

Merton Council

Planning Applications Committee

27 March 2014

Supplementary agenda

21. Modifications Sheet (for various items)

1 - 18

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Planning Applications Committee – 27th March 2014 **Modifications sheet.**

Item 3 - Minutes of the meeting held on 13th February 2014

No modifications.

Item 5 - 46 Barham Road, West Wimbledon, SW20 0ET- 13/P3187

Consultation (page 13)

Amend first sentence of Paragraph 6.1 to read:

The application was originally publicised by means of a site notice and letters to individual properties.

Add additional paragraph (6.2) to read:

Following amendments to the proposal a further re-consultation was undertaken. In response, six letters of objection were received on the following grounds:

- Amendments do not address previous concerns
- Out of character
- Overdevelopment
- Poor precedent
- Moving houses closer to each other would make it difficult to park
- Impact on flooding/No hydrology report has been submitted despite Beverley Brook running along sites boundary
- Visually intrusive/overbearing
- Visually incongruous
- Excessive height and scale
- Roof form is too large and out of proportion
- Front dormers are too large
- Loss of privacy/overlooking
- Impact on MOL
- Unsustainable
- Arboricultural assessment has still not been submitted despite potential impact on retained trees
- Loss of daylight/sunlight
- Proposal fails to embrace principles of good design

Item 6. - 86 The Broadway, Wimbledon, SW19 1RH - 13/P2298

Recommendation (page 56)

Insert additional condition:

11. A maximum number of 32 chairs shall be permitted at any time in the external area to the rear of the property.

Reason: To safeguard the living condition of neighbouring residents in accordance with policy PE2 of the Adopted Merton Unitary Development Plan (October 2003).

Drawings (pages 60/61).

Substitute site plan in Agenda with corrected site plan on Modifications sheet.

Item 7. Garages, Brockham Close, Wimbledon, SW19 - 13/P4034

No modifications.

Item 8 - 118 -120 Christchurch Road, Colliers Wood, SW19 2PE - 13/P3111

Consultations(page)

Environmental Health.

Recommend in addition to site remediation conditions further conditions to address air quality impact on development, noise impact, construction times, sound proofing plant and machinery and kitchen extract details.

Recommendation (page 125).

Replace standard condition H9 - Construction phase impacts with standard Condition H13 - Construction Logistics Plan (requested by TfL).

Insert standard condition H8 – travel plan (requested by TfL).

Amend condition 18 (Parking provision).

The vehicle parking area shown on the approved plans including electric charging points and a blue badge disabled parking bay shall be provided before the building is occupied and shall be permanently retained for parking purposes for users and occupiers of the and shall be retained for parking purposes for users of the residential part of the development and for no other purpose. Reason for condition: To ensure the provision of an appropriate level of car parking and comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011, the Mayor of London's Electric Vehicle Delivery Plan and policy 6.13 of the adopted London Plan.

Condition 21 - Parking management strategy. Standard condition amended to delete “No work that is the subject of this condition shall be carried out until the strategy has been approved”.

Condition 22 – to be deleted and to be dealt with under the provision of the S106 agreement (dedication of land for highways purposes) to include provision for a S278 agreement between the developer and the highway authority. Transport Officers note that this is separate to the S106 funding contribution to sustainable transport initiatives.

Condition 26 (Servicing and Delivery Plan). To be amended to read "Prior to first occupation a Delivery and Servicing plan (the Plan) shall be submitted .. (then as per standard condition).

Insert additional condition.

Air Quality - The development shall be implemented in accordance with the recommendations of the applicant's Air Quality Assessment report. The development shall be mechanically ventilated to remove excess concentrations of NOx and NO2 from the incoming air. To ensure the development complies with London Plan policy 7.14 and National Air quality standards.

Insert standard Condition.

Hours of construction.

