

Merton Council

Planning Applications Committee

12 February 2015

Second Supplementary agenda

15 Modifications Sheet (for various items)

1 - 14

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Planning Applications Committee 2015. Supplementary Agenda.

Item 5. 27 Cannon Hill Lane SW20 (Cannon Hill Ward).

Drawings (Page 11)

Amend drawing numbers to replace 001C with drawing 001D with revisions to the parking and garden areas.

Planning Considerations (Page 23)

Paragraph 7.50 to be amended as follows:

The current proposal provides four car parking spaces that have direct access from Cannon Hill Lane. The development has been assessed in terms of the extant planning permission, the on-street parking capacity that is available locally. The level of parking provided is considered in line with the maximum standards set out in the London Plan and acceptable in principle subject to other considerations including sustainability and vehicle access that are set out below.

Paragraphs 7.55 and 7.56 to be amended as follows:

The design and location of the parking spaces and associated access from Cannon Hill Lane has been amended to reduce the length of the dropped kerb in Cannon Hill Lane. With the removal of one of the five original off street parking spaces the remaining four spaces have been grouped in two pairs. This redesign will ensure that access to off street parking in this location will not be detrimental to the use of the pavement by pedestrians or the visually impaired. In order to allow safer access to off street car parking spaces in this location the nearby telegraph pole will also need to be relocated. An informative is recommended advising the applicant in relation to the relocation of the nearby telegraph pole.

Recommendation (Page 27)

Condition 2: Amend drawing numbers to replace 001C with drawing 001D with revisions to the parking and garden areas.

Condition 10 Amend the wording of the condition as follows:

“Prior to occupation of the proposed accommodation off street car parking shall be in place in accordance with the approved drawing 001D and shall include an electric vehicle charging point with the car parking retained in accordance with the approved details permanently thereafter”.

Item 6. 111 Coombe Lane, Raynes Park SW20 (Cannon Hill Ward).

Drawings (Page 45)

Amend drawing numbers to replace D572/03B with drawing D572/03C., with amended drawing attached.

Consultation (Page 47)

Add as paragraph 5.5 the following response from the Tree Officer:

“The tree schedule notes that one tree has a large significant trunk defect. The tree schedule also notes other relatively minor issues relating to 3 of the protected trees. Ordinarily this would not be seen as justification to remove protected trees. The removal of the Ash trees is required for the purposes of the development. Should planning permission be granted conditions should be attached relating to tree protection and site supervision [conditions 16 and 17 in the published report].

Drawings (Page 64)

Amended site location plan to be inserted with correct site boundaries.

Item 7. 3 Cranbrook Road, Wimbledon SW19 (Hillside Ward).

Drawings (page 73)
Add plan No. 102(G)

Planning considerations (page 80)
Amend paragraph 7.51 to read:

The proposal would incorporate landscaping to the front and rear of the site and will not impact on the Maple or Lyme trees on the rear site boundary. A new tree will be planted at the front. It is considered that the proposed landscaping will soften the appearance of the proposed building from the road. The Sycamore and Ash trees on each side boundary has the potential to be impacted by the basement element because of their close proximity, however, they are of little public amenity value and their loss would not be sufficient to warrant refusal. An arboricultural report and tree protection measures will be required by condition and if it is not possible to retain the Sycamore and Ash trees, replacement tree planting will be required as part of the landscape scheme. In addition, to further reduce the building's impact when viewed from houses along Salisbury Road, a condition requiring further tree planting close to the rear boundary of the site will be attached.

Item 8. Haydon Road Service Station, 298 Haydon's Road, South Wimbledon SW19 (Wimbledon Park Ward).

Drawings (from Page 118)

Substitution of plans in agenda.

Amended plans (altered balconies to flats 1 & 5) replace First floor plan (page 122), Second floor plan (page 123), South Elevation (page 126) and West elevation (page 127).

Item 9. 34-40 Morden Road, South Wimbledon SW19 (Abbey Ward).

Planning considerations (page 151)

Amend paragraphs 7.6 to 7.8 to read.

Minutes from the meeting of PAC at which the earlier application was considered record that in addition to concerns regarding height and impact on neighbouring land and buildings members considered that "the proposals would result in the demolition of existing buildings of character". At that time officers advised that the buildings on the site were not protected from demolition or development by being Listed Buildings or located within a conservation area. The Planning Applications Committee refused planning permission but did not cite the loss of the buildings amongst the reasons for refusal.

When considering a Planning Appeal an Inspector reviews the proposals afresh and identifies what they consider to be the key issues. In this instance the Inspector identified the main issues to be the effect of the proposed development on the character and appearance of the surrounding area and the effect on the living conditions of the residents of surrounding properties with particular regard to outlook. The Inspector identified as matters of fact that the site presently accommodates a two storey terrace of modest 19th houses but did not comment further on the merits or otherwise of these buildings in his assessment of the appeal.

At the full Council meeting on 5th February 2014 a petition was presented by Cllr Judge asking for the Council's Conservation and Design Team to consider including the buildings on the application site on the local list of historically important buildings. While adopted policy DM.D4 aims to conserve and, where appropriate, enhance

Merton's heritage assets (which includes locally listed buildings) and distinctive character, inclusion on the local list would not provide any statutory protection and would not prevent their demolition.

The Council's Conservation and Design officers have considered the request and have concluded that the buildings are of insufficient merit for inclusion on the local list of historically important buildings. In respect of the current application the officers have raised no objection to the demolition of the buildings. The detailed assessment carried out by the Conservation and Design Team of the buildings is appended to this committee report. With a number of similar requests for other buildings to be included on the local list public, consultation through the Council's web site is due to conclude in early March 2015.

Notwithstanding the on-going consultation, in light of the advice received from Conservation Officers and the absence of any formal protection afforded by local listing members may take the view that determination of the application should not be delayed.

Item 10. Land rear of 53 Gap Road, SW19 (Wimbledon Park Ward).

No modifications.

Item 11. 30 Bradshaw Close SW19 (Trinity Ward).

No modifications.

Item 12. Planning Appeal Decisions.

No modifications.

