

**Merton Council**  
**Planning Applications Committee**  
**16 March 2017**  
**Supplementary agenda**

20      Modifications

1 - 14

This page is intentionally left blank

## **Planning Applications Committee 16<sup>th</sup> March 2017** **Supplementary Agenda (Modifications Sheet)**

### **Item 5. 86 The Broadway, Wimbledon, SW19 1QG (16/P3406) (Trinity Ward)**

Recommendation (page 27)

Amended condition 13 - a more specific condition relating to noise limits is recommended.

Amended condition 13:

The noise levels 1 metre from outside the nearest residential windows shall not exceed more than 48dB LAeq (1 hour) for properties on The Broadway and not exceed more than 46dB LAeq (1 hour) for properties on Kings Road. The noise referred too is that which shall potentially emanate from the external dining area.

Additional informative 2:

Please note that the remaining conditions attached to Planning Application 92/P0654 dated 08-12-1992 continue to apply.

### **Item 6. 96-98 The Broadway, Wimbledon SW19 - 15/P1569 – Trinity Ward**

WITHDRAWN FROM THIS AGENDA

### **Item 7. Polka Theatre, 240 The Broadway, Wimbledon SW19 – 16/P4619 – Trinity Ward.**

No modifications.

### **Item 8. 1-5 Carnegie Place, Wimbledon, SW19 – 16/P2810 – Village Ward.**

Proposals (page 57)

Amend description: Demolition of 5 existing houses rather than demolition of 6 as stated in report

Drawings (page 57)

Front page – Drawing Nos amended to - Site location plan 201 Rev D, 202 Rev A, 203 Rev A and 204 Rev B.

(Amended plans relate to moving back the rear wall of the two storey elements of plots 4 and 5).

Consultation (page 59)

Objection letter.

The objection letter from 7 Health Mead was not scanned on the Councils Website and was not included within the committee report. The letter is now uploaded online and takes the number of objections from 15 to 16. The letter of objection raises the following points:

- No dates on public site notice – no closing date for comment, request for an extension of time beyond 4/11/2016.
- The developer has included land owned by the Heath Mead Estate.
- The current footpath width within the Heath Mead estate is currently 2.5m which is practical given that wheel chairs and double width pushchairs need to be able to pass each other safely at the same time. Many other physically disabled pedestrians and vulnerable persons use the access from the bus stop on Parkside and the public open space of Wimbledon Common.
- The objection from the Wimbledon Society must be taken on board by the Planning Committee. It represents valid facts about the development being within a designated Archaeological Priority Area and the proposed building line is in contravention of Council Plan Policy DM0 1E.

#### Planning considerations (page 64)

New paragraph (relating to amended plans)

7.2.2 - The two storey element of plots 4 and 5 have been set back so that this part of the buildings are set back at least 10m from the rear garden boundary of 7 Alfreton Close.

This is to comply with the separation distances within the Councils SPG (New Residential Development).

Amend paragraph (relating to neighbour amenity)

7.5.6 The two storey element of the proposed house at plot 5 has been set back at least 10m from the rear garden boundary with 7 Alfreton Close to comply with the Councils SPG (New Residential Development).

### **Item 9. The All England Club, Church Road, Wimbledon SW19 – 16/P4651 – Village Ward**

#### Consultation (page 87)

Amend paragraph 5.2 - Parkside Residents Association did not object to the proposal itself, they objected to the comments from the Wimbledon Society about opening the site to the wider public. Their comments on the proposal were neutral.

7.7.1 – The closest property from the electrical substation is 32.5m as opposed to 3m as stated in the report.

7.10.4 - There are 8 existing clay courts on the main site as opposed to the 7 as quoted

7.12.2 - The Basement Impact Assessment and Site Investigation Report was prepared by Cundall as opposed to Fordham Consulting Ltd and Albury S.I Ltd

#### New paragraph

#### Car Park Management Plan

7.15.15 - As set out in the planning application submission, the scheme will see a net reduction in parking at the Somerset Road site. The scheme will locate parking within the proposed basement and significantly reduce grade level parking to only 9 spaces within front forecourt (outside Championships) and overflow parking (peak times only) within CP1 (during Championship). Outside the Championship, it should also be noted that the western part of the basement will be used for storage purposes, therefore reducing the number of available parking spaces within the basement during this period. In order to control parking within the basement and at grade level during various stages of the year (lead up/dismantling period and inside championship and outside championship period) the applicant is required to submit a detailed Car Park Management Plan for approval by the Council (in conjunction with consultation with TFL) as part of a planning condition. The Car Park Management Plan will include full details of the parking areas, demand, management and a strategy to reduce parking over time.

