

Merton Council

Planning Applications Committee

Membership

Councillors

Linda Kirby (Chair)

John Bowcott (Vice-Chair)

Tobin Byers

David Dean

Ross Garrod

Daniel Holden

Abigail Jones

Philip Jones

Peter Southgate

Geraldine Stanford

Substitute Members:

Janice Howard

Najeeb Latif

Ian Munn BSc, MRTPI(Rtd)

John Sargeant

Imran Uddin

A meeting of the Planning Applications Committee will be held on:

Date: 26 March 2015

Time: 7.15 pm

**Venue: Council chamber - Merton Civic Centre, London Road, Morden
SM4 5DX**

This is a public meeting and attendance by the public is encouraged and welcomed. If you wish to speak please see notes after the list of agenda items. For more information about the agenda and the decision making process contact democratic.services@merton.gov.uk or telephone 020 8545 3357

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Planning Applications Committee

26 March 2015

- 1 Declarations of interest
- 2 Apologies for absence
- 3 Minutes of the Previous Meeting 1 - 8
Officer Recommendation:
That the Minutes of the meeting held on 12 February 2015 be agreed as a correct record.
- 4 Town Planning Applications - Covering Report 9 - 12
Officer Recommendation:
The recommendations for each individual application are detailed in the relevant section of the reports. (NB. The recommendations are also summarised on the index page at the front of this agenda).
- 5 157 Arthur Road, Wimbledon, SW19 8AD (Ref.15/P0036) 13 - 36
(Wimbledon Park Ward)
Officer Recommendation:
Grant Listed Building Consent subject to conditions
- 6 25 Belvedere Drive, Wimbledon, SW19 7BU (Ref. 37 - 50
15/P0045) (Village Ward)
Officer Recommendation:
Grant Permission subject to conditions.
- 7 Land rear of 318-344 Cannon Hill Lane, Raynes Park, 51 - 72
SW20 9HN (Ref. 12/P3206) (Cannon Hill Ward)
Officer Recommendation:
Grant Permission subject to conditions.
- 8 Shree Ganapathy Temple, 125-133 Effra Road, 73 - 118
Wimbledon, SW19 8PU (Ref. 13/P3508) (Trinity Ward)
Officer Recommendation:
Grant Permission subject to S.106 Obligation and conditions.
- 9 The Bell House, Elm Grove, Wimbledon, SW19 4HE (Ref. 119 - 148
15/P0099) (Hillside Ward)
Officer Recommendation:
Grant Permission subject to S.106 Obligation and conditions.

- | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 10 | 587 Kingston Road, Raynes Park, SW20 8SA (Ref 14/P4537) (Dundonald Ward)

Officer Recommendation:
Grant Permission subject to S.106 Obligation and conditions. | 149 - 196 |
| 11 | The Old Library, 150 Lower Morden Lane, Morden, SM4 4SJ (Ref 14/P46953) (Lower Morden Ward)

Officer Recommendation:
Grant Permission subject to conditions. | 197 - 214 |
| 12 | 34-40 Morden Road, South Wimbledon, SW19 3BJ (Ref. 14/P3856) (Abbey Ward)

Officer Recommendation:
Grant Permission subject to S.106 Obligation and conditions. | 215 - 278 |
| 13 | Kings College School, Southside Common, Wimbledon, SW19 4TT (Ref. 15/P0212) (Village Ward)

Officer Recommendation:
Grant planning permission subject to conditions | 279 - 304 |
| 14 | 23 Vineyard Hill Road, Wimbledon, SW19 7JL (Ref. 14/P4646) (Wimbledon Park Ward)

Officer Recommendation:
Grant Permission subject to conditions. | 305 - 324 |
| 15 | Stirling House, 42 Worple Road, Wimbledon, SW19 4EQ (Ref. 14/P3300) (Hillside Ward)

Officer Recommendation:
Grant Permission subject to S.106 Obligation and conditions. | 325 - 360 |
| 16 | Planning Appeal Decisions

Officer Recommendation:
That Members note the contents of the report. | 361 - 364 |
| 17 | Planning Enforcement - Summary of Current Cases

Officer Recommendation:
That Members note the contents of the report. | 365 - 370 |

Declarations of Pecuniary Interests

Members are reminded of the need to have regard to the items published with this agenda and, where necessary to declare at this meeting any Disclosable Pecuniary Interest (as defined in the The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) in any matter to be considered at the meeting. If a pecuniary interest is declared they should withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter. If members consider they should not participate because of a non pecuniary interest which may give rise to a perception of bias, they should declare this, withdraw and not participate in consideration of the item. For further advice please speak with the Council's Assistant Director of Corporate Governance.

Declarations of Pecuniary Interests – Members of the Design and Review Panel (DRP)

Members of the Planning Applications Committee (PAC), who are also members of the DRP, are advised that they should not participate in an item which has previously been to DRP where they have voted or associated themselves with a conclusion reached or recommendation made. Any member of the PAC who has also sat on DRP in relation to items on this PAC agenda must indicate whether or not they voted in such a matter. If the member has so voted they should withdraw from the meeting.

NOTES

- 1) **Order of items:** Please note that items may well be not considered in the order in which they are shown on the agenda since the items for which there are many observers or speakers are likely to be prioritised and their consideration brought forward.
- 2) **Speakers:** Councillors and members of the public may request to speak at the Committee. Requests should be made by telephone to the Development Control Admin. Section on 020-8545-3445/3448 (or e-mail: planning@merton.gov.uk) no later than 12 Noon on the last (working) day preceding the meeting. For further details see the following procedure note.
- 3) **Procedure at Meetings:** Attached after this page is a brief note of the procedure at Planning Application Committee meetings in relation to
 - a. requests to speak at meetings; and
 - b. the submission of additional written evidence at meetings. Please note that the distribution of documentation (including photographs/drawings etc) by the public during the course of the meeting will not be permitted.
- 4) **Copies of agenda:** The agenda for this meeting can be seen on the Council's web-site (which can be accessed at all Merton Libraries). A printed hard copy of the agenda will also be available for inspection at the meeting.

Procedure at meetings of the Planning Applications Committee

- 1 Public speaking at the Planning Applications Committee
- 2 Submission of additional written evidence at meetings

1 Public speaking at the Planning Applications Committee

- 1.1 The Council permits persons who wish to make representations on planning applications to speak at the Committee and present their views. The number of speakers for each item will be at the discretion of the Committee Chair, but subject to time constraints there will normally be a maximum of 3 objectors (or third party) speakers, each being allowed to speak for a maximum of 3 minutes.
- 1.2 Following the issue of the agenda, even if a person has previously indicated their wish to address the Committee, they should contact either
 - the Planning Officer dealing with the application (or e-mail: planning@merton.gov.uk) or
 - the Development Control Admin. Section on 020-8545-3445/3448 (9am – 5pm); or
 - the Development Control hotline 020-8545-3777 (open 1pm – 4pm only).
- 1.3 Requests to speak must be received by 12 noon on the day before the meeting, and should include the person's name, address, and daytime contact phone number (or e-mail address) and if appropriate, the organisation they represent; and also clearly indicate the application, on which it is wished to make representations.
- 1.4 More speakers may be permitted in the case of exceptional circumstances/major applications, but representatives of political parties will not be permitted to speak. (See also note 1.10 below on Ward Councillors/Other Merton Councillors.)
- 1.5 If a person is aware of other people who wish to speak and make the same points, then that person may wish to appoint a representative to present their collective views or arrange that different speakers raise different issues. Permission to speak is at the absolute discretion of the Chair, who may limit the number of speakers in order to take account the size of the agenda and to progress the business of the Committee.
- 1.6 Applicants (& agents/technical consultants): Applicants or their representatives may be allowed to speak for the same amount of time as the sum of all objectors for each application. (For example, if objectors are allowed to speak for three minutes each, then if there was only one objector, the applicant may be allowed to speak for a maximum of 3 minutes; but if there were 2 objectors, the applicant may be allowed to speak for a maximum of 6 minutes and so on.)
- 1.7 Unless applicants or their representatives notify the Council to the contrary prior to the Committee meeting, it will be assumed that they will be attending the meeting and if there are objectors speaking against their application, will take the opportunity to address the Committee in response to the objections.

- 1.8 When there are no objectors wishing to speak, but the application is recommended for refusal, then the Applicants or their representatives will also be allowed to speak up to a maximum of 3 minutes.
- 1.9 Applicants will not be allowed to speak if their application is recommended for approval and there are no objectors speaking. An exception will be made if an applicant (or their representative) wishes to object to the proposed conditions; and in this case they will be allowed to speak only in relation to the relevant conditions causing concern.
- 1.10 Speaking time for Ward Councillors/Other Merton Councillors: Councillors, who are not on the Committee, may speak for up to a maximum of 3 minutes on an application, subject to the Chair's consent, but may take no part in the subsequent debate or vote. Such Councillors, however, subject to the Chair's consent, may ask questions of fact of officers.
- 1.11 Such Councillors, who are not on the Committee, should submit their request to speak by 12 noon on the day before the meeting (so that their name can be added to the list of speaker requests provided to the Chair). Such requests may be made to the Development Control Section direct (see 1.2 above for contact details) or via the Councillor's Group office.
- 1.12 Points of clarification from applicants/objectors: If needed, the Chair is also able to ask applicants/objectors for points of clarification during the discussion of an application.

2 Submission of additional written evidence at meetings

- 2.1 The distribution of documentation (including photographs/drawings etc) during the course of the Committee meeting will not be permitted.
- 2.2 Additional evidence that objectors/applicants want to provide Committee Members (i.e. Councillors) to support their presentation (when speaking) must be submitted to Merton Council's Development Control Section before 12 Noon on the day before the relevant Committee meeting.
- 2.3 If an applicant or objector wishes to circulate additional information in hard copy form to Committee Members, they are required to provide 16 hard copies to the Planning Officer dealing with the application before 12 Noon on the day before the meeting.
- 2.4 Any queries on the above should be directed to:
 - planning@merton.gov.uk or;
 - the Development Control hotline 020-8545-3777 (open 1pm – 4pm only).
 - Contact details for Committee Members and all other Councillors can be found on the Council's web-site: <http://www.merton.gov.uk>

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All minutes are draft until agreed at the next meeting of the committee/panel. To find out the date of the next meeting please check the calendar of events at your local library or online at www.merton.gov.uk/committee.

PLANNING APPLICATIONS COMMITTEE

12 FEBRUARY 2015

(19.15 - 21.20)

PRESENT: Councillors Councillor Linda Kirby (in the Chair),
Councillor John Bowcott, Councillor Tobin Byers,
Councillor David Dean, Councillor Ross Garrod,
Councillor Daniel Holden, Councillor Abigail Jones,
Councillor Philip Jones, Councillor Peter Southgate and
Councillor Geraldine Stanford

ALSO PRESENT: Councillor Andrew Judge

Richard Lancaster (Future Merton Programme Manager),
Jonathan Lewis (South Team Leader - Development Control)),
Neil Milligan (Development Control Manager, ENVR), Sue
Wright (North Team Leader - Development Control) and Michael
Udall (Democratic Services)

1 FILMING (Agenda Item)

The Chair confirmed that, as stated on the agenda, the meeting would be filmed and broadcast via the Council's web-site.

2 DECLARATIONS OF INTEREST (Agenda Item 1)

None

3 APOLOGIES FOR ABSENCE (Agenda Item 2)

None

4 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED: That the Minutes of the meeting held on 15 January 2015 be agreed as a correct record.

5 TOWN PLANNING APPLICATIONS - COVERING REPORT (Agenda Item 4)

The published agenda and the modifications sheet tabled at committee form part of the Minutes.

(a) Modifications Sheet: A list of modifications for items 5, 6, 7 & 9 and additional letters/representations and drawings received since agenda publication, were tabled at the meeting.

(b) Oral representations: The Committee received oral representations at the meeting made by third parties and applicants/agents in respect of items 5, 6, 7 & 10 (objector only). In each case where objectors spoke, the Chair also offered the

applicants/agents the opportunity to speak; and the Chair also indicated that applicants/agents would be given the same amount of time to speak as objectors for each item.

The Committee also received no oral representations at the meeting from other Councillors (who were not members of the Committee for this meeting).

(c) Order of the Agenda – Following consultation with other Members at various times during the meeting, the Chair amended the order of items to the following - 9, 5, 6, 7, 8, 10, 11, 14, 12 & then 13.

RESOLVED : That the following decisions are made:

6 27 CANNON HILL LANE, RAYNES PARK, SW20 9JY (REF. 14/P2373)
(CANNON HILL WARD) (Agenda Item 5)

1. Proposal: Erection of part single, part double storey end of terrace building to the side of 27 Cannon Hill Lane with accommodation in the roof space and basement with a single storey rear extension and rear roof extension constructed to the existing dwelling house and provision within the existing and proposed floor space of five flats (2 three bedroom flats, a single one bedroom flat and 2 two bedroom flats) with five off street parking spaces accessed from Cannon Hill Lane. *(See also below about the number/size of flats proposed.)*

2. Number/size of flats proposed – It was noted that the applicant in their oral representations had referred to the proposal as including 2 three bedroom flats; whereas in the report –

(i) the proposal (on page 11) and the text in paragraph 3.1 (on page 12) referred to the proposal as including -

- (a) a single three bedroom flat,
- (b) a single one bedroom flat; and
- (c) 3 two bedroom flats; whereas

(ii) the table in paragraph 3.1 (on page 12) referred to the proposal as including -

- (a) 2 three bedroom flats,
- (b) a single one bedroom flat; and
- (c) 2 two bedroom flats.

2.1 In the circumstances, the Chair requested the applicant's representative to clarify the number of three bedroom flats actually included in the proposal. The applicant's representative confirmed that the proposal included 2 three bedroom flats, and the plans of the basement at the rear should have been amended to show two bedrooms (not just one).

2.2 Officers advised that if the proposal was now considered to include 2 three bedroom flats, then any approval would need to be subject to the submission of revised plans showing the 2 three bedroom flats.

3. Shared Garden - Extra Condition – Reference was made to the proposal for 3 of the 5 flats to share the same garden space. Officers confirmed that there would be a need to impose a condition requiring submission of plans/details showing the proposed sharing arrangements for the amenity space prior to any occupation of the development.

3.1 It was noted that some of the amenity space would be accessed from Springfield Road. Officers also confirmed that the condition could be amended so to cover any security/access arrangements in this regard.

4. Split Level Flats – Officers confirmed that some of the flats would be split level and outlined the proposed configuration/layout of the flats within the new development.

5. Discussion – Member expressed various concerns about the proposals including the stacking arrangements for the flats; the internal circulation within the building, the disorganised nature of the development; the proposed sharing and access arrangements for some of the outdoor space, the loss of a family house; and the site/area not being appropriate for this sort of development.

6. Refusal Motion: It was moved and seconded that permission be refused on the on the grounds shown below. The motion was carried by 8 votes to 1 (Councillor Philip Jones dissenting and Councillors Linda Kirby abstaining). Subsequently the Committee agreed that officers be delegated authority to agree the detailed grounds of refusal

Decision: Item 5 - ref. 14/P2373 (27 Cannon Hill Lane, Raynes Park, SW20 9JY)

(A) subject to detailed grounds of refusal being agreed in accordance with (B) below, REFUSE permission on grounds relating to the following

- (i) loss of a family house;
- (ii) inappropriate stacking arrangements and internal circulation; and
- (iii) the proposed development failing to meet the Council's requirement for 50% of housing to be family housing.

(B) Delegation: The Director of Environment & Regeneration be delegated authority to agree the detailed grounds of refusal, including any appropriate amendments, additions and/or deletions to the proposed grounds/policies.

7 111 COOMBE LANE, RAYNES PARK, SW20 0QY (REF. 14/P2600)
(CANNON HILL WARD) (Agenda Item 6)

1. Proposal - Demolition of the existing garage and the erection of a 5 bedroom detached house on land to the side of 111 Coombe Lane with accommodation at ground floor, first floor and in the building roof space and including the felling of seven of the existing trees on the site.

2. Site Location – Officers outlined the location of the application site on land between the properties at 109 and 111 Coombe Lane including that the application site includes -

- (a) a 1m wide section of the existing garden of 111 Coombe Lane including part of the site of the existing garage (due to be demolished); and
- (b) a separate adjacent 6m wide plot of vacant land which has gates to Coombe Lane and was surrounded by 2m high timber fencing, and which was designated as Metropolitan Open Land (MOL) and also as Green Corridor/Green Chain.

2.1 Officers also explained that the side boundary of the application site was separated from the side wall of 109 Coombe Lane by a distance of 6m; and that this land provided a 4m wide landscaped area and a 2m wide public footpath; and that whilst this land was not part of the application site, the application did include proposals to fell two trees located on this land.

3. Metropolitan Open Land (MOL) Designation – Officers highlighted various sections of the report (including para's 7.3-7.9) explaining why a departure from the Local Plan's designation of part of the application site as MOL might be justified, and suggested that the designation of this land as MOL was an anomaly.

4. Trees – Officers outlined what trees would be felled to enable the development and what trees would be retained. It was noted that some of the trees to be felled were covered by Tree Preservation Orders. Officers explained the condition/type of trees concerned and proposals for replacement trees...

6. Refusal Motion: Members expressed concern that building on MOL would set an unacceptable precedent; and also that in relation to the felling of trees, the proposed benefit from the development would not outweigh the loss of amenity. It was moved and seconded that permission be refused on the on the grounds shown below. The motion was carried by 7 votes to 1 (Councillor Abigail Jones dissenting). Subsequently the Committee agreed that officers be delegated authority to agree the detailed grounds of refusal

Decision: Item 6 - ref. 14/P2600 (111 Coombe Lane, Raynes Park, SW20 0QY)

- (A) subject to detailed grounds of refusal being agreed in accordance with (B) below, REFUSE permission on grounds relating to the following
 - (i) the proposed development would be on Metropolitan Open Land; and
 - (ii) the loss of protected trees contrary to Council policy

(B) Delegation: The Director of Environment & Regeneration be delegated authority to agree the detailed grounds of refusal, including any appropriate amendments, additions and/or deletions to the proposed grounds/policies.

8 3 CRANBROOK ROAD, WIMBLEDON, SW19 4HD (REF. 12/P1012)
(HILLSIDE WARD) (Agenda Item 7)

1. Proposal - Demolition of existing house and erection of a four storey block of 8 flats (2 x 3 -bed, 4 x 2-bed, 2 x 1- bed) with basement parking.

2. Previous Appeal – Reference was made to a previous application for a 3 storey block of flats on the site which had been dismissed on appeal by an Inspector in 2011

but only because the lack of a Section 106 Agreement, the Inspector finding the proposal acceptable in terms of design, impact on neighbours and additional traffic generation. Officers confirmed that the only external difference between the current application and the earlier application was the addition of a recessed 3rd floor.

3. Impact on Salisbury Road - Officers confirmed that at 3rd floor level, no balconies were proposed at the rear facing properties in Salisbury Road; and that due to the distance between the proposed development and the properties in Salisbury Road, there would be no loss of daylight or sunlight to those properties.

Decision: Item 7 - ref. 12/P1012 (3 Cranbrook Road, Wimbledon, SW19)

GRANT PERMISSION subject to the completion of a Section 106 Agreement and subject to the conditions set out in the officer case report and the tabled modifications sheet.

9 HAYDON ROAD SERVICE STATION, 298 HAYDONS ROAD, SOUTH WIMBLEDON, SW19 8JZ (REF. 14/P3578) (WIMBLEDON PARK WARD) (Agenda Item 8)

Decision: GRANT PERMISSION subject to the completion of a Section 106 Agreement and subject to the conditions set out in the officer case report and the tabled modifications sheet.

10 34-40 MORDEN ROAD, SOUTH WIMBLEDON, SW19 3BJ (REF. 14/P3856) (ABBEY WARD) (Agenda Item 9)

The Chair referred to the consultation exercise about the cottages on the site being possibly included on the local list of historically important buildings (as detailed in para's 7.6 -7.8, which had been updated on the tabled modifications sheet) and suggested that in the circumstances consideration of the application should be deferred pending the outcome of the consultation. As indicated below, the Committee agreed with this suggestion.

Decision: Item 9 - ref. 14/P3856 (34-40 Morden Road, South Wimbledon, SW19 3BJ)

That consideration of the application be DEFERRED to a future meeting.

11 TREE PRESERVATION ORDER (NO.685) AT REAR OF MILK DEPOT, 53 GAP ROAD, WIMBLEDON, SW19 8JA (WIMBLEDON PARK WARD) (Agenda Item 10)

The Committee received oral representations at the meeting from an objector to the proposed confirmation of this Tree Preservation Order.

In response to concerns raised by the objector, officers confirmed that
(a) the Council's Tree Officer considered that it was appropriate to make an Order to protect this area of woodland; and
(b) if the Order were to be confirmed, it would be still be possible for an application to

be made for removal of an individual tree within the area if, for instance, a tree was diseased.