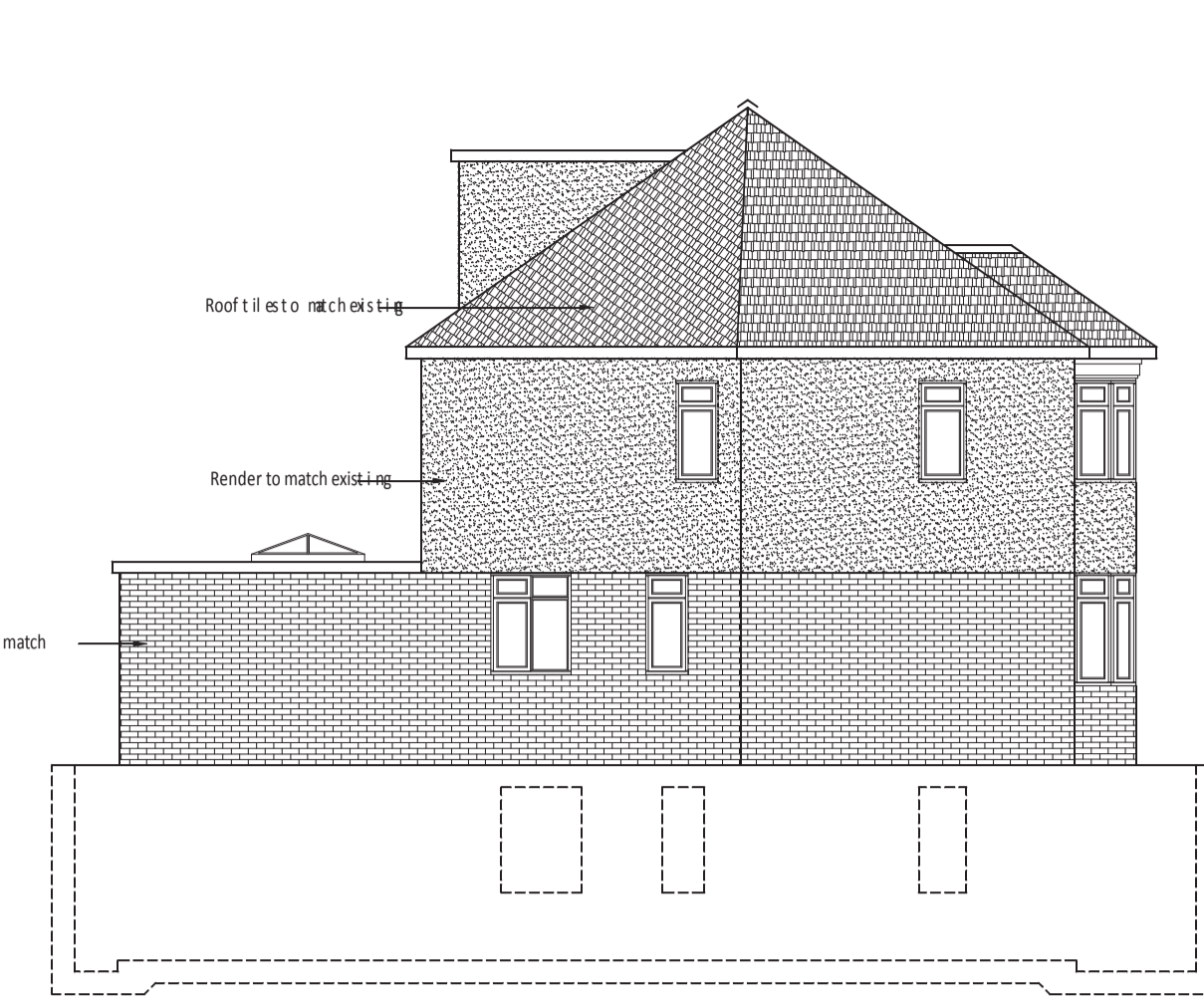
Item 13. Planning Enforcement - Summary of Current Cases.

No modifications.