#### Additional Conditions

- 46. Demolition Method Statement
- 47. Construction Method Statement (basement)
- 48. Design Calculations (basement)
- 49. Movement Monitoring Report (basement)
- 50. Service & Delivery Plan
- 51. Green Roof (above plant)
- 52. Gates not opening over highway

#### Delete Condition

- 11. H9 Construction Vehicles.

Details required for condition 11, are covered in condition 12. (H10 Construction Vehicles, Washdown facilities etc (major sites)

#### Amended Condition

- 11. E.5 amend condition as follows - The premises shall only be used for indoor tennis and activities associated with the operation of The Championships, and for no other purpose...

#### Late Objections

Five late letters of objection received. The letters raise the following points:

- A private noise assessment of the actual background noise has now been produced. The report shows a significant difference reduction to the ambient level taken by Vanguardia (applicant's noise consultant). The private noise report states the preliminary assessment indicates that noise levels received at no 13 (where the monitor was placed) would be likely to have a significant adverse impact, dependent upon the context. As the existing environmental noise profile of the area is quiet with few regular noise sources, it would be expected that noise levels received from the proposed tennis courts would be particularly noticeable.
- It is the intension to conduct a noise survey of similar construction to get a true reading of the likely impact. For these reasons we ask that this application regarding the two courts nearest Newstead Way be refused or at least postponed until the new study is made.
- Concern with noise from the two proposed tennis courts. An increase of 11 – 15db constitutes a substantial increase in sound levels. However any inaccuracy in these measurements, combined with the voices of players would possibly take sound levels over 15db which indicate a serve increase in sound levels.
- The two northern clay tennis courts are too close to neighbouring gardens and could be relocated.
- Concern with noise from the indoor courts building (from air ducts) and the plant being moved close to neighbouring properties.
- Concern with ground movement, the hill is known for odd springs and runs of water from time to time, as the ground shifts.
- Site traffic will cause inconvenience and anxiety to neighbours
- The predicted noise levels for the proposed chiller plant does not meet the local criterion of 10db below the background noise level at R10 and a number of other locations. Worst at location R9, the predicted noise level is 5db higher than the existing background level.
- The predicted operational noise level of the transformer plant does not meet the local criterion of 10db below background noise at location R8. In addition, consideration is required to the unpleasantness of the electrical noise it emits. The transformer plant buzzes continuously, as can be heard at distances of up to 30m or more from its existing location.
- Noise from the external clay courts does not meet the target of 5db below background noise at location R10 and R11 in a number of scenarios. Planning permission should be refused on the two northern-most clay courts. That said, should the Council be minded to approve the application for courts 1 and 2, then consideration should be given to sound-deadening barriers and booking system whereby the AELTC only play on courts 1 and 2 when the other courts are already occupied.
- Question whether the baseline noise survey is a reasonable assessment of existing background noise levels. It was conducted at a time when the AELTC was undertaking significant building works for the new roof on Number 1 (Championship) Court. Request for further baseline noise research in a period when the AELTC is not undertaking building work.
- CPZ should be imposed on the length of Somerset Road from its junction with Church Road to the entrance on the Oakfield Estate (along with other similar planned measures in Somerset Road and neighbouring roads).

- A truck weight restriction should be imposed and strictly enforced in Somerset Road between Parkside and the northern entrance to the AELTC site denying access to trucks in excess of 8.5 tons weight. Very large construction vehicles have been using this un-adopted road (and on pavements) frequently.

#### **Item 10. 122 Copse Hill, West Wimbledon, SW20 – 17/P0004 – Village Ward**

##### Current proposals (page 130)

Amended plans were received to reduce the number of parking spaces to two as noted in the officer report. An amended tree removal/retention plan was also received showing the retention of the tree and hedge on the western boundary with no.124, as noted in the officer report.