Decision: Item 10 - Tree Preservation Order (No.685) at Milk Depot, 53 Gap Road, Wimbledon, SW19

RESOLVED: That the Merton (No.665) Tree Preservation Order 2014 be confirmed, but be modified by a correction to the reference on the map referred to under Schedule 1 of the Order to read W1 rather than T1.

12 TREE PRESERVATION ORDER (NO.666) AT 30 BRADSHAW CLOSE, WIMBLEDON, SW19 8NL (TRINITY WARD) (Agenda Item 11)

RESOLVED: That the Merton (No.666) Tree Preservation Order 2014 be confirmed without modification.

13 MEETING BREAK (Agenda Item)

After consideration of item 11, at about 8.55pm, the Committee adjourned its discussions for about 10 minutes, in order to give Members further time to read the officer report on item 14 below (Land formerly occupied by the Nelson Hospital), which had only been published earlier the same day.

14 LAND FORMERLY OCCUPIED BY THE NELSON HOSPITAL, 220 KINGSTON ROAD, WIMBLEDON CHASE, SW20 8DB (REF. 14/P4301) (MERTON PARK WARD) (Agenda Item 14)

1. Reason for Urgency - The Chair had approved the submission of this report as a matter of urgency for the reasons detailed below –

At its meeting in September 2012, the Planning Applications Committee granted planning permission for the above development subject to the completion of a S106 agreement and conditions. Condition 24 required a Parking Management Strategy be submitted and approved for each phase of the development and members resolved that the Parking Management Strategy details be brought back to Committee for decision.

The Parking Management Strategy for phase 1 has recently been received following negotiation between Council officers and the applicant. Phase 1 is due to open imminently and the details are therefore being reported to Committee as an urgent item so as to enable their review and a decision to be taken by members in advance of the new local care centre opening in April.

2. Parking Management Strategy: Review – Officers highlighted various aspects of the report including that the Parking Management Strategy would be subject to an initial review 6 months after its introduction. Officers confirmed that the review would include consideration of the amount of the parking allocated for hospital staff and patients respectively, and could possibly include considering whether there was a need to decrease parking for hospital staff and increase parking for patients.

3. Sheridan Road – Parking Spaces – Various members referred to a previous suggestion that under-utilised on-street parking spaces in Sheridan Road be used as parking provision for Nelson Hospital site; and that there was no reference to this option in the proposed Parking Management Strategy. Officers undertook to update Councillor Philip Jones regarding this option.

4. Patient Information Leaflet – Reference was made to various GP surgeries being relocated to the Nelson Hospital site and the need for patients to be made aware of the parking and vehicle drop off/pick up facilities at the site. Officers drew attention to the proposed provision of a patient information leaflet and its circulation to all Merton residents (as detailed in para. 6.6 of the Strategy on agenda page 15). Officers noted a request from Councillor Tobin Byers to see a copy of the leaflet.

5. Travel Plan – Officers confirmed that the permission for development of the site was subject to a condition requiring that a travel plan be approved prior to the opening of the development. Officers undertook to advise Councillor Peter Southgate of progress on the travel plan.

Decision: Item 14 - ref. 14/P4301 (Land formerly occupied by the Nelson Hospital, 220 Kingston Road, Wimbledon Chase, SW20 8DB)

APPROVE discharge of condition 24, Parking Management strategy for Site 1 (Local Care Centre) as set out in the officer case report.

15 PLANNING APPEAL DECISIONS (Agenda Item 12)

41-47 Wimbledon Hill Road, SW19 – Officers undertook to advise Councillor Daniel Holden on the progress of this appeal (on which a decision was still awaited).

RECEIVED

16 PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 13)

(a) Burn Bullock PH, 315 London Road, Mitcham, CR4 (para.'s 2.04 & 3.4) – Officers advised that it was difficult to advise on the time scale for legal action in this case; and that any potential prosecution would take a minimum of 6 months, but undertook to keep the Committee advised of progress.

(b) 25 Malcolm Road, Wimbledon, SW19 (para. 2.03) – Officers confirmed that the possible direct action referred to in the report could include putting a charge on the property (if the Council itself carried out remedial works to the land).

(c) 5 Manship Road, Mitcham – Councillor Geraldine Stanford referred to previous enforcement action at this property including preventing the building of an extension; and advised of local residents concerns about works at this site, including a builders skip being on the road outside the property for some 10 months, but that she had

been advised that the skip was allowed to be there. Officers undertook to provide the Councillor with an update.

(d) 29 Denmark Road, SW19 - Councillor Daniel Holden raised concerns about builder's materials being left all over the site, including on the road and the possibility of a tree preservation order. Officers advised that the issue of builder's materials had already been passed to the Highways Section, but undertook to provide the Councillor with an update. Officers also referred to the difficulty of protecting front gardens, even in conservation areas, without the introduction of an Article Direction.

(e) Wimbledon Windmill Tea Rooms – Councillor John Bowcott referred to brickwork at the site being rendered white following permission for works including the use of matching bricks and repointing. Officers undertook to provide the Councillor with an update.

RECEIVED

17 MODIFICATIONS SHEET (FOR VARIOUS ITEMS) (Agenda Item 15)

See above Minute on Item 4 (Town Planning Applications – Covering Report)

Agenda Item 4

Committee: PLANNING APPLICATIONS COMMITTEE

Date: 26th March 2015

Wards: ALL

Subject: TOWN PLANNING APPLICATIONS – Covering Report

Lead officer: James McGinlay - Head of Sustainable Communities

Lead member: COUNCILLOR LINDA KIRBY, CHAIR OF PLANNING APPLICATIONS COMMITTEE

Contact officer: For each individual application, see the relevant section of the report.

Recommendations:

A. The recommendations for each individual application are detailed in the relevant section of the reports. (NB. The recommendations are also summarised on the index page at the front of this agenda).

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY.

1.1. These planning application reports detail site and surroundings, planning history, describe the planning proposal, cover relevant planning policies, outline third party representations and then assess the relevant material planning considerations.

2. DETAILS

2.1 This report considers various applications for Planning Permission and may also include applications for Conservation Area Consent, Listed Building Consent and Advertisement Consent and for miscellaneous associated matters submitted to the Council under the Town & Country Planning Acts.

2.2. Members' attention is drawn to Section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 2.3 In Merton the Development Plan comprises: The London Plan (July 2011) the Merton LDF Core Planning Strategy (July 2011), the Merton Sites and Policies Plan (June 2014), and The South West London Waste Plan (March 2012). The National Planning Policy Framework (“NPPF”) which came into effect in March 2012 is also of particular relevance in the determination of planning applications.
- 2.4 Members’ attention is also drawn to Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1990 Act), regarding applications for Listed Building Consent which places a statutory duty on the Council as local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 2.5 With regard to Conservation Areas, Section 72(1) of the 1990 Act provides that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance” of the conservation area when determining applications in those areas.
- 2.6 Each application report details policies contained within the Development Plan. For ease of reference and to introduce some familiarity, the topics covered by the policies are outlined in brackets. In the event that an application is recommended for refusal the reasons will cover policies in the Development Plan.
- 2.7 All letters, petitions etc. making representations on the planning applications which are included in this report will be available, on request, for Members at the meeting.
- 2.8 Members will be aware that certain types of development are classed as "Permitted Development" and do not require planning permission.
- 2.9 The Council’s Scheme of Management provides for officers to determine generally routine, applications, including householder applications, applications for new housing that have not been the subject of local interest at consultation stage and with which there is an associated S106 undertaking providing for example affordable housing contributions, and applications for advertisement consent.

3. SUSTAINABLE DEVELOPMENT AND ENVIRONMENTAL IMPACT ASSESSMENT

- 3.1 There is a need to comply with Government guidance that the planning process should achieve sustainable development objectives. It is for this reason that each report contains a section on sustainability and environmental impact assessment requirements.
- 3.2 Resolution 42/187 of the United Nations General Assembly defined sustainable development as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF states that “the purpose of the planning system is to

contribute to the achievement of sustainable development” and that “there are three dimensions to sustainable development: economic, social and environmental”.

- 3.3 The NPPF states that “pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life”, and that “at the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking”.
- 3.4 It is also important that relevant applications comply with requirements in respect of environmental impact assessment as set out in the Town & Country Planning (Environmental Impact) Regulations 2011. Each report contains details outlining whether or not an environmental impact assessment was required in the consideration of the application and, where relevant, whether or not a screening opinion was required in the determination of the application. Environmental impact assessments are needed in conjunction with larger applications in accordance with relevant regulations. In some cases, which rarely occur, they are compulsory and in others the Council has a discretion following the issue of a screening opinion. In practice they are not needed for the large majority of planning applications.

4 ALTERNATIVE OPTIONS

- 4.1. None for the purposes of this report, which is of a general nature outlining considerations relevant to the reports for specific land development proposals.

5 CONSULTATION UNDERTAKEN OR PROPOSED

- 5.1 Not required for the purposes of this report.

6 TIMETABLE

- 6.1. As set out in the body of the report.

6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 6.1. None for the purposes of this report unless indicated in the report for a particular application.

7 LEGAL AND STATUTORY IMPLICATIONS

- 7.1. As set out in the body of the report.

8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

- 8.1. These applications have been considered in the light of the Human Rights Act (“The Act”) and in particular, the First Protocol of Article 1 (Protection of Property); Article 6 (Rights to a Fair Trial) and Article 8 (Private and Family Life) which came into force on 2 October 2000.
- 8.2. Consideration has been given to the impact of each application on the people living and working in the vicinity of that particular application site and

to the impact of the proposals on the persons who have made written representations on the planning merits of the case. A full assessment of material planning considerations has been included in each Committee report.

- 8.3. Third party representations and details of the application proposals are summarised in each Committee report. It may be that the policies and proposals contained within the Development Plan and/or other material planning considerations will outweigh the views of third parties and/or those of the applicant.

9 CRIME AND DISORDER IMPLICATIONS

- 9.1. As set out in the body of the report.

10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

- 10.1. As set out in the body of the report.

11 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT

- 11.1 None for the purposes of this report.

12. BACKGROUND PAPERS

- Background papers – Local Government (Access to Information) Act 1985
- Planning application files for the individual applications.
- London Plan (2011)
- Merton LDF Core Planning Strategy (2011)
- Merton Sites and Policies Plan (2014)

- Appropriate Government Circulars and Guidance Notes and in particular the NPPF.
- Town Planning Legislation.
- The Mayor of London's Supplementary Planning Guidance.
- Merton's Supplementary Planning Guidance.
- Merton's Standard Planning Conditions and Reasons.
- Town & Country Planning (Environmental Impact Assessment) Regulations 2011

Agenda Item 5

PLANNING APPLICATIONS COMMITTEE
26th MARCH 2015

Item No:

UPRN	APPLICATION NO	DATE VALID
	15/P0036	8/1/15

Address/Site 157 Arthur Road, Wimbledon, SW19

(Ward) Wimbledon Park

Proposal: Listed Building Consent – reinstatement of acoustic partition wall between shop and access to upper floor residential uses

Drawing Nos Existing floor plans and site location plan S02B, existing elevations S03A, Comparative Plans proposed and existing LBA 04, Heritage Statement, Photographic record, Illustrative tile layout, sketch 3-D perspectives LBA05

Contact Officer: Sue Wright (020 8545 3981)

RECOMMENDATION :

GRANT Listed Building Consent

CHECKLIST INFORMATION

- Is a screening opinion required - No
- Is an Environmental Statement required:- No
- Press Notice - Yes
- Site Notice - Yes
- Number of neighbours consulted –11
- Controlled parking zone: Yes

1.0 INTRODUCTION

This report comes before Members because of the number of objections received.

2.0 SITE AND SURROUNDINGS

2.1 The application site is a ground floor and basement commercial unit within the Arthur Road local centre, formerly occupied by a butchers shop. It forms part of a three storey building with basement, with

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residential use above the commercial premises. The commercial unit, occupying the ground and basement levels, was statutorily listed Grade II on 12 November 2014. The site is not within a Conservation Area. It is located within a designated local centre.

3. CURRENT PROPOSAL

- 3.1 The proposal involves the provision of an acoustic partition wall separating the access to the residential upper floors from the shop at ground floor level.
- 3.2 The original partition was removed in order to meet current Building Regulations requirements in relation to noise transfer and fire retardance in relation to the upper floor residential use. The removal of the partition would not have required any form of permission or consent from the Council as local planning authority at the time of its removal. However, because the ground floor and basement levels were statutorily listed Grade II on November 12th 2014, Listed Building Consent is required for the reinstatement of the new partition to separate the shop from the corridor leading to the stairs to the residential upper floors.
- 3.3 The butcher's shop interior walls reflect the appearance of the external shopfront, with decorative green and white checkerboard ceramic tile panels with light green, dark green and brown tile surrounds. The checkerboard green tile is decorated with an art nouveau tree motif. A frieze with a swag pattern runs around the edge of the ceiling with narrow green and yellow borders.
- 3.4 The partition wall which was removed was also tiled in the same manner. A number of tiles have been salvaged from the demolished wall. It is intended to tile the shop side of the new partition with decorative tiles to mimic the patterns which had existed and which are still seen on the remaining shop walls. Salvaged tiles will be used interspersed with new ones to match.

4.0 RELEVANT PLANNING HISTORY

- 4.1 12/P2524 Proposed mansard roof extensions on front and rear of existing slopes in connection with conversion of existing maisonette into 3x 1bedroom flats. Members resolved to grant planning permission subject to completion of a legal agreement in April 2013, which was subsequently signed and the permission GRANTED in September 2014.
- 4.2 14/P3288 Alterations to existing shopfront. REFUSED on 28 Oct 2014 on the grounds that it would result in the loss of an exceptionally high quality shopfront with original features and details of historic value.
- 4.3 14/P2111 Erection of single storey rear extension and conversion of ground and lower floor levels of the rear of the property into a 3 bedroom flat and change of use of the front part of the building from A1,

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to A1, A2 or B1 use. REFUSED on 11 November 2014 on grounds that (i) the proposed residential unit was of an unsatisfactory standard, (ii) the proposed commercial unit would be too small and badly configured to appeal to a commercial user and (iii) no agreement has been provided to make the development permit free.

- 4.4 12th November 2014 – the Council were notified that the building was statutorily listed Grade II, with the upper residential floors excluded from the listing. The reason for the designation was based on rarity as a surviving traditional butchers shop interior and exterior, the architectural interest of both interior and exterior, the decorative scheme and its intactness.
- 4.5 15/P0426 Listed Building Consent application for refurbishment of commercial unit at ground floor and basement/lower ground level including reinforcement of damaged floors, installation of membrane dampproofing in the basement, refurbishment of lower ground floor level window, creation of new opening between basement front and rear openings, new opening to external store and refurbishment of original upper floor entrance door. Awaiting determination.
- 4.6 15/P0647/NEW Application for change of use from A1 shop to A2 solicitors in the process of being validated. Consultation will be taking place shortly.

5.0 CONSULTATION

- 5.1 The application has been advertised through individual letters, press and site notices. 8 representations have been received from local residents objecting/commenting on the proposals, as well as representations from the Wimbledon Society and the Wimbledon Park Residents' Association. The main objections/concerns are set out below:
- Object to partition position increasing width of entrance to flats and making shop narrower, will lead to loss of tiling on rear wall of shop. The partition makes a 135mm step to the right, some 600mm back from the door, resulting in the loss of a strip of tiling approximately one white tile width wide where the new partition meets the rear internal wall
 - Should also ensure reinstatement of metalwork hanging rails and hooks lost when previous partition and ceiling were removed
 - Re-tiling in a manner sympathetic to the original decor is welcomed, but needs to be identical, not just sympathetic. Detail for replacement of existing tiles is inadequate. Beautiful tiling and iron scroll work should be retained as they were.
 - Enforcement officers should ensure reinstatement of listed shop interior is satisfactorily carried out
 - Propose to cover tongue and groove floors in the hallway with acoustic boarding which would change its visual appearance
 - Works on the front door, ceiling and floor of the hallway are also intended and are not referred to in the description on the form.

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- Investment in the shop is welcomed but need to ensure its historical and pleasing appearance is safeguarded and that the space is productively used to the benefit of the local community. Should be a cafe, shop or restaurant, not a hairdressers, estate agent or convenience store
- Works to remove historical features were carried out a few days before listing despite owner being aware that listing was being considered - these works should be reversed and any applications to modify the site, such as this one, should be refused.
- Site notice not prominently displayed
- Concerns that not consulted on what appears to be a late amendment showing an illustrative tiled wall layout – either seek confirmation that not part of the application or object on basis that does not replicate the original layout.

5.2 Wimbledon Park Residents' Association

Partition should be in exactly the same place as the original and not as proposed. The butchers shop was Grade II Listed on 12th November 2014 in order to preserve the fine Edwardian tiling on the shopfront and interior as well as the original ironwork on the ceiling/interior walls. Not only the tiling should be reinstated but also the ironwork. The planning permission for alterations to the building 12/P2524 stated on the plans 'ground floor shop unaffected by proposals'. All subsequent applications were refused or withdrawn so the partition wall with original tiling to the shop side should not have been removed.

5.3 Wimbledon Society

Oppose reinstatement of partition in a different position to the original. 12/P2524 stated on the plans 'ground floor shop unaffected by proposals'. All subsequent applications were refused or withdrawn so the partition wall with original tiling to the shop side should not have been removed.

5.4 English Heritage – happy for the Council to determine in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice. In relation to the tiling, given that the types which will require special manufacture to replace are limited to two (the frieze and the green art deco tree tile), it is considered reasonable to require this. Re-achieving a unified interior decorative scheme is a reasonable approach to take and the applicants should be prepared to take extra care now that the building is listed.

6.0 RELEVANT PLANNING POLICY

6.1 Merton Adopted Core Strategy (July 2011)

CS14: Design. All development to be designed to respect, reinforce and enhance the local character of the area, conserving and enhancing Merton's heritage assets and wider historic environment and promoting high quality sustainable design.

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- 6.2 Merton Adopted Sites and Policies Plan (July 2014)
DM D4 : Managing Heritage Assets Advises that developments affecting a heritage asset will be required to be in accordance with the National Planning Framework (2012), the Historic Environment Planning Practice Guide, the London plan and further English Heritage Guidance, and to demonstrate how the proposal conserves and where appropriate enhances the significance of the asset, having regard to the conservation, or reinstatement if lost, of features that contribute to the asset.
- 6.3 Further Alterations to the London Plan 2015
Policy 7.8 Heritage Assets and Archaeology. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 6.4 National Planning Policy Framework (March 2012)
Section 12: Conserving and Enhancing the Historic Environment
Great weight should be given to the heritage asset's conservation. Proposals should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 6.5 Planning for the Historic Environment - Historic Environment Planning Practice Guide (March 2010)

7.0 PLANNING CONSIDERATIONS

- 7.1 The key planning consideration in relation to this application is the impact on the proposed new partition on the significance of the listed building as a designated heritage asset, and whether its impact is positive or negative. It is considered useful to provide Members with background information in relation to the works that took place prior to the listing of the building before considering the merits of the current application.
- 7.2 Background
Planning permission was granted in September 2014, following an earlier Planning Applications Committee resolution in April 2013 subject to a legal agreement, for the addition of mansard roof extensions in connection with the conversion of the upper floors from a maisonette into 3x 1bed flats. Works in connection with the conversion and general refurbishment began in late September 2014. At the same as works were commencing, 2 further planning applications had been submitted and were under consideration for (i) alterations to the existing shopfront (14/P3288) and (ii) erection of a rear extension and conversion of rear ground and basement levels into a residential unit (14/P2111). These applications focussed attention on the quality of the exterior and interior

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of the former butcher's shop, and as a consequence, English Heritage were asked to consider whether this was worthy of listing.

