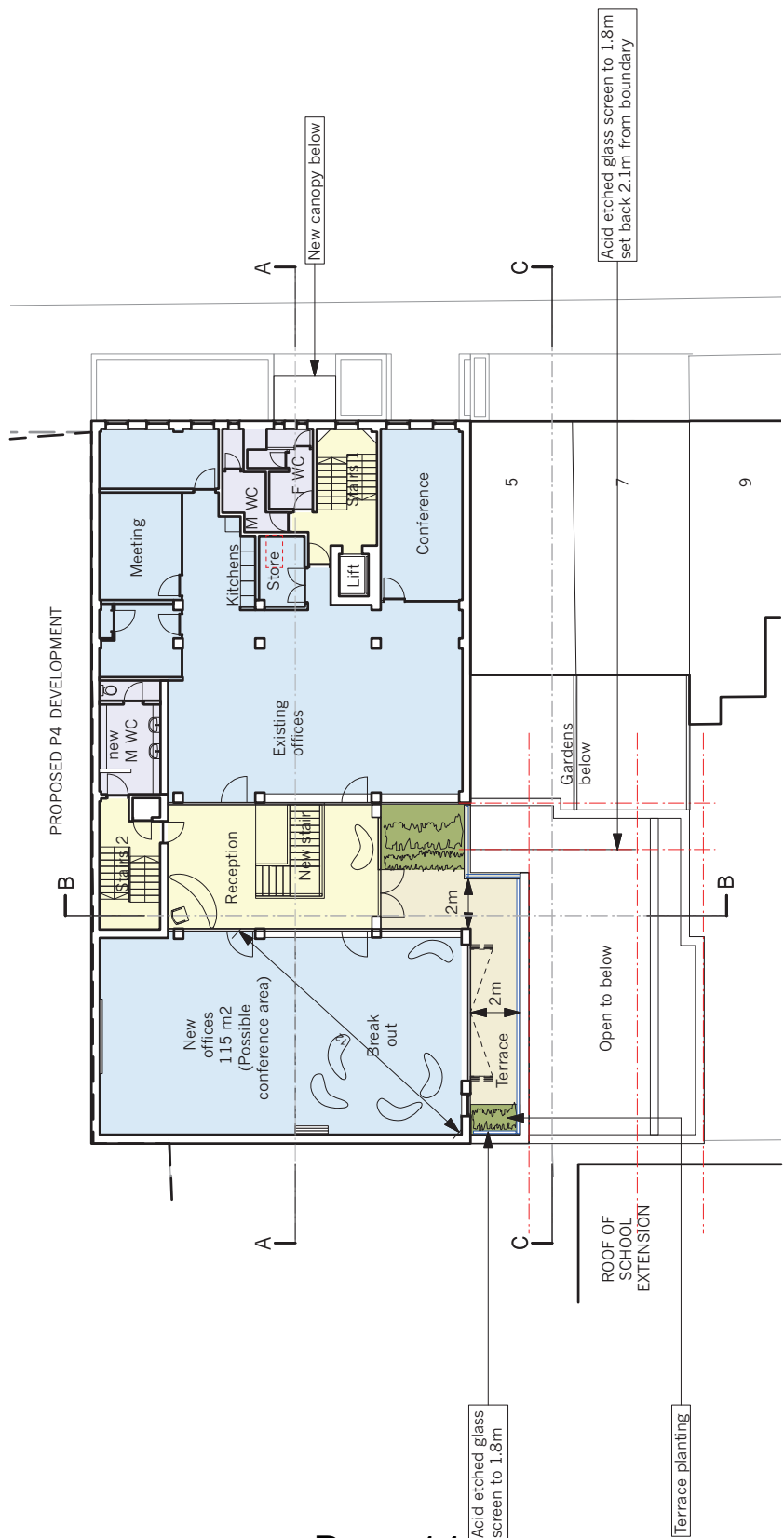
REV P1 : 10/12/13 Issued for planning

Revisions

DELTAIRE 3 PALMERSTON RD SW19 1PG	
PERSPECTIVE LOOKING NORTH	
Scale	NTS
Date	SEPT 2013

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Acid etched glass screen to 1.8m