#### **Item 11. Land at Pincott Road and High Path SW19 – 16/P3738 – Abbey Ward.**

##### Introduction (page 142)

##### Insert new paragraph 1.2

The application is the first phase of a wider masterplan for the whole High Path Estate. The outline planning application for the remaining phases of the masterplan to redevelop the High Path Estate is due to be submitted to the Council in April 2017. Reference will be made throughout this report to connections between this first phase application and the wider masterplan as the first phase scheme proposals have been developed to form part of, but not to be dependent upon, the emerging wider regeneration proposals.

##### Site and surroundings (page 143)

##### Insert new paragraph 2.1

This first phase application site covers an area of 0.847 hectares occupying the south eastern corner of the High Path Estate and the Old Lamp Works, bounded by High Path to the south, Pincott Road to the west and Nelson Grove Road and Rodney Place to the north and east. The plot consists of 74 garages and associated hardstanding, spread across the site from north to south and accessed from Nelson Grove Road and High Path, and an existing part-one storey part-two storey industrial unit (the Old Lamp Works), last occupied by a book distribution centre with access from High Path located in the south and east of the site. The site also features the Marsh Court Play Area with access from Pincott Road located to the north west of the site.

##### Current proposal (page 147)

##### Insert new paragraph 3.7 (v)

Block E (Rodney Place Character) – consists of two separate blocks: two storey mews cottages and three storey houses. They continue the building line of existing residential properties on Rodney Place.

##### Consultation (page 151)

##### Design Review Panel

##### Insert after DRP comments.

The applicant's design team has provided the following response to the DRP comments in order to explain how the evolving design has addressed their concerns. The comments are supplemented by a number of site layouts and elevations.

Public realm.

A masterplan design code has been developed.

Parking has been removed from Pincott Road significantly increasing the pedestrian footpath and defensible space of mansion blocks. Tree planting has been maximised. Parking in the inner street to the layout has been reduced and a more intimate character created. In the mews parking has been relocated and tree planting added. On Rodney Place parking has been reduced and the layout redesigned so as to future proof potential development. On High Path buildings have been set back allowing for soft landscaping defensible space wider pedestrian footpaths.

Future proofing adjacent development sites.

Design allows for east-west connection with Rodney Place. Layout provides for access from Nelson Grove Road to be closed off so as to enhance private character of the cul de sac. Allows for continued frontage with Nelson Grove Road increasing street legibility. Layout allows for realignment of front gardens to houses in block E if neighbouring sites come forward.

Rodney Place.

Multi generation houses have been omitted. Corner town houses now ensure transition between proposed street and Rodney Place.

Mews houses.

Relationship with 68 and 68A Nelson Grove Road reviewed. 2m soft landscaped strip introduced along site boundary facing the properties.

Pedestrian movement has been re-directed along the proposed building frontage with defensible space defining the boundary between public and private spaces.

Architecture.

Architectural diversity has been enhanced through a number of elements.

Varied yet controlled palette of materials.

Architectural features are in line with the proposed street character.

Mansion blocks - classical approach which define a base, mid-section with secondary hierarchy and a top of the elevation. Block along Nelson Grove introduces a residential approach to elevation design articulating a base and top section similar to housing design. Terrace block along the new street has a contemporary approach through the use of setbacks and protrusions as well as asymmetrical window composition. Rodney Place terrace follows closely the architecture of the cottage houses.

The Mansions. Lighter materials proposed for the set back to reduce the height perception along the street.

The central section is now better integrated with the rest of the elevation through further articulation and using pre-cast concrete elements.

There is a clear separation now between the two mansion blocks which enhances the vertical articulation of the elevation; this was achieved by changing the materials palette for the balconies and removing some of the horizontal pre-cast elements connecting the two blocks.