- 7.3 Works connected with the general refurbishment of the building and the conversion and extension of the upper floors continued to progress from late September. English Heritage visited the property in early October and on 12th November 2014, the building became statutorily listed. However, by that time, a number of internal features referred to in the listing had been removed, the main items being the matchboard ceiling and decorative iron hooks and hanging rails and the partition wall separating the shop from the access to the residential use on the upper floor, along with the decorative tiling attached to the shop side.
- 7.4 Members should note that the works referred to above, which took place before the building was listed, were all internal works relating to the refurbishment of the building. They would have all been classed as permitted development and were entirely lawful at the time which they took place. However, as of 12th November 2014, any works to the listed building which affect its character as a building of special architectural or historic interest requires Listed Building Consent.
- 7.5 Impact of Proposed Works on Significance of Listed Building
A copy of the English Heritage Advice Report relating to the listing of the building is attached as an Appendix. Following the listing, active discussions have taken place on site between the applicant, agent, Council planning and conservation officers and English Heritage. These have been aimed at finding the best way forward in relation to internal works proposed to the now statutorily listed building, with the intention of allowing the refurbish and repair of the building whilst preserving and enhancing its architectural and historic significance.
- 7.6 There is currently no separation between the access to the upper residential floors and the shop. The original partition was removed in order to provide a thicker one which meets current Building Regulations requirements in relation to noise transfer and fire resistance but the building was Listed before the new one was provided, hence the current application.
- 7.7 Other works such as the reinstatement of the matchboard ceiling, damp proofing of the basement, and treating the floor joists between the ground floor and basement for dry rot, repair of existing doors and windows etc are the subject of a further application that is currently under consideration and which has had the benefit of a visit from English Heritage's engineer. Asbestos and polystyrene removal has been permitted within the basement which has revealed the existing of an old kitchen range.
- 7.8 In response to concerns expressed through the consultation process and for further clarification, officers have requested more finely detailed drawings to clarify the relationship to the existing internal rear wall,

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which still has original tiling. The new partition will be thicker than the old one and the passageway to the upper floors is already extremely narrow. If the outer edge of the partition is placed on the same line as the original, the shop side of the partition would slightly overlap the first column of white tiles at the outer edge of the internal wall. There is currently one row of white tiling to the right of the decorative panel on the back wall and two columns to the left. It seems a reasonable solution to position the new partition to tie in with second column of tiling, so that the tiles meet edge to edge. The shop face of the partition would be moved 150mm further across. This would provide symmetry either side of the rear wall decorative panel, which would be unaffected. The re-positioning of the partition results in a small recess of a similar width at the front of the shop. The Council's Conservation Team are happy with this solution. The reduction of the original tiling by one tile width on the rear wall, allowing the partition to connect at the tile edge rather than overlapping, is not considered to affect the historical significance of the building to a degree that would warrant refusal. The reinstatement of the partition restores the original internal sub-division and has the benefit of allowing the Council to require a new tiled treatment of the shop side of the partition to match the other walls.

7.9 One of the key features of the building's interior, referred to in the English Heritage listing report, was the decorative tiling around all the walls of the front of the shop. It is intended to tile the shop side of the new partition to reflect the original tiling on the other walls. It is considered that the reinstatement of the unified interior decoration around all the walls of the shop, regrettably lost through the removal of the original partition prior to listing, would make a positive contribution to the significance of the building as a designated heritage asset. An illustrative tiling pattern has been provided, which borrows from the detail of the tiling of the pier on the opposite wall to accommodate the small recess next to the shopfront. Officers are happy with the illustrative tiling pattern shown and with the confirmation that the limited number of salvaged tiles from the original partition will be re-used and supplemented with new tiles to match the originals. Following the advice of English Heritage, given the availability of most of the tile types with the exception of the tree motif tile and the swagged frieze, it is considered reasonable to require their special manufacture to replicate the originals. Although the tiling pattern will not be exactly identical to the original wall because of the small recess, it borrows from the pattern on the opposite wall and the way in which the pier is accommodated to create a cohesive appearance.

7.10 The Council will require further approval of samples of the tiles to be used and the identification of the extent of salvaged original tiles that can be incorporated. In order to ensure that the re-tiling takes place within a reasonable timeframe from the construction of the partition, it is intended to impose conditions which provide a timeframe for approval of the materials and for the re-tiling to take place. This is considered to be more appropriate than a further stand alone Listed Building Consent

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application as the acceptability of the partition is linked to the appearance of the shop front side and the re-tiling works taking place within a defined time frame.

- 7.11 In relation to the comments received requesting that the original ironwork hanging rails be also reinstated as a condition of the permission, these were not in situ at the point when the building was listed. Although their loss is very unfortunate and efforts were made to track them down with the contractors without result, following legal advice, officers do not consider that this can be insisted upon as a condition of approval or used as a grounds for refusal for the current application for a new partition wall.

8.0 CONCLUSION

Prior to the statutory listing of the building, planning permission was already in place for alterations to the upper floors and works were being undertaken internally in connection with the implementation of that permission and general refurbishment. The original partition and its tiling had been removed in order to bring the partition up to current Building Regulation standards – this would have been ‘permitted development’ at the time. Listing of the building means that internal works to the ground and basement level that affect the architectural or historic character of the building now require listed building consent, which includes the replacement of the removed partition.

- 8.1 The old partition would not have met modern Building Regulations requirements for acoustic insulation or fire retardance and the new partition is therefore wider. The existing passageway to the upper floors was already extremely narrow, and could not reasonably be further reduced. Therefore the shop side of the partition would move approximately 15cm, resulting in a small recess to the internal wall close to the shopfront and a narrowing of the commercial unit by the same margin. In order to avoid the partition overlapping the existing rear wall tiling, it is positioned one tile in to meet the edge of the next tile. These small alterations are considered to be acceptable. The proposed re-tiling of the partition wall, based on the existing tile pattern on the other walls and using a mixture of salvaged tiles and new tiles – where necessary specially manufactured to match the originals – is considered to have a positive impact on the significance of the former butcher’s shop as a designated heritage asset, recreating a cohesive visual appearance to the shop interior, subject to suitable conditions being imposed.

9.0 RECOMMENDATION

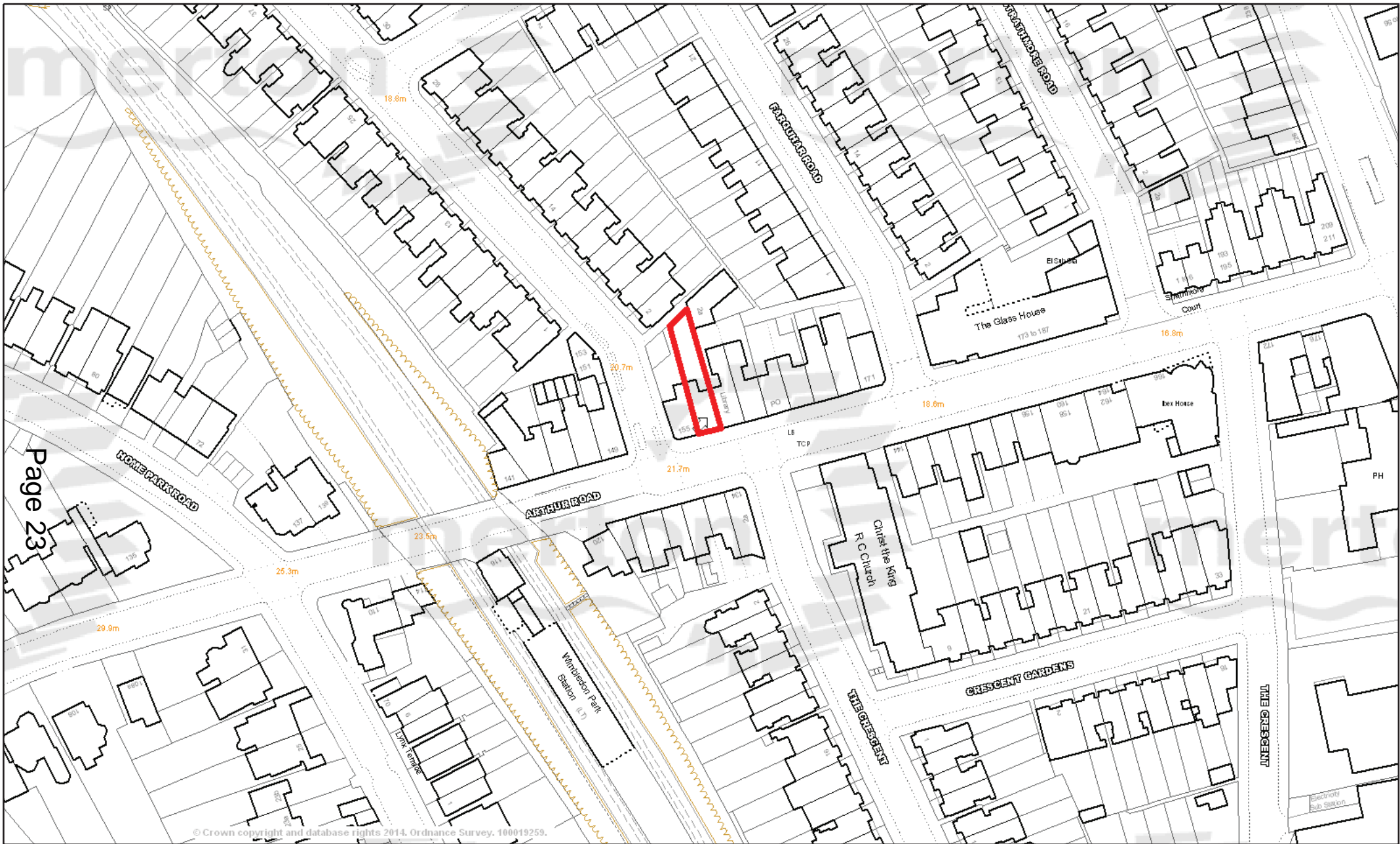
GRANT LISTED BUILDING CONSENT subject to the following conditions:

- 1) Time condition – listed building consent
- 2) Drawing numbers
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- 3) Notification shall be provided to the local planning authority in writing of the date of completion of the partition wall within one week of its completion.
- 4) Within one month of completion of the partition wall, full details of the tiling pattern, extent of salvaged tile usage and samples of replacement tiles, which shall replicate the original tiles, shall be submitted to the local planning authority. No tiling works shall be commenced until the details are approved.
- 5) The tiling of the new partition shall be carried out in strict accordance with the approved details within 3 months of completion of the partition wall

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157 Arthur Rd

Scale 1/1250

Date 10/3/2015

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

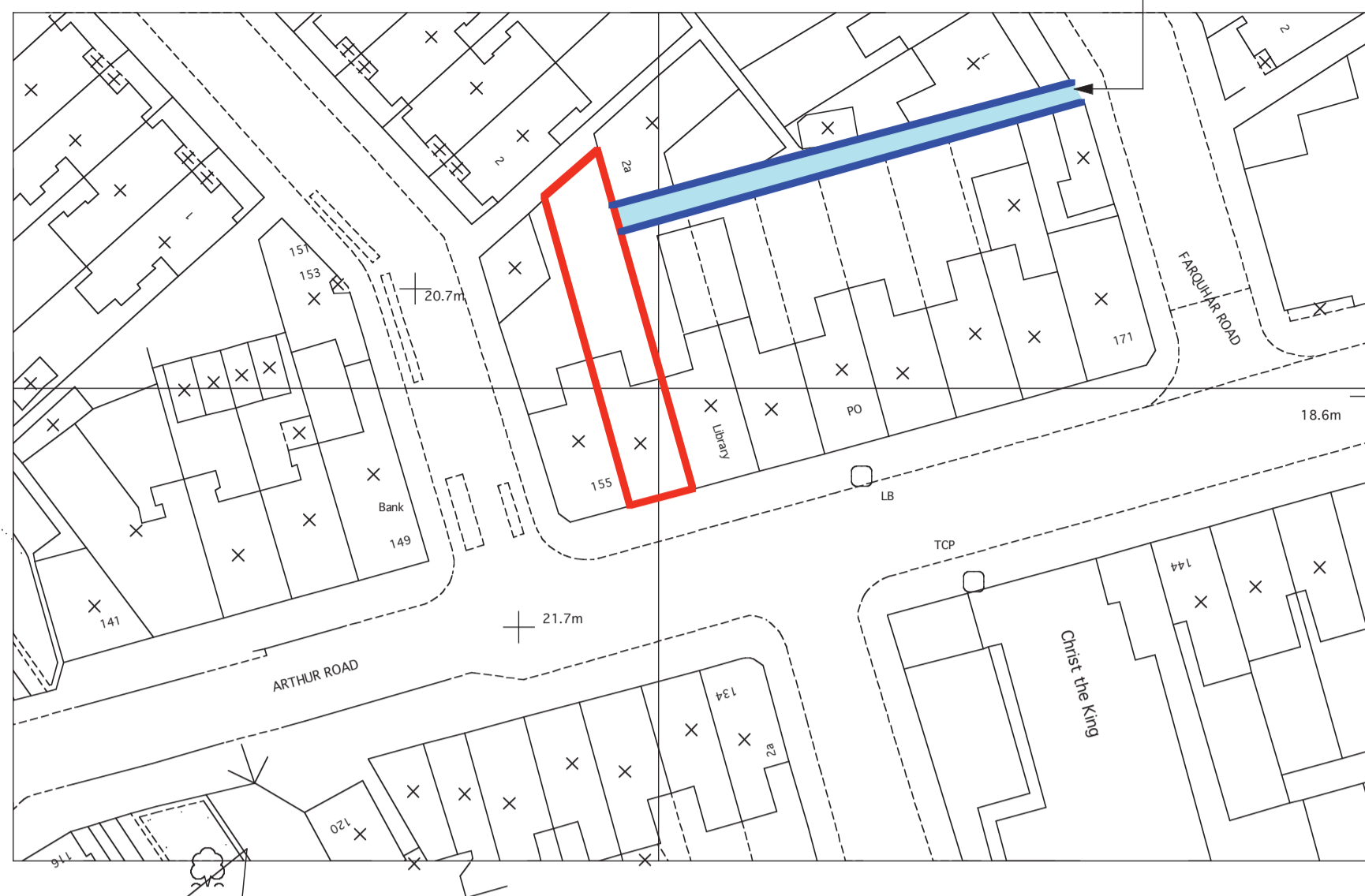


DEVELOPMENT CONTROL

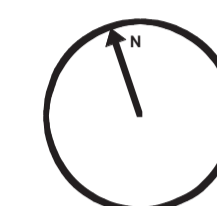
Alternative means of access- existing

Existing long established access from Farquhar Road. Applicant has a legal right of access.

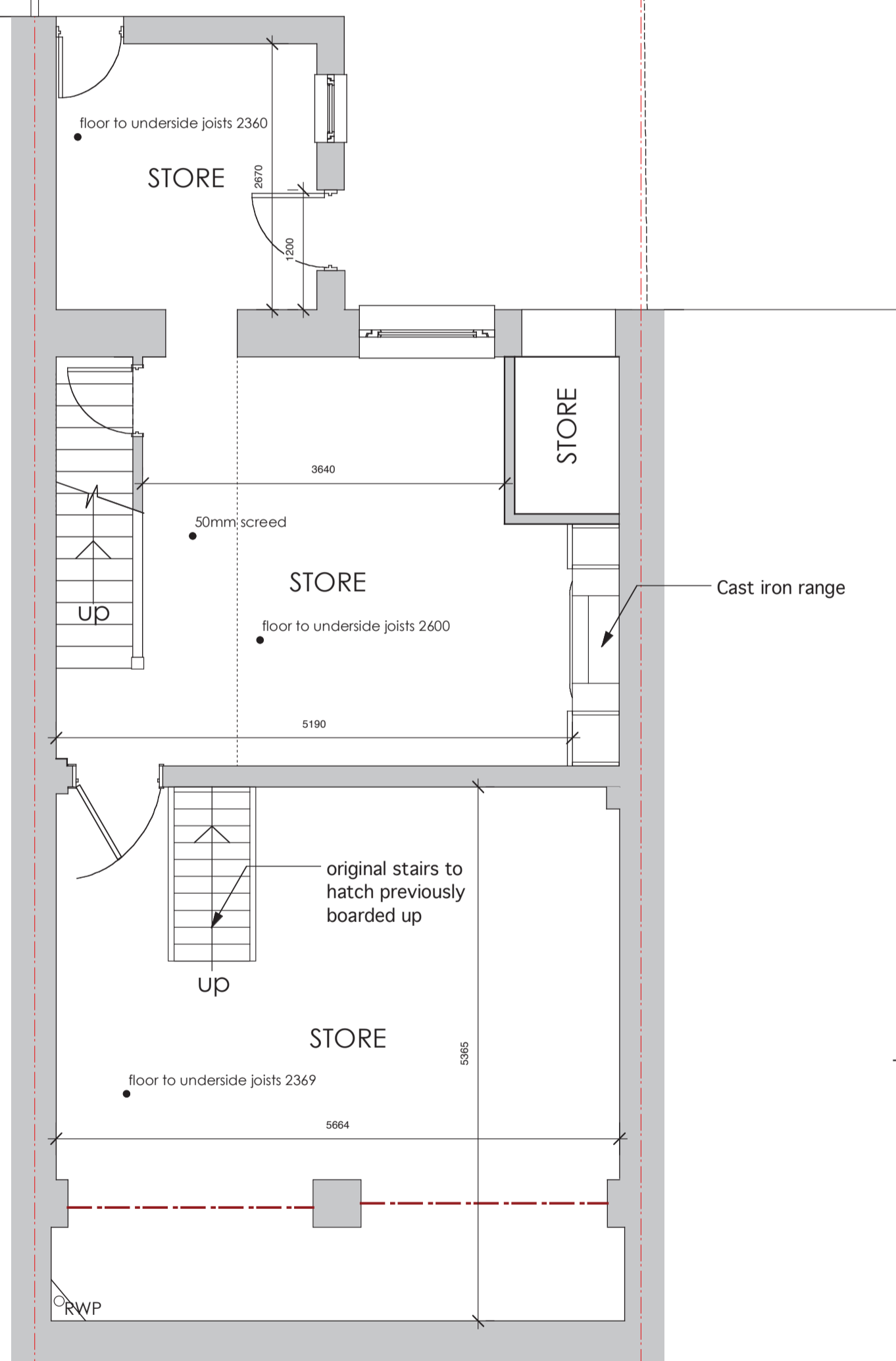
Disused garden space



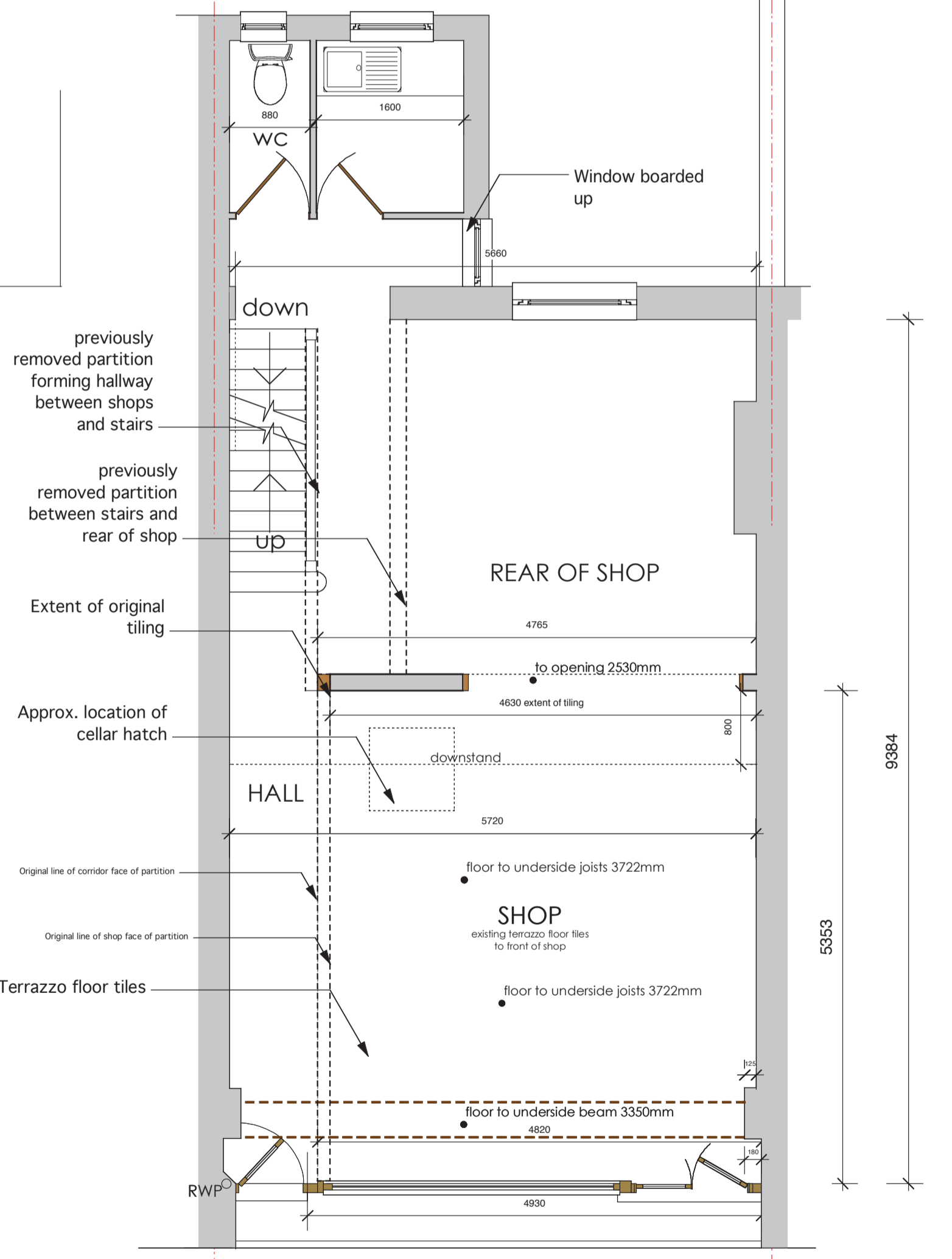
SITE PLAN 1:1250
(No. 157, Arthur Road)



