

**Merton Council**  
**Planning Applications Committee**  
**26 March 2015**  
**Second Supplementary agenda**

19 Modifications Sheet (for various items)

1 - 22

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## **Planning Applications Committee 26<sup>th</sup> March 2015. Supplementary Agenda (Modifications Sheet).**

**Item 3 – Minutes of meeting on 12<sup>th</sup> February 2015**  
No modifications.

**Item 5 – 157 Arthur Road, Wimbledon SW19**  
No modifications.

**Item 6 – 25 Belvedere Drive, Wimbledon SW19**  
Drawings (page 49)  
Insert drawing PO3 rev A after page 49.

Recommendation (page 41-43).  
Condition 7 C3 (Obscure glazed) Condition to be amended to require windows to be both obscure glazed and fixed shut.

**Item 7 – Land rear of 318-324 Cannon Hill Lane, Raynes Park SW20**  
No modifications.

**Item 8 – Shree Ganapathy Temple, 125-133 Effra Road, Wimbledon SW19**

Consultation (page 79)  
Paragraph. 5.1, amend to 'and 63 are in objection'

Recommendation (Page 90).  
Remove condition 8 (Obscure glazed windows, first floor (rear) side elevation of proposed extension)

There are two existing windows in this location and the two proposed windows would be of the same size. The windows are also located 11m from the rear boundaries of the properties facing them and 35m from the properties themselves.

Amend condition 12 (Opening Hours) to '0800 – 2200, Monday – Thursday, 0800 – 2300 Friday and Saturday, and 0800 – 2200, Sunday and Bank Holidays and no staff shall be present at the premises one hour after the closing time'

The applicant has advised that the current operating hours are 08:00 - 22:30, Sunday Thursday, and 0800 - 2300pm, Fridays and Festival days, and that the opening hours originally proposed by Officers do not provide sufficient availability of the Temple to receive worshippers. Officers consider that whilst a small increase in operating hours is acceptable, the existing hours of operation of the Temple would be excessive at evenings given the potential increase in activity resulting from the proposed development.

Condition 25 – Amend final sentence to 'The ground floor side windows of the approved extension (adjoining 135/145 Effra Road) shall be fixed shut and permanently retained thereafter'.

The ground floor side windows adjoining 135/145 Effra Road are indicated on the proposed plans as being fixed shut and the opening of other windows would allow more natural ventilation of the building.

Add the following conditions:

‘Condition 28: No more than 5 overnight events shall be held at the site within any calendar year (1<sup>st</sup> January – 31<sup>st</sup> December).

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2011 and policy DM EP2 of Merton's Sites and Polices Plan 2014.’

‘Condition 29: Development shall not commence until an Event Management Plan (the Plan) has been submitted in writing for approval to the Local Planning Authority. No occupation of the development shall be permitted until the Plan is approved in writing by the Local Planning Authority and implemented in accordance with the approved plan. The approved measures shall be maintained, in accordance with the Plan, for the duration of the use, unless the prior written approval of the Local Planning Authority is obtained to any variation.

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2011 and policy DM EP2 of Merton's Sites and Polices Plan 2014.’

Condition 30: Development shall not commence until a Noise Management Plan (the Plan) has been submitted in writing for approval to the Local Planning Authority. No occupation of the development shall be permitted until the Plan is approved in writing by the Local Planning Authority and implemented in accordance with the approved plan. The approved measures shall be maintained, in accordance with the Plan, for the duration of the use, unless the prior written approval of the Local Planning Authority is obtained to any variation.

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2011 and policy DM EP2 of Merton's Sites and Polices Plan 2014.’

**Item 9 – The Bell House, Elm Grove, Wimbledon SW19**

No modifications.

**Item 10 - 587 Kingston Road, Raynes Park SW20**

Proposal (page 149)

Description of development amend reference to existing floor space as follows ‘537 Square Metres of light industrial floor space use class B1’.

Site and surroundings (page 150)

Paragraph 2.3. Amend reference to existing floor space at ground floor from Use Class B2 to Use Class B1.

Planning obligations (page 165)

Paragraph 9.12 Replace text with the following:

The applicant's viability appraisal submitted with the planning application concluded that for the development to remain viable it could not support any affordable housing provision. Following the third party assessment of the viability appraisal and discussions with the applicant it is now proposed to provide on-site affordable. Negotiation on numbers and tenure is on-going.

Recommendation (page 173)

Insert following additional planning conditions:

Condition 33

Prior to the occupation of the development attenuation and noise management methods to mitigate against the likely impact of the existing noise environment (including the adjacent railway line) shall be in place that are in accordance with the conclusions of a noise report that has previously been submitted to and approved in writing by the Local Planning Authority, with the noise report including an assessment of the existing noise environment and potential sources of noise likely to impact on the development with the approved attenuation and noise management methods retained permanently thereafter. Reason for condition: To safeguard the amenities of future occupiers and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2011 and policies DM D2, DM D3, DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.

Condition 34

The commercial floor space at ground floor level hereby permitted shall not be open to customers between the hours of 2300hrs and 0700hrs on any day of the week and no staff associated with the commercial floor space shall be present on the site after midnight. Reason for condition: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2011, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

Drawings (Page 176)

Insert the drawings attached to this modification sheet after page 176 of the agenda including the approved plans for the adjacent Access self-storage building.

**Item 11 – The Old Library, 150 Lower Morden Lane, Morden SM4**

No modifications.

**Item 12 – 34-40 Morden Road, South Wimbledon SW19**

No modifications.

**Item 13 – Kings College School, Southside Common, Wimbledon SW19.**

Recommendation (Page 291)

Condition 8 is substituted with the following

‘Noise levels, (expressed as the equivalent continuous sound level) LAeq (5minutes), from the playing of musical instruments and/or amplified voice arising/emanating from the use of the new concert hall/music building shall not exceed LA90-10dB (measured or calculated) at the boundary with the closest residential property.’

This follows discussion between the agents and the Council’s Environmental Health section and is considered acceptable by Merton’s officers.

**Item 14 – 23 Vineyard Hill Road, Wimbledon SW19**

Drawings (page 305)

Revised drawing numbers 202 Rev C, 230 Rev B, 231 Rev B and 233 Rev B.  
Additional drawing (confirming height of boundary fence at 1.85m) number 1002.

**Item 16 – Appeal decisions.**

No modifications.

**Item 17 – Enforcement report.**

No modifications.

**Item 18 - Supplementary Agenda – Cavendish House, High Street Colliers Wood SW19**

Recommendation (pages 35-45)

Conditions 5, 10 and 38. Amend to insert; “Other than demolition, no development shall take place until... (then as per report).

Condition 23. Amend to read; Details of external lighting shall be submitted to, approved by the local planning authority and installed in accordance with such details as may be approved before occupation of the development and shall be permanently retained. Reason for condition - unaltered.

Additional conditions.

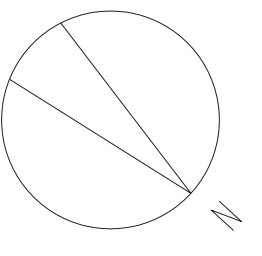
(Green Roof specification). Prior to the occupation of the relevant part of the development a green roof be in place details of which shall have previously been submitted to and approved in writing by the Local Planning Authority. The green roof shall be maintained in accordance with the approved plans for the lifetime of the development. Reason for condition. To improve the management of surface water runoff in accordance with policy CS.13 of the Merton Core Planning Strategy (2011) and DM.F2 of Merton’s Sites and Policies Plan (2014).

(Landscaping) Prior to first occupation of the proposed new dwellings landscaping shall be in place in accordance with a scheme that shall have been submitted to and approved by the local planning authority. Reason. To enhance the appearance of the development in the interests of the amenities of future occupiers and to comply with policy CS.13 of the Merton Core Planning Strategy (2011).

(Landscaping management). Prior to first occupation of the proposed new dwellings a landscape management plan including management responsibilities and maintenance schedules for open space within the site and all communal and incidental landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be managed in accordance with the approved management plan unless otherwise agreed in writing by the Local Planning Authority. Reason. To enhance the appearance of the development in accordance with policy CS.13 of the Merton Core Planning Strategy (2011).