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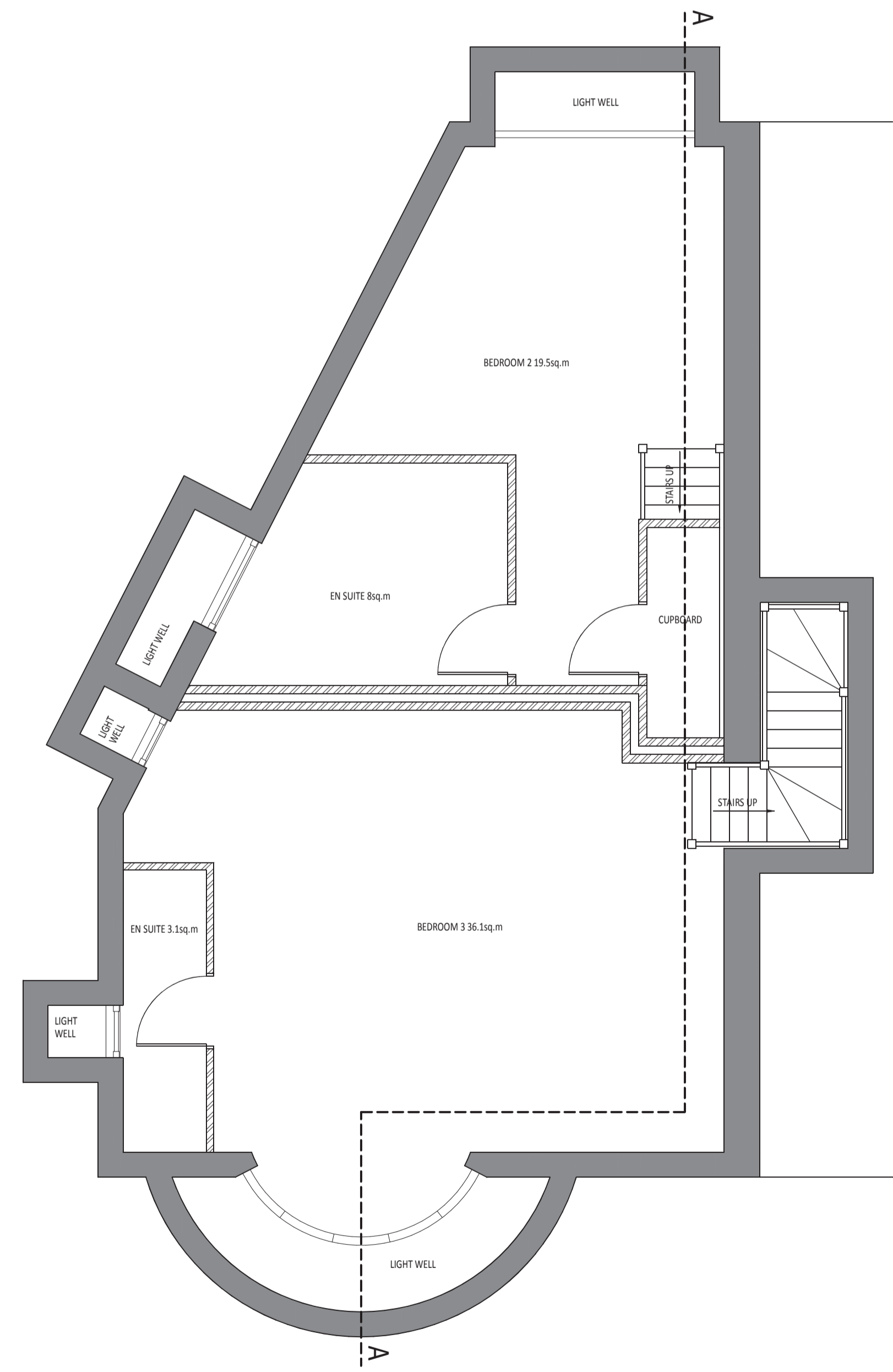
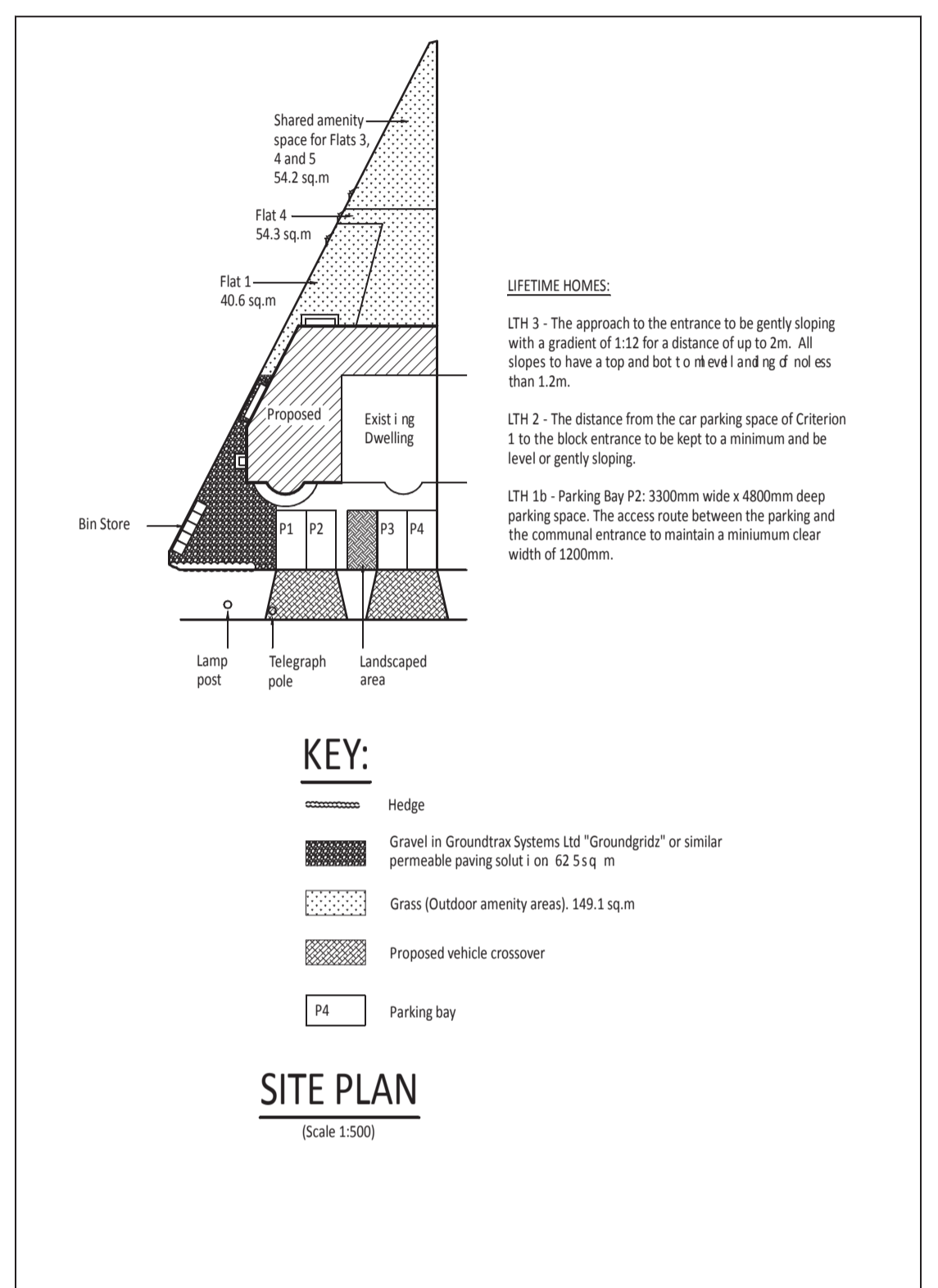
FRONT ELEVATION
Scale 1:100