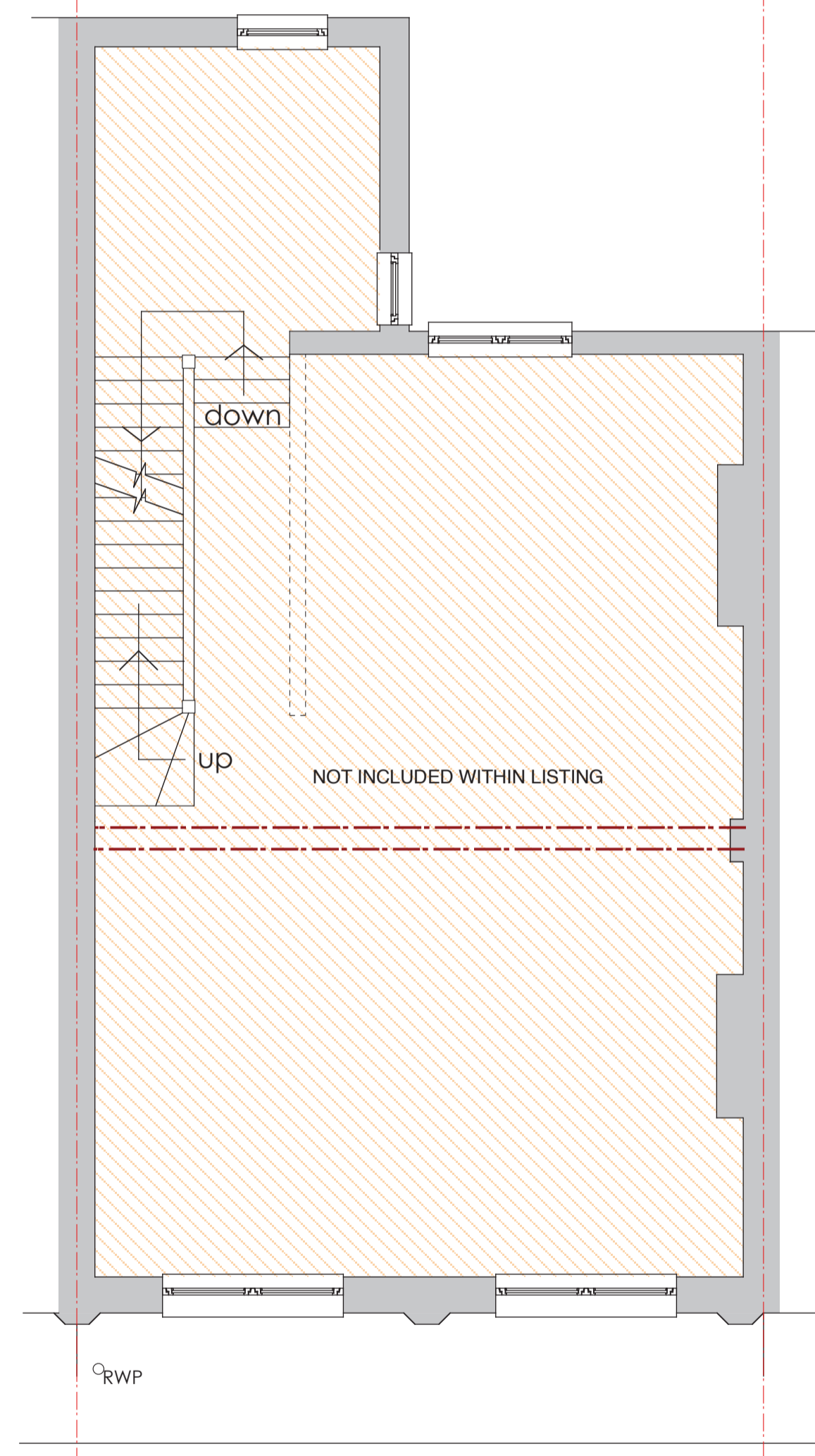
Page 24



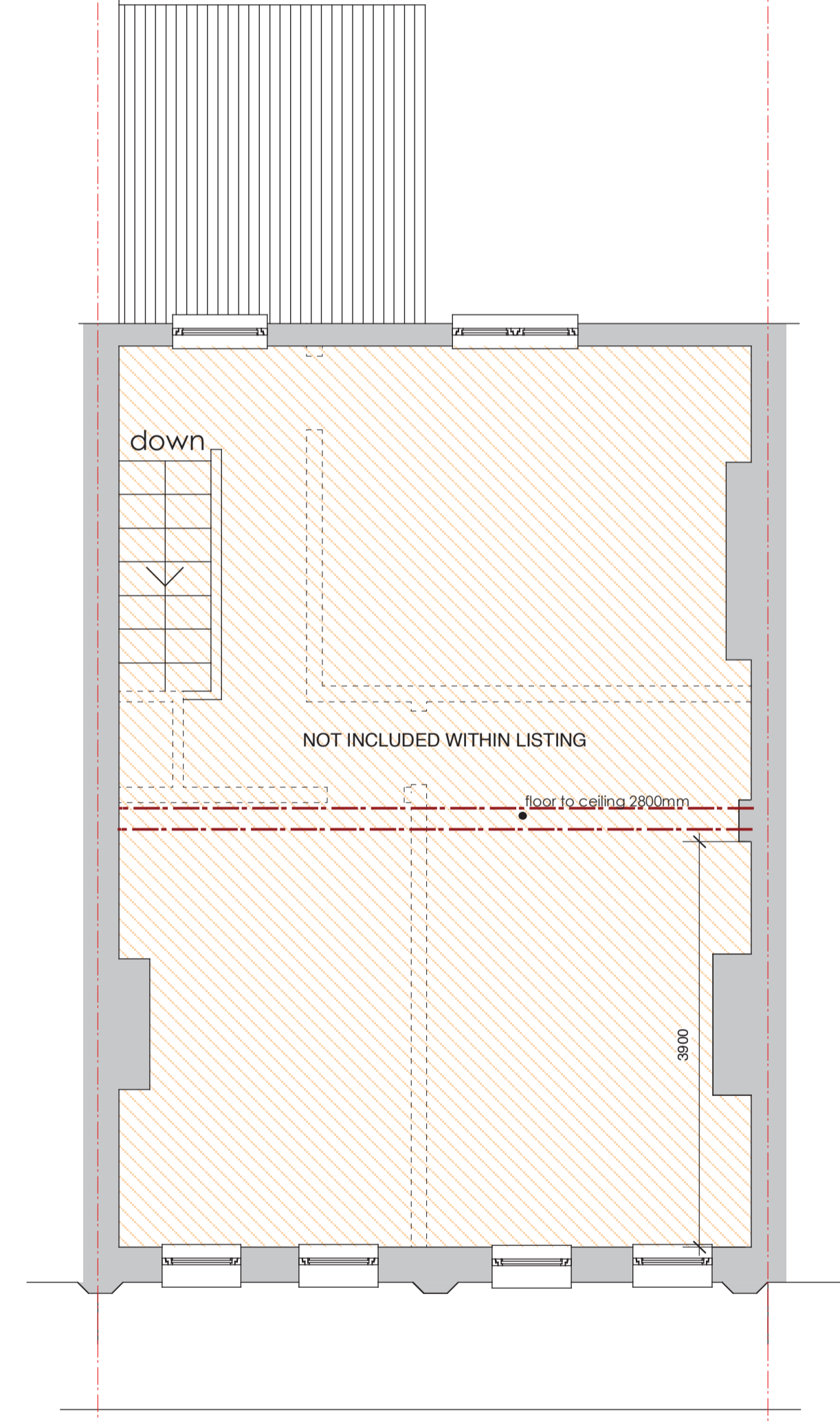
BASEMENT FLOOR 1:50



GROUND FLOOR 1:50



FIRST FLOOR 1:50



SECOND FLOOR 1:50

drawing notes:
This Drawing must not be scaled; only figured dimensions should be used. Large scale Drawings are to be preferred to small scale Drawings in case of discrepancy. This Drawing should not be used for land transfer. This Drawing should not be used in isolation. If there are any discrepancies, or contradictions between this and other information, it should be brought to the Architect's attention. Any Adjoining Buildings/Landscape Features shown are for illustrative purposes only and have not been formally surveyed for this Drawing unless noted otherwise. This Drawing and the information contained therein are the copyright of the Architects, and must not be reproduced in part or whole, or disclosed to third parties, unless agreed in writing with H&C Architects LLP.

project:
157 ARTHUR ROAD, WIMBLEDON

client:
Mr T Reed

Revision notes: A - Updates as of 2014. Check Dims Dec 2014
Revision notes: B - Updates as of March 2015

drawing title: EXISTING ARRANGEMENT				
date AUG 12	scale 1:50 @ A1	project no 2246	drawing no S02	revision B



Mansard roof extension approved in 2010 ref 10/P1706. NB no 161 has similar roof extension.

**REAR ELEVATION 1:50
(No. 157, Arthur Road)**



**FRONT ELEVATION 1:50
(No. 157, Arthur Road)**

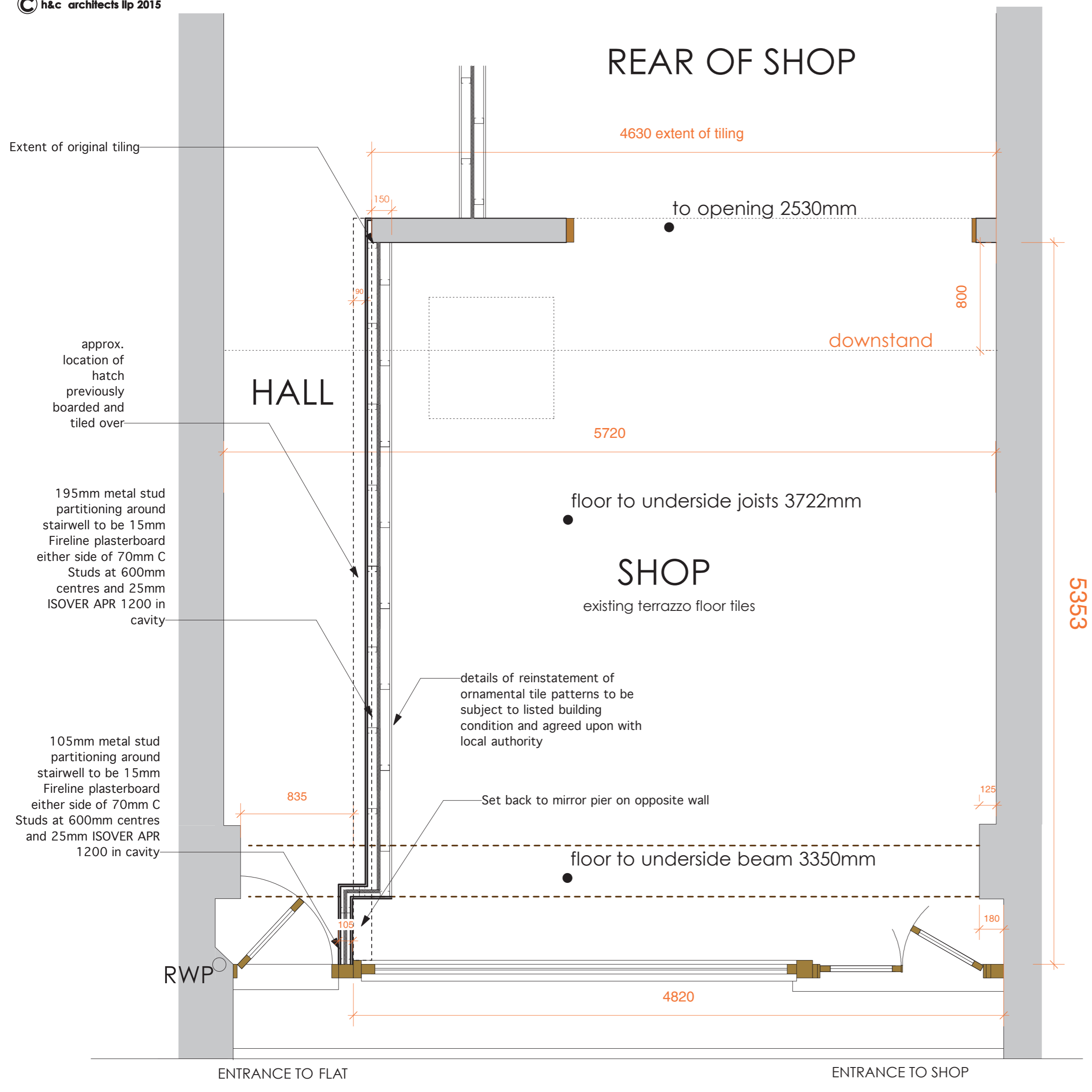
drawing notes:
This Drawing must not be scaled; only figured dimensions should be used. Large scale Drawings are to be preferred to small scale Drawings in case of discrepancy. This Drawing should not be used for land transfer. This Drawing should not be used in isolation. If there are any discrepancies, or contradictions between this and other information, it should be brought to the Architect's attention. Any Adjoining Buildings/Landscape Features shown are for illustrative purposes only and have not been formally surveyed for this Drawing unless noted otherwise. This Drawing and the information contained therein are the copyright of the Architects, and must not be reproduced in part or whole, or disclosed to third parties, unless agreed in writing with H&C Architects LLP.

project:
157 ARTHUR ROAD, WIMBLEDON

client:
Mr T Reed

Revision notes: Shop front check dims (dec 2014)

drawing title: EXISTING ARRANGEMENT				
date AUG 12	scale 1:50 @ A1	project no 2246	drawing no S03	revision A



PROPOSED PLAN 1:25

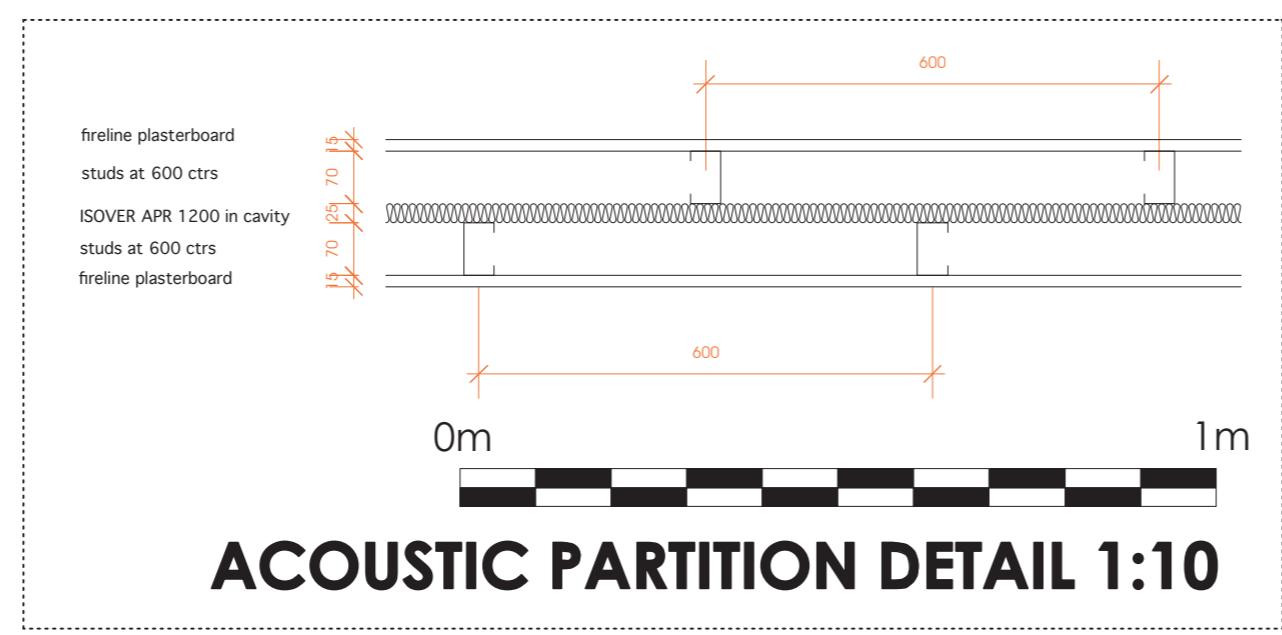
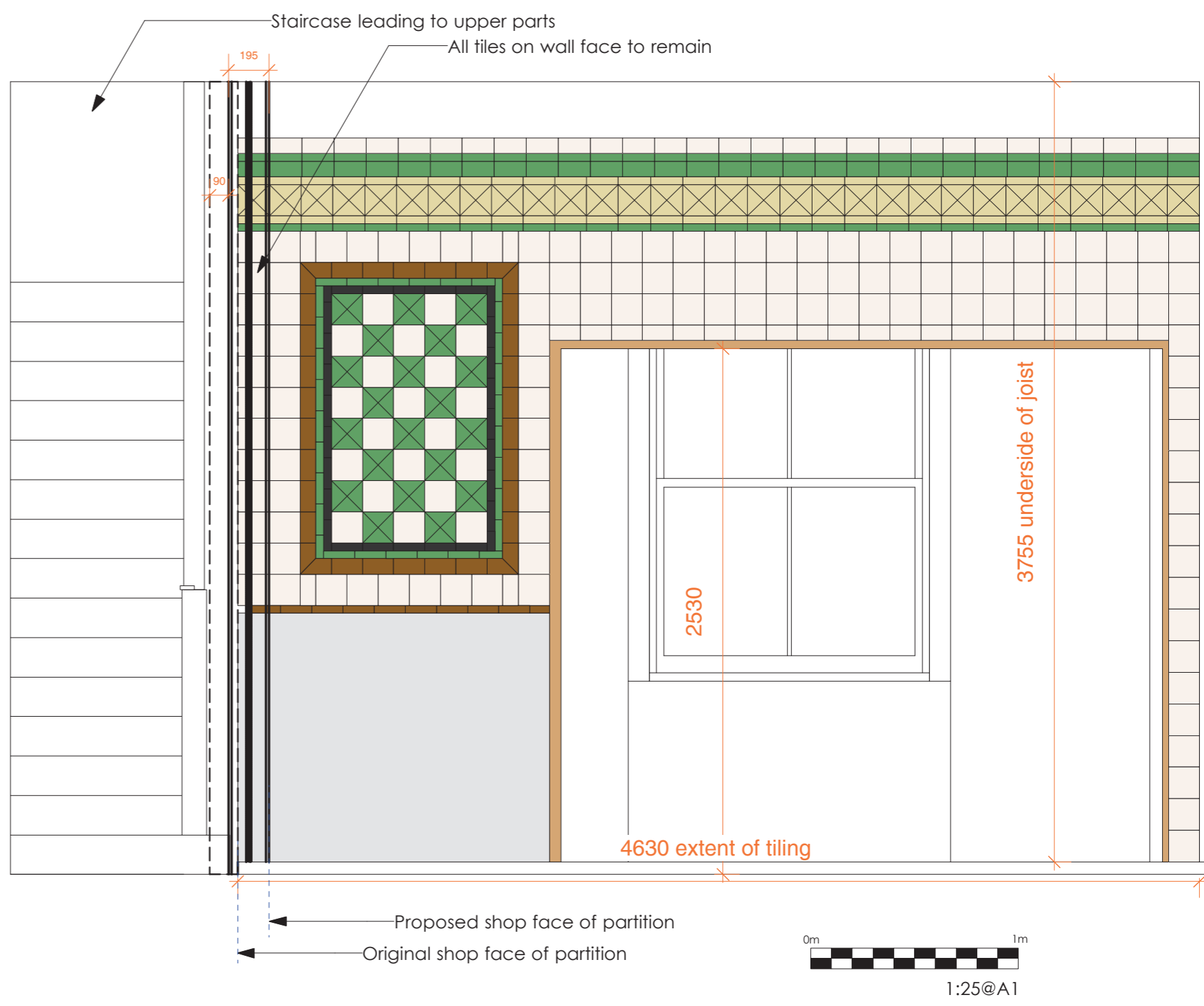
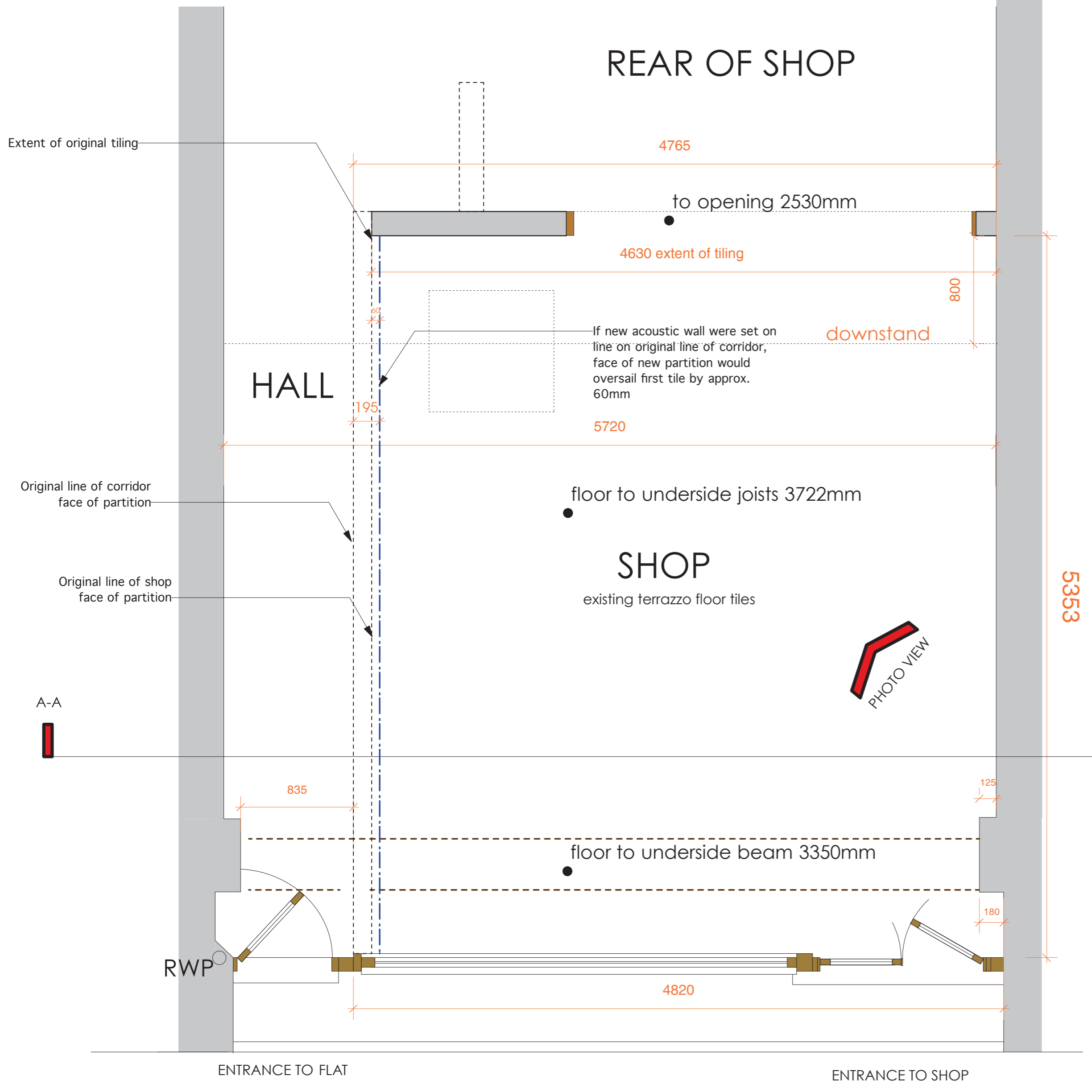


