

**Merton Council**  
**Planning Applications Committee**  
**21 April 2016**  
**Supplementary agenda**

13 Modifications Sheet

1 - 10

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## **Planning Applications Committee 21st April 2016** **Supplementary Agenda (Modifications Sheet)**

### **Item 5. Land adjacent to 1 Bridge Villas, Wimbledon SW19 (15/P1955)** **(Wimbledon Park Ward).**

Current proposals (Page 16).

First sentence of paragraph 3.1 to read:

The application is to erect a detached building containing four flats (2 x 1 bedroom (2 person) & 2 x 2 bedroom (3 person)).

Policy context (Page 17)

Add paragraph 5.5 to read:

Minor Alterations to the London Plan (Housing Standards) March 2016

### **Item 6. Land adjacent to 87 Denison Road, Colliers Wood SW19** **(15/P4762)(Colliers Wood Ward).**

No modifications.

### **Item 7. 7 Lambourne Avenue, Wimbledon Park SW19 (15/P2830)(Wimbledon** **Park Ward).**

Consultation.

Two late letters of objection received (9 in total in regards to re-consultation). The letters reiterate the concerns set out in paragraph 5.2.1 and add concerns with disruption during construction from delivering/workman vehicles.

Additional information provided from neighbour for consideration for members. Photos and CGI comparisons (existing and proposed) attached to modification sheet.

Drawings.

Additional plan from applicant showing street scene elevation (including car parking spaces). Plan 907/S/11 added to modification sheet and to be added to drawing numbers on front page of report.

Amended first floor plan – Discrepancy in the original plans with North-West elevation showing 1 window to bedroom 2, whilst first floor plan showed 2 windows. Amended plan correctly shows one window on floor plan. Therefore replace drawing number 907/05 B with 907/05 C.

### **Item 8. 16 Leamington Avenue, Morden SM4 (15/P3224)(Cannon Hill Ward)**

No modifications .

**Item 9. 34 Leopold Road Wimbledon SW19 (15/P1506)(Wimbledon Park Ward).**

Planning considerations (Page 146)

Omit the word 'direct' in para 7.6.2 from the first sentence of committee report. Flats do not have access to any amenity space.

Current proposals (Page 137)

In table at para 3.5 of report, London Plan requirement for flat 1 should be 86 not 50sqm.

Drawings (Page 135)

Replace drawing number LP-002 Rev A with LP-002 Rev D (showing amended layout of frontage)

Recommendation (Page 148)

Paragraph 2 - the developer makes an OFF not an ON site contribution.

**Item 10. Walnut Tree Cottage, 1 St John's Road Wimbledon SW19 (15/P4735)(Hillside Ward).**

No modifications.

**Item 11. Planning Appeal decisions.**

No modifications.

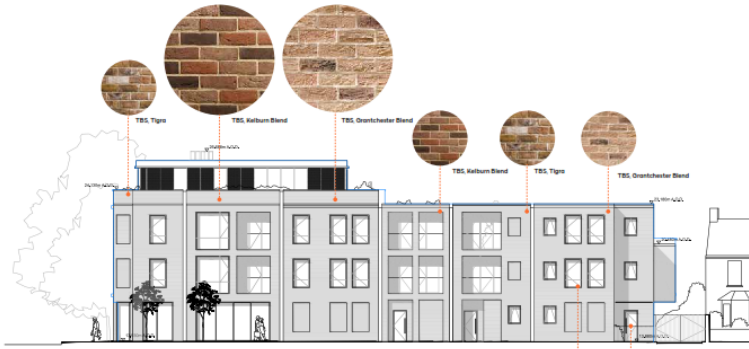
**Item 12. Planning Enforcement.**

No modifications.

Item 11:



Proposed East Elevation (Haydons Road)



Proposed North Elevation (Quicks Road)

All bricks supplied by Traditional Brick And Stone

Composite Timber/ Aluminium Window  
RAL 9002 - Pearl Light Grey

Composite Timber External Cladding  
RAL 9002 - Pearl Light Grey



Photo Realistic View From Haydons Road



Photo Realistic View From Haydons Road Recreation Park

B	MATERIALS AWARDED	07/03/16	JH
A	AMENDED PLANNING ISSUE	05/02/16	TR
A	PLANNING ISSUE	27/11/15	JH
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<b>ai</b> <b>architecture initiative</b>			
PROJECT: 3446 HAYDONS ROAD			
FROM: 1-3 QUICKS ROAD			
DRAWN BY: PROPOSED EXTERNAL FACADE MATERIALS			
DATE: MARCH 2016 SCALE: 1/75			
DRAWN BY: JH			
CHECKED BY: TR			
PROJECT: PLANNING			
JOB NUMBER: A1-2332			
DRAWN BY: JH			
CHECKED BY: TR			