Additional condition. No use within Class A3 shall commence until detailed plans and specifications of a kitchen ventilation system including details of sound attenuation for a kitchen extract system and odour control measures have been submitted to and approved by the local planning authority. The kitchen ventilation shall be installed in accordance with the approved plans and specifications before the use commences and shall be permanently retained thereafter. Reason To safeguard neighbour amenity and to ensure compliance with policy PE.2 of the Merton UDP 2003.

Insert Informatives (requested by TfL).

INFORMATIVE: For any conflict points identified on the delivery routes associated with the site in its construction and operational state, traffic and pedestrian management measures and cycle specific safety equipment should be considered and the detail provided through the CLP. Contractor vehicles should include side-bars, blind spot mirrors and detection equipment to reduce the risk and impact of collisions with other road users and pedestrians on the capital's roads. Further information on improving road safety through procurement is available at:
<http://www.tfl.gov.uk/microsites/freight/documents/improving-road-safety-through-procurement.pdf>.

CLP Guidance available at:

<http://www.tfl.gov.uk/microsites/freight/publications.aspx#logistics-plan-guidance> and <http://www.tfl.gov.uk/microsites/freight/documents/standard-for-construction-logistics-lr.pdf>

Insert Standard Informative 12 – Works to Highway.

Item 9 - South Park Gardens, Dudley Road, SW19 8PN - 13/P2246

No modifications.

Item 10. - The Bell House, Elm Grove, Wimbledon, SW19 4HE - 13/P2162

Ward (page 225).

Incorrect ward stated within committee report. Change Village to Hillside ward on front page.

Consultation (page 227).

Insert the following.

Transport Planning. Recommend that the development is made “business permit free” through a S106 obligation. This combined with the travel plan would be the best option to manage the impact on the public highway.

Recommendation (page 225).

Amend to read:

GRANT Planning Permission subject to conditions and section 106 agreement.

Recommendation (page 235).

Amend RECOMMENDATION at end of the report to read:

GRANT PLANNING PERMISSION

Subject to the completion of a Section 106 Agreement covering the following heads of terms:-

1. Designation of the development as business permit-free.
2. The developer agreeing to meet the Councils costs of preparing, drafting and monitoring the Section 106 Obligations.

and subject to conditions... then as per Agenda report, other than an amendment to condition 14.

Inset the following wording to condition number 14 (Travel Plan):

The travel plan must demonstrate how the businesses will operate as car free including the servicing and deliveries of the site with minimum impact on the public highway. The Plan shall follow the current ‘Travel Plan Development Control Guidance’ issued by TfL and shall include:

- (i) Targets for sustainable travel arrangements;
- (ii) Effective measures for the ongoing monitoring of the Plan;
- (iii) A commitment to delivering the Plan objectives for a period of at least 5 years from the first occupation of the development;
- (iv) Effective mechanisms to achieve the objectives of the Plan by both present and future occupiers of the development.

The development shall be implemented only on accordance with the approved Travel Plan.

Reason: To promote sustainable travel measures and comply with policies CS18,19 and 20

Item 11 - 7-9 Florence Road, South Wimbledon, SW19 8TH - 13/P3169

Drawings (page 253)

Amend drawing Nos. to read: 001 (received 14/3/14), 002, 003, 004, 005, Block Plan & Site Location Plan (Received 24/3/14), 006 & 008.

Recommendation (page 253).

Amend recommendation to: Grant Planning Permission subject to conditions and S106 Heads of Terms.

Item 12 - Merton Abbey School, High Path, Wimbledon, SW19 2JY - 13/P4131.

No modifications.

Item 13 - 44 Kenilworth Avenue, Wimbledon, SW19 7LW - 13/P4127
Proposal (page 295).

Amend proposal on front page to read: Front lightwells in connection with the extension of the existing basement and erection of a rear dormer roof extension.

Item 14 - Nelson Hospital, 220 Kingston Road, SW20 8DB - 13/P2192

No modifications.

Item 15. 12A Ravensbury Terrace, Wimbledon Park, SW18 4RL- 13/P2904.

Consultation (page 297).