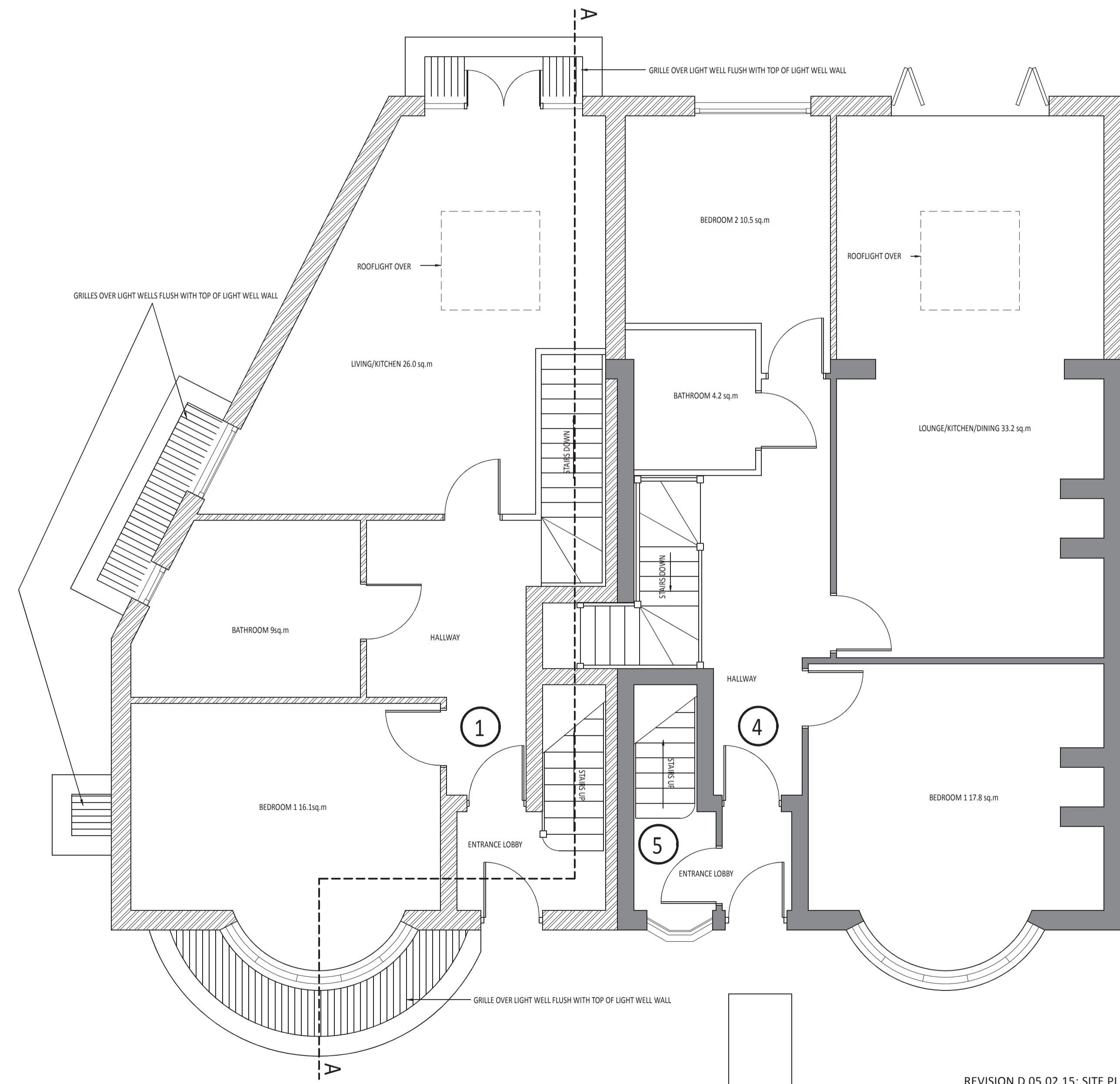
SIDE ELEVATION
Scale 1:100



REAR ELEVATION
Scale 1:100



LOWER GROUND FLOOR
Scale 1:50



GROUND FLOOR
Scale 1:50

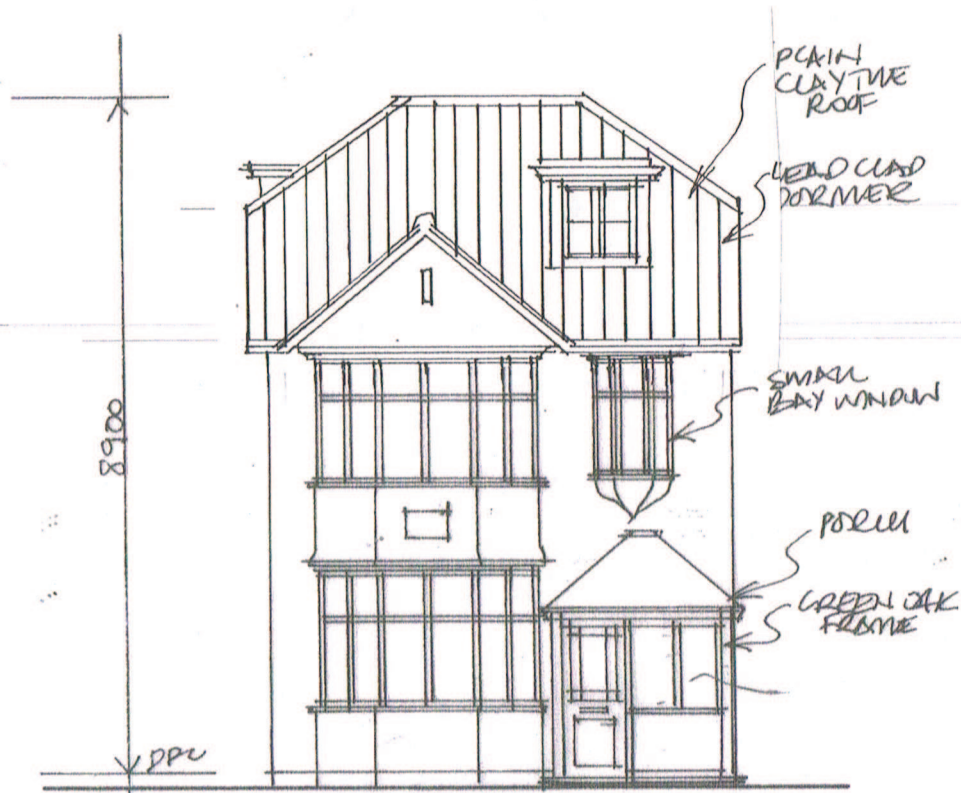
REVISION D 05.02.15: SITE PLAN AMENDED TO PLANNING AUTHORITY COMMENTS
 REVISION C 18.12.14: DORMERS REVISED AND ROOM AREAS ADDED
 REVISION B 08.12.14: DORMERS REVISED
 REVISION A 18.07.14: POSITIONS OF LOWER GROUND FLOOR WINDOWS ADDED TO ELEVATIONS. GRILLES SHOWN OVER LIGHT WELLS. AMENITY AREAS CLARIFIED ON SITE PLAN

HERBERT STUMPP
PROJECTS
Civil & Structural Engineers - CDM Coordinators
Land & Building Surveys - Architectural Services
Project & Construction Management
Party Wall Surveyors
07921 214399
Email: info@herbertstump.co.uk