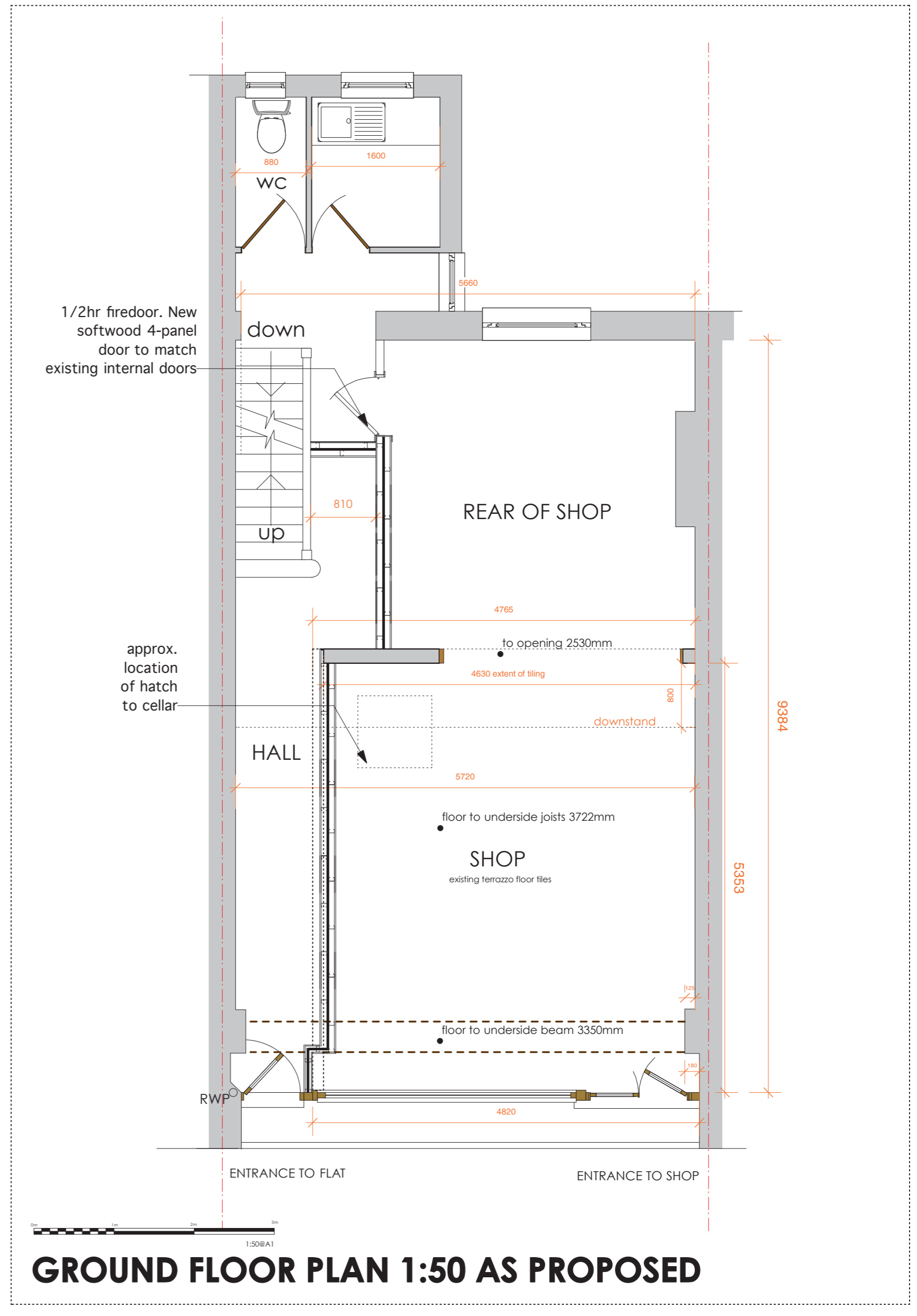
PHOTO OF SHOP AS OF LISTING DATE



SECTION A-A AS PROPOSED 1:25



EXISTING PLAN 1:25 (as of listing date)



GROUND FLOOR PLAN 1:50 AS PROPOSED

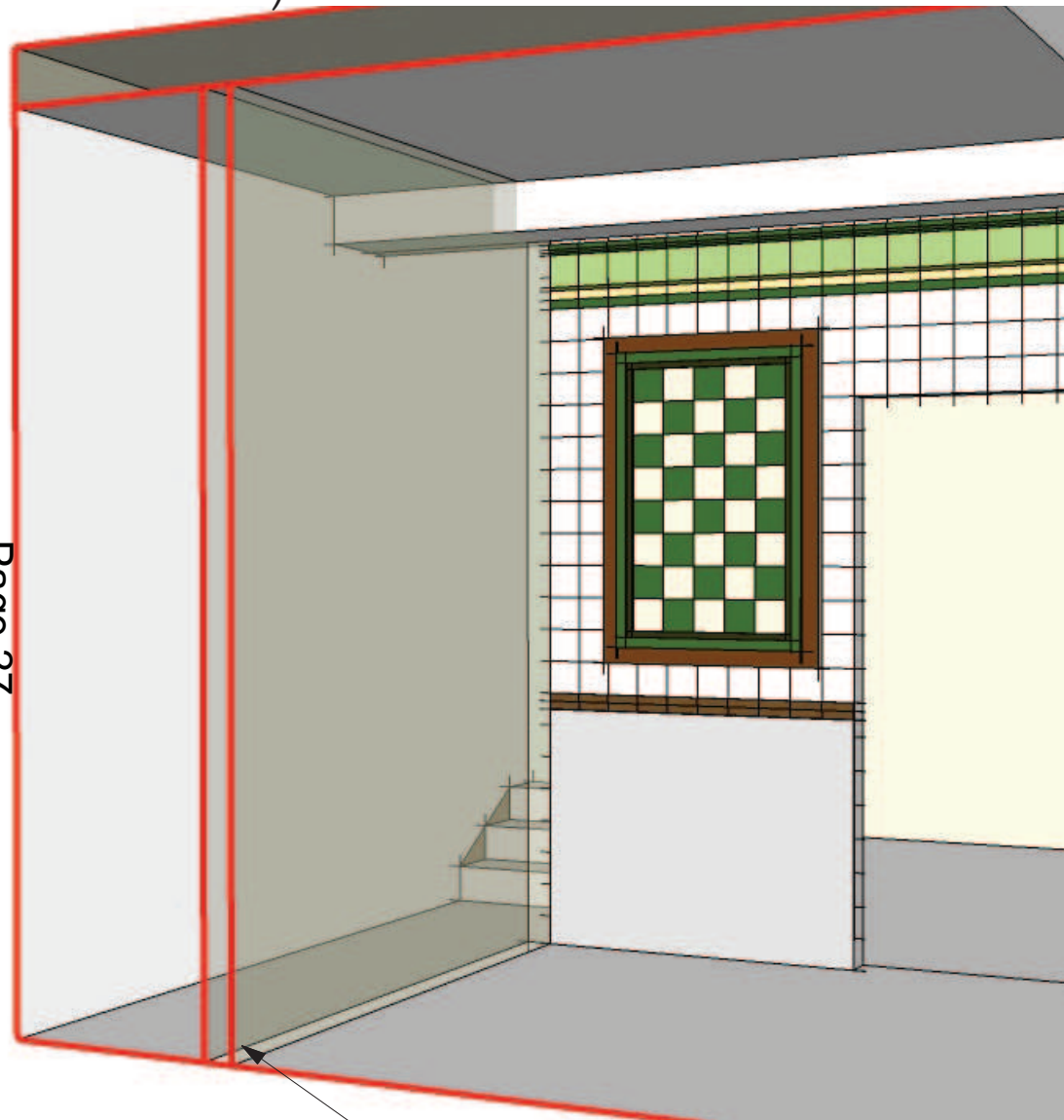
drawing notes: This Drawing must not be scaled; only figured dimensions should be used. Critical site dims checked before proceeding. Large scale Drawings are to be preferred to small scale Drawings in case of discrepancy. This Drawing should not be used for land transfer. This Drawing should not be used in isolation, if there are any discrepancies, or contradictions between this and other information, it should be brought to the Architect's attention. Any Adjoining Buildings/Landscape Features shown are for illustrative purposes only and have not been formally surveyed for this Drawing unless noted otherwise. This Drawing and the information contained therein are the copyright of the Architects, and must not be reproduced in part or whole, or disclosed to third parties, unless agreed in writing with H&C Architects LLP.

project: **157 Arthur Road, Wimbledon**

client: **Mr T Reed**

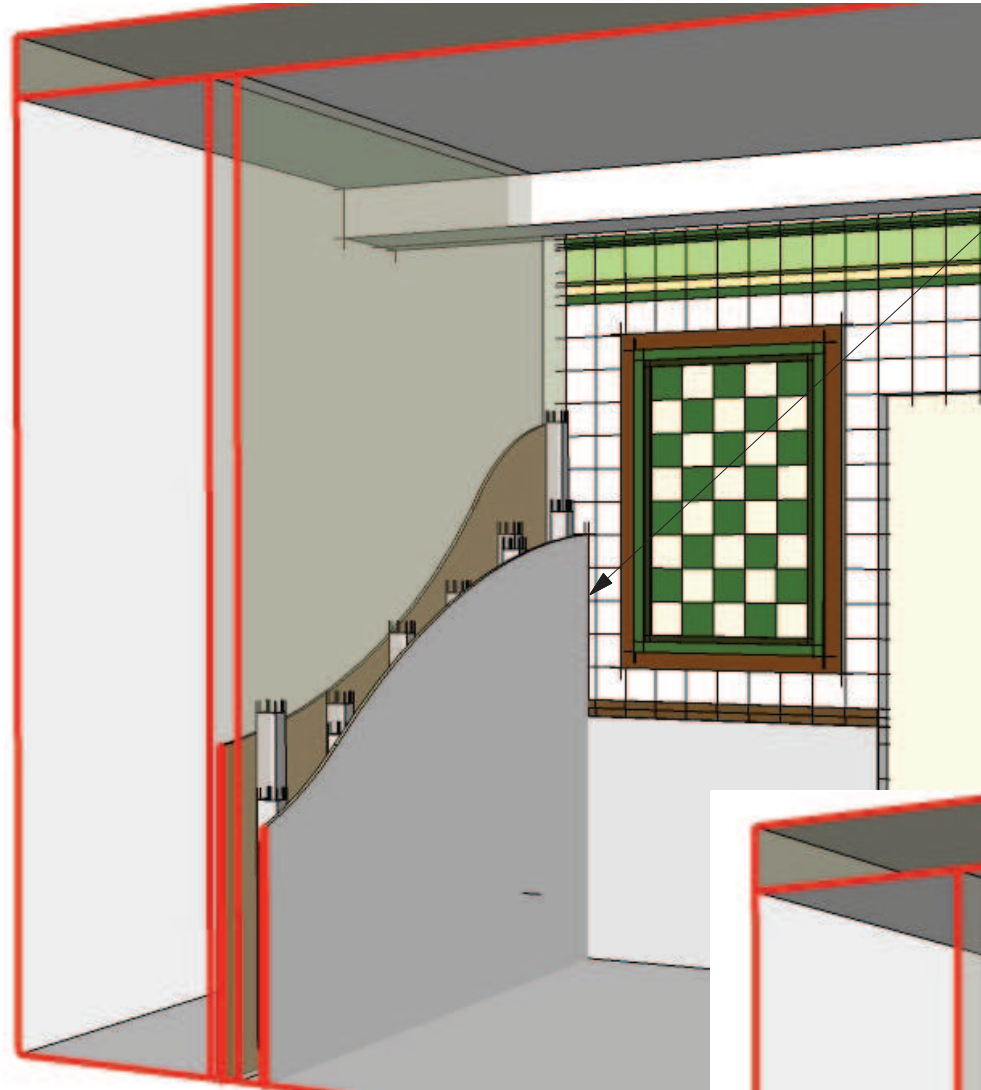
Revision notes:				
drawing title: Comparative Plans				
date	scale	project no	drawing no	revision
March 2015	1:25@A1 & 1:50 @A1	2246	LBA04	

3D IMAGE OF ORIGINAL PARTITION ARRANGEMENT (REMOVED PRIOR TO LISTING)



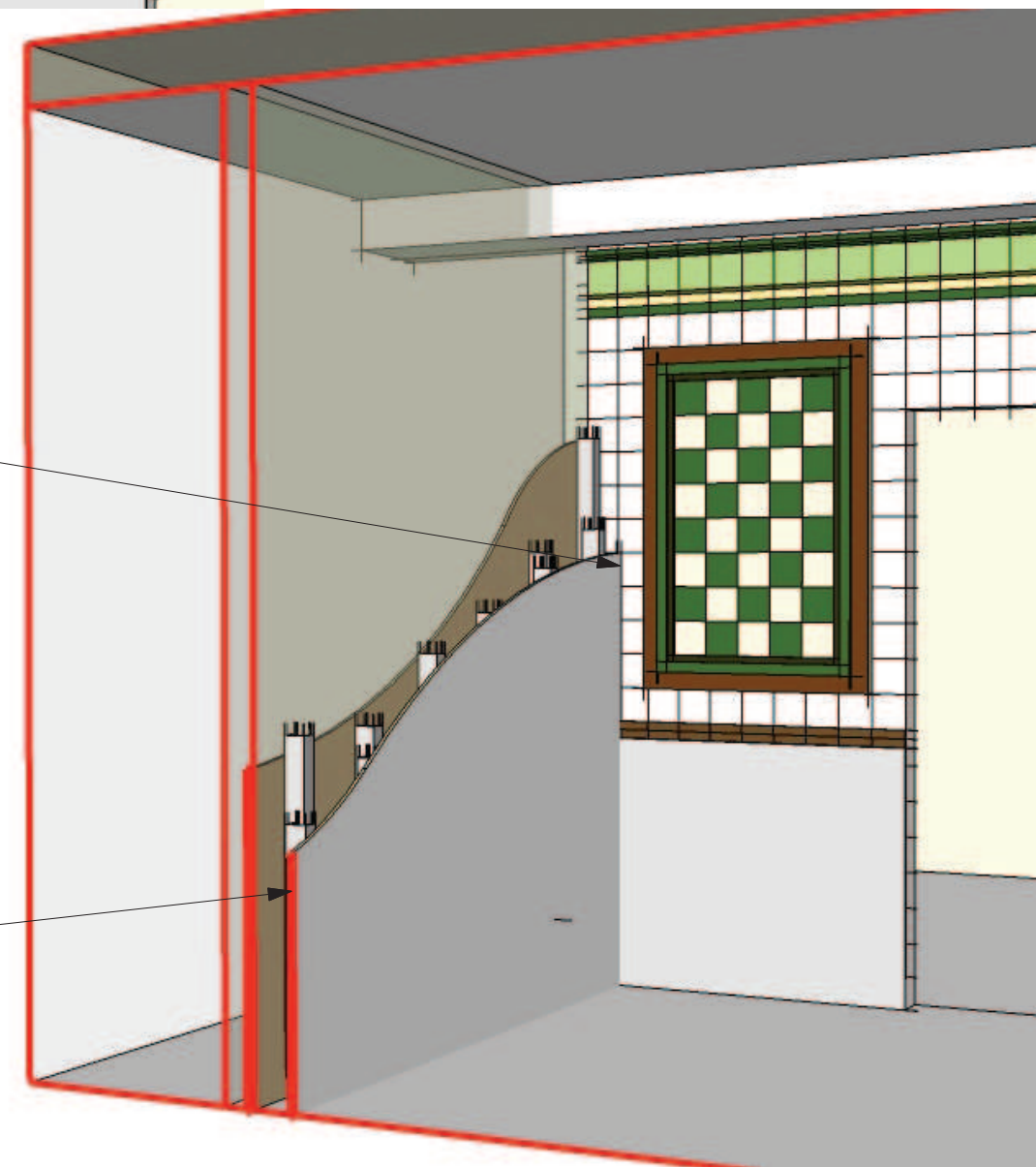
Page 27

Original (non compliant) 100mm partition set on edge of tiles



Compliant 195mm Acoustic partition, set out on line of original wall will sit over end tile aprox 2/3

3D IMAGE OF PROPOSED ARRANGEMENT FOR REPLACEMENT PARTITION



PROPOSALS:
TO LOCATE SHOP SIDE OF NEW COMPLIANT PARTITION IN LINE WITH SECOND GROUT LINE TO HAVE WHOLE TILE EXPOSED, AND TO BE SYMMETRICAL WITH SINGLE TILE ON EXISTING OPENING SIDE OF PANEL

New partition to be formed of two 75mm metal studs set separately with acoustic insulation between studs, and with a single layer of 12.5mm plasterboard on either sides, ready for finishes

drawing notes:
This Drawing must not be scaled; only figured dimensions should be used. Large scale Drawings are to be preferred to small scale Drawings in case of discrepancy. This Drawing should not be used for land transfer. This Drawing should not be used in isolation. If there are any discrepancies, or contradictions between this and other information, it should be brought to the Architect's attention. Any Adjoining Buildings/Landscape Features shown are for illustrative purposes only and have not been formally surveyed for this Drawing unless noted otherwise. This Drawing and the information contained therein are the copyright of the Architects, and must not be reproduced in part or whole, or disclosed to third parties, unless agreed in writing with Husband & Carpenter Architects Ltd.