Acid etched glass screen to 1.8m
set back 2.1m from boundary

Terrace planting

REV P2 : 10/12/13 Rear balcony updated
REV P1 : 26/03/13 Issued for planning

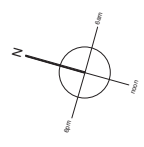
Revisions

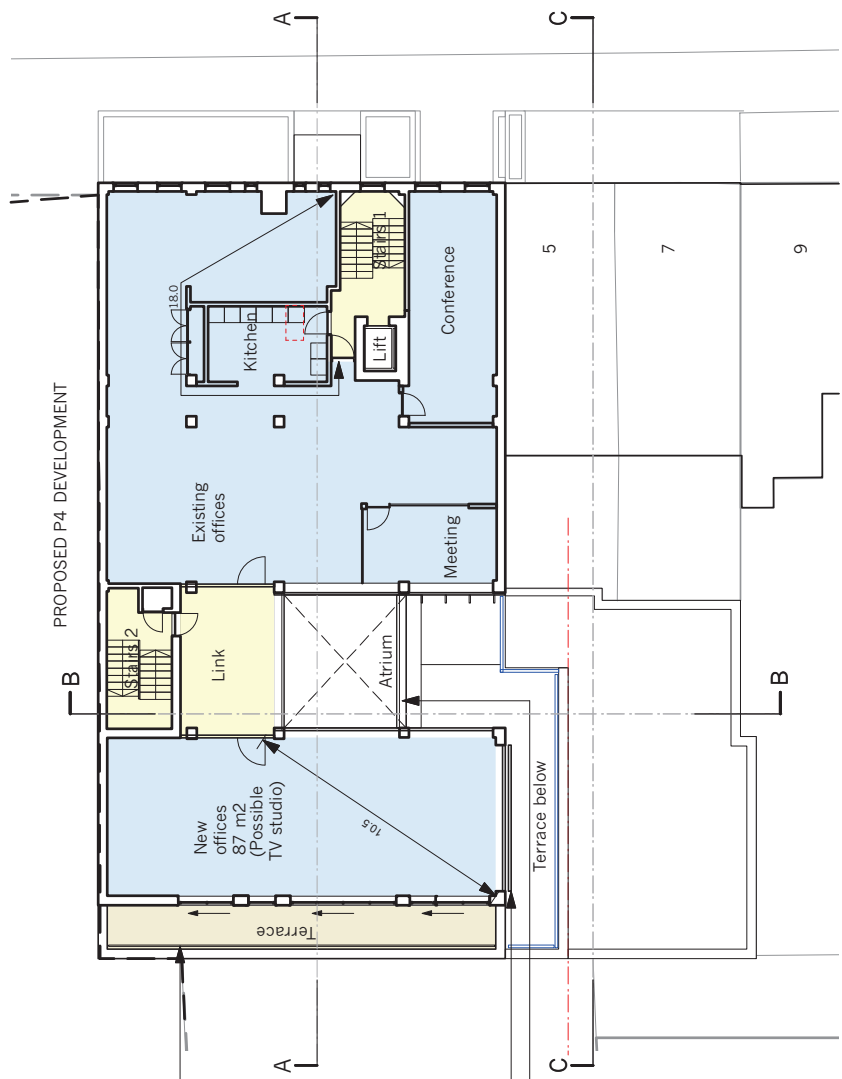
DELTA TRE 3 PALMERSTON RD SW19 1PG	
FIRST FLOOR PLAN	PROPOSED
Scale 1:200 @ A3	Date SEPT 2013
572/007 / P2	

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Acid etched glass screen to 1.8m

Horizontal screening to glazing

PROPOSED P4 DEVELOPMENT

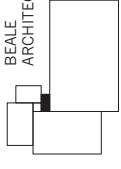
REV P2 : 10/12/13 Rear balcony updated
 REV P1 : 26/03/13 Issued for planning

Revisions

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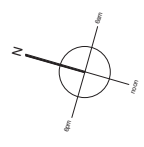
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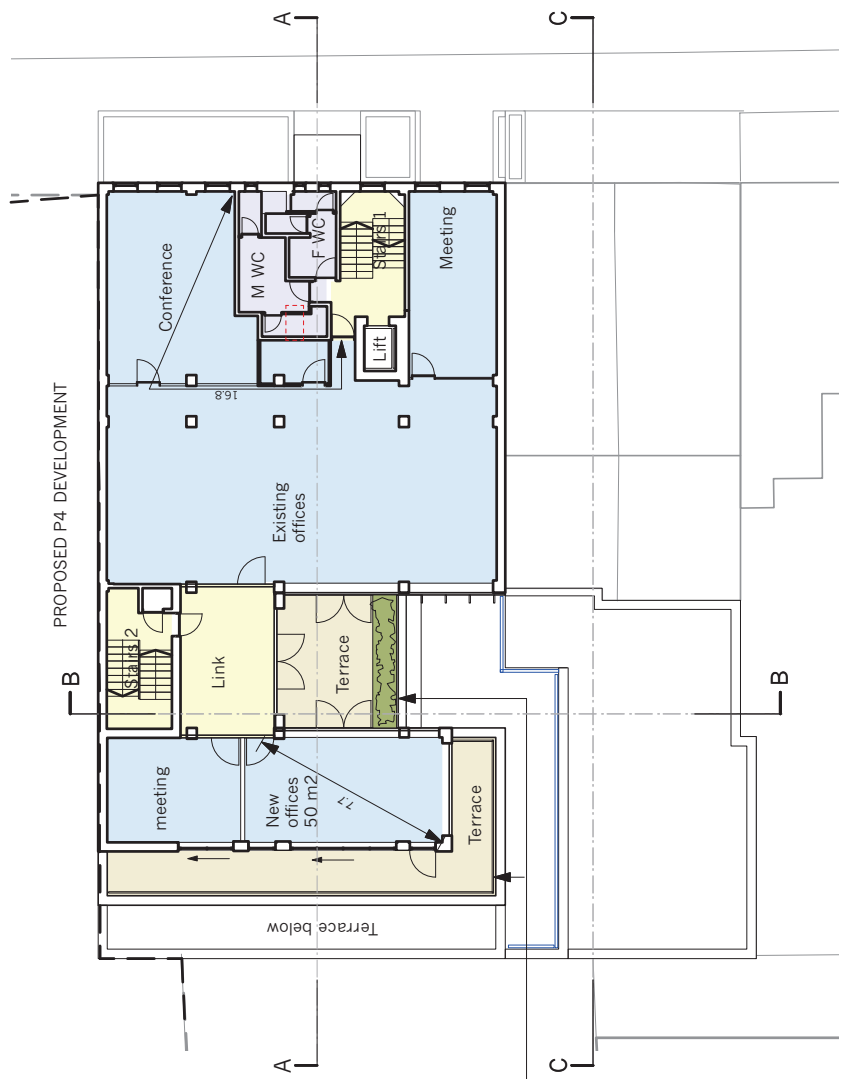
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DELTAIRE 3 PALMERSTON RD SW19 1PG
 SECOND FLOOR PLAN PROPOSED