Photo realistic view form Haydons Road

B	MATERIALS AWARDED	07/03/16	JH
A	AMENDED PLANNING ISSUE	05/02/16	TR
A	PLANNING ISSUE	27/11/15	JH
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<b>ai</b> <b>architecture initiative</b>			
PROJECT: 3446 HAYDONS ROAD			
FROM: 1-3 QUICKS ROAD			
DRAWN BY: PERSPECTIVE VIEW			
DATE: MARCH 2016 SCALE: 1/75			
DRAWN BY: JH			
CHECKED BY: TR			
PROJECT: PLANNING			
JOB NUMBER: A1-2332			
DRAWN BY: JH			
CHECKED BY: TR			



Photo realistic view from Haydons Road Recreation Park

- B MATERIALS AMENDED 07/03/16 JH
- A AMENDED PLANNING ISSUE 05/02/16 TR
- PLANNING ISSUE 27/11/15 JH


**architecture  
initiative**  
ARCHITECTS

PROJECT: 1401 HAYDONS ROAD  
 1401 HAYDONS ROAD  
 FROM HAYDONS ROAD PARK

DATE: MARCH 2016 SCALE: RTS  
 DRAWN: JH CHECKED: TR  
 TITLE: PLANNING  
 JOB NUMBER: A142332  
 DRAWING NUMBER: Q14103 REV: B



NO.	REV.	DATE	DESCRIPTION
<p>FAITHFULL + MAUDSLAY ARCHITECTS          1000 BROADWAY, SUITE 1000, NEW YORK, NY 10018          TEL: (212) 904-7000 FAX: (212) 904-7001          WWW.FAITHFULL+MAUDSLAY.COM</p>			
<p>PROJECT: Proposed Street Elevation to Lambourne Avenue.</p>		<p>DATE: April 2018</p>	
<p>CLIENT: The Charwell Group</p>		<p>PROJECT NO.: 7 Lambourne Ave. SW19</p>	
<p>ARCHITECT: Faithfull + Maudslay</p>		<p>SCALE: 1:250 (A1)</p>	
<p>DRAWN BY: [Name]</p>		<p>CHECKED BY: [Name]</p>	
<p>DATE: 9/07/2018</p>		<p>NO. 967/2018</p>	

The CGI image submitted by Cherwell, shown on the right is extremely misleading. The peak of the gable of the existing house (left) should be almost 2m below the ridgeline of the new development. The CGI only shows the new development as marginally higher.





# PHOTOGRAPHS

(Appended to letter of representation

Prepared by Hedley Clark Ltd re 15/P2830)



Photograph 1: View looking towards no.7 Lambourne Avenue highlighting its elevated, exposed and prominent position in views along the road. The proposed dwelling would extend significantly closer to the NW frontage and have significantly greater height and massing causing substantial harm to the visual amenities.

Photograph 2 (below) : View looking towards the north west elevation again highlighting the prominent and elevated position of no.7 Lambourne Avenue and highlighting the visual dominance the proposal would have on this corner plot. No.9 is seen to the left and demonstrates the extent to which the proposal would fail to respect the building line at this sensitive corner plot.



Photograph 3: View looking south towards Wimbledon Park. The size, height, scale and mass of the existing dwelling afford views along this identified key view towards the mature landscape setting of the road and Wimbledon Park beyond. In contrast, the raised eaves and ridge height together with the overall massing of the proposal would effectively preclude views of the landscape at the southern end of Lambourne Avenue, creating a harmful visual interruption to views within and from the conservation area.



Photograph 4: This view highlights the important lateral space and visual relief currently provided between no. 5 & 7 Lambourne Avenue. The substantial proposal would be sited 1m from the garage at no.5 and this together with the massing of the development would erode the sense of spaciousness that is a positive characteristic of

Lambourne Avenue.