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Tennis Court

19a

21

21

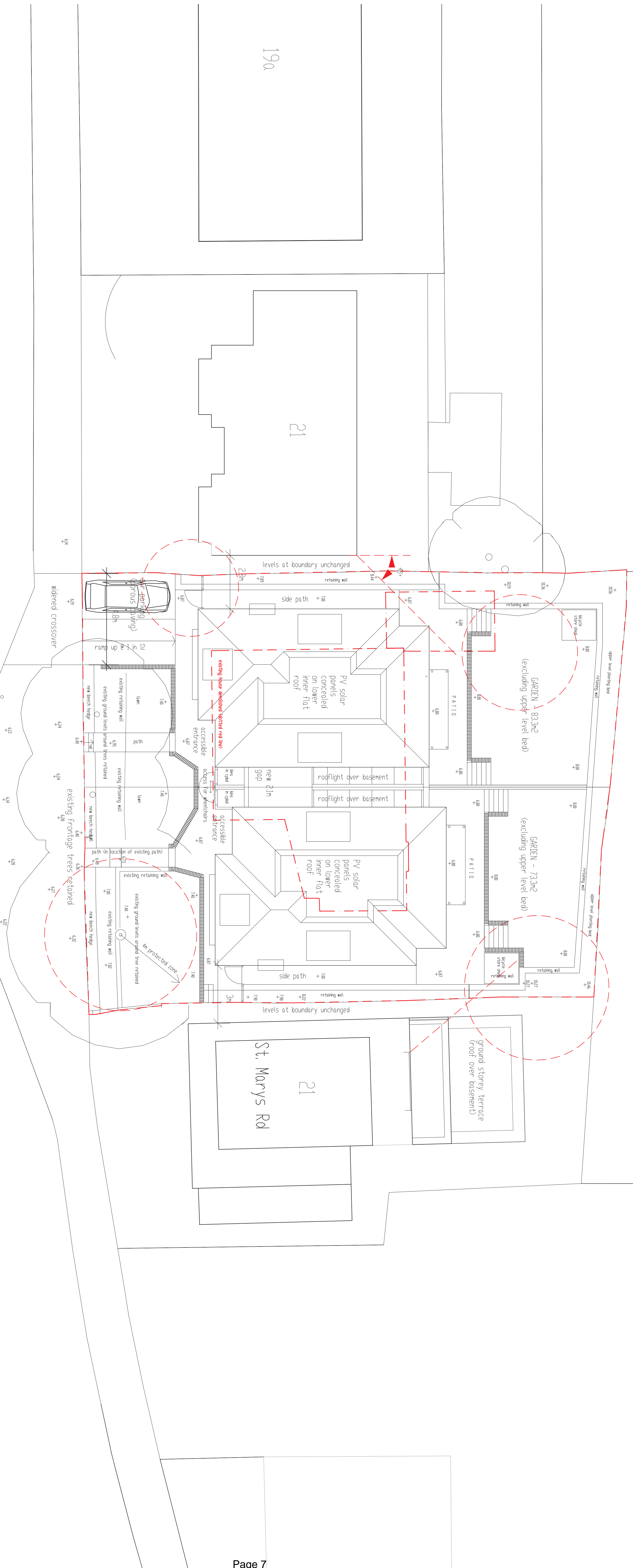
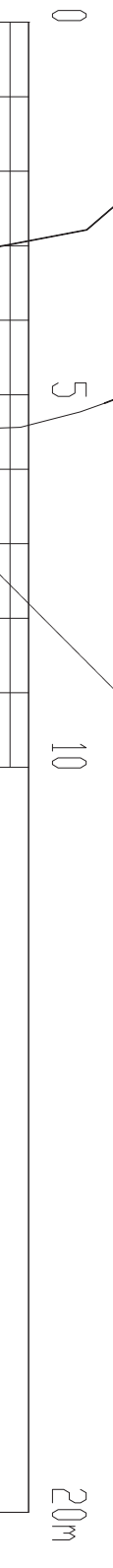
St. Marys Rd

ST. MARY'S ROAD

BELVEDERE DRIVE

SITE PLAN Scale 1 : 100

Based on topographical survey by Boundaries Partnership, Feb 2014  
Area outside site based on Ordnance Survey Data



**Andrew Harper Architects**

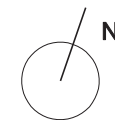
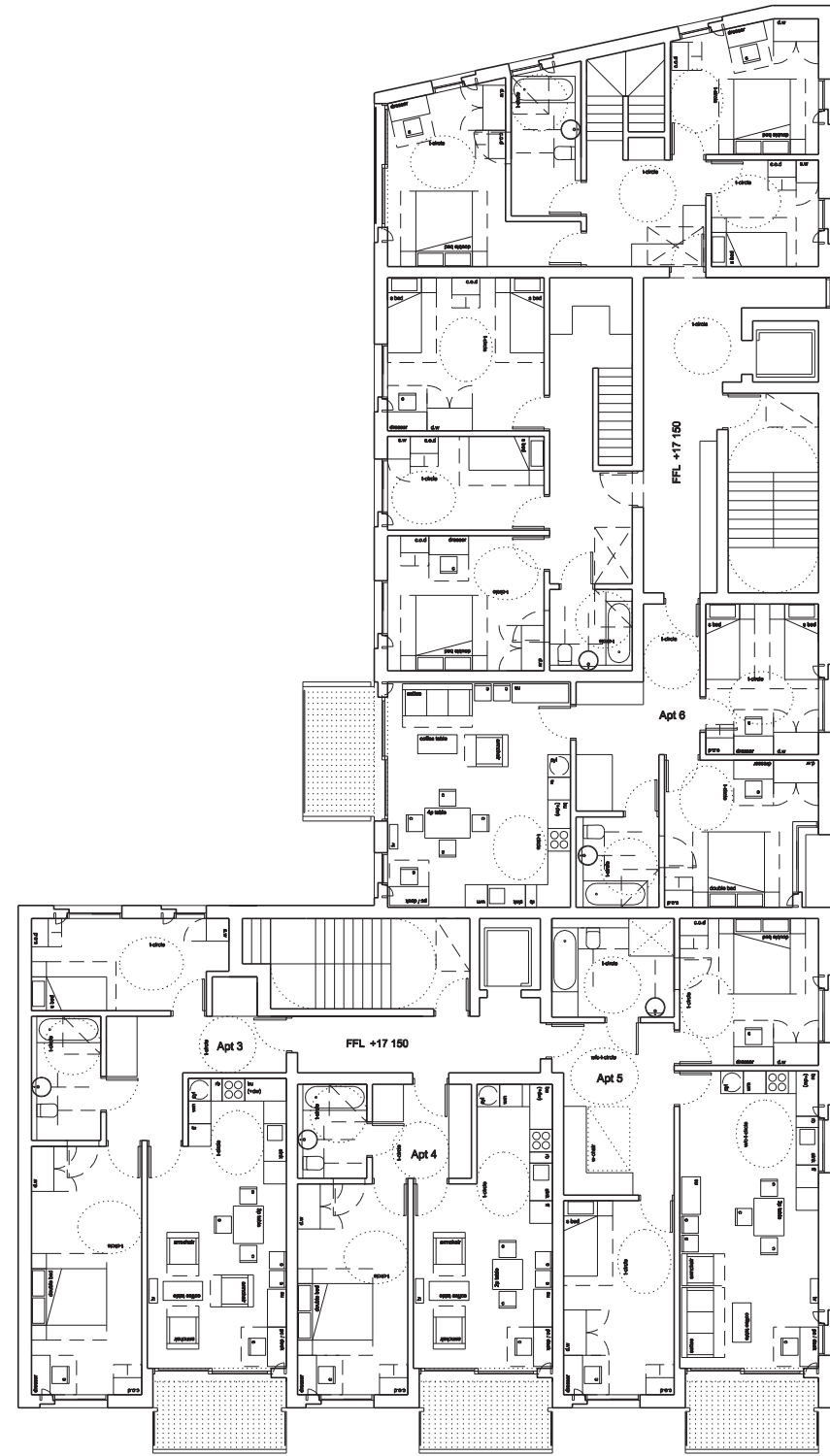
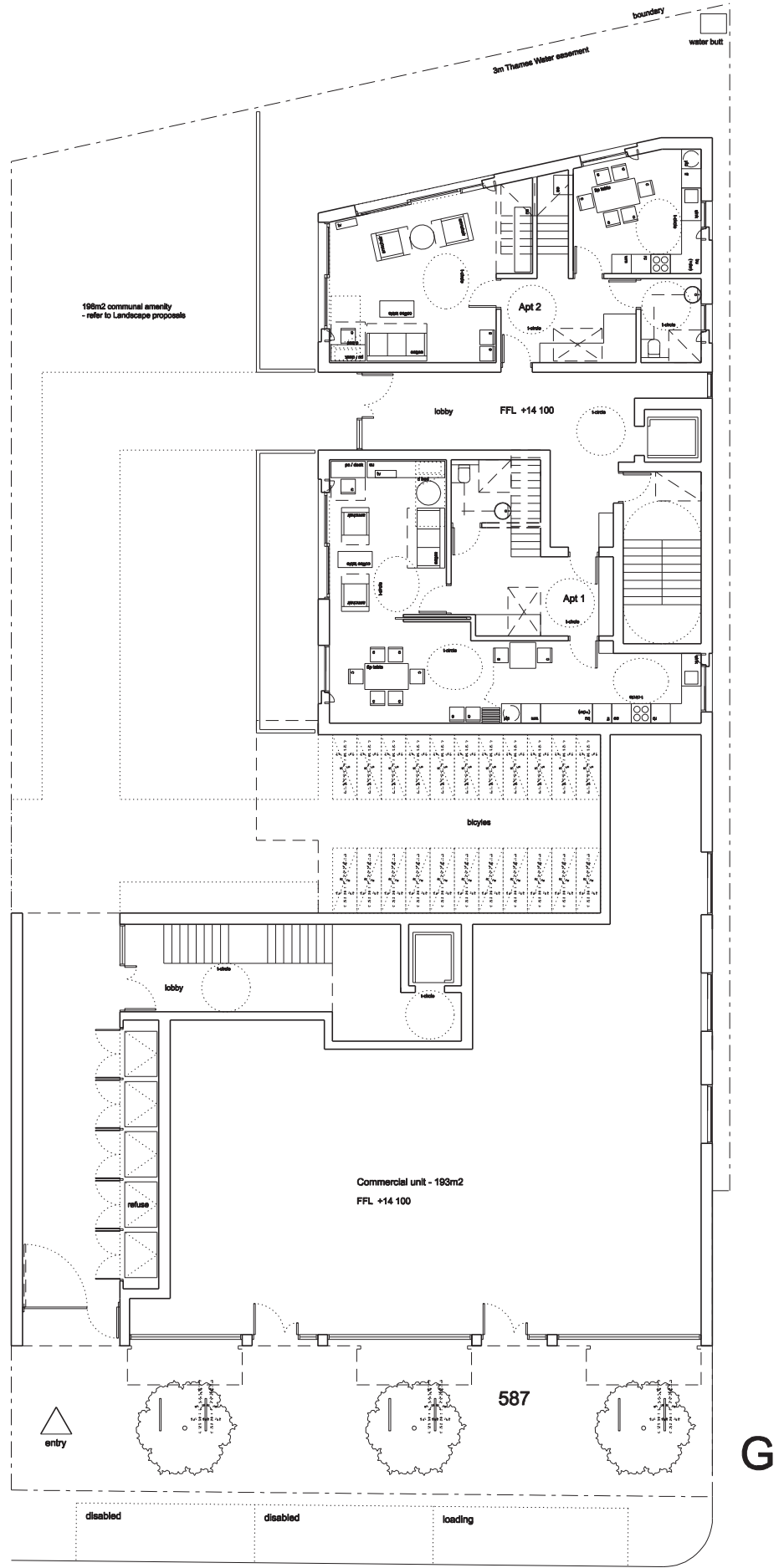
Address: 2nd Floor, Woodcock House, High Street  
London, SW19 5BY  
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e: office@andrewharperarchitects.co.uk  
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job: 25, Belvedere Drive, SW19  
job no: 145  
drawing no: 1:100 @ A1  
date: 04/10/14