Scale 1:200 @ A3
 Date SEPT 2013
 572/ 009 / P2





Acid etched glass screen to 1.8m

REV P2 : 10/12/13 Rear balcony updated
 REV P1 : 26/03/13 Issued for planning

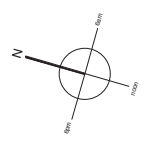
Revisions

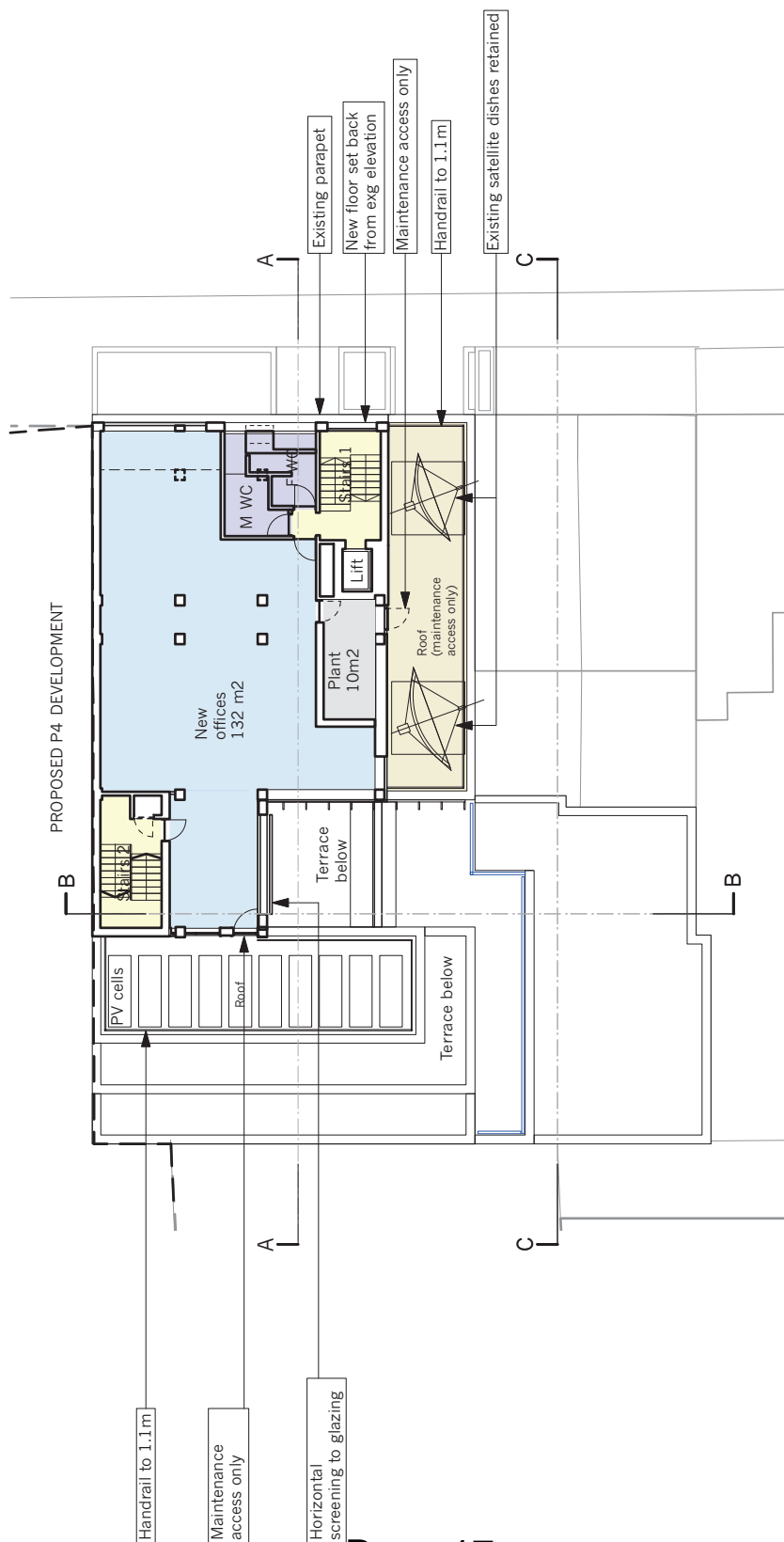
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THIRD FLOOR PLAN	PROPOSED
Scale: 1:200 @ A3	Date: 572/011 / P2
SEPT 2013	

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REV P2 : 10/12/13 Rear balcony updated
 REV P1 : 26/03/13 Issued for planning