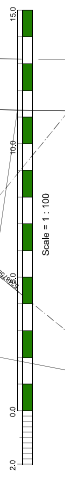
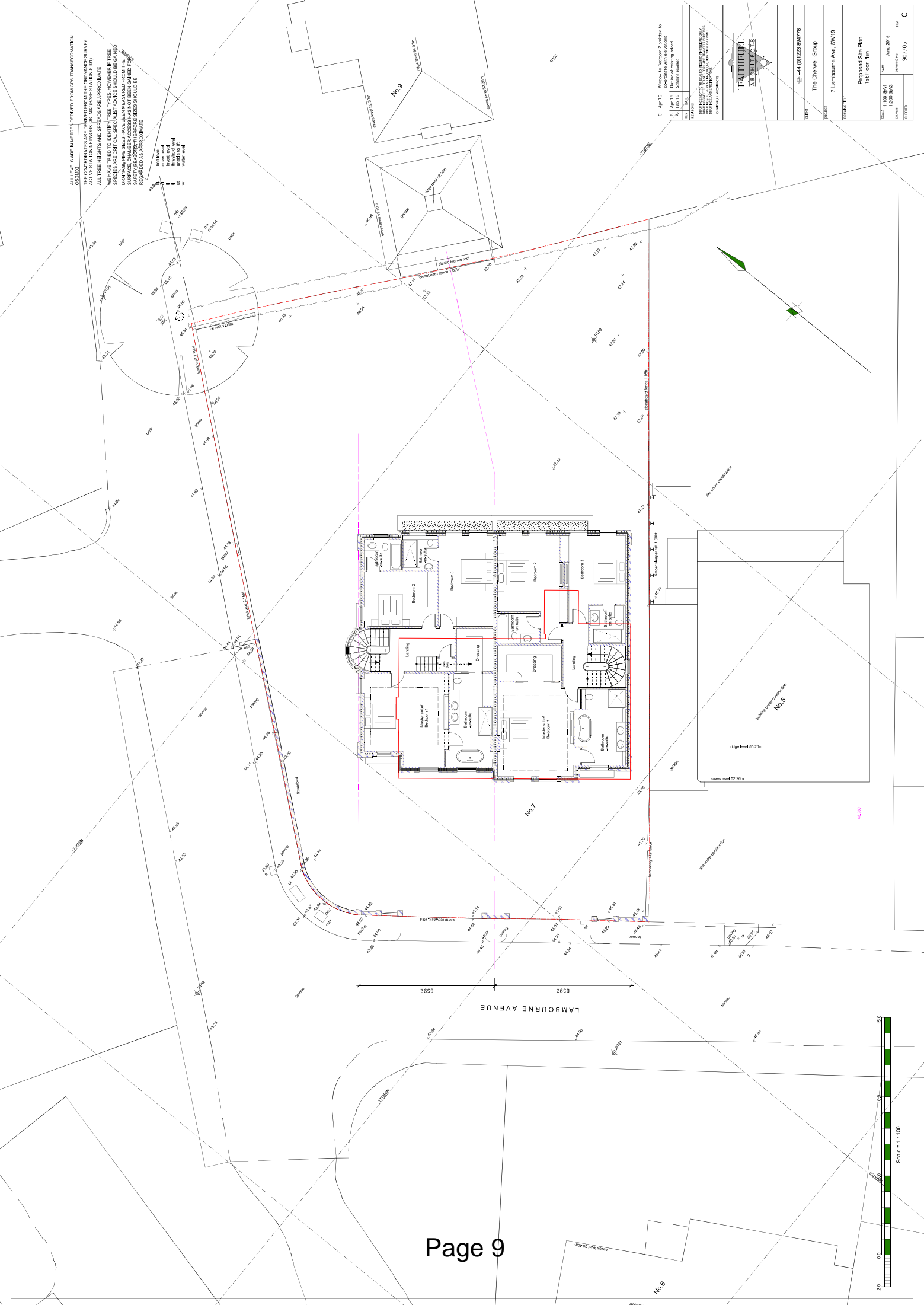
ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION  
 THE COORDINATES ARE DERIVED FROM THE CHORANKE SURVEY  
 ACTIVE STATION NETWORK (POINT BASE STATION)  
 ALL TREE HEIGHTS AND SPREADS ARE APPROXIMATE  
 WE HAVE TRIED TO IDENTIFY TREE TYPES, HOWEVER IF TREE  
 SPREADS ARE CRITICAL SPECIFICALLY ABOVE SPREADS TO BE GAINED  
 SURFACE CHAMBER ACCESS HAS NOT BEEN GAINED FROM  
 SURFACE CHAMBER ACCESS HAS NOT BEEN GAINED FROM  
 SURFACE CHAMBER ACCESS HAS NOT BEEN GAINED FROM

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 finished floor level  
 finished floor level  
 water level