drawn: JL  
rev: A

NOTES:  
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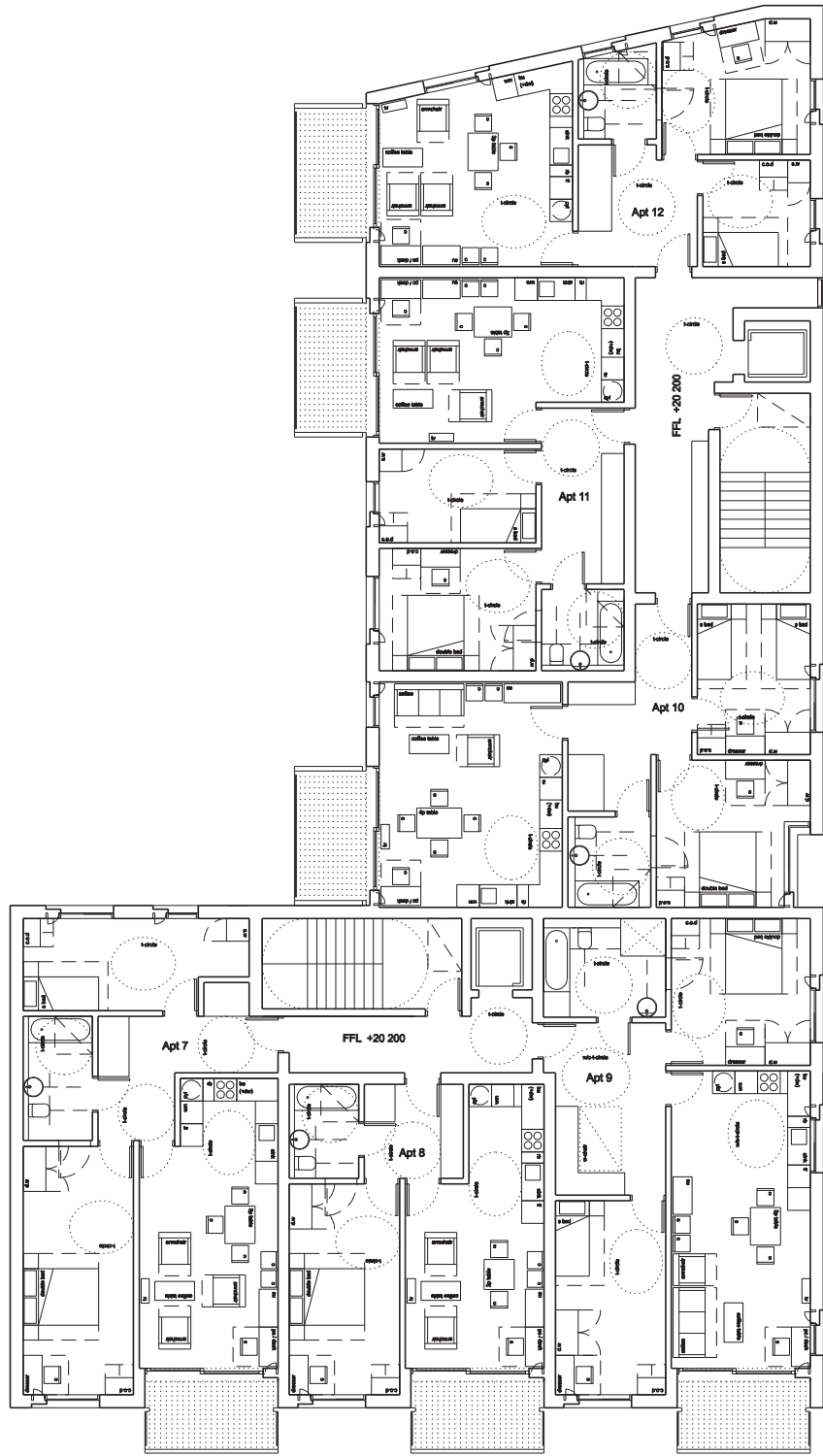