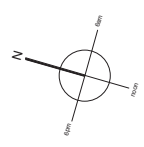
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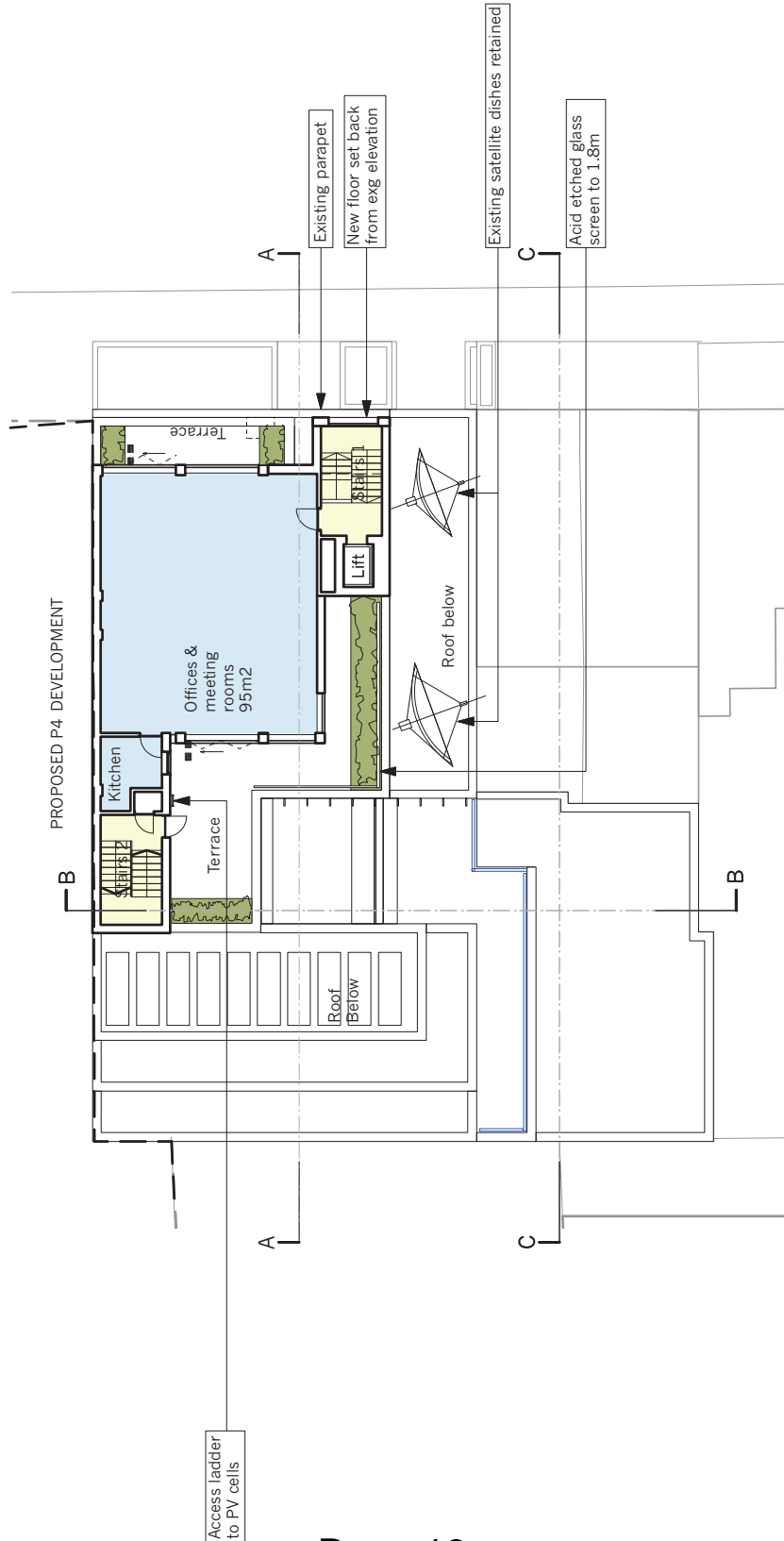
DELTA TRE 3 PALMERSTON RD SW19 1PG	
FOURTH FLOOR PLAN	PROPOSED
Scale 1:200 @ A3	Date SEPT 2013
572/013 / P2	

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REV P2 : 10/12/13 Rear balcony updated
 REV P1 : 26/03/13 Issued for planning

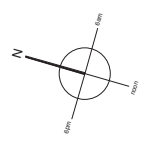
Revisions

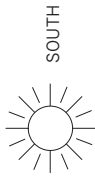
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FIFTH FLOOR PLAN	PROPOSED
Scale 1:200 @ A3	Date SEPT 2013
572/014 / P2	

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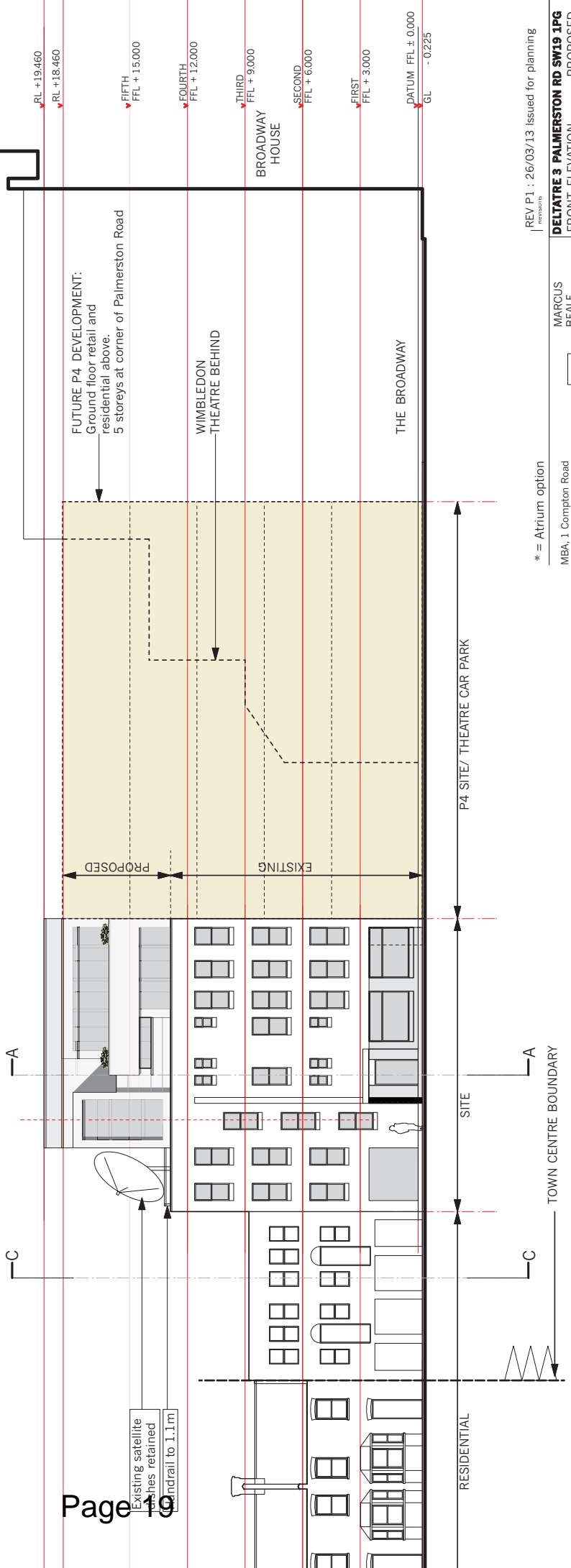
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NORTH