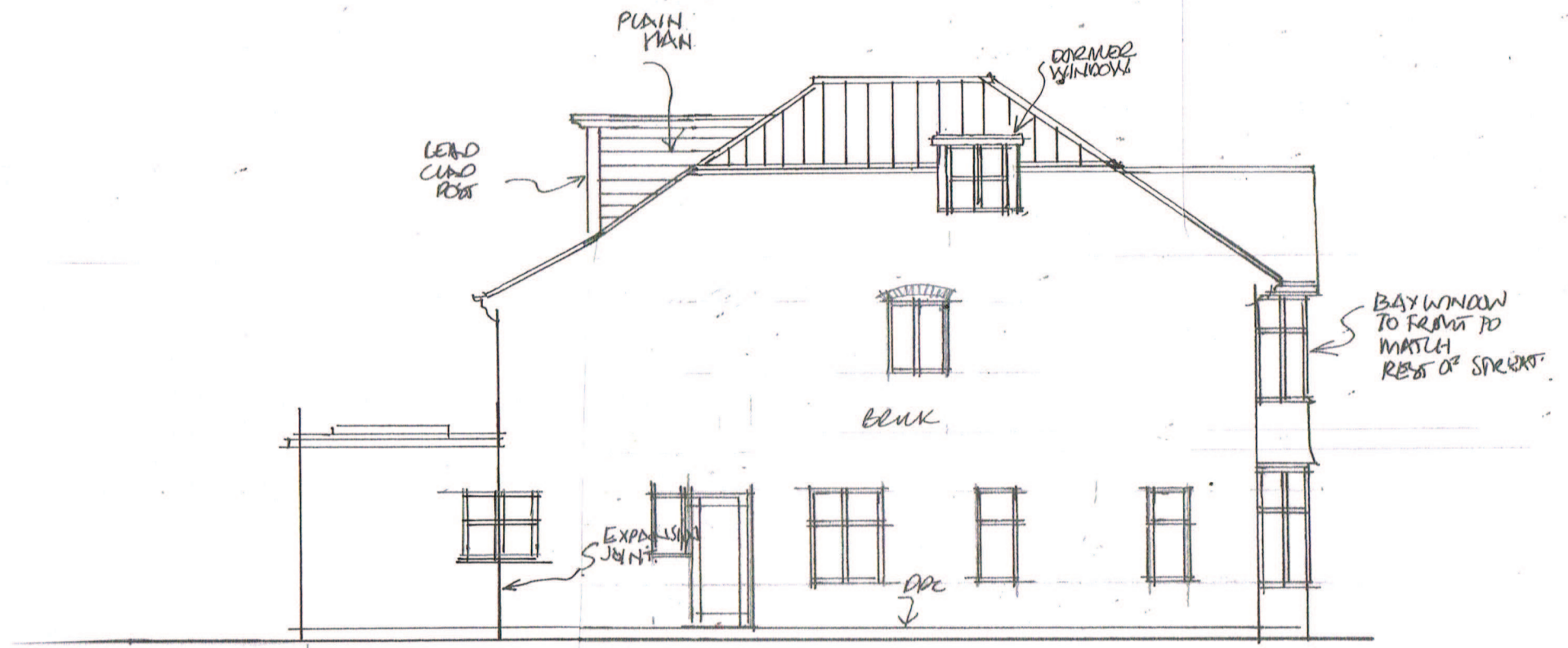
Project
27 CANNON HILL LANE, LONDON SW20 9JY
PROPOSED LOWER GROUND FLOOR & GROUND FLOOR PLANS; ELEVATIONS; SITE PLAN

Drawn By PP	Date MAY 2014	Drawing No 001D
Scale As Shown	Drawing Size A1	
Drawing Status PRELIMINARY		

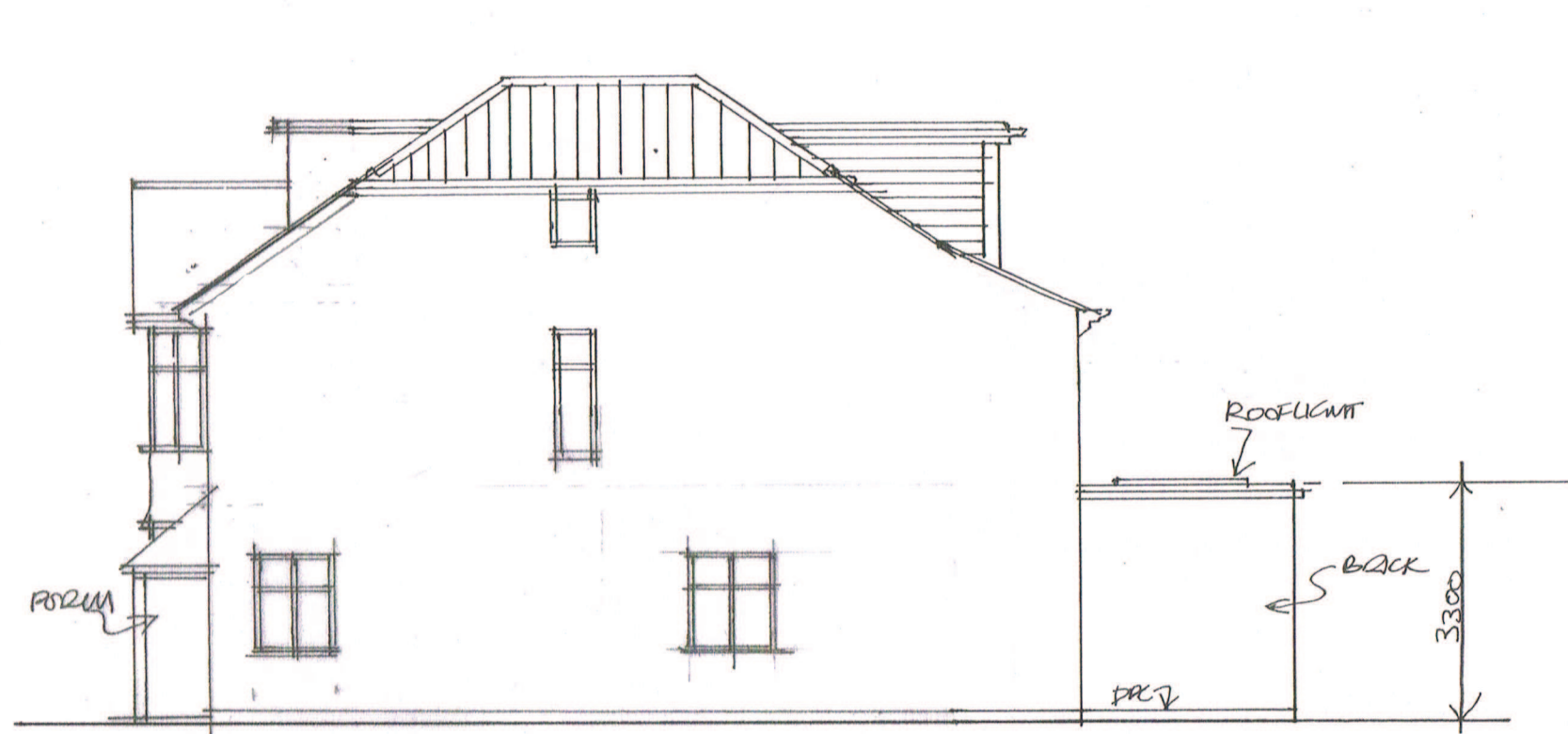
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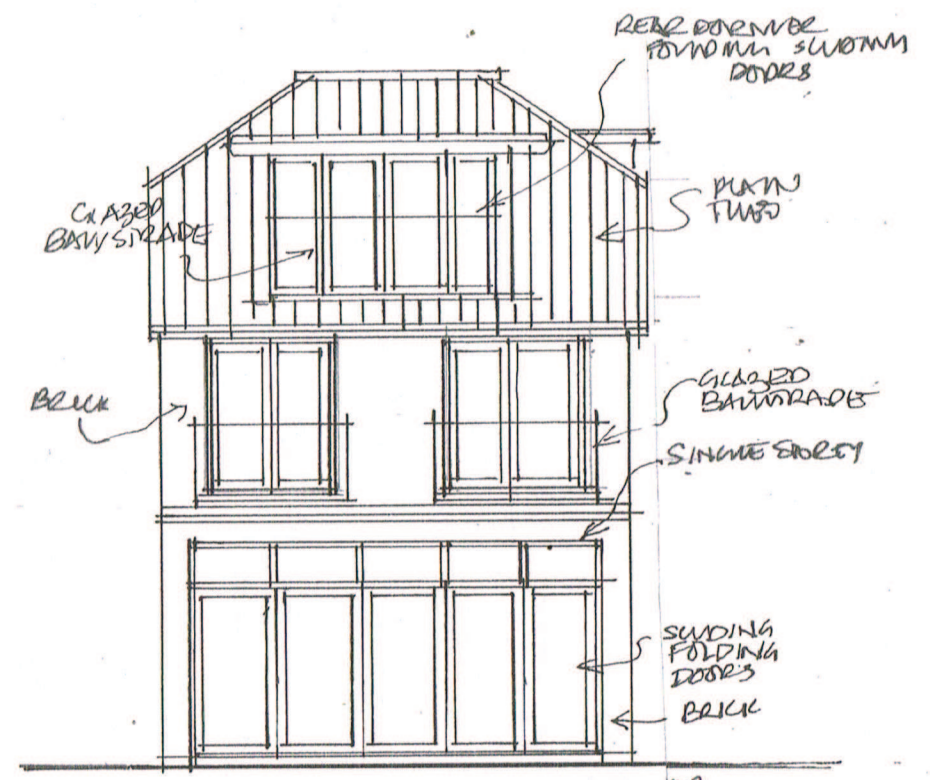
1 FRONT ELEVATION