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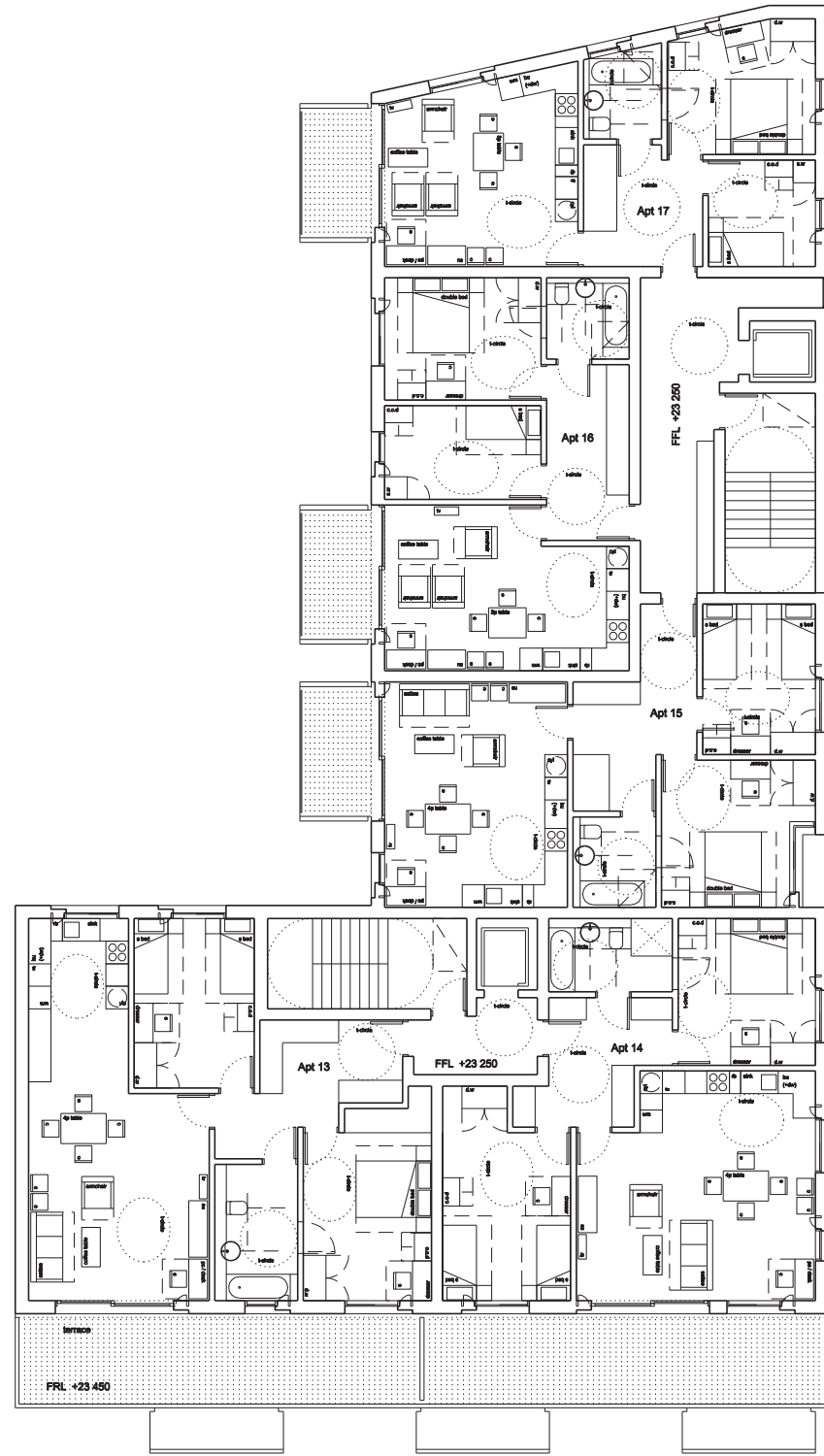
587 KINGSTON ROAD, SW20 8SA  
proposed ground and level 1 plans  
PP-101

2  
Revision

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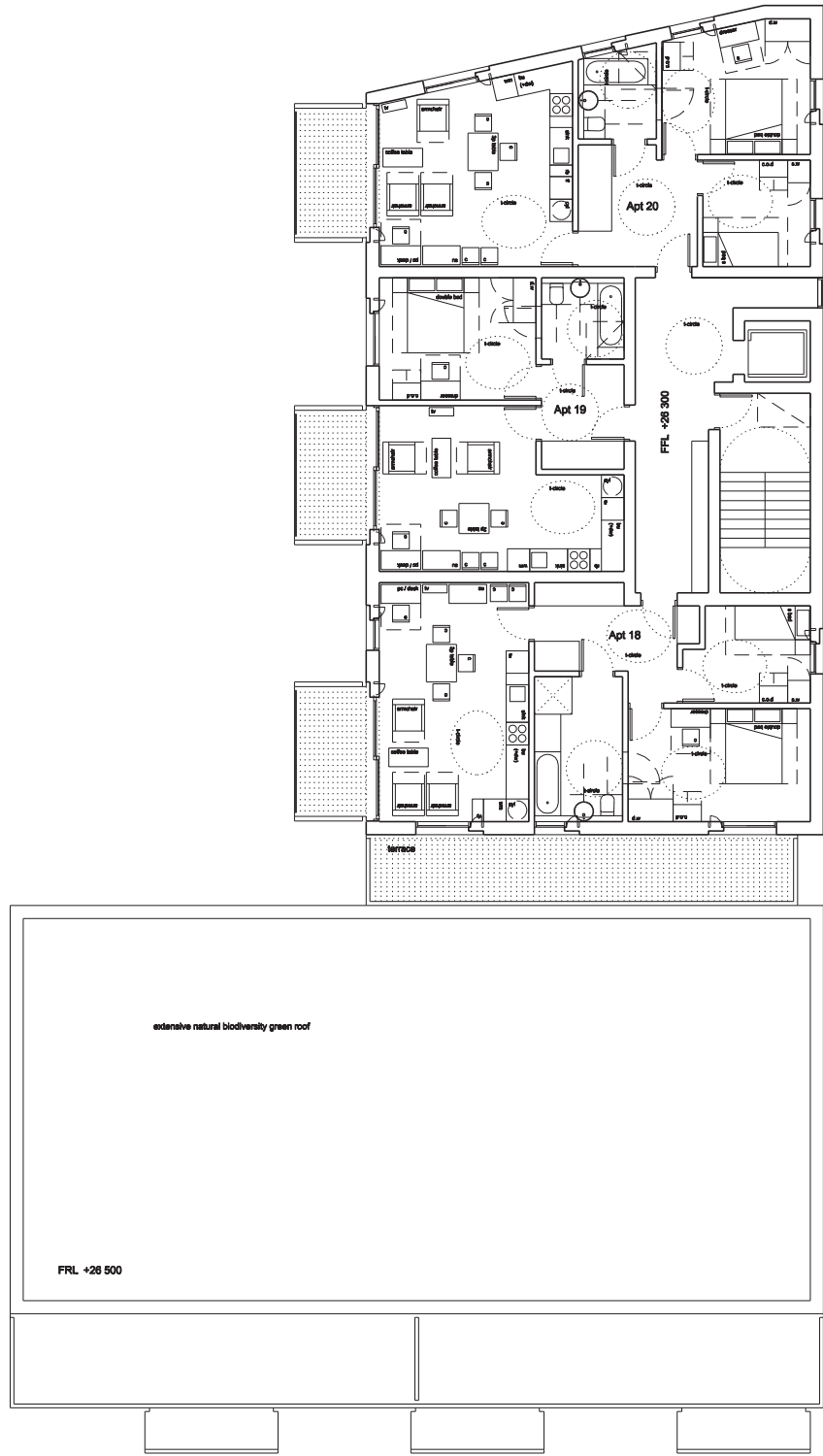


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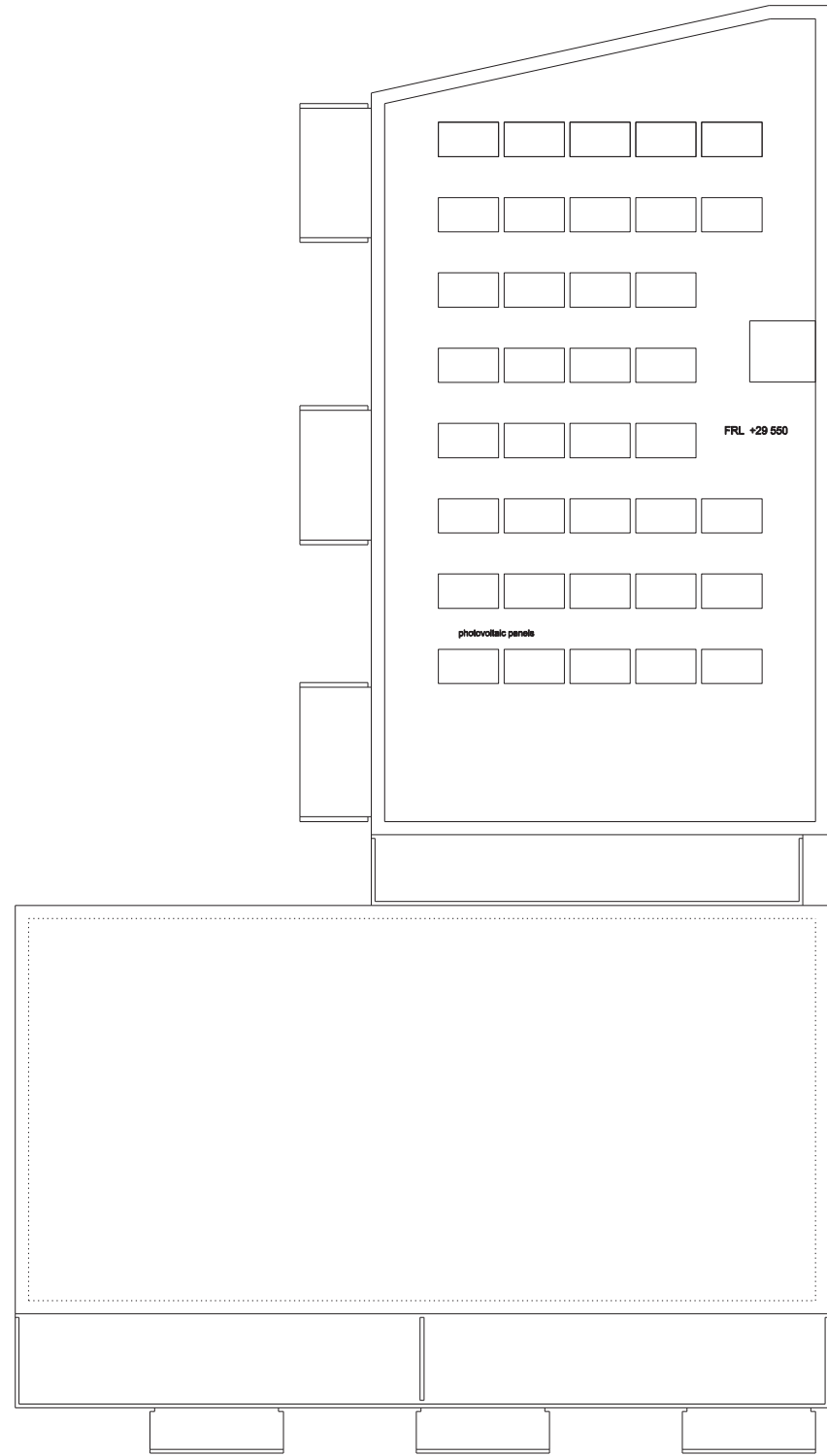


