

Merton Council

Planning Applications Committee

16 October 2014

Supplementary agenda

13 Modifications Sheet (for various items)

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Agenda Item 13

Supplementary Agenda [Modifications Sheet] Planning Applications Committee – 16th October 2014

Item 1. Declarations of interest

No modifications.

Item 2. Apologies for absence

No modifications

Item 3. Minutes of the Previous Meeting

No modifications

Item 4. Town Planning Applications - Covering Report

No modifications.

Item 5. 25 Belvedere Drive, Wimbledon SW19 – 14/P1901

Drawings (Page 11)

Amend drawing numbers as follows [drawing 7 amended]:

501/1, 501/2, 501/3, 501/4C, 501/5C, 501/6C, 501/7E, 501/8B, 501/9C, 501/510, 3516-1001 (Revision P1), Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Protection Plan, Design and Access Statement, Affordable Housing statement, Code for Sustainable Homes Pre Assessment Report, Basement Construction Methodology, and Affordable Housing Statement.

Current proposals (Page 13)

Paragraph 3.3 add the following text:

There is a link between the two proposed houses at basement level and for a short distance at ground floor level with the corresponding ground floor cloak rooms and toilets adjoining each other. The link at ground floor level is set back from the main red brick front elevations of the two proposed houses, with the wall of the link finished in white render. The proposed bin stores shown on the submitted ground floor plan in front of the rendered wall are lower than the front boundary treatments and therefore do not appear on the submitted front elevation drawing.

Planning considerations (Page 16)

Replace paragraph 7.11 as follows:

The proposed dwelling also retains a satisfactory height relationship between its roof and the massing of 21 Belvedere Drive and 21 St Mary's Road. And would be set in at least 2.8m from each adjoining property, and as such is considered would retain the characteristic spacing along the roads.

Item 6. Date Valley School, Cricket Green, Mitcham CR4 – 14/P2812

Drawings (Page 37) Amend list to include site location plan.

Site and Surroundings (Page 38)

Insert after paragraph 2.1.

The school has 8 parking spaces in an arc formed by a hardstanding to the front of the school (7 spaces and 1 for disabled persons).

While not forming part of the planning application site the school has advised orally that it has a lease of 17 years on a further 6 parking spaces to the rear of the site (4 adjoining the rear playground and 2 in front of a block of flats) with access from Chatsworth Place.

Amend paragraph 2.2 to read:

The Saturday school was operating from 9 to 11 Commonsides East, Mitcham CR4 2QA and since the lease has terminated on this property the applicant has been using Wimbledon Mosque as a temporary premises.

Planning considerations (Page 43).

Amend paragraph 7.12 to read.

It is understood that occupiers of Chatsworth Place, the carriageway for which does not form part of the adopted highway network have raised with Council officers the matter of parking controls for Chatsworth Place. The implementation of parking restrictions in Chatsworth Place would not be for the Council as highway authority to instigate and would be a private matter for the management company for Chatsworth Place to resolve in discussion with the school.

Item 7. 111 & 111A Effra Road, Wimbledon SW19 – 14/P2994

No modifications.

Item 8. Manor House, 120 Kingston Road, Wimbledon SW19 13/P4166 & 7

Consultation (page 116)

Amend paragraph 5.3.

English Heritage (comments on amended proposals). Content that the applicant seemed to be responding to the comments of the Borough's Design Review Panel and so no need for additional comments.

Recommendations (page 122).

Additional condition for 13/P4167

Prior to the commencement of works to the Manor House a method statement shall be submitted in writing to and approved by the Local Planning Authority. This methodology shall include a schedule of the works as well as a timeline which identifies regular points at which access to the site shall be made available for the purposes of observing the works to ensure compliance with methodologies or to deal with unexpected discoveries.

Reason; To safeguard the special architectural or historic interest of the listed building and to comply with the following Development Plan policies for Merton: policy 7.8 of the London Plan 2011, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, D3 and D4 of Merton's Sites and Policies Plan 2014.

Item 9. 5 Peregrine Way, Wimbledon SW19. 14/P2515

Drawing nos (Page 161)

Amend drawing no's to read:

Site location plan, P13D, P14D, 16E, 17A, 18D, 20D, 21D, 22D, 23D, Design and Access Statement and Tree Report

Site and Surroundings (Page 162)

Amend paragraph 1.2 , 2nd sentence, to read 'The application site is within the Merton West Wimbledon Conservation Area (sub-area 14)

Trees (Page 164)

Replace paragraph 6.4 with ' No trees are proposed to be removed as part of the application. The eucalyptus referred to in the Tree Report as being in poor condition is within the neighbouring garden adjacent to the boundary and its removal is not necessitated by the development. A suitable tree protection condition would be imposed.