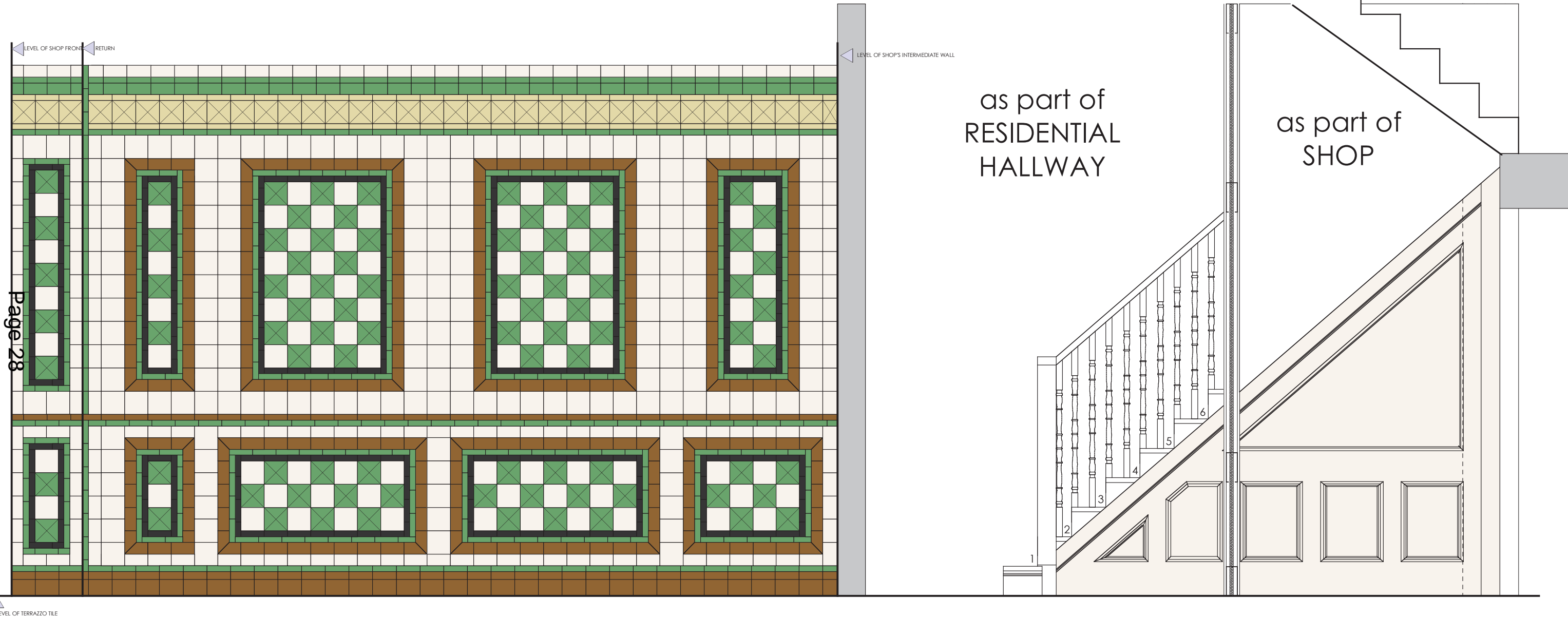
project: **157 Arthur Road, Wimbledon Park**

client: **Mr T Reed**

Revision notes:				
drawing title: 3d proposals for location of partition				
date	scale	project no	drawing no	revision
March 2015	1:	xxx	LBA 05	-

RE-INSTATED WALL BETWEEN SHOP AND FLATS WITH CERAMIC TILING SUBJECT TO DISCUSSION

TILE LAYOUT IS INDICATIVE OF PATTERN APPLIED TO NEW WALL. THE EXTENT OF ORIGINAL SALVAGED TILES TO BE USED (IF ANY) TO BE AGREED AND SUBJECT TO ESTABLISHMENT OF COSTS



Page 28



1:25@A3

drawing notes: This Drawing must not be scaled; only figured dimensions should be used. Critical site dims checked before proceeding. Large scale Drawings are to be preferred to small scale Drawings in case of discrepancy. This Drawing should not be used for land transfer. This Drawing should not be used in isolation. If there are any discrepancies, or contradictions between this and other information, it should be brought to the Architect's attention. Any Adjoining Buildings/Landscape Features shown are for illustrative purposes only and have not been formally surveyed for this Drawing unless noted otherwise. This Drawing and the information contained therein are the copyright of the Architects, and must not be reproduced in part or whole, or disclosed to third parties, unless agreed in writing with H&C Architects LLP.

project: **157 Arthur Road**

client: **Reed**

Revision notes:

drawing title: Tiled Wall Elevation - Layout				
date	scale	project no	drawing no	revision
Dec 2015	1:25 @ A3	2246	Tiles01	-

Case Name: Butcher's Shop, 157 Arthur Road

Case Number: 1422861

Background

English Heritage received an application to list the Butcher's Shop, 157 Arthur Road, Wimbledon Park.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	EH Recommendation
1	1422887	Butcher's Shop, 157 Arthur Road	Listing	Add to List

Visits

Date	Visit Type
08 October 2014	Full inspection

Context

English Heritage received an application to list the butcher's shop, 157 Arthur Road, Wimbledon Park, following its closure in the summer of 2014.

Planning permission was granted in 2013 for the conversion of the upper two storeys into two flats, with an addition of an attic storey in a mansard roof. Work has begun. There is a second planning application for alterations to the shop front and extension to the rear, due for determination in November 2014.

The building does not lie within a Conservation Area.

Assessment

CONSULTATION

The consultation report was sent to the owners and their representative, the applicant, the local authority, the Greater London Historic Environment Record (GLHER) and a number of interested parties.

A response was received from the owner's representative opposing the listing and making the following claims:

CLAIM 1: that the shop is one of a row of 24 similar properties built to a standardised set of designs as part of the Wimbledon Park development, and that there are better surviving examples.

RESPONSE: the assessment is specific to the butcher's shop, and not to the rest of the shopping parade. The butcher's shop has, by far, the best surviving shop front, though it is acknowledged that the upper floors have undergone alteration.

CLAIM 2: that the shop front has suffered some damage and that it is an example of a common aesthetic.

RESPONSE: the butcher's shop aesthetic was established in the Victorian period and these traditional characteristics may constitute special interest. The state of repair of a building is not a relevant consideration in assessing special interest.

CLAIM 3: that the parade is not a conservation area.

RESPONSE: the designation of conservation areas and listed building is very different and uses a different set of criteria.

A representative from the local authority responded in support of the listing proposal, but without specific comment.

The GLHER responded but made no comment.

A response was received from an interested party in support of the listing.

A response was received from the Victorian Society in support of the listing and noting the rarity of unaltered shop fronts of the period.

No other responses were received.

DISCUSSION

The Principles of Selection for Listing Buildings (Department for Culture Media and Sport, 2010) states that buildings post-dating 1840 should be subject to careful selection for listing. The English Heritage Listing Selection Guide for Commerce and Exchange Buildings (2011) expands on this, and states that due to the great numbers that were built and that subsequently survive, and the high degree of standardisation, the selection of commercial buildings for designation must be very discriminating. Relevant considerations for listing include rarity, alterations, interiors and authenticity.

Commercial buildings are particularly subject to alteration to meet changing trends, standards, technologies and tastes. Rates of attrition are high, and to find a butcher's shop front, and particularly an interior, dating from the early C20 in a relatively complete form is increasingly rare. Externally the shop front is very little altered. Internally, while counters and most meat preparation fixtures have been removed, as might be expected, the decorative tiling remains, as do the matchboarded ceiling and terrazzo flooring, the latter of which has been relaid. The wrought-iron brackets and hanging rail used for suspending carcasses are uncommon survivals.

The two rooms of the ground floor have been opened up to provide more space. However, the hatch and ladder stair to the basement and cold storage locker, long since disused, remain in place and illustrate how the business would have originally operated; the recessed frontage and the wide sash window and marble cill, previously opening onto a display and service counter, show how it was designed to accommodate customers. The loss of certain internal features and the alteration to the layout are not so great that they have compromised the legibility of the function of the building.

The shop compares favourably with other listed butchers, of which there are relatively few. The former butcher's shop on Hornsey Road, Islington, for instance, listed at Grade II in 1996, has similar Art Nouveau tiling and interior features, though far less architectural distinction to its shop front. Like the listed butcher's shops at Norton on Derwent (NHLE ref 1173605), Grimsby (NHLE ref 1379374) and Kingston upon Hull (NHLE ref 1392402), the Wimbledon Park butcher's retains the principal distinguishing characteristics of the type of shop, despite the alterations to the interior.

The butcher's shop should be listed at Grade II in recognition of its increasing rarity as a building type, its largely complete and distinct shop front, and the retention of the good-quality decorative tiling and other interior fixtures.

In recommending the extent of designation, we have considered whether powers of exclusion under s.1 (5A) of the 1990 Act are appropriate, and consider that they are, which is clear in the proposed List entry. The residential accommodation in the upper floors does not form part of the special interest of the building and is excluded from the listing.

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing fulfilled. The Former Butcher's Shop, 157 Arthur Road, is recommended for listing at Grade II.

REASONS FOR DESIGNATION DECISION

The Former Butcher's Shop, 157 Arthur Road, 1904, is recommended for listing at Grade II, for the following principal reasons:

- * Rarity: once a common high-street shop, butchers are becoming increasingly rare survivals of a traditional commercial building type;
- * Architectural interest: a good-quality shop front and interior typical of the building type, and which retains the principal characteristic features of a butcher's shop;
- * Decorative scheme: the tiling to the exterior and interior of the shop, geometric paving and scrolled wrought-iron brackets are attractive and good-quality remnants of a comprehensive decorative scheme;
- * Intactness: a shop dating from the early C20 that retains an original frontage and much of its decorative scheme is an unusual survival, and despite changes to the interior the function of the business remains legible.

Countersigning comments:

Agreed. This is a remarkable survival of both shop front and interior, which compares favourably to examples already listed. It fully meets the criteria for listing at Grade II. DK 30/10/14.

Second Countersigning comments:

Agreed also. This former butcher's shop is an unusual and relatively intact survival which should be listed at Grade II.

V. Fiorato, 10th November 2014

Annex 1**List Entry****List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Butcher's Shop, 157 Arthur Road

List Entry Number: 1422887

Location

157 Arthur Road, London, SW19 8AD

The listed building(s) is/are shown coloured blue on the attached map. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), structures attached to or within the curtilage of the listed building (save those coloured blue on the map) are not to be treated as part of the listed building for the purposes of the Act.

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Greater London Authority	Merton	London Borough	Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed:

Date of most recent amendment:

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Not applicable to this List entry.

Legacy Number: Not applicable to this List entry.

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description**Summary of Building**

Former butcher's shop, 1904.

Reasons for Designation

The Former Butcher's Shop, 157 Arthur Road, 1904, is listed at Grade II, for the following principal reasons:

- * Rarity: once a common high-street shop, butchers are becoming increasingly rare survivals of a traditional commercial building type;
- * Architectural interest: a good-quality shop front and interior typical of the building type, and which retains the principal characteristic features of a butcher's shop;
- * Decorative scheme: the tiling to the exterior and interior of the shop, geometric paving and scrolled wrought-iron brackets are attractive and good-quality remnants of a comprehensive decorative scheme;
- * Intactness: a shop dating from the early C20 that retains an original frontage and much of its decorative scheme is an unusual survival, and despite changes to the interior the function of the business remains legible.

History

The Wimbledon Park Estate was a speculative development for Ryan and Penfold in the early C20. The provision of amenities was part of the plan, and the parade of nine shops was built in 1904. The butcher's decorative scheme and fittings date from the early C20, and was almost certainly installed at the time the shopping parade was built.

The shop ceased trading in 2014 and many fixtures related to the business have been removed.

Details

Former butcher's shop, 1904.

PLAN: Orientated roughly north to south with the front facing south onto Arthur Road, the mid-terrace building has a rectangular plan with the shop occupying the ground floor and associated storage facilities in the basement. It is two rooms deep with a stair along the west party wall and a projection to the rear. The residential accommodation on the upper two floors is excluded from the listing*.

EXTERIOR: Like the other buildings on the parade, the shop front is framed by pilasters with light and dark green ceramic tiles decorated with an Art Nouveau pattern; these terminate in heavy consoles, with a fascia in between. The façade is stepped back from the building line, and black and white geometric tiles pave the front. The return walls and the plinth have green and white ceramic tiles with a sinuous, Art Nouveau style tree motif, and narrow brown tiles form the borders to panels of chequered tiles. There is a large one-over-one pane sliding sash window in the centre of the facade between the doorways to either side; it has brass handles and a marble cill. Across the top of the window is a solid strip bearing the former butcher's name 'W A Gardner & Son'. The entrance into the shop has two narrow, half-glazed doors with a tall single light and a fielded panel below; there is a plain rectangular overlight. On the left is a modern timber door with a plain overlight.

The upper floors have two bays separated by giant pilasters. Each bay of the first floor has a pair of windows with moulded stone architraves beneath a moulded segmental pediment. Windows are uPVC replacements that follow the pattern of the original eight-over-one pane sliding sashes. There are stone storey courses and a cornice, all of which are painted. The elevation rises to a straight parapet with stone copings.

The rear is exposed brown stock brick, openings have red brick arches. The original sashes remain on the ground floor. The basement openings have been modified to house air conditioning facilities.

INTERIOR: The original shop was in the front room of the ground floor; it has been enlarged by opening up the wall to the rear room. Notable historic features are limited to the front, which is covered from floor to ceiling in the same green, white and brown tiles as on the façade, laid in decorative chequered panels with a brown dado rail and a tiled frieze with swags and green borders. Tiles are missing in some places and there are some replacements. The ceiling is matchboarded, and there are scrolled, wrought iron brackets carrying a rail for hanging meat; two brackets at the rear have been truncated to accommodate the enlarged opening in the wall. The floor is covered in large green terrazzo tiles set on plywood boarding. All counters, benches and fixtures related to the business of butchery have been removed. The rear room is covered in modern white tiles. The under-stair of the ground floor has fielded panelling and the stair itself has been boarded up, but the plain square newel and shaped handrail are left exposed.

In the basement there is a cold storage room with matchboarded walls and a large, thick insulated door with iron lever handles and thick strap hinges. A steep, open-riser timber stair with tubular handrails provides

access between the front rooms of the shop and the basement. The main stair has a turned shaped newel post; the banister is boarded over.

The residential accommodation on the upper floors is not of special interest*.

* Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), it is declared that these aforementioned features are not of special architectural or historic interest.

Selected Sources

Books and journals

Rondeau, B., Wimbledon Park from private park to residential suburb, (1995)

Map

National Grid Reference: TQ2529872196



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1422887_1.pdf

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PLANNING APPLICATIONS COMMITTEE

26 MARCH 2015

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	15/P0045	22/12/2014

Address/Site 25 Belvedere Drive, Wimbledon SW19 7BU

(Ward) **Village**

Proposal: Demolition of existing two storey house and erection of 2 x detached houses with basement, ground, first and second (attic) levels with alterations to existing vehicular crossover on Belvedere Drive (Amendment to LBM planning permission 14/P1901 dated 16/10/2014 -addition of dormer windows to side roof elevations).

Drawing Nos P01, P02, P03 Rev A, P04 Rev A, P05, P06, P07, Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan, Design and Access Statement, Code for Sustainable Homes Pre-Assessment Report and Basement Construction Methodology.

Contact Officer: Richard Allen (8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- No
- Site notice-Yes
- Design Review Panel consulted-No
- Number of neighbours consulted: 7
- External consultants: None
- Density: n/a

- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee at the request of Councillor Badenoch. Objections have also been received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two storey semi-detached dwelling house situated on the north-western side of Belvedere Drive, adjacent to the junction with St Mary's Road. The application site is located within the Merton (Wimbledon North) Conservation Area (Sub-Area 4 Belvedere). The existing house is not statutorily or locally listed.

3. **CURRENT PROPOSAL**

- 3.1 Members resolved to grant planning permission in October 2014 for the demolition of the existing house and the erection of a pair of detached houses, subject to completion of a legal agreement in relation to affordable housing. The permission was issued in January 2015 and is therefore extant and still capable of implementation.
- 3.2 The current application the subject of this report is identical in all respects to planning permission 14/P1901 except for the replacement of a roof light with a dormer on each of the 2 new houses above the staircase, on the roof flanks facing towards the side boundaries with adjoining properties. The dormer windows would be 2.3 m in width and 1.270 m in height.

4. **PLANNING HISTORY**

- 4.1 14/P1901 Members resolved to grant planning permission at Planning Applications Committee in Oct 2014 subject to a legal agreement. This was subsequently completed and planning permission was issued in January 2015.
- 4.2 In November 2014 tree works were approved for works to tree within the front garden; Beech tree to be crown reduced by 2 metres, Birch tree to be removed and Cherry tree to be crown reduced by 2 metres to previous reduction points (LBM Ref. 14/T/3869).

5. **CONSULTATION**

- 5.1 Conservation Area site and press notice procedure.
Notice displayed.
Letters to occupiers of neighbouring properties.
3 letters of objection have been received neighbouring properties and one from Belvedere Estate Residents Association. The grounds of objection are set out below:-

- difficult to tell but appears to be a height increase compared to previous application. Any increase in height should be refused.
- The design and access statement still mentions an additional crossover onto St. Mary's Road, although this is not shown on the site plan. A second crossover is unacceptable in this location.
- the window in the north east elevation has doubled in size and is now a dormer window – would overlook the garden of 21 St Mary's Road. Should remain as currently approved – small obscure glazed rooflight.
- the proposed dormer window in the south west elevation would look into velux windows at 21 Belvedere Drive and also cause loss of privacy to the rear garden area
- The position of the boundary does not accord with property deeds or the current position of the fence.
- The dormers would be overbearing and visually intrusive, reducing the characteristic gaps and sense of spaciousness at roof height between properties providing views through to mature landscaping.

5.2 Belvedere Estates Residents Association

- The development previously approved (LBM Ref.14/P1901) is already a vast overdevelopment of the site. The addition of side dormer windows would further adversely affect neighbouring properties, overlooking bedrooms and gardens.
- Dormers will add bulk and reduce gaps characteristic of the area
- The position of the dormers are not shown on the roof plans.
- The proposal appears to reintroduce a vehicular crossover from St. Mary's Road that was deleted from the previous scheme and which would severely compromise highway safety.

6. POLICY CONTEXT

6.1 Adopted Merton Core Strategy (July 2011).

CS8 (Housing Choice), CS9 (Housing Provision), CS6 (Wimbledon Sub-Area), CS13 (Open Space, Nature Conservation, Leisure and Amenity), CS14 (Design) CS15 (Climate Change) and CS20 (Parking).

6.2 Adopted Merton Sites and Policies Plan (July 2014).

DM D1 (Urban Design and the Public Realm), DM D2 (Design Considerations in all Developments), DM D4 (Managing Heritage Assets), DM H4 (Demolition and Redevelopment of a Single Dwelling), DM O2 (Nature Conservation; Trees, Hedges and Landscape Features), DM T2 (Transport Impacts of Developments) and DM T3 (Car Parking Standards).

6.3 Further Alterations to the London Plan (March 2015).

3.3 (Increasing London's Housing Supply), 3.4 (Optimising Housing Potential), 3.5 (Quality and Design of Housing Developments), 3.11 (Affordable Housing), 5.7 (Renewable Energy).

6.4 National Planning Policy Framework and Planning Policy Guidance.

- 6.5 Wimbledon North Conservation Area Character Appraisal (Sub-Area 4)
Paragraph 14.2.3 of the appraisal.

7. **PLANNING CONSIDERATIONS**

- 7.1 The existence of an extant planning permission, 14/P1901, capable of implementation, is a strong material planning consideration. Given that the current development plan policies were in place when this application was considered, including the adopted Merton Sites and Policies Plan (July 2014), there has been no change to the policy background (other than central government changes to policy guidance in relation to affordable housing on sites of 10 or less, referred to later in the report).
- 7.2 It is confirmed that the current proposal is identical in all respects to that previously approved, including the overall height, with the main ridge at 15.51 and top of gable at 15.91 AOD (Above Ordnance Datum) and that the access arrangements also remain unchanged, with no new second vehicular access proposed (the design and access statement has been amended to confirm this). The existing crossover would be increased in width to provide one parking space per property as per the previous proposal. The report will therefore concentrate on the impact of the proposed replacement of 2 side rooflights with 2 dormers in relation to visual amenity and the impact on the Conservation Area, as well as impact on neighbouring amenity.
- 7.3 **Impact on visual amenity and the Wimbledon North Conservation Area**
The dormer windows are of modest size, are set well up from the eaves and are set behind the proposed chimneys, 5 metres back from the front elevations. One of the key contributions that the properties along this part of Belvedere Drive make to the character of the conservation area is a sense of spaciousness, with gaps through to mature planting beyond. There is no change to the size of the proposed gaps between the flank walls of the proposed houses and their neighbours compared to the approved application. Given the size and positioning of the dormers, any change to the views between properties at roof level compared to the approved scheme is considered to be marginal, and it is considered that a sufficient sense of space is maintained around the buildings to preserve the character of the Merton (Wimbledon North) Conservation Area. The design of the dormers is considered to be acceptable and to comply with the aims of Policies DM D3 and DM D4.
- 7.4 **Neighbour Amenity**
The concerns of the objectors relating to potential overlooking/ loss of privacy to windows and gardens are noted. The proposed additional dormer windows serve staircases and can be conditioned to be both fixed and obscure glazed. Thus conditioned, the proposed side dormer windows would not affect privacy and are acceptable in terms of policy DM D2.