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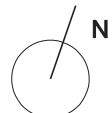




4



R





proposed East elevation

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587 KINGSTON ROAD, SW20 8SA  
proposed east elevation  
PP-303

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2  
Revision



579 - 583

proposed North elevation

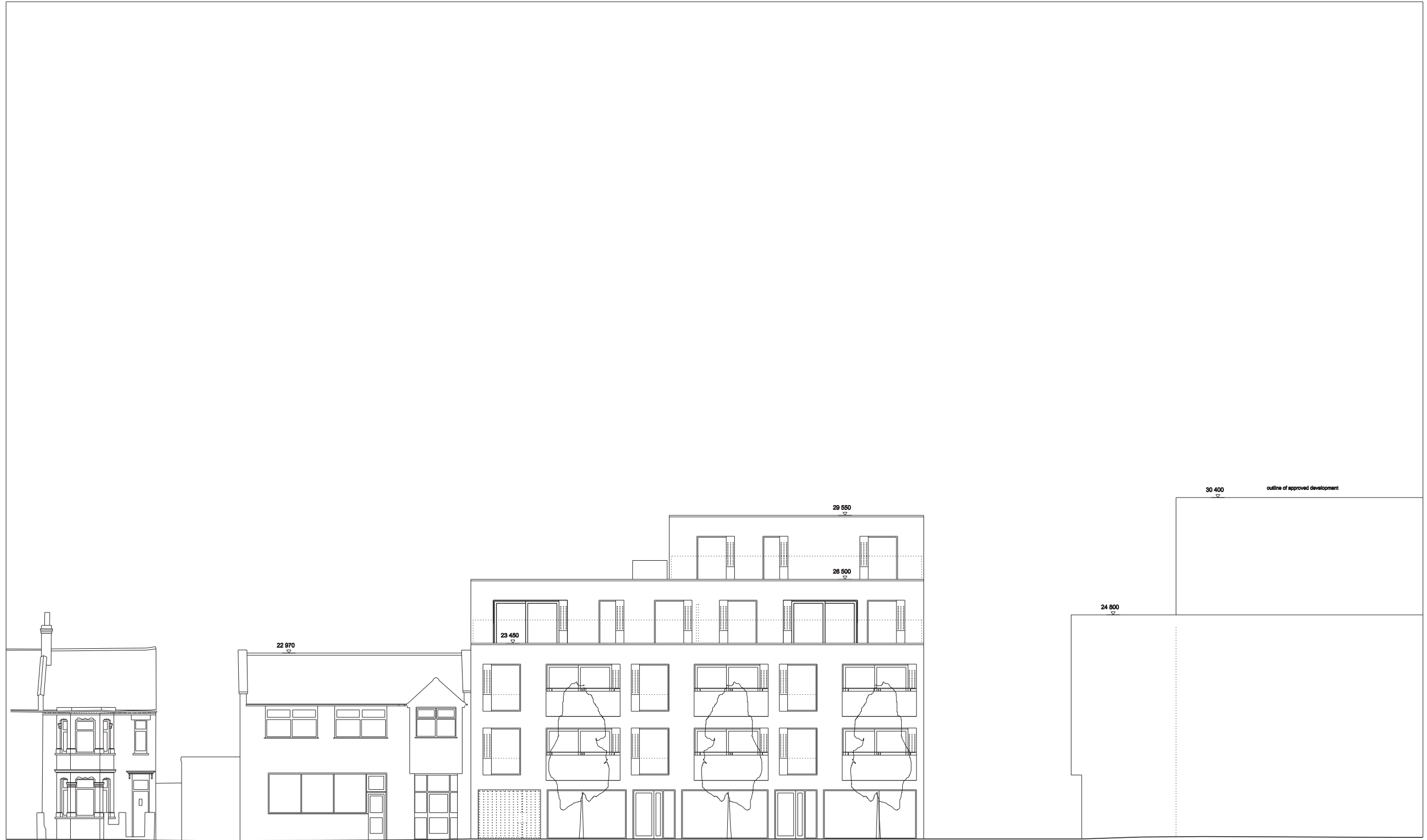
591 - 593

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587 KINGSTON ROAD, SW20 8SA  
proposed north elevation  
PP-304

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Revision



581 - 583

proposed South elevation

579 - 583

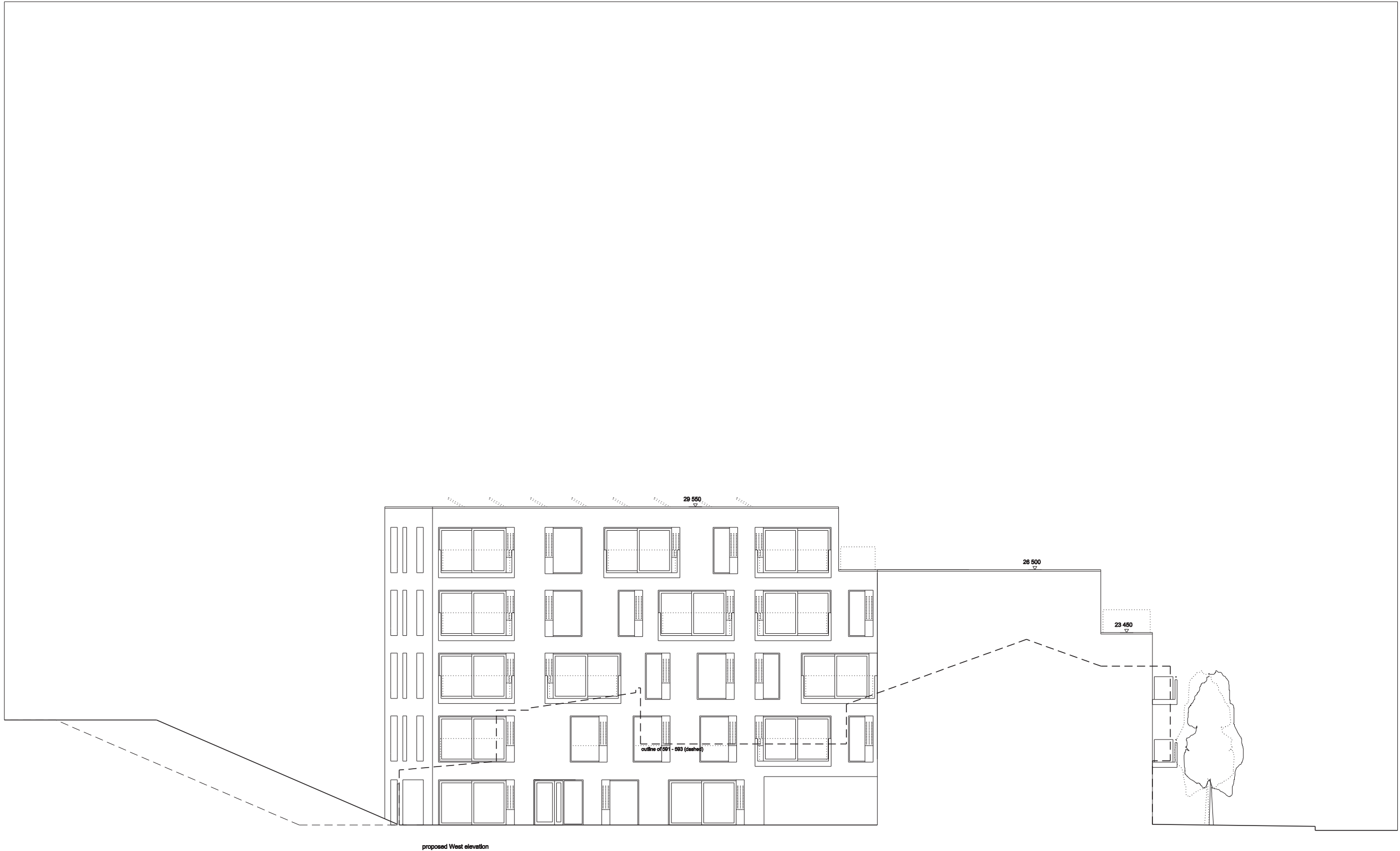
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587 KINGSTON ROAD, SW20 8SA  
proposed south elevation  
PP-301