2 SIDE ELEVATION TOWARDS FOOTPATH



3 SIDE ELEVATION



4 REAR ELEVATION

SCALE 1:100



C: FEB 2015 - BED 2 WINDOW SCHEDULES
REV A: JAN 2015 KAREN MURRAY ADD

Drg. No:
D572/03
ABC

Scale @ A3:
1:100

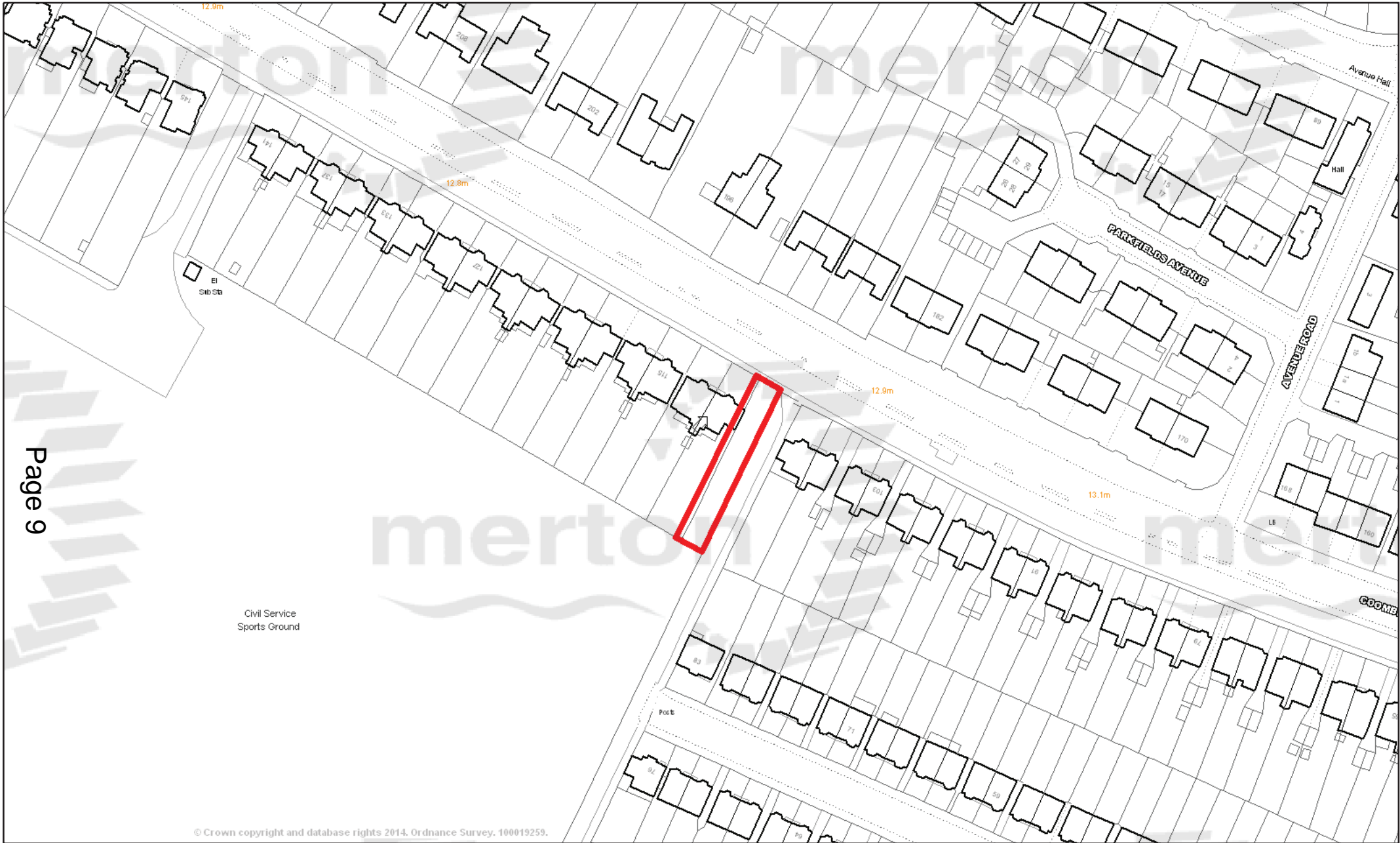
Date:
July 2014

Project:
111 Coombe Lane Raynes Park
London SW20 0QY

Title:
Proposed Elevations

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111 Coombe Lane

Scale 1/1250

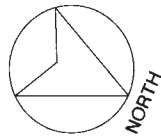
Date 5/2/2015

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



DEVELOPMENT CONTROL

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AMENDED

GIA:

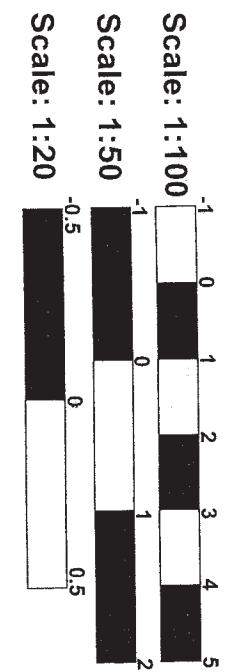
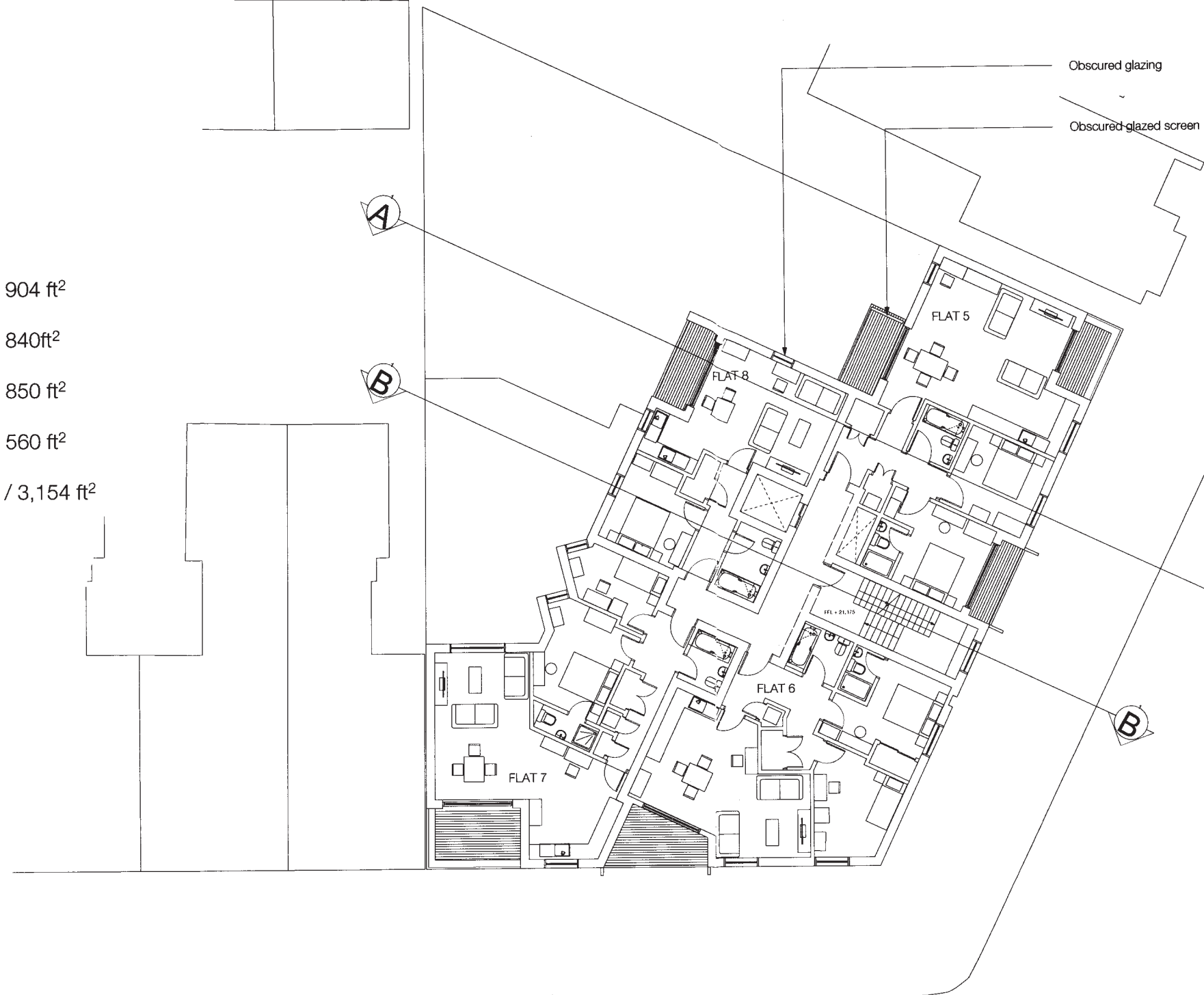
FLAT 5: 84m² / 904 ft²

FLAT 6: 78m² / 840ft²

FLAT 7: 79m² / 850 ft²

FLAT 8: 52m² / 560 ft²

TOTAL: 293m² / 3,154 ft²



Second Floor Plan

Rev B : 15.08.14
- Amendment to Flat 7 windows

Rev C : 15.08.14
- Scale bar and North arrow added

Rev D : XX.08.14
- Flat 2 layout amended to move living room door

Rev E : 03.09.14
- Amendments to meet lifetime homes requirements
- Amendments to balcony fronts to be glazed
- Obscured glazing annotation added

Rev F : 04.09.14
- Revised Data

Rev G : 05.09.14
- Minor Amendments

Rev H : 10.09.14
- Minor Amendments. Section lines added

Rev J : 20.01.15
At request of Merton Principal Planning Officer:
Flat 5 Rear facing balcony length reduced
Flat 8 1 no. West facing window omitted

project 298 Haydon's Road, SW19
for TLS Investments
site Second Floor Plan
scale 1:200 @ A3 / 1:100 @ A1
drawing no. 2291_PL_102J

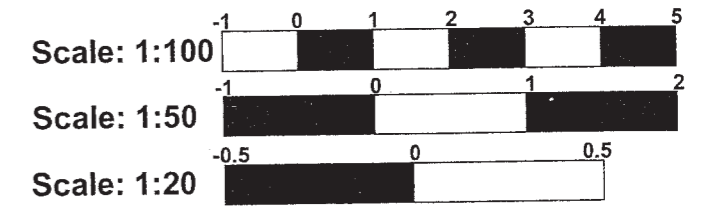
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E: rpa@rpaarchitects.co.uk
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AMENDED



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South Elevation:
Rear of Building

Revisions
 Rev A: 11.09.14 Revised Context
 Rev B: 20.01.15 At request of Merton Principal Planning Officer:
 Flats 1 + 5: Rear facing balcony length reduced, depth extended
 Flats 4 + 8: West facing window omitted