7.5 Local Financial Contributions

The proposed development is liable to pay the Mayoral Community Infrastructure Levy (CIL), the funds for which will be applied by the Mayor towards the Crossrail project and also Merton's CIL.

7.6 S106 and Affordable Housing

On 28 November, Central Government updated Planning Policy Guidance in relation to the criteria for affordable housing contributions. A financial contribution towards affordable housing provision is now only applicable to developments of 11 or more residential units with a floor space of over 1000m². The pair of proposed dwelling houses would have a combined floor area of 738.1 m². Therefore, there is no longer a requirement for the developer to make a financial contribution towards affordable housing in the borough under policy CS8 (Housing Choice) of the Core Planning Strategy (July 2011).

SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

9.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

9.2 The proposed houses will be required to meet Code Level 4 of the Code for Sustainable Homes (the Council's policy team advise that Policy DM H4 requiring Code 5 only applies where one house is demolished and replaced by another and does not apply where there is more than one replacement house).

10. **CONCLUSION**

10.1 The proposed amendments to the previously approved planning permission involving the provision of side dormer windows to each of the houses, is considered to be acceptable in design terms. The amended scheme would also not affect neighbor amenity. The proposal would also preserve the character and appearance of the Merton (Wimbledon North) Conservation Area. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

subject to the following conditions:-

1. A.1 Commencement of Development
2. A.7 Approved Plans
3. B.1 External Materials to be Approved

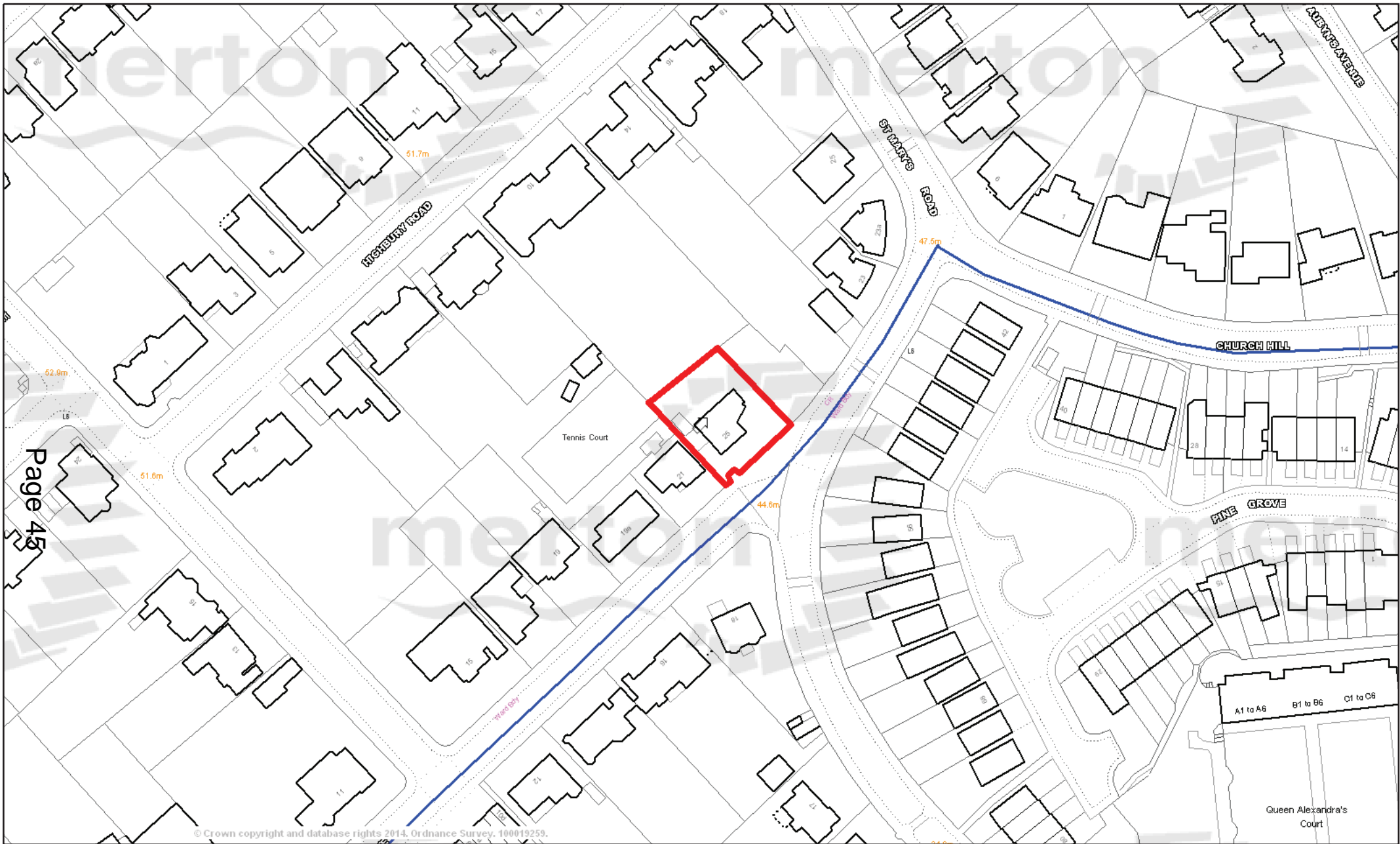
4. B.5 Details of Walls/fences
5. C.1 Removal of Permitted Development -Extensions
6. C.2 Removal of Permitted development – Doors and Windows
7. C.4 Obscure Glazing (side dormer windows and first floor windows to north east and south west elevations).
8. C.6 Refuse and Recycling
9. D.9 No External Lighting
10. D.11 Hours of Construction
11. F.1 Landscaping Scheme (Including additional tree planting to enhance the Site and retain the wooded character of the surroundings).
12. F.2 Landscaping Implementation
13. F.5 Tree Protection
14. F.8 Site Supervision - Trees
15. H.4 Provision of Vehicle Parking
16. H.10 Construction Vehicles/Loading/Unloading
17. J.1 Lifetime Homes
18. L.3 Code for Sustainable Homes – Pre Occupation
19. L.4 Code for Sustainable Homes – Post Completion
20. Any piling required as part of the basement construction shall be bored and not driven down.

Reason for condition: To minimise noise and disturbance to adjacent properties, and to comply with the following development plan policies for Merton: policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and DM D3 of Merton's Sites and Policies Plan (July 2014).

21. The development shall be carried out in accordance with the approved Construction Method Statement.

Reason for condition: In the interest of neighbour amenity and to comply with policy DM D2 (Design Considerations in all Developments) of the Sites and Policies Plan (July 2011).

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25 Belvedere Drive

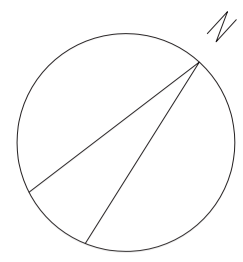
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Date 10/3/2015

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



DEVELOPMENT CONTROL



Tennis Court

Page 46

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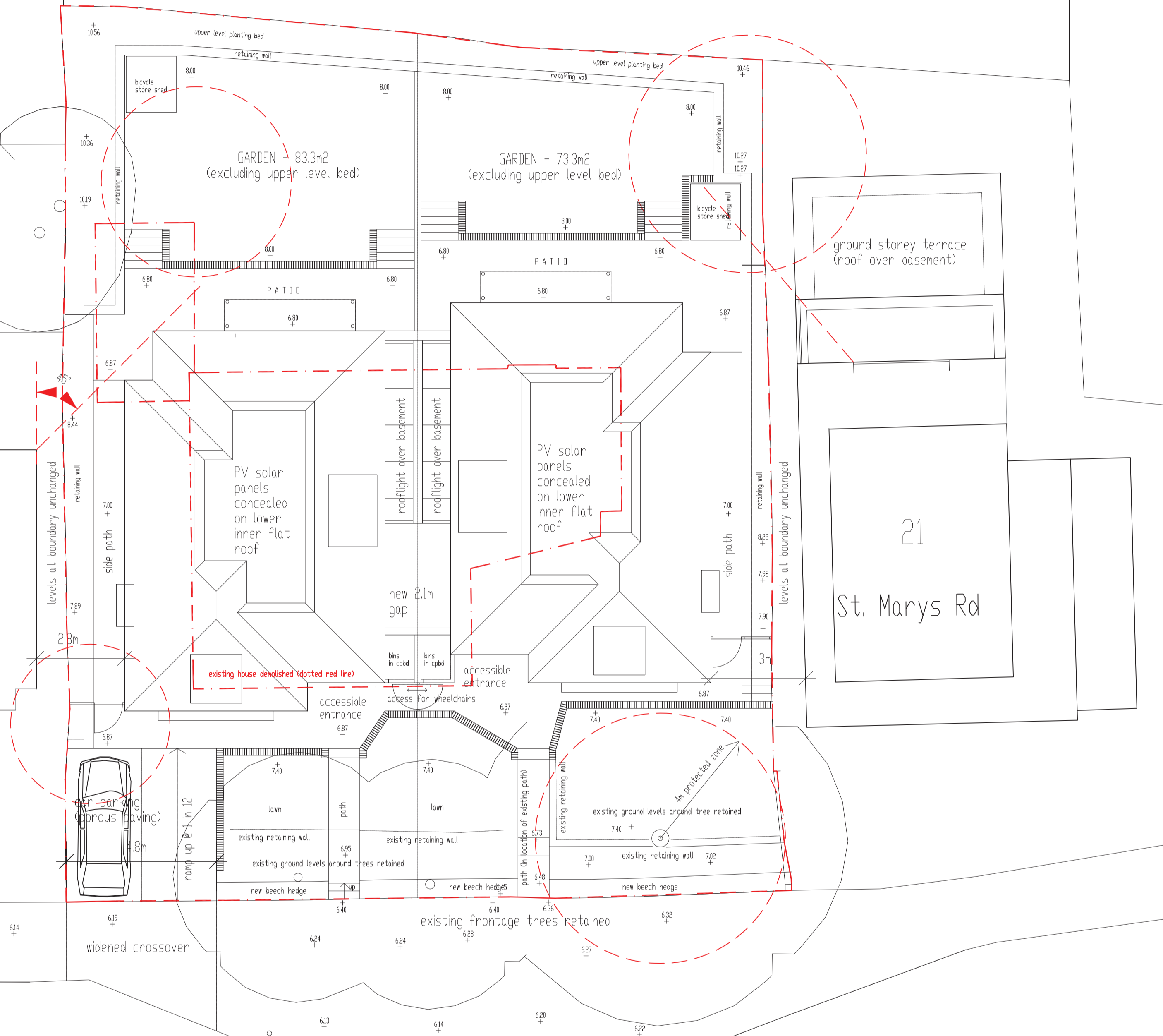
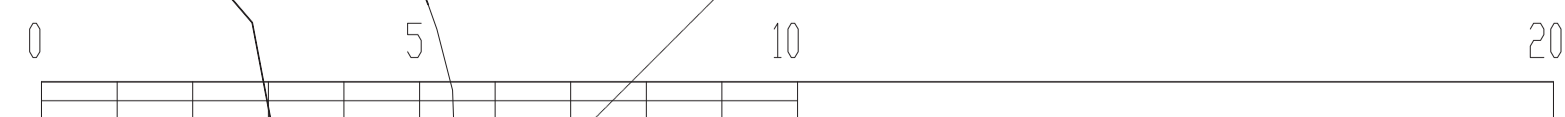
St. Marys Rd

BELVEDERE DRIVE

ST. MARY'S ROAD

SITE PLAN Scale 1 : 100

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



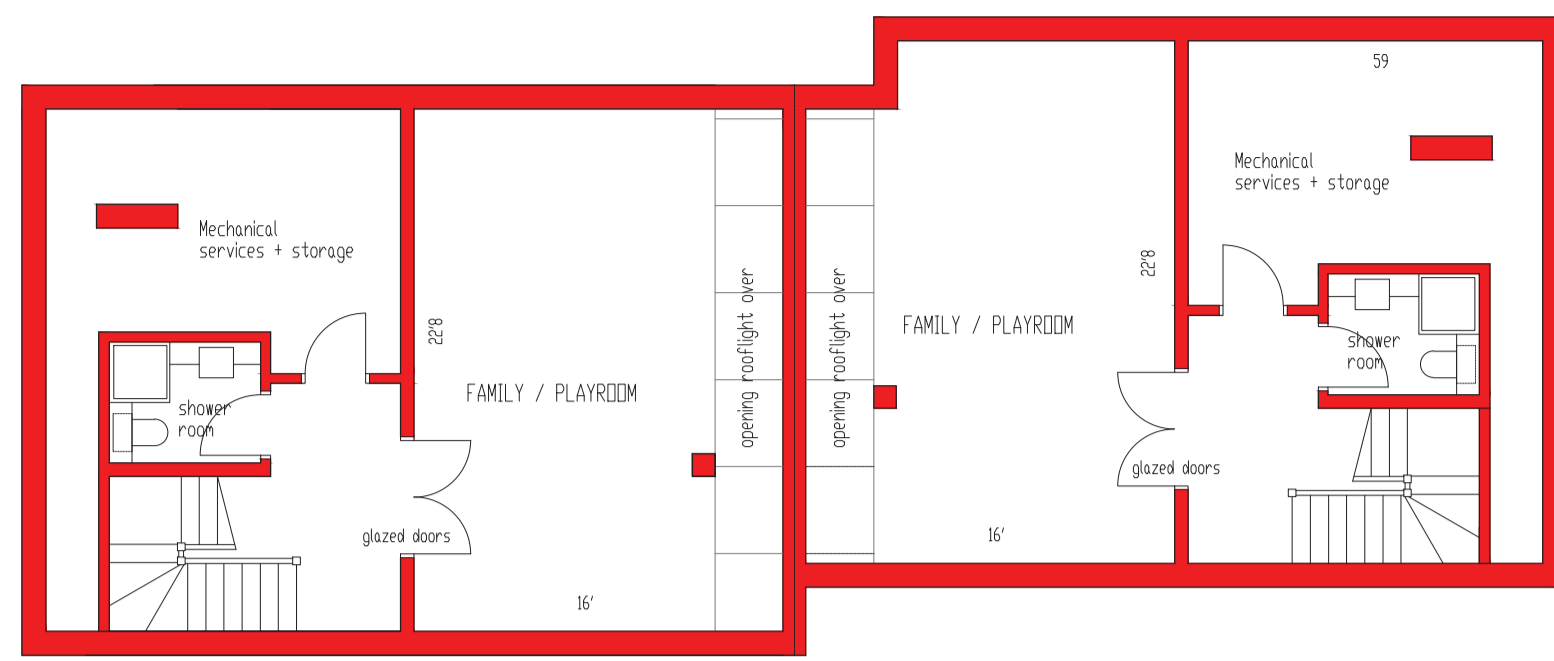
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job: 25, Belvedere Drive, SW19	job no: 145	date: 04/10/14
drawing: Proposed Site Plan	scale: 1:100 @ A1	drawn: JL
NOTES:	drawing no. P03	rev. -

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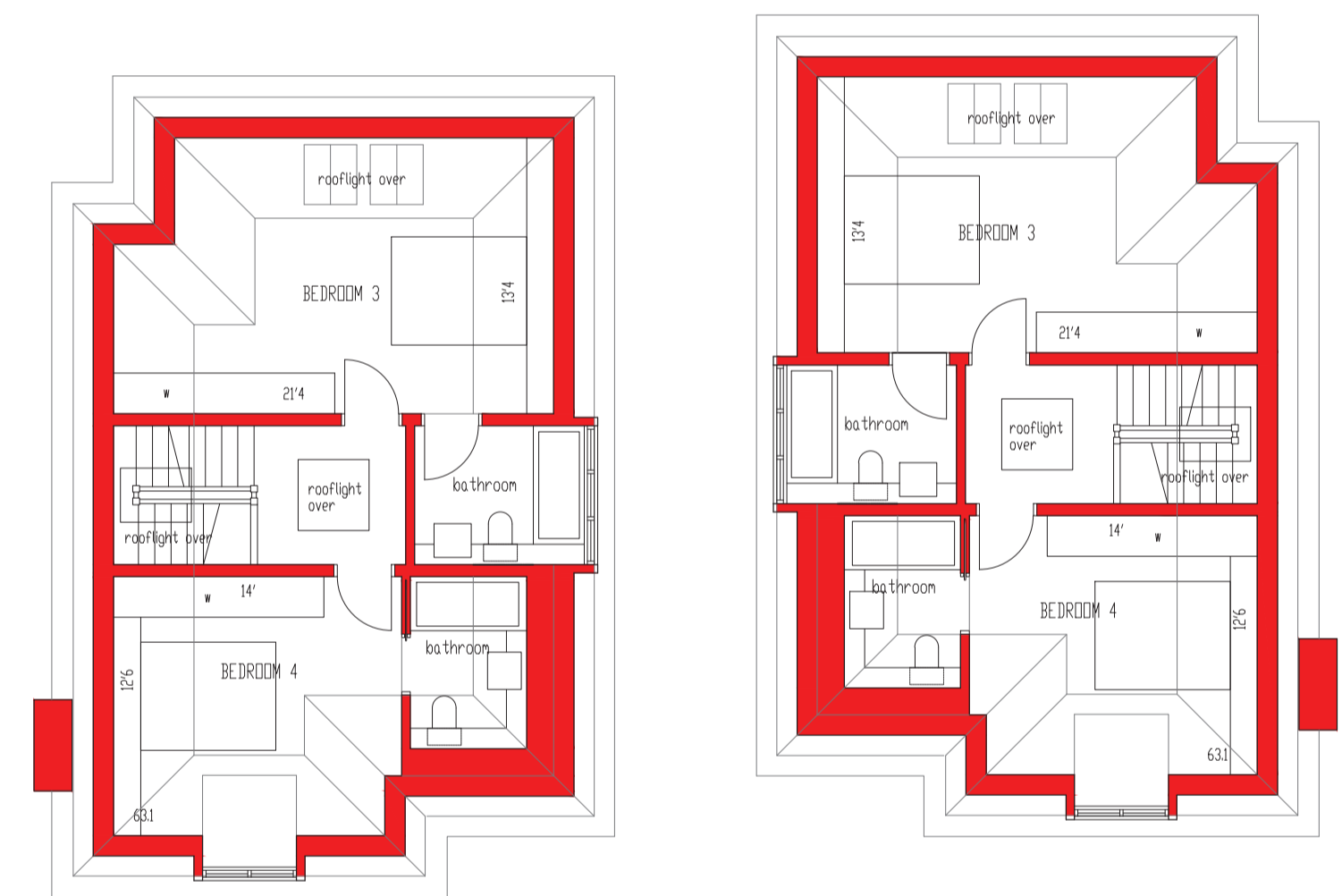
PLANNING