Insert 6.2 Environment Agency. No objections subject to a condition regarding the design details of the river wall (Letter appended to Modifications sheet).

Recommendation (page 354).

Amend to read 'or a S106 Agreement including a financial contribution towards development of the Wandle trail pedestrian/cycle route (£7,500)'.

Item 16. 8 Wilton Road, Colliers Wood, SW19 2HB13/P4062

Amended plan number WR/GAP/100B replaces plan number WR/GAP/100A removing the 'new pedestrian gate and path' but still illustrating an existing wrought iron gate to be 'closed up'.

did you want to leave condition B.5 as it is or amend it to include gates. The non-standard condition makes no specific reference to gates just a generic reference to railings which may be OK.

B.5 - No development shall take place until details of all boundary walls or fences are submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details are approved and works to which this condition relates have been carried out in accordance with the approved details. The walls and fencing shall be permanently retained thereafter.

Item 17. Layton House, 152-154 Worple Road, Raynes Park, SW20 8QA14/P0126

Page 409 - Checklist Information.

S106: remove affordable housing as a head of term,
Amend PTAL from level 3 to level 4.

Page 409 - Drawing No's.

Amend drawing numbers as follows:

"1214 100; 102S; 103R; 104C; 105Q; 106N; 107P; 113B; 114A; 115E; 117R; 120; 121; Design and Access Statement; Initial Bat Survey; Arboricultural Implications Report; Extended Habitat Survey; CGI 'View South from the Downs'; CGI 'View along the street from the North East'; CGI 'View along the street from the North West'".

Page 415:

Add following text as paragraph 5.2.1

"Following a consultation response from an adjacent resident the applicant has revised the arrangements for the storage of refuse on the application site.

The refuse storage has been reduced in size in this location next to Nasonhall Court, moved away from the windows on the front elevation of Nasonhall Court, and adjacent to the blank section of the side elevation of this adjacent building. Replacement storage is now located on the other side of the site.

Although relatively minor in the context of the whole development this amendment has been the subject of further public consultation. In response to this further consultation 4 letters have been received providing the following comments:

- There is an objection due to "the lack of precise information concerning the amendment to the bin storage area";
- A 3D image is required to show the location of the bin store;
- The relocated bin store will increase nuisance from smells and files".

Page 415:

Add following text as paragraph 5.2.2

"In addition to the points made in the officer report a further representation has been received objecting to the proposal in terms of the loss of the Willow Tree on land at the rear of the site and on grounds that have already been outlined in the officer report. A concern has also been expressed in relation to the potential for the proposed development to generate overspill car parking on the off street parking provided on neighbouring residential sites and the resulting cost for neighbouring residents to prevent this parking".

Page 43:

Paragraph 7.69: Replace with the following text:

"The site has a public transport accessibility level [PTAL] of 4 [On a scale of 1a, 1b, and 2 to 6a, 6b where zone 6b has the greatest accessibility]. This

PTAL level indicates that the site has a good level of access to public transport services. It is highlighted that the site is within a reasonable walking distance of Raynes Park and Wimbledon Chase Rail Stations and is served by bus services that connect to both those stations and Wimbledon Town centre. With the application site in an area with good access to public transport (PTAL 4) the off street parking provided as part of this development is considered acceptable, with this parking in accordance with both regional and local adopted planning policy”.

Page 431:

Paragraph 7.71: Add following extra text:

“The London Plan also states that ‘All parking in areas of good public transport accessibility should aim for significantly less than 1 space per unit’. A good level of public transport is generally taken to be a PTAL 4 or above.” London Plan policy goes on to say that ‘...in locations with high public transport accessibility, car free developments should be promoted

Page 431:

Paragraph 7.72: Replace with the following text:

“Emerging planning policy DM T3 in the Sites and Policies DPD (paragraph 9.40) states that ‘In areas of good public transport accessibility or in areas of parking stress within an operational CPZ, the Council will expect new developments to restrain the amount of on-site parking...’”. It is considered that the proposed development providing eleven off street car parking spaces is in line with these planning policies in the Council’s Sites and Policies DPD and the London Plan.