Existing satellite dishes retained and rail to 1.1m

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REV P1 : 26/03/13 Issued for planning

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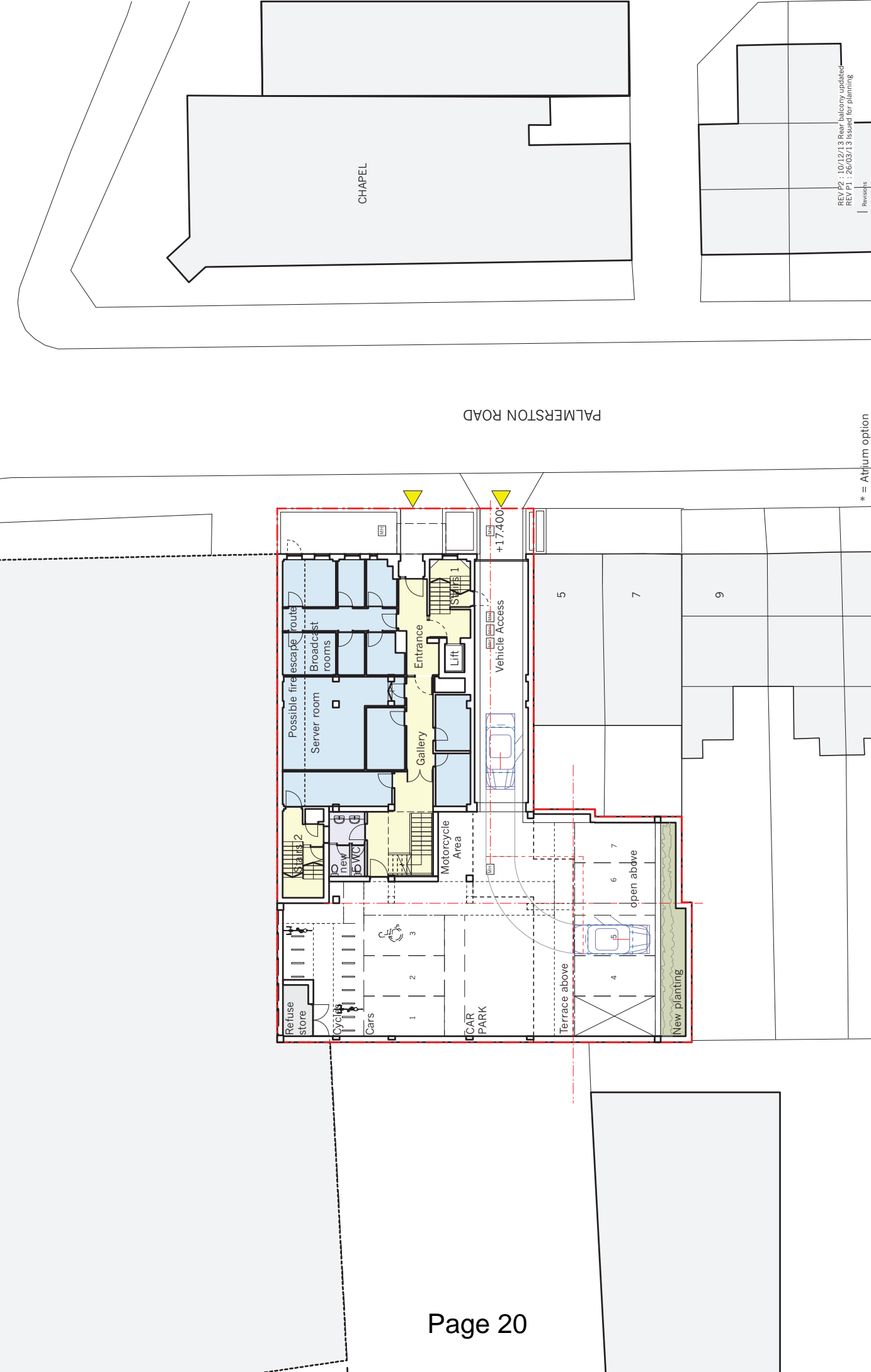
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DELTA TRE 3 PALMERSTON RD SW19 1PG
FRONT ELEVATION
PROPOSED

Scale 1:200 @ A3
Date AUG 2012

572/034 / P1



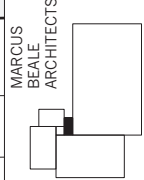


PALMERSTON ROAD

REV P2 : 10/12/13 Rear balcony updated
 REV P1 : 26/03/13 Issued for planning

Revisions

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GROUND FLOOR PLAN	PROPOSED
Scale 1:200 @ A3	Date SEPT 2013
572/005 / P2	