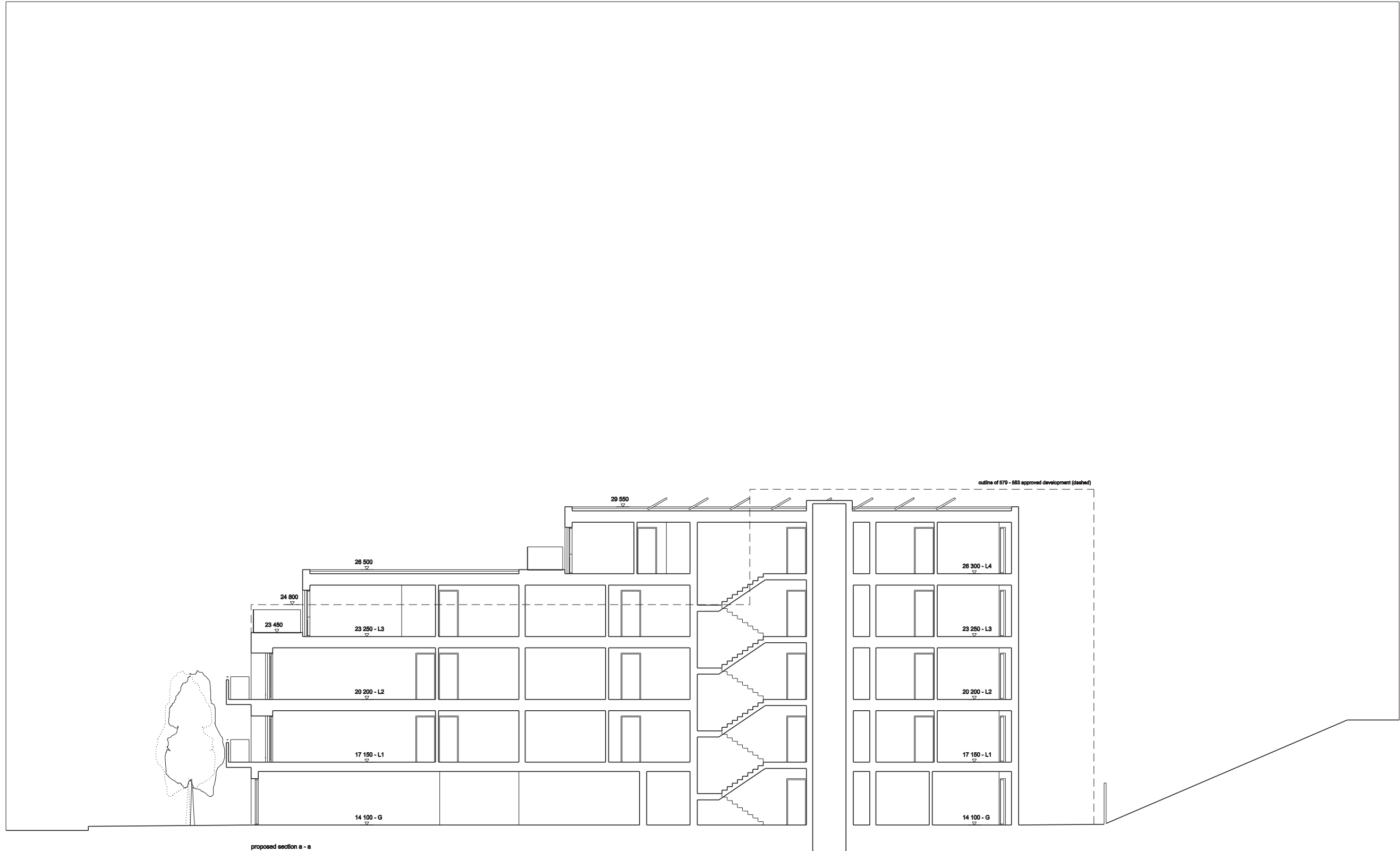
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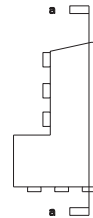




proposed West elevation



proposed section a - a

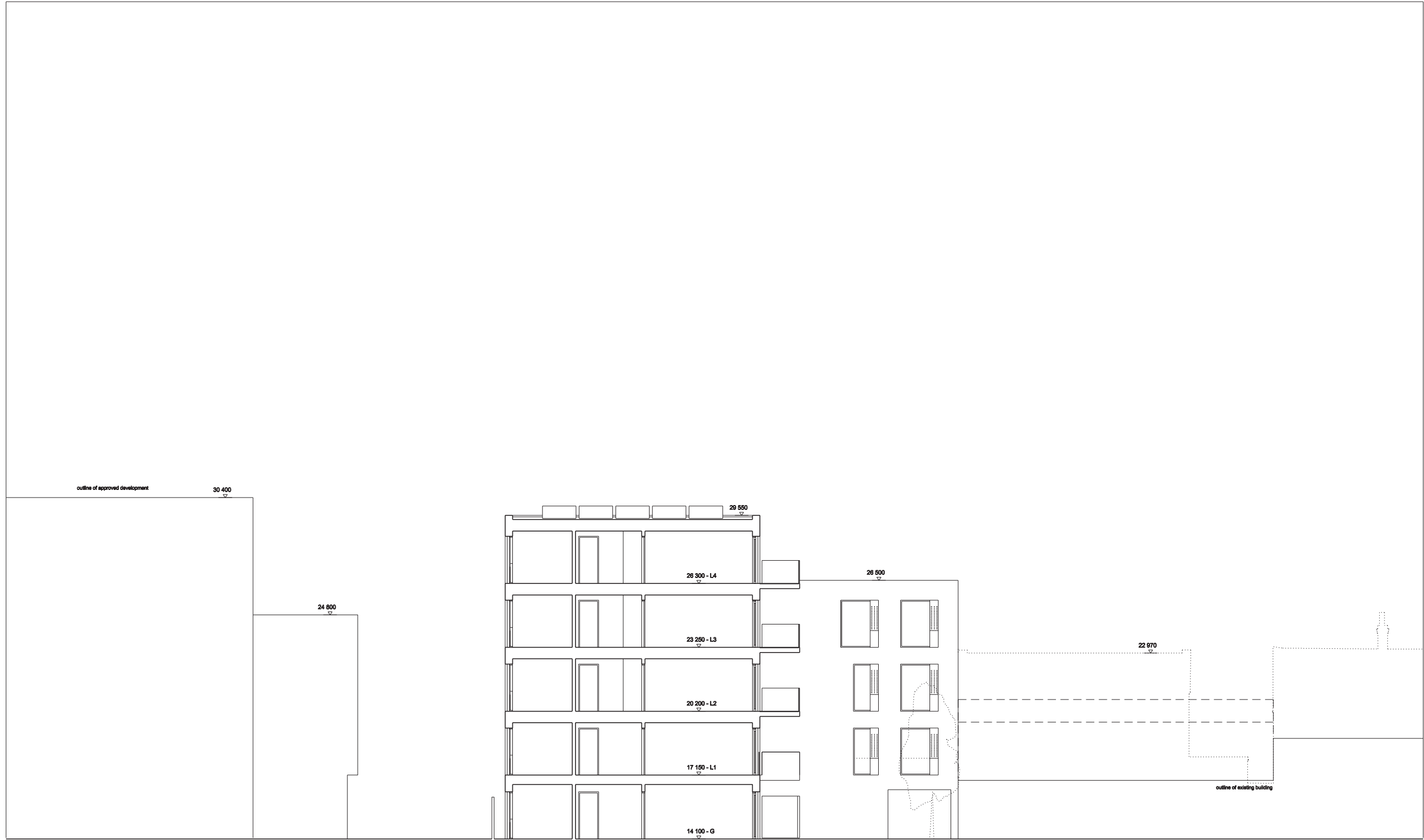


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587 KINGSTON ROAD, SW20 8SA  
proposed section a - a  
PP-201

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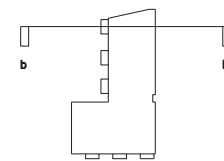
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Revision



579 - 583

proposed section b - b

591 - 593



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587 KINGSTON ROAD, SW20 8SA  
proposed section b - b  
PP-202

JOB NO: 072 SCALE: 1:100 @A1 1:200 @A3 DATE: 18-09-14

2  
Revision



proposed facade detail

materials

- 1 London Stock brick
- 2 powdercoated steel - light grey
- 3 powdercoated aluminium - silver grey
- 4 powdercoated steel - silver grey
- 5 clear glazing
- 6 obscure glazing