Page 432:

Add following text as Paragraph 7.72.1:

“Emerging planning policy DM T3 in the Sites and Policies DPD (paragraph 9.40) states that ‘In areas of good public transport accessibility or in areas of parking stress within an operational CPZ, the Council will expect new developments to...restrict access to on-street resident parking permits’. Policy CS20 Parking Servicing and Delivery of Merton’s Local Development Framework Core Strategy states that the Council will support permit-free developments in areas within CPZ’s benefiting from good access to public transport (PTAL 4 - 6), with good access to facilities and services and/or in a town centre location”.

Page 432:

Add following text as Paragraph 7.72.2:

“The application site has good access to public transport [PTAL 4] and is in an area of parking stress and within a Controlled Parking Zone. In line with planning policies in the Council’s Sites and Policies DPD, the Core Strategy and the London Plan, a s106 planning obligation is recommended that will prevent future occupiers of the proposed development from obtaining on street car parking permits”.

Page 437

Add following text as Paragraph 9.11.1

The applicant submitted a financial viability assessment that concluded that for the proposed development to remain viable it was not capable of providing any affordable housing. A third party assessor has considered the applicant's submitted financial viability assessment and has agreed with the conclusion that the proposed development cannot support affordable housing and still remain viable.

Page 438

Condition 2:

Amend drawing numbers as follows:

1214 100; 102S; 103R; 104C; 105Q; 106N; 107P; 113B; 114A; 115E; 117R; 120; 121; Design and Access Statement; Initial Bat Survey; Arboricultural Implications Report; Extended Habitat Survey; CGI 'View South from the Downs'; CGI 'View along the street from the North East'; CGI 'View along the street from the North West'.

Page 446.

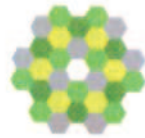
Drawing 1214 117R attached to this modifications sheet to replace drawing on page 446 of the agenda.

Page 448.