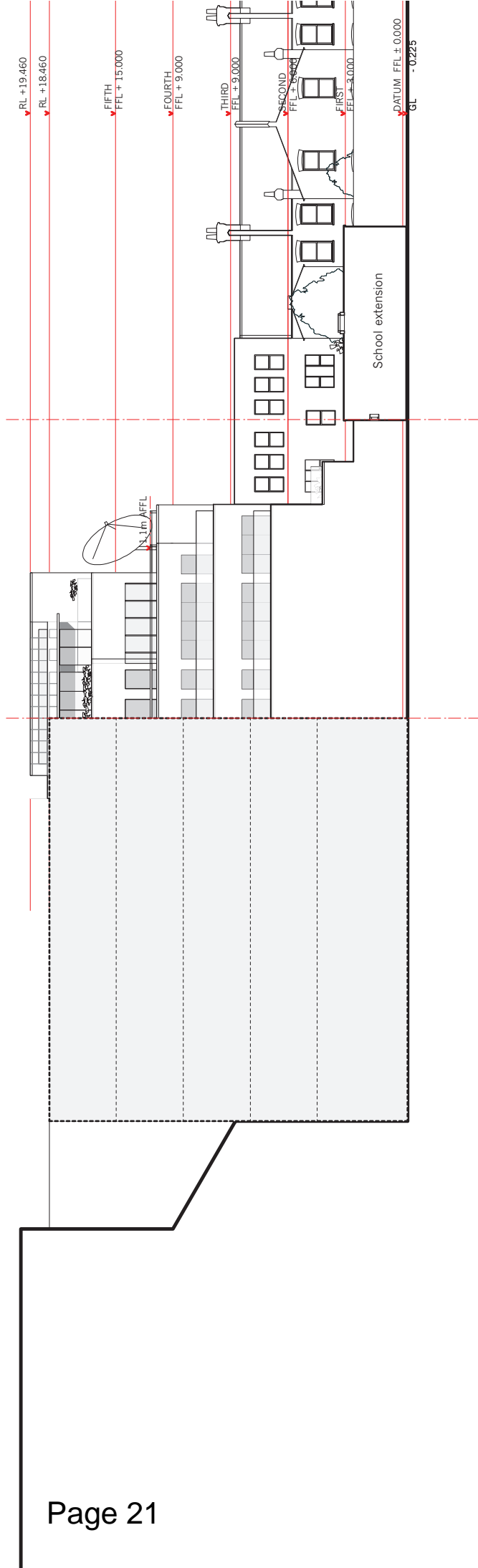
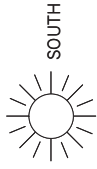


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REV P2 : 10/12/13 Rear balcony updated
 REV P1 : 26/03/13 Issued for planning

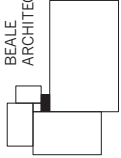
Revisions

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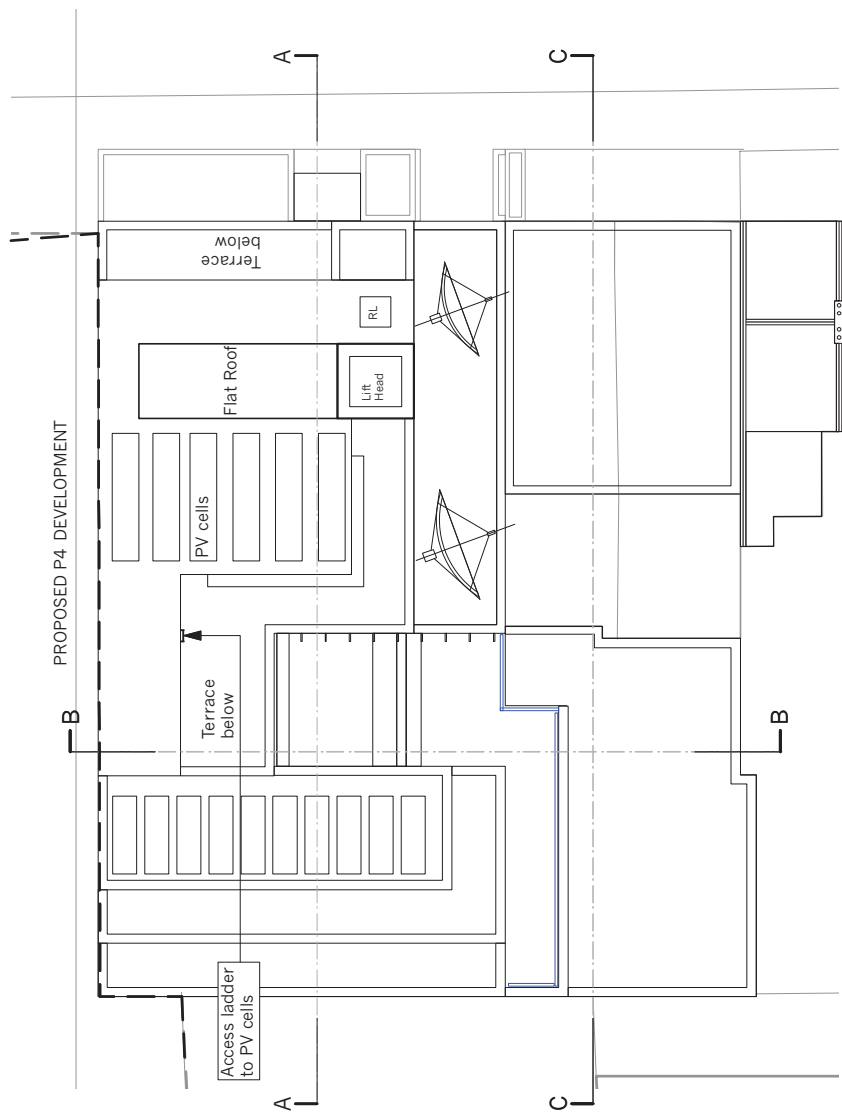
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DELTAIRE 3 PALMERSTON RD SW19 1PG
 REAR ELEVATION
 PROPOSED