Conditions (Page 165)

Remove Condition 7 (not required as no tree removal proposed)

Drawings (Pages 171 and 172)

Drawings depicting a basement are deleted – Members; please note that the basement was removed and does not form part of the application.

3 additional drawings attached showing (i) existing footprint superimposed on proposed ground floor, (ii) existing footprint superimposed on proposed first floor and (iii) existing front elevation superimposed on proposed front elevation.

Item 10. 3 Wilberforce Way Wimbledon SW19. 14/P1719.

Drawings (page 197).

Replace location plan and page 197 with corrected site location plan.

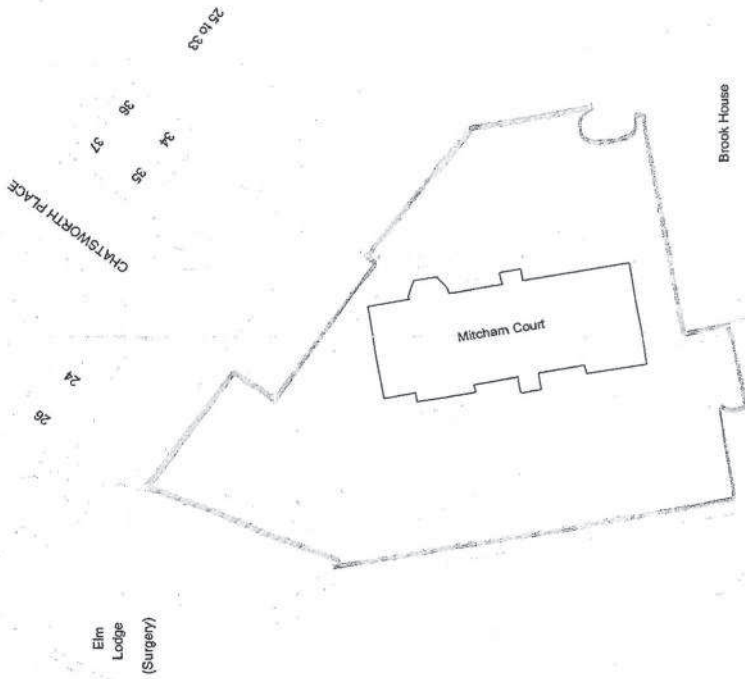
Item 11. Planning Appeals Decisions

No modifications.

Item 12. Planning Enforcement - Summary of Current Cases

No modifications.

Item 6 – Date Valley School



London Borough of Merton

19 JUL 2010

Planning Development Control

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Notes:

Project: Mitcham Court Cricket Green CR4 4LB

Drawing Title: Location Plan

Scale: 1:500 @ A3

Date: August 2009

Drawing No: 01 of 05

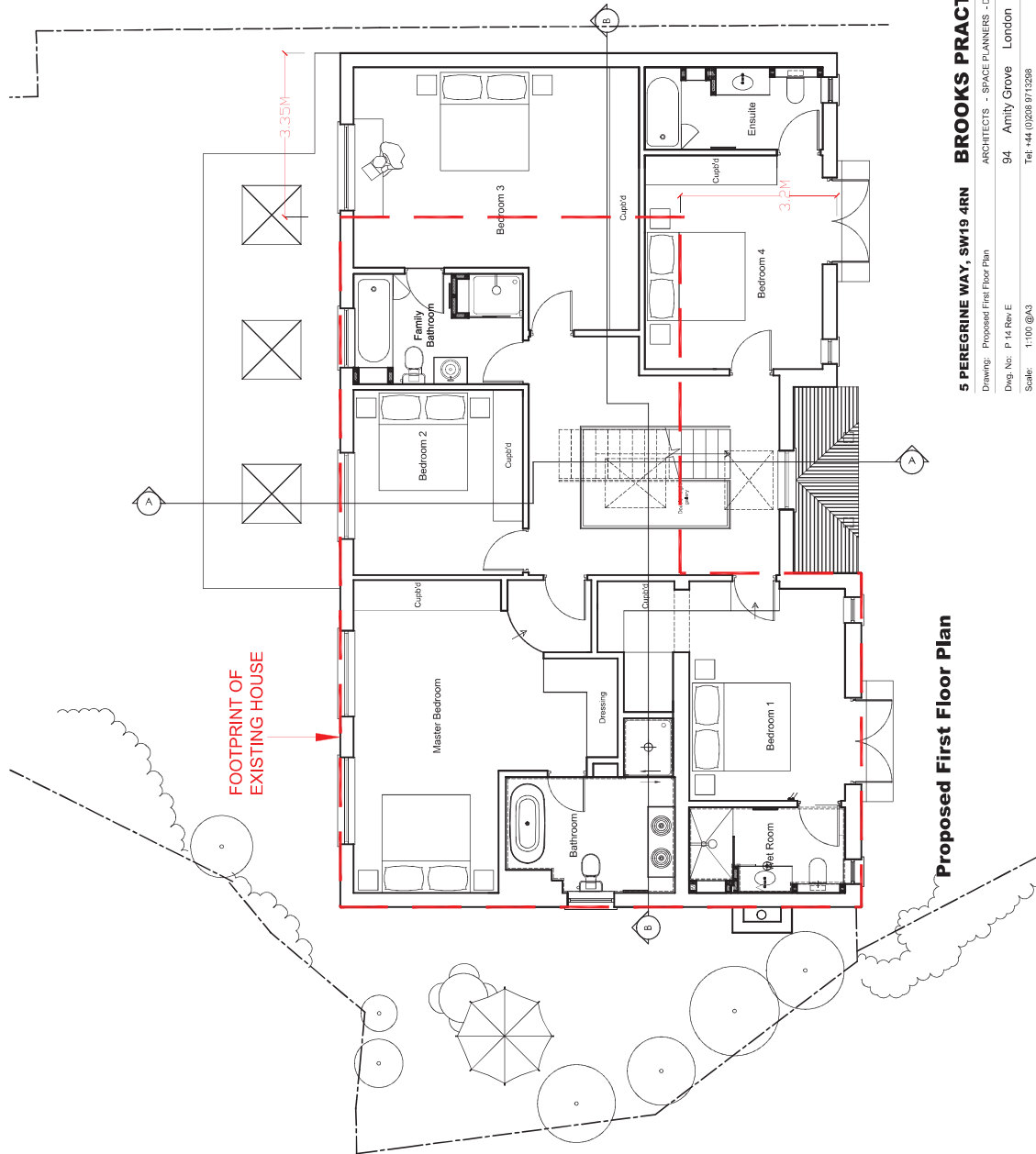
Blueprint Surveys Ltd

Land and Measured Building Surveys

Tel: 07957 115320

E Mail: scbrett@blueprintsurveys.co.uk

Item 9 – 5 Peregrine Way



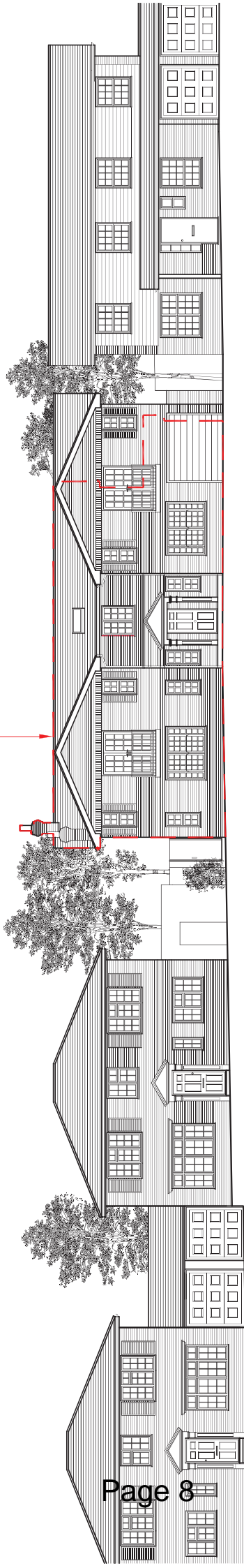
FOOTPRINT OF EXISTING HOUSE

Proposed First Floor Plan

5 PEREGRINE WAY, SW19 4RN **BROOKS PRACTICE**
 ARCHITECTS - SPACE PLANNERS - DESIGNERS
 Drawing: Proposed First Floor Plan 94 Amity Grove London SW20 0LJ
 Dwg. No: P 14 Rev E Tel: +44 (0)208 9713298
 Scale: 1:100 @A3 www.brooksppractice.com
 Date: September 2014 k.p.rooks@architect@aol.com

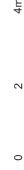
NOTE: All dimensions are in millimetres.
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OUTLINE OF
EXISTING HOUSE



Proposed Front Site Elevation

NOTE: Drawing shows a 'flattered' elevation to show adjacent houses in context.