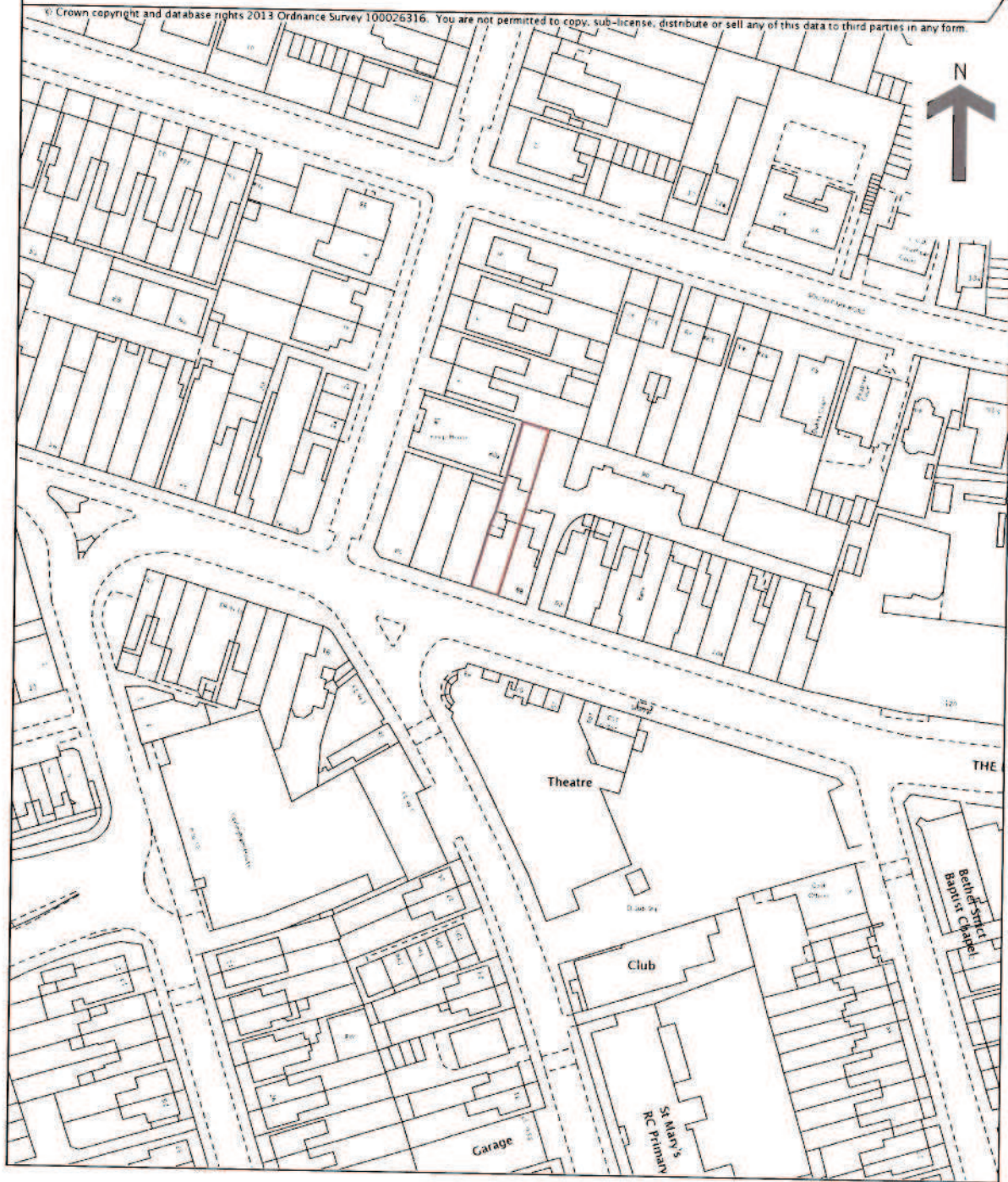
Remove plan (this is the original version of the drawing on page 447 of the agenda).

Page 456.

Add drawings 1214 120 and 1214 121 that are attached to this modifications sheet.



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Richard Allen
London Borough of Merton
Policy & Information
Merton Civic Centre London Road
Morden
Surrey
SM4 5DX

Our ref: SL/2013/111891/03-L01
Your ref: 13/P2904
Date: 24 March 2014

Dear Richard

Erection of a mixed use development comprising 9 no. Residential units (class C3) and 6 no. Offices (class B1), access, parking, landscaping and associated works following demolition of a number of existing buildings.

12 Ravensbury Terrace, Merton, SW18 4RL.

Having reviewed the letter from Planning Potential ref: 1220/JO 27, dated February 2014 and the drawing ref 10018/PL3/510 (revision 3) we are now in the position to **remove our objection**. The applicant has demonstrated that the river wall will be replaced to a suitable standard for the life time of development and provided adequate setback for routine maintenance and inspection.

As stated in our previous response ref SL/2013/111891/02 we would like to highlight that the site is within the modelled 1 in 20 outline which is defined in the London Borough of Merton's SFRA as representing the functional floodplain. The council have indicated that they are minded to consider the site falls outside the functional floodplain.

As the decision making authority you should be satisfied the proposed additional new residential use in this high risk flood zone is in line with NPPF and your local plan policies. We recommend that comments in our previous letter (attached) are also considered in order to help inform your decision

We have therefore reviewed the technical aspects of the development and request the following conditions be placed on any planning permission.

Condition 1

The development shall not commence until a detailed design for a new river wall is submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. It shall incorporate the following:

- Crest level of 8.5m AOD
- Applicant will provide drawings, plans and sections showing clearly in detail how the proposed flood defences will form a continuous line with neighbouring sites.
- Plans, drawings, sections and calculations, demonstrating defences are designed to adequately manage anticipated loadings

Reason

To reduce the risk of flooding to the proposed development and future occupants over the lifetime of the development.