Scale 1:200 @ A3
 Date SEPT 2013

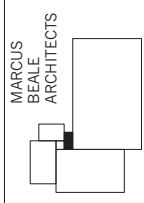
572/032 / P2



REV P2 : 10/12/13 Rear balcony updated
 REV P1 : 26/03/13 Issued for planning

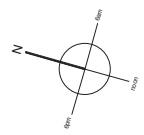
Revisions

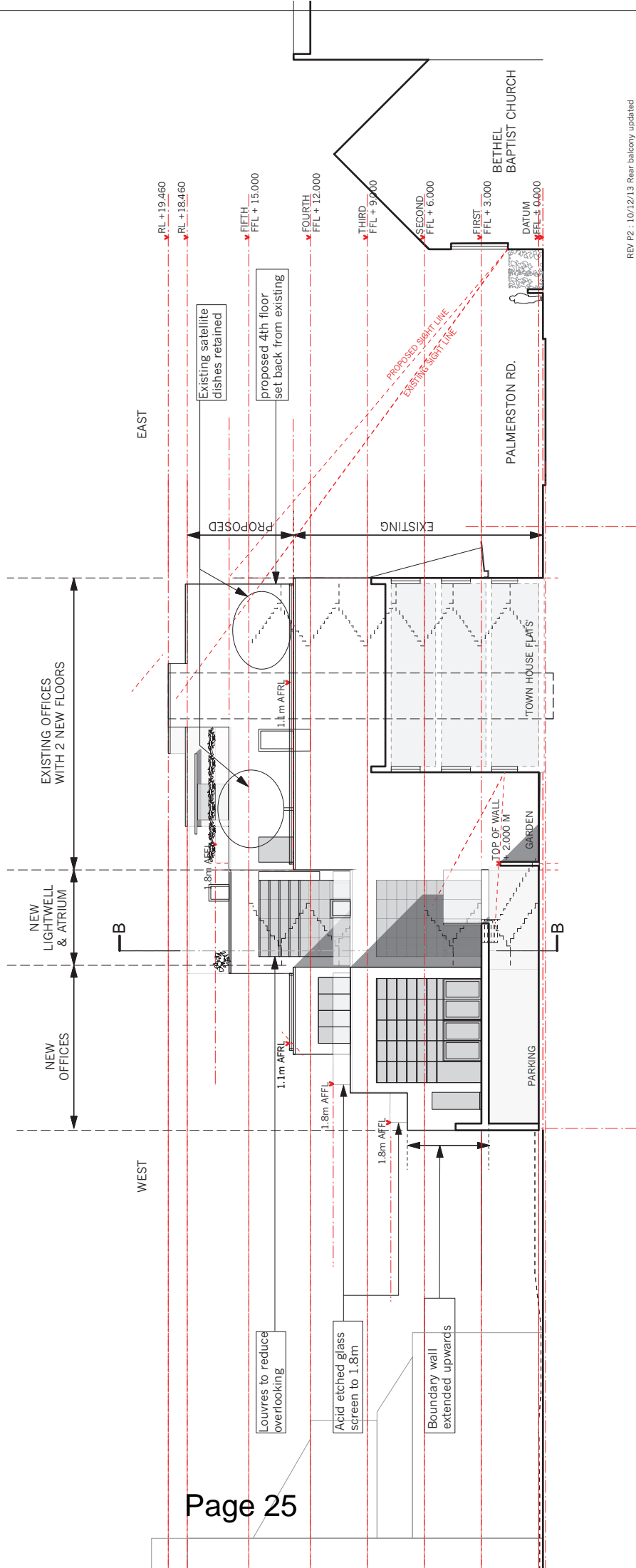
DELTAIRE 3 PALMERSTON RD SW19 1PG	
ROOF PLAN PROPOSED	
Scale 1:200 @ A3	Date SEPT 2013
572/015 / P2	



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REV P2 : 10/12/13 Rear balcony updated
 REV P1 : 26/03/13 issued for planning