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587 KINGSTON ROAD, SW20 8SA  
proposed facade detail  
PP-401

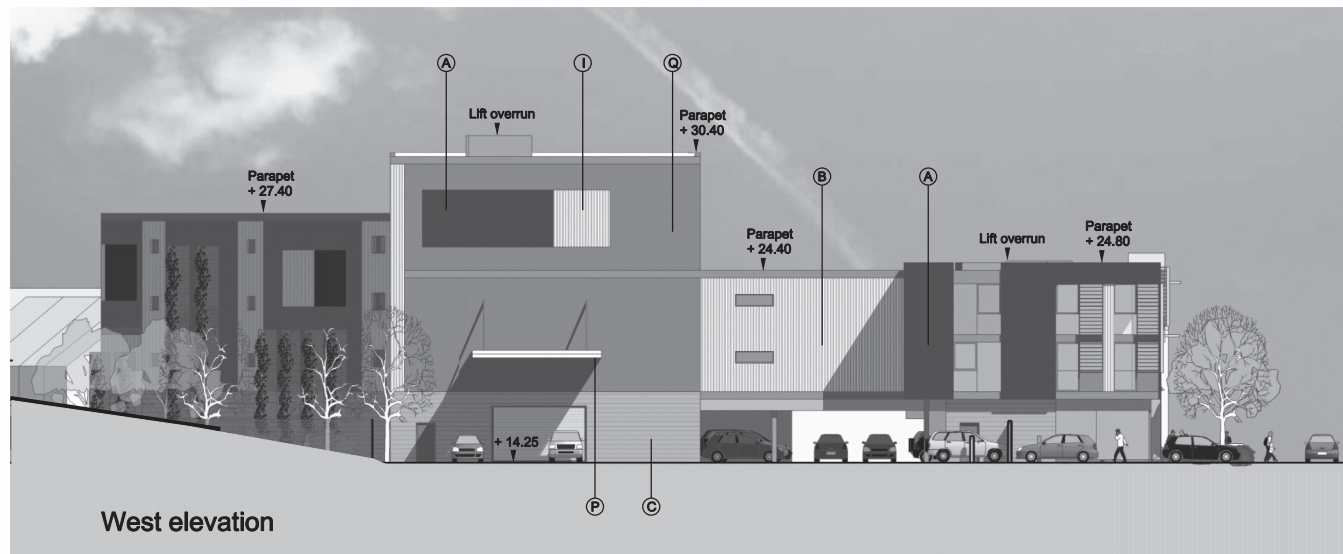
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Revision

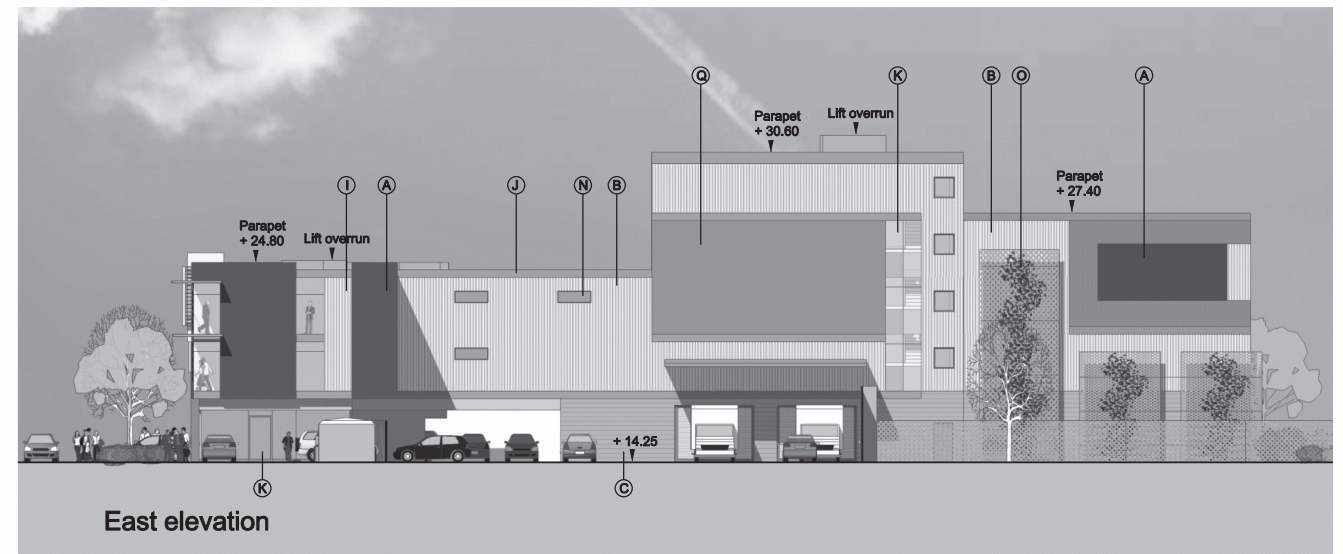




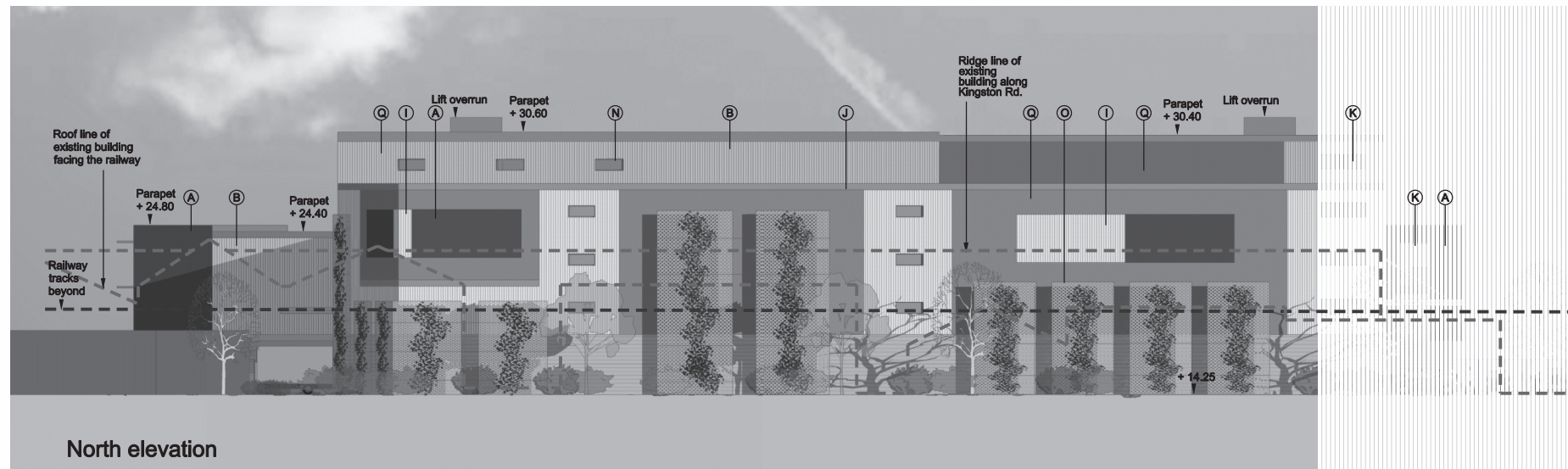
South elevation



West elevation



East elevation



North elevation

Schedule of Materials	
Type	Description
A	Blue Microrib Cladding RAL 5002
B	Vertical Silver Cladding
C	Horizontal Light-grey Cladding
D	Blue-grey Coloured Render
E	Light-green Coloured Panel
F	Grey Horizontal Boards
G	Timber-structured Horizontal Boards
H	Silver Coloured Panel
I	Vertical Halfround Silver Cladding
J	Grey Metal Flashing
K	Framed Clear Glazing
L	Brise Soleil
M	Louved Metal Screens
N	Mid-grey Metal Panel
O	Green Screens
P	Canopy
Q	Mid-grey Vertical Cladding