Condition 2

Finished floor levels are set no lower than 9.18 m above Ordnance Datum (AOD).

Reason

To ensure the proposed residential development is safe from flooding.

Advice to applicant

Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank / foreshore of the Wandle, designated a 'main river'.

Advice for developers

We have updated our advice for developers and it is now a joint agency document with advice from Environment Agency, Natural England and Forestry Commission, it's available to view on our website:

<http://www.environment-agency.gov.uk/research/planning/147852.aspx>

Decision notice request

The Environment Agency requires decision notice details for this application, in order to report on our effectiveness in influencing the planning process. Please email decision notice details to planning.se@environment-agency.gov.uk or post a copy to the address at the end of this letter.

If you have any questions please contact me.

Yours sincerely

Joe Martyn
Planning Advisor

Direct dial 0203 263 8087

Direct e-mail joseph.martyn@environment-agency.gov.uk

cc Planning Potential

Key

- Existing tree
- Proposed Tree
- Proposed hedge
- Grass
- Permeable block paving connection system to levels as noted
- Existing levels
- Proposed levels
- 45 degree shadowline

level (level)

--- 45 degree shadowline



Client	Ability Hoarding
Project	152-154 Worple Road, Wimbledon, London SW20 2QA
Drawn	1:200
Scale	of A1
Date	11 Jun 13
Project No.	1214
Revision	117
Sheet	R

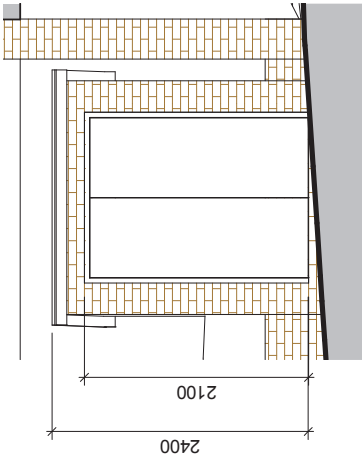
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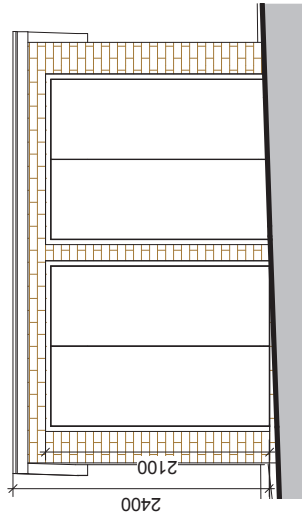


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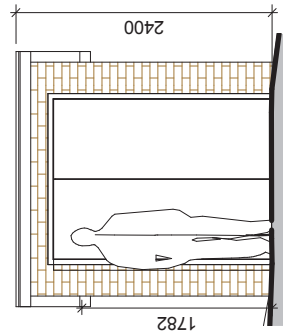
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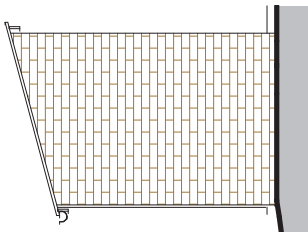
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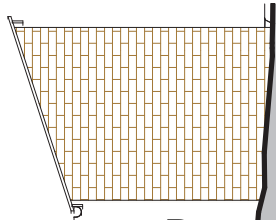
Bin Store 2 Front Elevation
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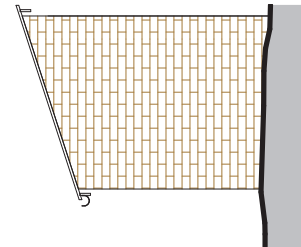
Bin Store 3 - Front Elevation
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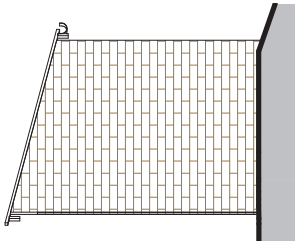
Bin Store 1 Left Elevation
1 : 50