Revisions

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DELTAIRE 3 PALMERSTON RD SW19 1PG
 SECTION C-C
 PROPOSED

Scale
 1:200 @ A3
 Date
 SEPT 2013

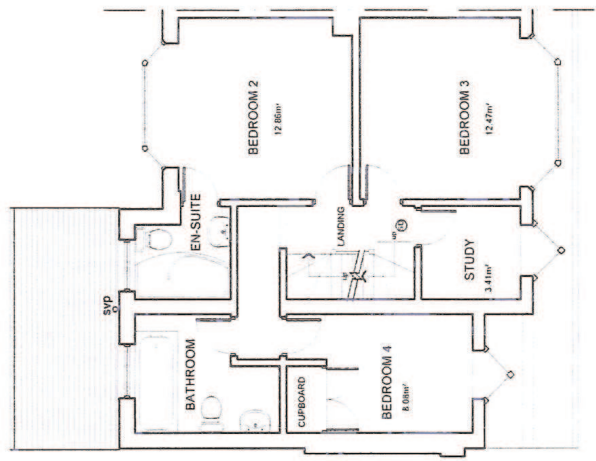
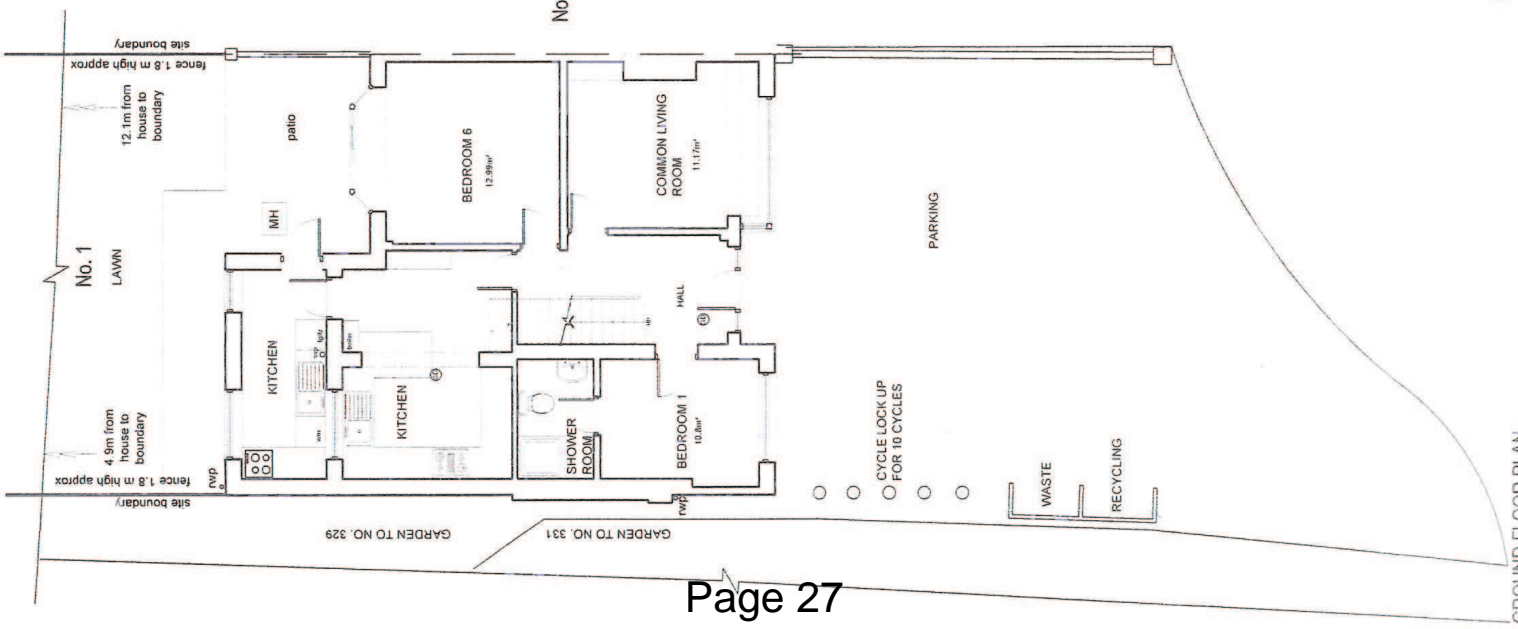
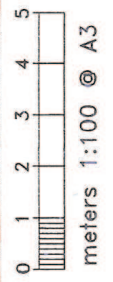
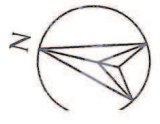
572/026 / P2

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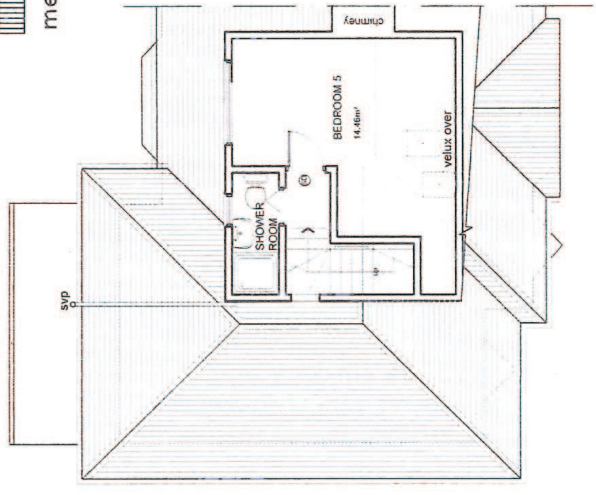
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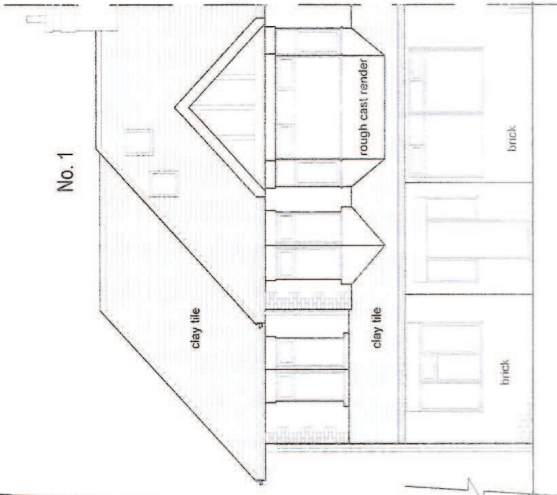
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Scale: 1:50
Scale: 1:20



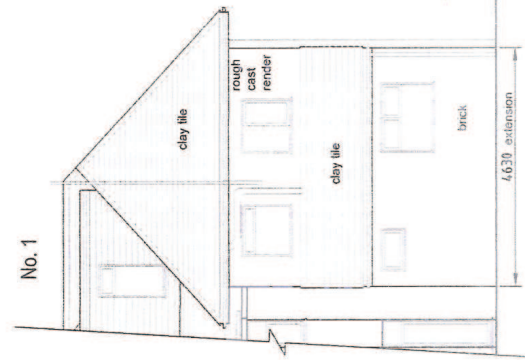
FIRST FLOOR PLAN



LOFT PLAN



SOUTH ELEVATION (FRONT)



NORTH ELEVATION (REAR)

London Borough of Merton
30 JUL 2013
Planning Development Control

A	Submission	BG	tc	29/07/13
	first issue	BG	tc	25/07/13
REV	details		check by	date

REVISIONS:

project: 1 WYDELL CLOSE, MORDEN, SM4 4NS
drawing: PROPOSED PLANS & ELEVATIONS
scale: 1:100 @ A3
date: 25/07/2013
project no: drawing no: rev: 6263 10 A

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GROUND FLOOR PLAN

Proposed Plans

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