Internal Consultees

Future Merton - Highways

Insert new paragraph 5.4.5

As all the future residents' needs are known the disabled parking provision has been calculated to cover these needs. The applicant has proposed a year's membership to a car club per household to residential units, excluding homes which will have on



plot parking. The provision of a year's car free membership is not sufficient to facilitate a habitual change to the use of car clubs. Three years free membership is an established amount of time to facilitate the habitual change to the use of car clubs. As a matter of judgement, officers consider that a year's membership to a car club is not sufficient to facilitate a habitual change to the use of car clubs.

Policy context (page 159)

Insert at end of paragraph 6.1.

12. Conserving and enhancing the historic environment

Insert into paragraph 6.2.

3.1 Ensuring equal life chances for all

3.12 Negotiating affordable housing on individual private residential and mixed use schemes

5.6 Decentralised energy in development proposals

6.10 Walking

7.7 Location and design of tall and large buildings

7.8 Heritage assets and archaeology

Insert into paragraph 6.3

CS1 - Colliers Wood / South Wimbledon Sub-Area

Insert into paragraph 6.6

London Social Infrastructure SPG – May 2015

London Sustainable Design and Construction SPG – April 2014

London Accessible London: Achieving an Inclusive Environment – 2014

London Character and Context SPG – June 2014

Shaping Neighbourhoods: Play and Informal Recreation SPG – September 2012

Planning Considerations (page 161)

Insert new paragraph 7.1

The main planning considerations include assessing the following:

- Principle of redevelopment
- Demolition and loss of existing uses
- Principle of residential land use
- Affordable housing
- Standard of accommodation
- Design, including layout, scale and massing and impact on locality, and neighbouring amenity and heritage
- Housing Mix
- Access
- Transport
- Sustainable design and construction and energy
- Technical issues including flooding, air quality, and contamination, noise and ecology
- Planning obligations

Scale, bulk and massing and impact on locality

Insert at end of paragraph 7.23.

It is noted that within the existing context, the proposed development is of a lower height than neighbouring towers of Marsh Court and May Court.

### Daylight, Sunlight and Overshadowing

#### Insert new paragraph 7.48

A further material consideration is that the London Borough of Merton Pre-Submission Estates Local Plan and masterplan proposals for the site envisage the demolition of buildings within and adjoining the application site, including those assessed by the DSO report. Thus, while officers acknowledge the proposals will have an impact on certain flats, unique circumstances arise in this instance that warrant a more flexible approach, which is endorsed by the BRE guide itself.

#### Insert new paragraph 7.49

In terms of sunlight, only those windows of neighbouring properties which face within 90 degrees of due south and likely to serve habitable rooms were tested to meet BRE criteria. A total of 46 windows were tested across the site. The results of Probable Sunlight Hours testing show that only one window in 1-66 Marsh Court would experience a minor adverse impact on an annual basis. Officers consider that whilst this is a negative impact, there are material considerations (detailed above) that relate specifically to the application site.

#### Insert new paragraph 7.50

In terms of overshadowing, the BRE guide suggests that all open spaces should have a minimum of 2 hours of sun over at least 50% of the site on the 21st March (Equinox), to be considered adequately sunlit throughout the year. An overshadowing analysis was carried out on 12 surrounding gardens and open spaces and all of the surrounding gardens and open spaces tested receive good levels of sunlight. Officers consider that the surrounding properties will not be unduly overshadowed by the proposed development.

### Insert New Heading: Loss of Privacy and Overlooking

#### Insert new paragraph after 7.49

Policy DM.D2 states that proposals for development will be expected to ensure appropriate levels of sunlight and daylight, quality of living conditions, and privacy to adjoining gardens. Consultee responses raise concerns about distances between proposed buildings and loss of privacy to existing surrounding buildings. The separation distance between habitable rooms in proposed eastern elevation of blocks A and B and the western elevation of block F would be approximately 19m. This is considered to be a suitable separation distance within an urban area in order to mitigate impacts of overlooking within the development itself. The separation distance between habitable rooms in proposed southern elevation of houses in E and the northern elevation of block C would be between 16m and 18m. This is considered to be a suitable separation distance within an urban area in order to mitigate impacts of overlooking within the development itself. Furthermore, it is noted the windows are set at different heights so that there is never any direct overlooking. In terms of the loss of privacy to existing buildings, officers consider that the proposal raises no concerns and considers that the proposal has been designed in a sympathetic way to avoid direct overlooking of adjoining buildings.