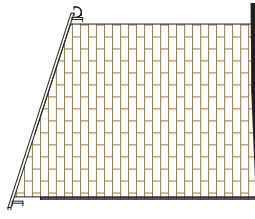
Bin Store 2 Left Elevation
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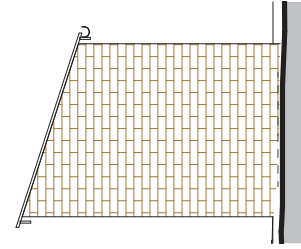
Bin Store 3 - Left Elevation
1 : 50



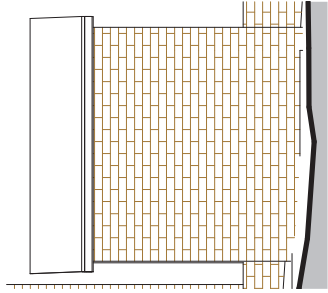
Bin Store 1 Right Elevation
1 : 50



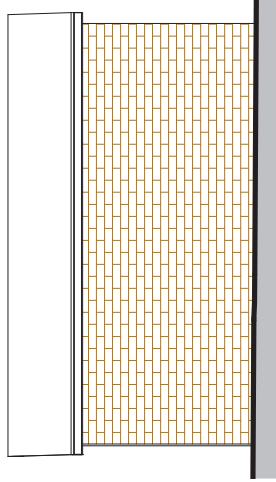
Bin Store 2 Right Elevation
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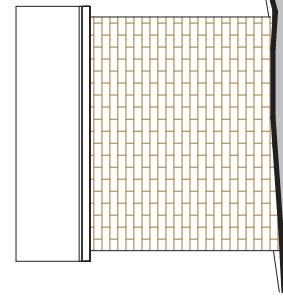
Bin Store 3 - Right Elevation
1 : 50