C Apr 16  
 3 Apr 16  
 2 Apr 16  
 1 Apr 16

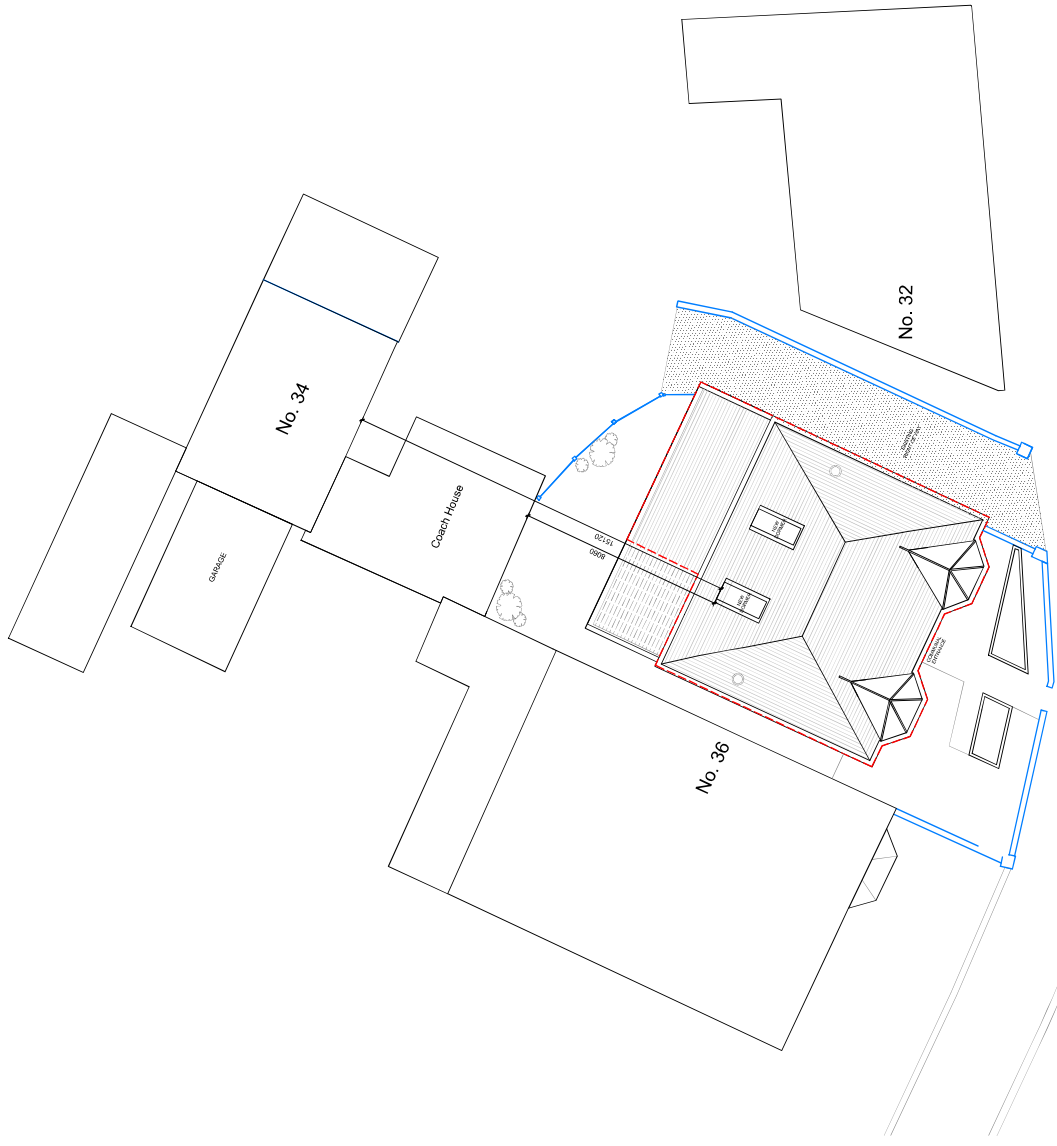
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DATE	12/02/2014	BY	JAUN 2013
ISSUE	1/2008/3	REVISION	9/07/05
PROJECT	7 Lambourne Ave, SW19		
CLIENT	The Chewell Group		
ARCHITECT	FAITHFUL + ARCHITECTS		
PROPOSED	Proposed Site Plan 1st Floor Plan		





- EXISTING STRUCTURE
- EXISTING BUILDING OUTLINE
- EXISTING RIGHT OF WAY
- PROPOSED ROOF TILES TO MATCH EXISTING
- EXISTING ROOF TILES



LEOPOLD ROAD

D	AMENDED LAYOUT	13.04.15	NW
C	AMENDED LAYOUT	14.10.15	NC
B	DEVELOPMENT OF ROOF TILES TO MATCH EXISTING COACH HOUSE AND COACH HOUSE	20.05.15	MD
A	ISSUED FOR PLANNING	06.07.15	MD
	ISSUED FOR PLANNING	24.02.15	MD
	ISSUED FOR PLANNING	04.02.15	MD

**architecture initiative**  
 ARCHITECTS  
 2000 LEOPOLD ROAD  
 LEOPOLD ROAD, LEOPOLD  
 LEOPOLD ROAD, LEOPOLD

PROJECT LEOPOLD ROAD  
 DRAWING TITLE PROPOSED  
 SITE PLAN  
 DATE OCT 2015 SCALE 1:200 @A3  
 DRAWN MD CHECK MG  
 STATUS PLANNING  
 JOB NUMBER AL-2180  
 DRAWING NUMBER LP-002 REV D