### Construction Phase

#### Insert at end of paragraph 7.53

It should be noted that a draft Construction Management Plan was submitted with the application.

## Environmental Impact Assessment

### Insert new paragraph 7.77

The application site forms part of a potential wider development site, for which an application is yet to be submitted but consultation and pre-application discussions have been had with residents and officers for a wider development, which would exceed the site area and development quantum thresholds of the is more than 1 hectare in area and therefore falls within the scope of Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). A Screening Opinion has been issued to the effect that the application does not need to be accompanied by a separate Environmental Statement.

## Biodiversity/Landscaping

### Insert New Paragraph 7.90

The proposals also present an opportunity to secure net gains in terms of the number of trees on this brownfield site. It is proposed to remove 11 existing trees from the site (these include 8 'B' moderate category trees) but to replant with 39 trees across the site, a net gain of 28 trees. Paragraph 7.7 of the submitted Design & Access Statement (September 2016) provides an indication of the proposed location of trees across the site. Officers recommend that a suitably worded condition should require the submission of full details of a landscaping and planting scheme.

## Recommendation (page 178)

### Amended Condition

3. Condition - No development above ground shall take place until detailed drawings, samples and a schedule of all materials to be used on all external faces (including roof) of Blocks A, B and D of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

### Amended Condition

5. Condition - Prior to the commencement of landscaping works full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved before the occupation of any building hereby approved or within the first planting season following first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority. The details shall address the recommendations in paragraph 10.1 of the approved Biodiversity Survey Report (September 2016) and include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.

Delete condition 6.

### Amended Condition

15. Condition - Unless otherwise agreed in writing with the Local Planning Authority, subject to completion of the approved energy strategy (i.e. standalone CHP or

connection to masterplan heat network) evidence must be submitted to the Local Planning Authority confirming that the development has achieved not less than a 35% improvement on Part L regulations 2013 for CO2 performance

Amended Condition

16. Condition - Unless otherwise agreed in writing by the Local Planning Authority internal water usage rates shall not be more than 105 litres per person per day.

Amended Condition

18. Condition - Prior to installation details of external lighting are to be submitted, which clearly demonstrates how the lighting features to be installed meets the principles that are set out in paragraph 5.8 of the submitted Design and Access Statement dated September 2016.

Amended Condition

19. Reason - The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

Amended Condition

20. Reason - In order to protect controlled waters and the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Policies Plan 2014.

Amended Condition

21. Reason - In order to protect controlled waters and the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Policies Plan 2014.

Amended Condition

22. No development, other than demolition and site clearance, approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority (including Ellis + Moore Clarification of Bio Retention Suds and Permeable Paving (2017 01 18) and in consultation with Thames Water. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) Provide information about the design storm period and intensity and the method employed to attenuate flows to sewer at a discharge rate of no more than 10l/s. Appropriate measures must be taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) Include a timetable for its implementation;
- iii) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption and any other arrangements to secure the operation of

the scheme throughout its lifetime

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

Amended Condition

27. Reason - Reason for condition: To protect the amenities of occupiers of neighbouring properties and to accord with Sites and Policies policy DM D2.

Amended Condition

28. Reason – Reason for condition: In order to protect controlled waters and the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Policies Plan 2014.

Amended Condition

29. Reason – Reason for condition: In order to protect controlled waters and the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Policies Plan 2014.

Amended Condition

30. Reason – Reason for condition: In order to protect controlled waters and the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Policies Plan 2014.

Amended Condition

31. Reason – Reason for condition: In order to protect controlled waters and the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Policies Plan 2014.

Amended Condition

33. Reason – Reason for condition: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015 and policies DM D2, DM D3, DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.

Amended Condition

34. Reason – Reason for condition: In order to provide the opportunity to record the history of the site and to comply with the following Development Plan policies for Merton: policy 7.8 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D4 of Merton's Sites and Policies Plan 2014.

Amended Condition

35. Reason – Reason for condition: In order to provide the opportunity to record the history of the site and to comply with the following Development Plan policies for Merton: policy 7.8 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D4 of Merton's Sites and Policies Plan 2014.