5 PEREGRINE WAY, SW19 4RN

Drawing: Proposed Front Site Elevation

Dwg. No: P.22 Rev D

Scale: 1:150 @A3

Date: May 2014

BROOKS PRACTICE

ARCHITECTS - SPACE PLANNERS - DESIGNERS

94 Amity Grove London SW20 0LJ

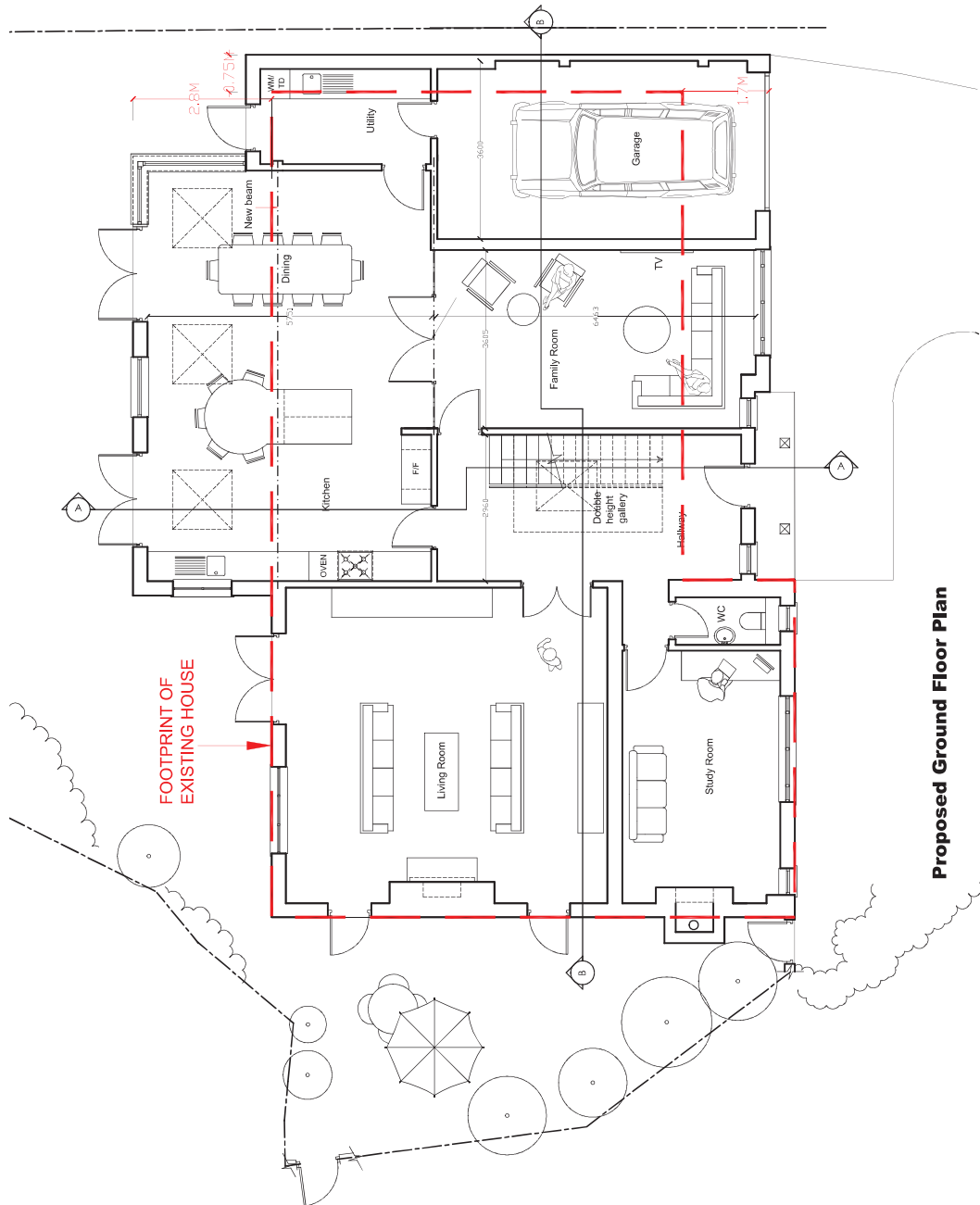
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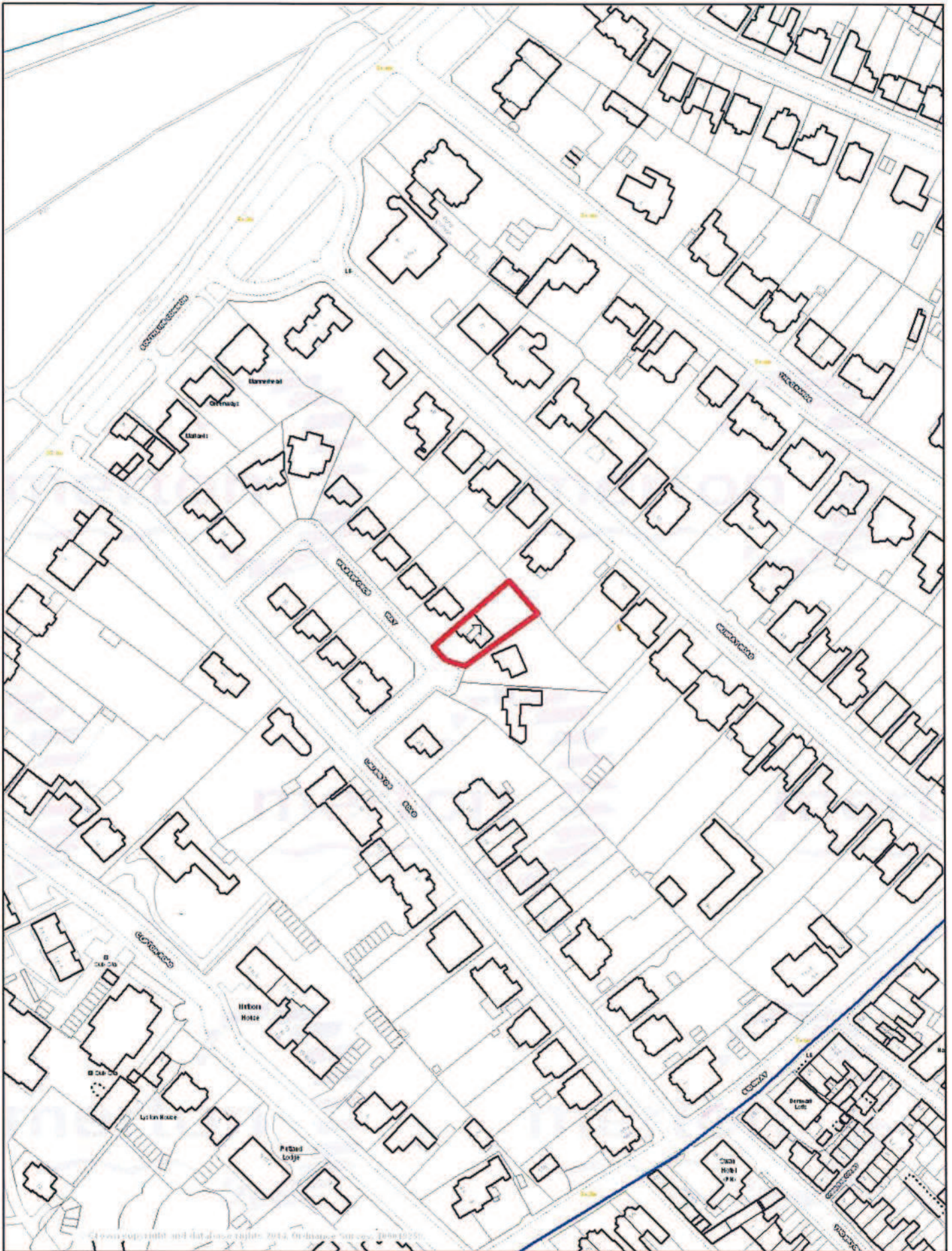
Proposed Ground Floor Plan

5 PEREGRINE WAY, SW19 4RN
 Drawing: Proposed Ground Floor Plan
 ARCHITECTS - SPACE PLANNERS - DESIGNERS
 94 Amity Grove London SW20 0LJ
 Tel: +44 (0)208 9713298
 Dep. No: P 13 Rev D
 Scale: 1:100 @A3
 Date: July 2014
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Item 10 – 3 Wilberforce Way



Title

Wilberforce Way

3

London Borough of Merton
100 London Road
Morden
Surrey
SM4 5DX



DEVELOPMENT CONTROL

Date 15/10/2014

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