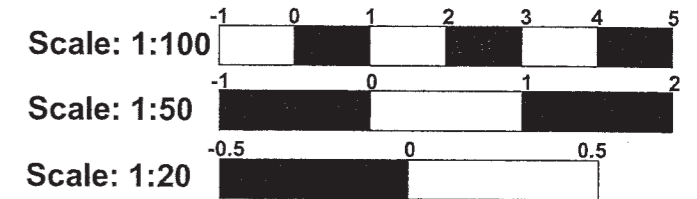
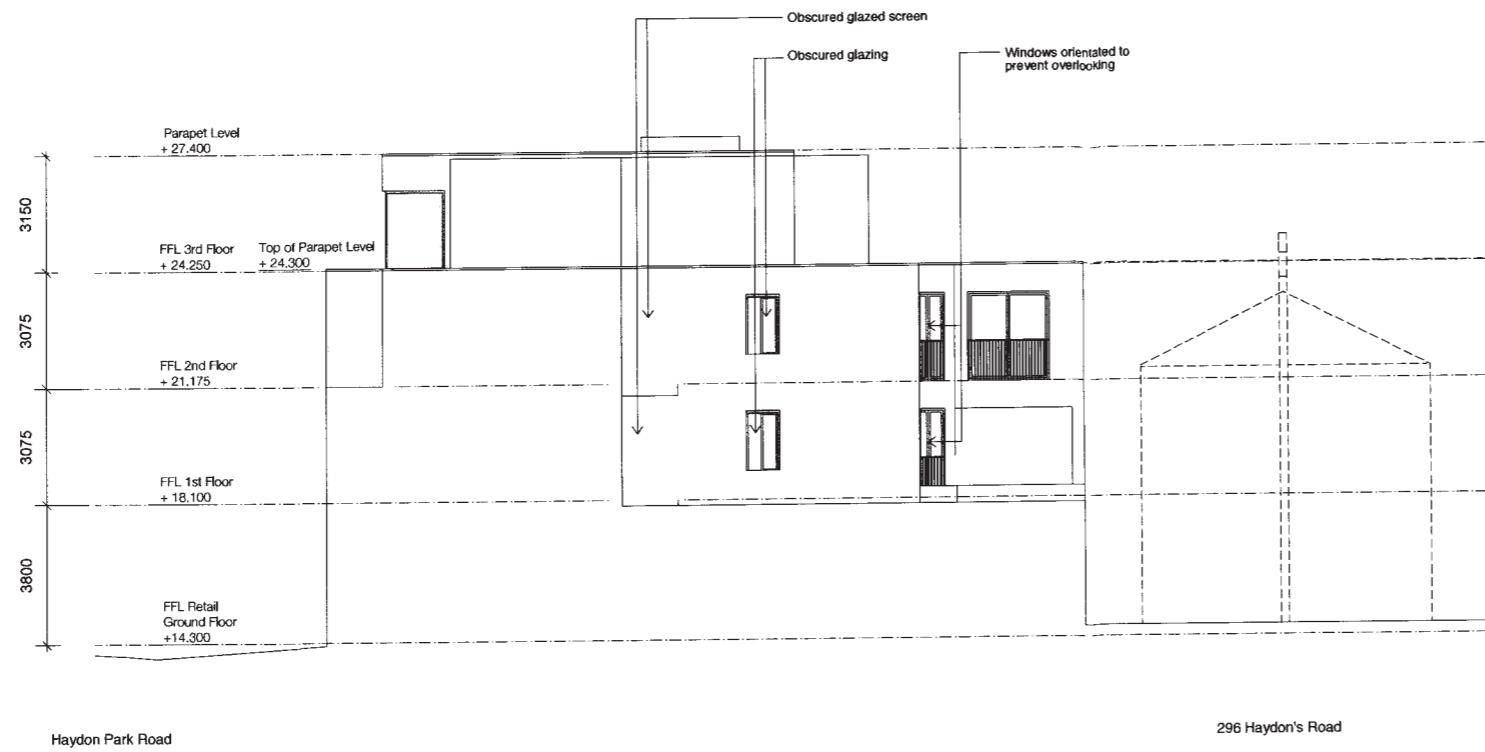
project 299 Haydon's Road, SW19
 for TLS Investments
 title South Elevation
 scale 1:200 @ A3 / 1:100 @ A1
 drawing no. 2291_PL_402B

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South Elevation - Amended

AMENDED



West Elevation:



Rev - : 12.09.14 First Issue

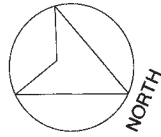
Rev A: 20.01.15 At request of Merton Principal Planning Officer:
Flats 1 + 5: Rear facing balcony length reduced, depth extended
Flats 4 + 8: West facing window omitted

project 296 Haydon's Road, SW19
for TLS Investments
site West Elevation
scale 1:200 @ A3 / 1:100 @ A1
drawing no. 2291_PL_403A

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West Elevation - Amended.



GIA:

FLAT 1: 89m² / 958 ft²

FLAT 2: 78m² / 840 ft²

FLAT 3: 80m² / 861 ft²

FLAT 4: 52m² / 560 ft²

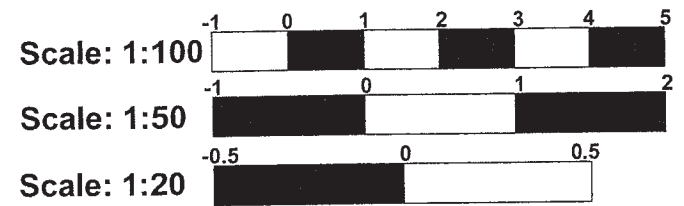
TOTAL: 299m² / 3,218 ft²

AMENDED



Page 14

First Floor Plan



- Rev B : 15.08.14
- Amendment to Flat 3 windows
- Rev C : 15.08.14
- Scale bar and North arrow added
- Rev D : XX.08.14
- Flat 2 layout amended to move living room door
- Rev E : 03.09.14
- Amendments to meet lifetime homes requirements
- Removal of balcony from flat 1
- Obscured glazing annotations added
- Rev F : 04.09.14
- Revised Data
- Rev G : 05.09.14
- Minor Amendments
- Rev H : 10.09.14
- Minor Amendments. Section lines added
- Rev J : 20.01.15
At request of Merton Principal Planning Officer:
Flat 1 Rear facing balcony length reduced
Flat 4 1 no. West facing window omitted

notes

project 289 Haydon's Road, SW19
 or TLS Investments
 site First Floor Plan: Option 2
 scale 1:200 @ A3 / 1:100 @ A1
 drawing no. 2291_PL_101J

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1st Floor, Amended.