Bin Store 1 Rear Elevation
1 : 50



Bin Store 2 Rear Elevation
1 : 50



Bin Store 3 - Rear Elevation
1 : 50

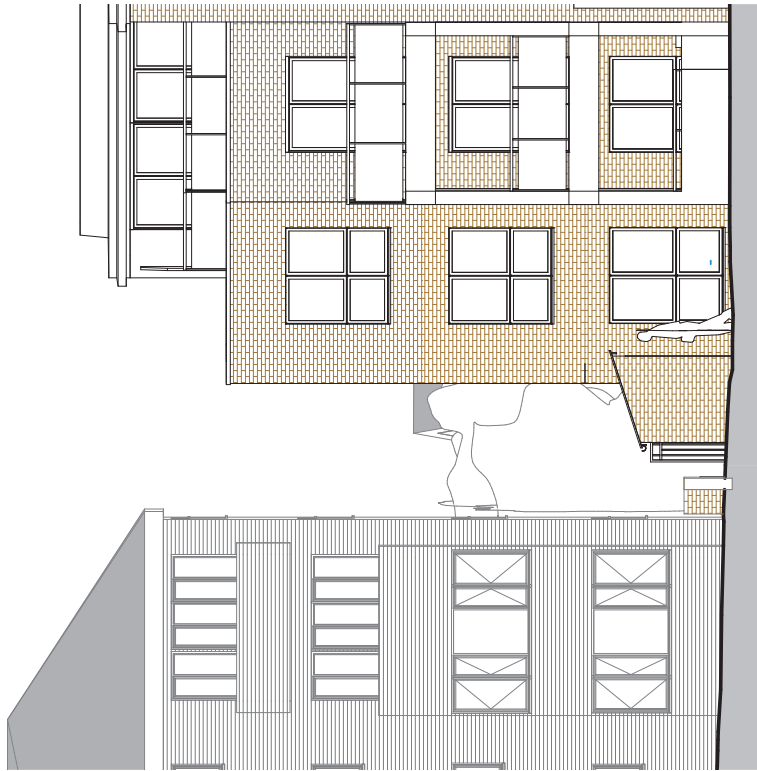
revisions

no.	description	date	by

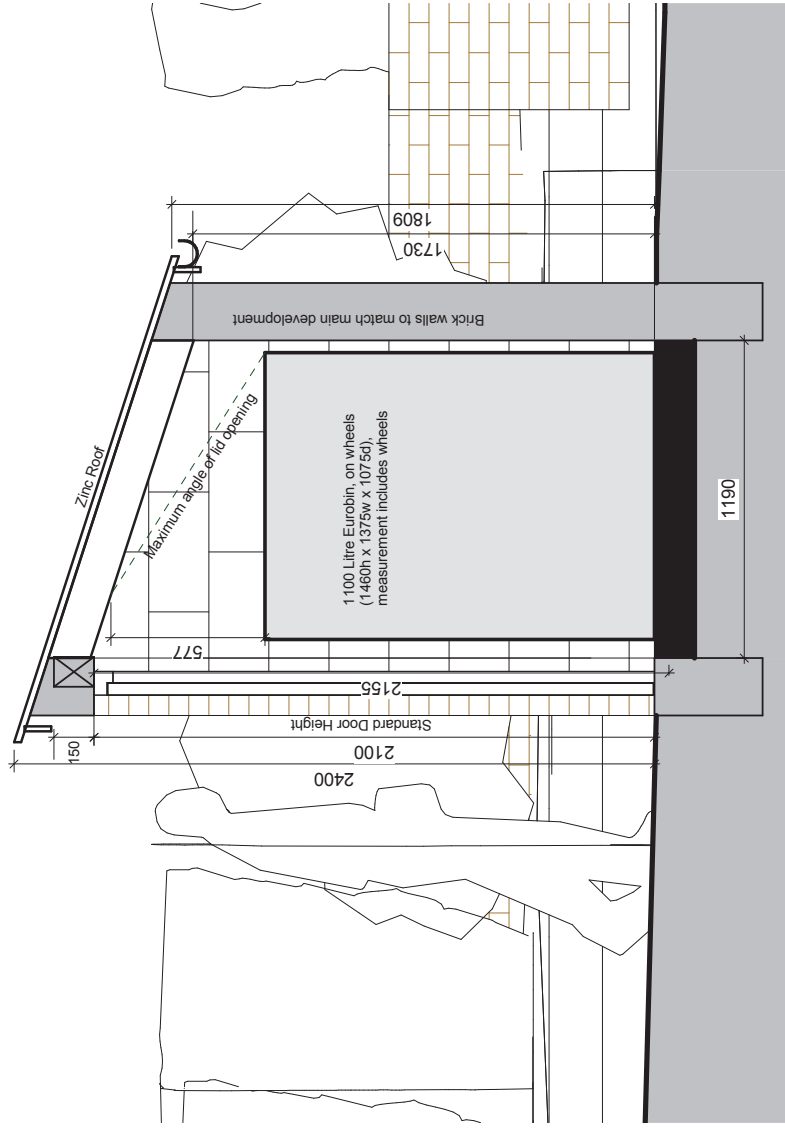
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410 The Grange Romsey Road Mitcham Eastleigh, Southampton SO31 0AE T: 01794 968884 E: mail@sherlockboswell.com			
Project	152 -154 Worpole Road, Wimbledon, London SW20 8QA	Date	March 2014
Client	Ability Housing	Scale	1 : 50
Drawing	Bin Store Elevations	Job no.	1214 120
		Rev.	

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Bin Store Site
1 : 100



Bin Store Detail Section
1 : 20

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Project	152 -154 Worple Road, Wimbledon, London SW20 8QA
Date	03/24/14
Scale	As indicated
Client	Ability Housing
Drawing	Bin Store Site Section
Job no.	1214
Dwg no.	121
Rev.	

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