Rev	Date	Version Description	Dm	Chk

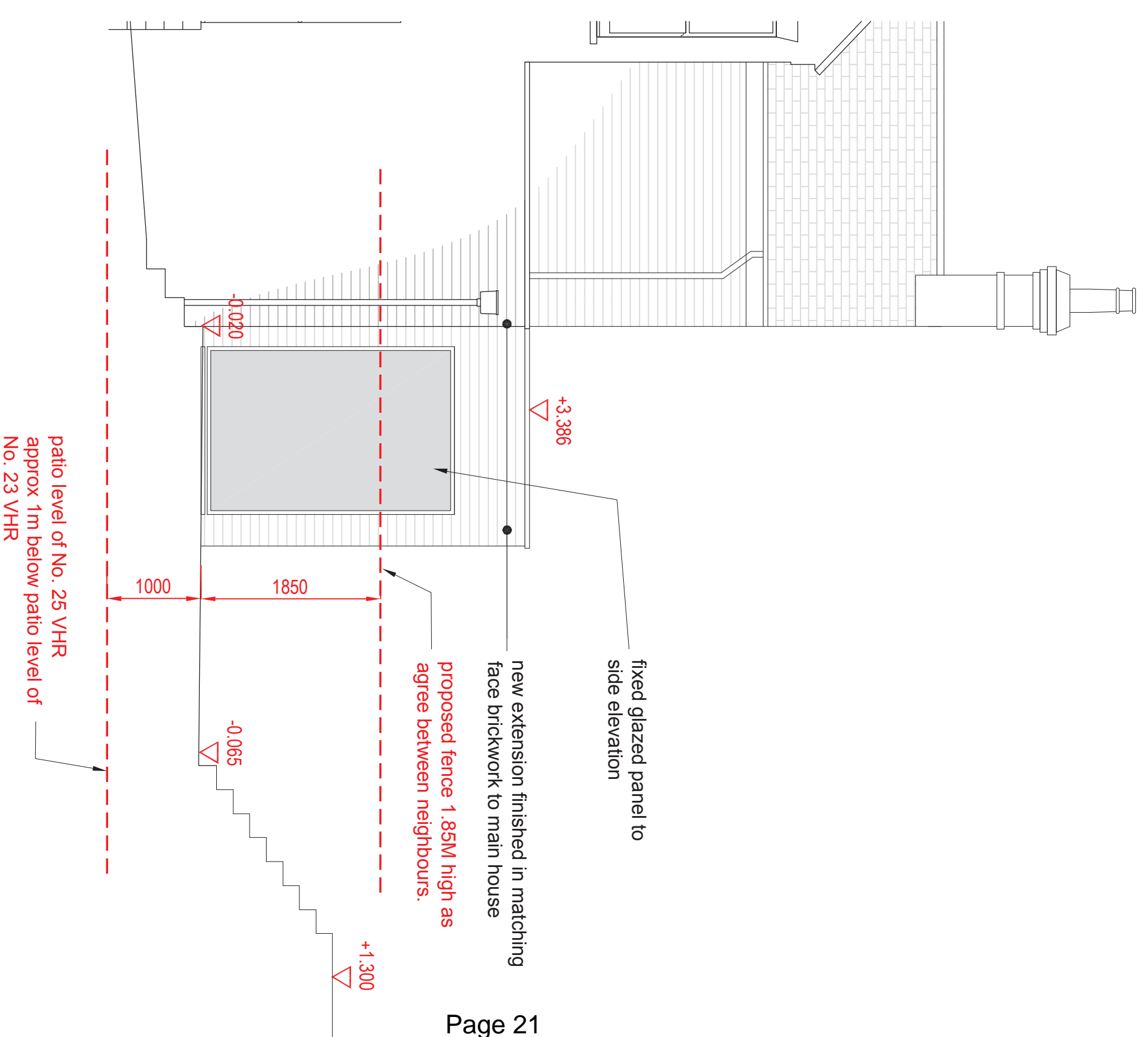
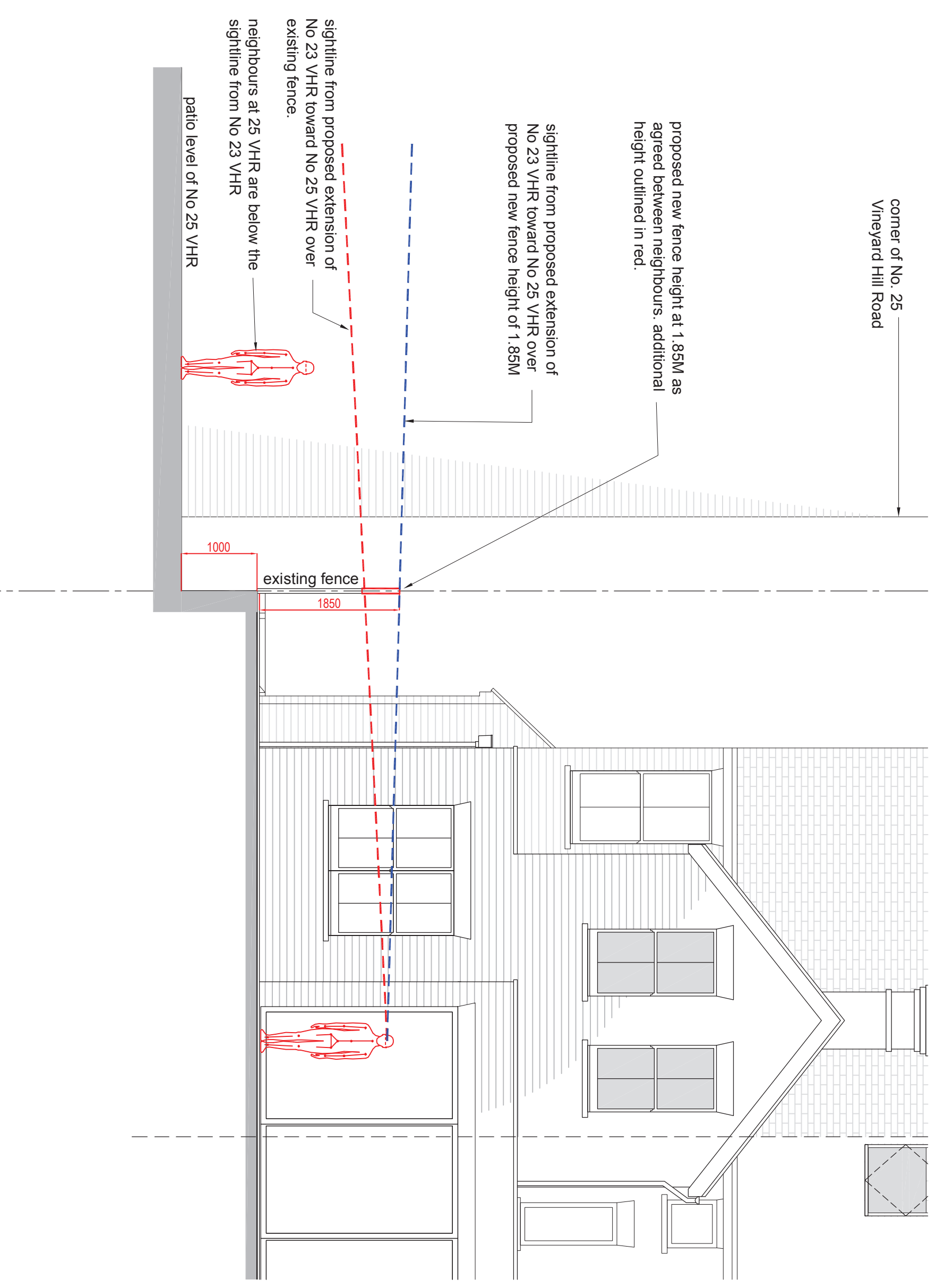

Client  
**Access Self-Storage**  
 Project Name  
**Access Self-Storage**  
 Raynes Park, Kingston Road

Drawing Title  
**Proposed Elevations**

Drawing Status		North
<b>Planning Submission</b>		DMWR Job No. 2591
Drawn By ES	Drawn Date Jun 10	Checked By JA
Drawing Number DMWR/A1/S02-030		Scale @ A1 1 : 200
Revision		P01

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**GENERAL NOTES:**  
 This drawing indicates basic structure. Full structural details and calculations by a Structural Engineer to satisfy current Building Regulations.  
 The design, specification, performance and structure of all elements of work are to be developed by the contractor strictly in accordance with current statutory regulations and certification requirements. Contractor to complete work to the required standard providing a completion certificate from the local authority Building Control Department.

Although this drawing is to a scale all features and dimensions are approximate. The contractor is responsible for checking dimensions, tolerances and references. Any errors or discrepancies are to be reported prior to proceeding with the works or shop drawings. **DO NOT SCALE FROM THIS DRAWING.**  
 All party wall agreements, permissions and conditions surveys to be conducted by others.  
 The ownership and copyright of this drawing wholly remains and belongs to Qualitas Construction Service Ltd. and cannot be used without the explicit permission of the originator.

Rev	Date	Int	Description

<b>PROJECT</b>	<b>23 VINEYARD HILL ROAD LONDON SW19 7JL</b>
<b>Drawing No.</b>	<b>1002</b>
<b>Revision</b>	
<b>Drawn By</b>	<b>1150@A2</b>
<b>Date</b>	<b>MAR-2015</b>
<b>Scale</b>	
<b>Checked</b>	

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