#### Amended Condition

36. Reason – Reason for condition: In order to provide the opportunity to record the history of the site and to comply with the following Development Plan policies for Merton: policy 7.8 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D4 of Merton's Sites and Policies Plan 2014.

#### Delate Condition 39.

#### New Condition

42. No development, other than any demolition works, shall be carried out until details of the proposed green/brown roofs (including: species, planting density, substrate, a section drawing at scale 1:20 demonstrating the adequate depth availability for a viable green/brown roof; and a maintenance plan), as confirmed in paragraphs 3.4 and 10.1 of the submitted Biodiversity Survey Report dated September 2016, are submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details and be permanently retained as such.

Reason: In order to conserve and enhance biodiversity and wildlife habitats in accordance with the provision of policy CS.13 of Merton's Core Planning Strategy 2011.

#### New Condition

43. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses hereby approved (identified as E Blocks in the submitted Design and Access Statement dated September 2016) shall be carried out without planning permission first being obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

#### New Condition

44. No cables, wires, aerials, microwave antenna, pipe work (except any rainwater down pipes as may be shown on the approved drawings) meter boxes or flues shall be fixed to any elevation facing a highway. Reason: To safeguard the appearance of the development and the visual amenities of the area and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

#### Informatives

Insert Informative.

12. Demolition of buildings and vegetation clearance should avoid the bird nesting and bat roosting season. This avoids disturbing birds and bats during a critical period and will assist in preventing possible contravention of the Wildlife and Countryside Act 1981, which seeks to protect nesting birds/bats and their nests/roosts. Buildings should also be inspected for bird nests and bat roosts prior to demolition. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside act 1981. If bats are found, Natural England should be contacted for advice (tel: 020 7831 6922).

Insert Informative.

13. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the London Borough of Merton takes a positive and proactive approach to development proposals focused on solutions. The London Borough of Merton works with applicants or agents in a positive and proactive manner by suggesting solutions to secure a successful outcome; and updating applicants or agents of any issues that may arise in the processing of their application. In this instance the applicant was given the opportunity to amend the proposals. Planning Committee considered the application where the applicant/agent had the opportunity to speak to the committee and promote the application.

**Item 12. Land adjacent to railway bridge, near 314 Kingston Road SW20 – 16/P4855 – Merton Park Ward**

No modifications.

**Item 13. 8 Lake Road, Wimbledon SW19 – 16/P0965 – Hillside Ward.**

Para 5.5 Further 6 letters of objection received from occupiers of properties in Helme Close, Lake Road and St. Mary's Road. The objectors state that the revised plans do not address previous concerns and reiterate their objections:-

- Height, bulk and massing of the development.
- Removal of greenery.
- Noise and nuisance from basement construction.
- Disruption from construction traffic.
- Lack of affordable housing.
- Proposal does not fulfil housing need.
- Would result in overlooking.
- Block B would dominate the outlook from properties in Helme Close.
- The financial viability study regarding affordable housing should be published.

Extra condition – Full details of the design of balcony screening to side elevations of balconies shall be submitted to and be approved in writing by the LPA and the balcony screening shall be installed prior to first occupancy of the development and be maintained thereafter. Reason for condition: In the interest of neighbour amenity and to comply with policy DM D2 of the Adopted Merton sites and Policies plan (July 2014).

**Item 14. 183 Streatham Road Mitcham CR4 – 16/P4780 – Graveney Ward.**

Consultation (page 217)

1 late submission from 179-181 Streatham Road reiterating earlier objections namely:

Construction of terrace would result in loss of privacy to courtyard.

Concerns about level of natural light to basement.

Increase in activity will be disruptive to neighbouring office activity.

Creation of a four bedroom domestic unit is not in keeping with the rest of the commercial strip.

Proposals will exacerbate parking issues.

**Item 15. 225-231 Streatham Road SW16 – 16/P3598 – Graveney Ward.**

Site plan (page 257)

The site plan on the agenda does not encompass the entire site, a corrected site plan is available

**Item 16. 3 Tabor Grove, Wimbledon, SW19 4EB (16/P4060) (Hillside Ward)**

WITHDRAWN FROM THIS AGENDA