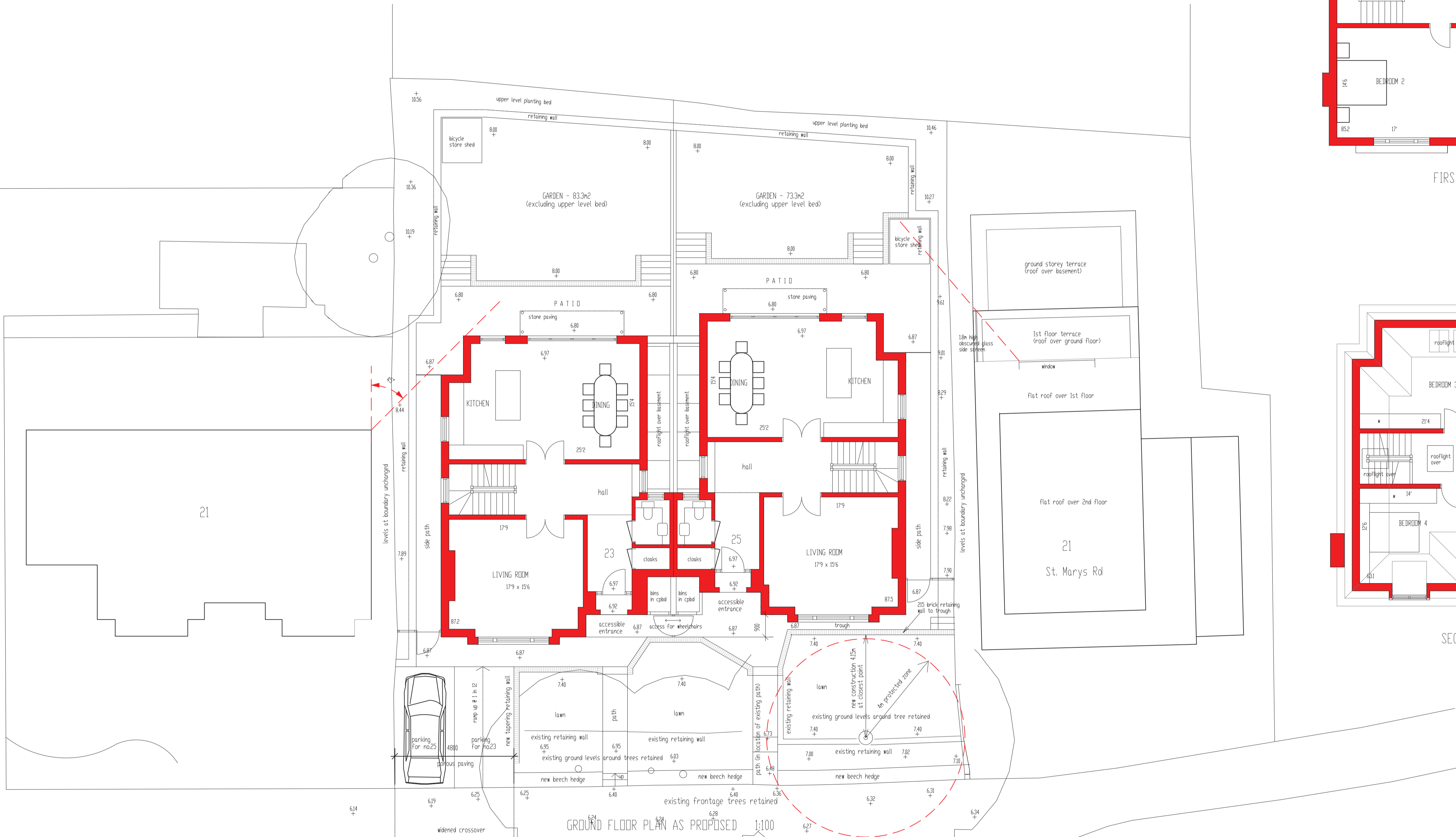
BASEMENT PLAN AS PROPOSED 1:100



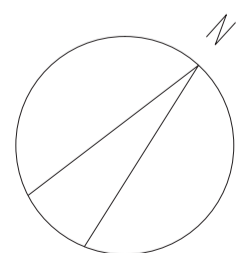
FIRST FLOOR PLAN AS PROPOSED 1:100



SECOND FLOOR PLAN AS PROPOSED 1:100



GROUND FLOOR PLAN AS PROPOSED 1:100



BELVEDERE DRIVE

ST. MARY'S ROAD

PROPOSED PLANS Scale 1:100

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



THIS DRAWING 1:100 SCALE

Rev A: 15.12.14

Andrew Harper Architects

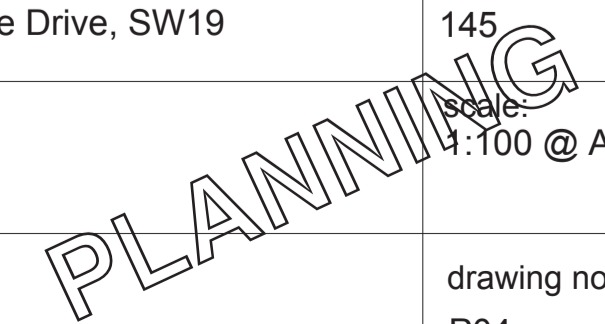
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job: 25, Belvedere Drive, SW19	job no: 145	date: 04/10/14
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drawing: Proposed Floor plans	scale: 1:100 @ A1	drawn: JL
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NOTES:	drawing no. P04	rev. A
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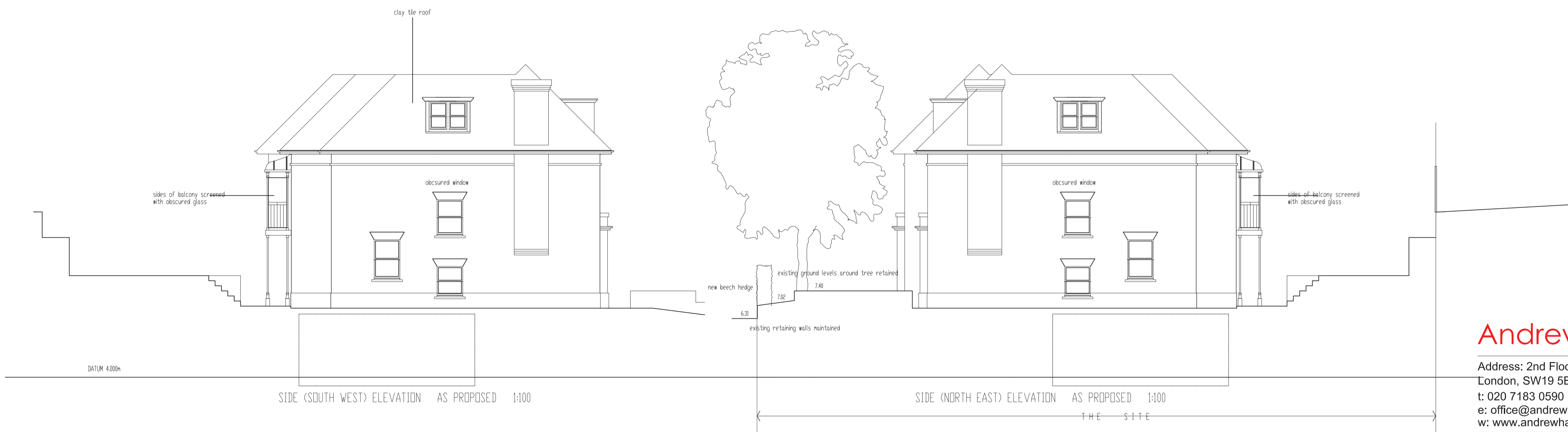
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DO NOT SCALE FROM DRAWING
All dimensions approximate



DO NOT SCALE FROM DRAWING
All dimensions approximate



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job: 25 , Belvedere Drive, SW19	job no: 145	date: 04/10/14
drawing: Proposed Elevations	scale: 1:100 @ A1	drawn: JL
NOTES:	drawing no. P05	rev. -

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PLANNING



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

0 5m

DO NOT SCALE FROM DRAWING
 All dimensions approximate



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job: 25 , Belvedere Drive, SW19	job no: 145	date: 04/10/14
drawing: Existing & Proposed Front Elevation	scale: 1:100 @ A1	drawn: JL
NOTES:	drawing no. P06	rev. -

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PLANNING APPLICATIONS COMMITTEE
26th March 2015

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	12/P3206	29/07/2013
Address/Site:	Land Rear of 318-334 Cannon Hill Lane, Raynes Park, London. SW20 9HN.	
Ward:	Cannon Hill	
Proposal:	Application for demolition of existing scout hut and erection of new scout county HQ and car parking with access between 318/320 and 322/324 Cannon Hill Lane.	
Drawing No's:	JDD12-112-01B, 12-112-02, 12-112-03, 12-112-05F, 12-112-06C, 12-112-07B, proposed elevations received 1 June 2014, General Arrangement Plan 12-112-06D.	
Contact Officer:	Ike Dimano (020 8545 3300)	

Recommendation: GRANT PLANNING PERMISSION subject to conditions.

CHECKLIST INFORMATION.

- " S106: N/A
- " Is a screening opinion required: No
- " Is an Environmental Statement required: No
- " Has an Environmental Impact Assessment been submitted - No
- " Press notice - Yes
- " Site notice - Yes
- " Design Review Panel consulted - No
- " Number of neighbours consulted - 21
- " External consultations - Raynes Park & West Barnes Residents Association, Friends of Cannon Hill Common, London Fire and Civil Defence Authority
- " Density - N/A

1. INTRODUCTION

- 1.1 This application is brought before the Planning Applications Committee as a result of the nature and content of representations.

2. SITE AND SURROUNDINGS

- 2.1 The application site is situated to the north of 318-344 Cannon Hill Lane, two storey maisonettes, and to the south of Raynes Park Playing Fields. It is accessed via a 2.5 metre wide private path between 318-320 and 322-324 Cannon Hill Lane. The site has no particular land use designation under the provisions of the Merton Sites and Policies Plan and is currently occupied by a single storey scout hut building (90 sqm approximately). The scout hut has fallen into a state of disrepair and as such has not been used for scout meetings for approximately 4 years. During this time it has been used for storage purposes ancillary to the scout organisation.
- 2.2 The site does not fall within a conservation area or a flood risk area. At the time of receipt of the application, the site was classed as land protected by open space policies in the UDP. However, since adoption of the Site and Policies Plan, the site is no longer included in land where these protective policies apply.
- 2.3 There is an Oak tree on the site which benefits from a Tree Protection Order (No.303) TPO 2000.

3. CURRENT PROPOSAL

- 3.1 The application is for the demolition of the existing scout hut and erection of a new scout county headquarters (325sqm) and car parking with access between 318-320 Cannon Hill Lane and 322-324 Cannon Hill Lane. The new headquarters would be used as an adult training centre for 40 or more scout leaders and would accordingly fall within use class D1. There would be one administrative employee on site most week days. The proposed hours of opening are 8.30am to 4.30pm (Monday to Friday), 9.30am to 6.30pm (Saturdays) and 9.30am to 4pm (Sunday and Bank Holidays)
- 3.2 The training centre itself would be sited 2.9 metres from the rear boundaries of 326-344 Cannon Hill Lane and would be comprised of two pitched roof buildings with a glazed link in between. It would have a total length of 39 metres, a width of 13 metres, a height of 3.4 metres (flat roof). Inside there would be a large foyer with access to four WC's, an office, a computer room, two meeting rooms, a storage room, a kitchen, a great hall and an open hall. The larger of the two buildings would have a glazed box to provide light to the foyer which would project 0.2 metres above the roofline, would be 2 metres in width and 3 metres in length.
- 3.3 There would be small windows along parts of the north, east and west elevations. The main entrance would be in the east elevation and additional doors would be provided in the north and south elevations. These additional doors would provide access to decked areas. The building would be finished with timber cladding and

would have a green roof feature. The application has been the subject of amendment. Since submitting the application, the applicants have amended the drawings and this has resulted in the roof design being changed from a pitched roof to a "Green" flat roof. This has resulted in a reduction in height from 5.6metres to 3.4metres.

- 3.4 The car park would be sited to the rear of 318-326 Cannon Hill Lane, would be constructed in a porous material and would have spaces for twelve cars. The car parking area has since been redesigned to ensure that no protected trees will be lost as part of the development.

4. PLANNING HISTORY

- 4.1 There is no planning history for the application site. There is planning history for the land to the rear of 274-318 Cannon Hill Lane as detailed below;

- 4.2 00/P1846 – Outline application for redevelopment of site involving the erection of 3 x 2 bed bungalows and alterations to the existing access on land – Refused.

Reasons for Refusal;

'The proposed development would be harmful to an important ecological/natural habitat resulting in the loss of protected trees and likely harm to the protected Oak tree to the detriment of the open character of the locality, contrary to Policies EN.2, EN.10, EN.11, EB.20 of the Adopted Unitary Development Plan (April 1996) and Policies ST.21, NE.8, NE.9, NE.13 of the Second Deposit Draft Unitary Development Plan (October 2000).'

'The proposed development would provide inadequate servicing arrangements for the management of development and an inadequate means of access for emergency vehicles, likely to prejudice highway safety, contrary to Policy M11 of the Adopted Unitary Development Plan (April 1996) and Policy RN4 of the Second Deposit Draft Unitary Development Plan (October 2000).'

- 4.5 99/P2232 – Outline application for redevelopment of site involving the erection of 3 x 2 bed bungalows – Refused.

Reasons for Refusal;

'The proposed development would be harmful to an important ecological/natural habitat resulting in the loss of a protected woodland area and likely harm to the protected Oak tree to the detriment of the open character of the locality, contrary to Policies EN.2, EN.10, EN.11 and EB.20 of the Adopted Unitary Development Plan (April 1996) and Policies NE.8, NE.9 and NE.13 of the Deposit Draft Unitary Development Plan (September 1999).'

The proposed development would provide inadequate servicing arrangements for the management of the development and an inadequate means of access to the site for emergency vehicles, likely to prejudice highway safety, contrary to Policy M.11 of the Adopted Unitary

Development Plan (April 1996) and Policy RN.4 of the Deposit Draft Unitary Development Plan (September 1999).

- 4.8 There is also recent planning history for the Raynes Park Playing Fields which lie immediately to the north of the application site;
14/P3466 – Planning permission granted for the provision of additional tennis facilities, with these facilities including a total of six permanent synthetic surface tennis courts, with three of these tennis courts covered by an air dome (temporary for 10 years); the erection of eight, 10 metre high columns providing twelve floodlights to the three uncovered courts, the erection of single storey buildings to provide temporary changing facilities, storage and WC facilities, a new electrical substation, switch room and inflation unit, the resurfacing and formalising of the area currently used for car parking and the widening of existing vehicular access from Grand Drive plus associated landscaping, drainage and fencing.

5. RELEVANT POLICIES.

National Planning Framework [March 2012]

- 5.1 The National Planning Framework was published on the 27 March 2012. This document is put forward as a key part of central government reforms '...to make the planning system less complex and more accessible, and to promote sustainable growth'.
- 5.2 The document reiterates the plan led system stating that development which accords with an up to date plan should be approved and proposed development that conflicts should be refused. The framework states that the primary objective of development management should be to foster the delivery of sustainable development, not to hinder or prevent development. To enable each local authority to proactively fulfil their planning role, and to actively promote sustainable development, local planning authorities need to approach development management decisions positively and look for solutions rather than problems so that applications can be approved wherever it is practical to do so. The framework attaches significant weight to the benefits of economic and housing growth, the need to influence development proposals to achieve quality outcomes; and enable the delivery of sustainable development proposals.

5.3 London Plan 2015

Further alterations to the London Plan were adopted in March 2015.

The relevant policies in the London Plan include:

- 3.1 (Ensuring Equal life Chances for All)
- 3.16 (Protection and Enhancement of Social Infrastructure)
- 3.18 (Educational Facilities)
- 5.1 (Climate Change Mitigation)
- 5.2 (Minimising Carbon Dioxide Emissions)
- 5.3 (Sustainable Design and Construction)

- 5.11 (Green Roofs and Development Site Environs)
- 5.12 (Flood Risk Management)
- 5.13 (Sustainable Drainage)
- 6.5 (Funding Crossrail)
- 6.9 (Cycling)
- 6.10 (Walking)
- 6.13 (Parking)
- 7.2 (An inclusive Environment)
- 7.3 (Designing Out Crime)
- 7.4 (Local Character)
- 7.6 (Architecture)
- 7.15 (Reducing Noise and Enhancing Soundscapes)
- 7.21 (Trees & Woodlands)

5.4 Merton LDF Core Planning Strategy (2011)

The relevant policies in the Merton LDF Core Planning Strategy include:

- CS11 (Infrastructure)
- CS13 (Open space, nature conservation, leisure and culture)
- CS14 (Design)
- CS15 (Climate Change)
- CS.16 (Flood Risk Management)
- CS18 (Active Transport)
- CS19 (Public Transport)
- CS20 (Parking, Servicing and Delivery)

5.5 Site and Policies Plan 2014

- DM C1 (Community Facilities)
- DM O2 (Nature conservation, trees, hedges and landscape features)
- DM D1 (Urban Design and the Public Realm)
- DM D2 (Design Considerations in all Developments)
- DM EP2 (Reducing and Mitigating Noise)
- DM F1 (Support for Flood Risk Management)
- DM F2 (Sustainable Urban Drainage Systems)
- DM T1 (Support for Sustainable Transport and Active Travel)
- DM T2 (Transport Impacts of Development)
- DM T3 (Car Parking and Servicing Standards)
- DM T5 (Access to the Road Network)

6. CONSULTATION

- 6.1 The submitted planning application was publicised by means of a press notice, a site notice and individual consultation letters sent to 21 neighbouring properties.

In response, 9 letters of objection were received in respect of the plans as originally submitted, raising concerns with regard to the following:-

- The proposed building will be 300% larger than the current footprint, would be much taller and accordingly would constitute an over-development of the site.
- The proposed building would constitute an eye sore and would have an impact on the outlook from the rear of properties on Cannon Hill Lane.
- The proposal would restrict all daylight and sunlight from entering gardens of properties in Cannon Hill Lane.
- The proposal will harm the character and appearance of the area and also the openness of the site.
- The proposal would result in an invasion of privacy, in particular there may be overlooking from the rooflights in the south facing roof slope.
- The number of people using the training centre, which is perceived to be higher than the 40 person capacity in the design and access statement, would create excessive noise and disturbance to the detriment of neighbouring occupiers and smokers would cause air pollution.
- If the building is hired out for other community functions, this would increase the noise problem
- Lighting in the car park would be a nuisance to neighbouring occupiers.
- There are an excessive number of car parking spaces for one member of staff and the plans show an allocated desk space for more than one member of staff.
- The cars using the narrow access path would create a disturbance to neighbouring occupiers and have an effect on the air quality.
- The path is also too narrow for such a proposal and would not accommodate pedestrians and cars at the same time causing concern for public safety.
- The narrow path would restrict access to the site to emergency service vehicles and refuse collection vehicles.
- The building, which would not be visible from the public realm, would create a heightened security risk.
- The number car parking spaces shown on the existing plan is inaccurate.
- The proposal would result in additional pressure on parking in Cannon Hill Lane.
- The domestic cooker would present a fire hazard that would not be accessible by a fire engine due to the narrow access path and the timber construction would exasperate the issue.
- A site waste management plan should be required for a large building with a kitchen.
- The building works would have a detrimental impact on the roots of trees on the boundary and in the rear gardens of properties in Cannon Hill Lane.
- There is no justification for clearance of the site and the loss of several trees would affect the amenity of the area and cause a loss of animal habitat.

The following concerns were also raised however they are not material planning considerations;

- The proposal will spoil the view of the playing fields and associated wildlife from properties in Cannon Hill Lane.

- Devaluation of surrounding properties.
 - Rear of 314-344 Cannon Hill Lane is a confusing address.
- 6.2 Following receipt of revised plan, which comprised the replacement of the pitched roof with a flat roof and clarification on the proposed use, neighbouring occupiers were re-consulted. One further letter of objection was received, which reiterated earlier concerns and expressed concern at the impact the use would have on parking pressure in the area.
- 6.3 Transport Planning.
The site has a PTAL rating of 2 (poor) and is not located in a Controlled Parking Zone. The transport team were consulted and have raised no objections. The officer indicated support for the scheme subject to an imposition of a condition to ensure the provision of a parking management strategy.
- 6.4 Environmental Health – (Comments on proposals as initially submitted)
No objections subject to conditions relating to construction times, hours of use, external lighting, amplified sound and contaminated land.
- 6.5 Trees Officer
The proposed car park has been re-designed to take account of the large mature oak tree on the site. There are no other trees of particular merit on the site.
- 6.6 The last segment of the proposed building is located in an open area of ground that currently supports a mass of young vegetative growth. This area should be assessed to determine whether there is any current ecological value in the new growth or whether any protected species are located on the land.
- 6.7 The landscaping proposals as shown on the plans would provide for a solid and continuous tree screen along the entire length of the rear boundaries. This could take the form of a native species of tree such as Hawthorn. A tree protection condition for the Oak tree and landscaping conditions are recommended.
- 6.8 Crime Prevention Design Advisor - Comments on proposals as initially submitted
The Met Police advisor has recommended security lighting to the car park but has not raised concerns regarding the impact of the proposals on the general security of neighbour occupiers.
- 6.9 Environment Agency - Comments on proposals as initially submitted
The site falls partially within flood zone 2 and accordingly a flood risk assessment has been carried out. The applicant has stated that a very small area of the access road (adjacent to the crossover) is classified as Zone two and this area and all hardstanding areas are part of a Sustainable Urban Drainage Systems (SUDS). Officers consider it would be prudent to attach a condition to ensure implementation of such measures to all hardstanding areas.

7. PLANNING CONSIDERATIONS

- 7.1 The planning considerations in this case relate to the principle of the proposed development, the impact of the proposal on the character and appearance of the surrounding area, the impact of the proposal on the amenities of neighbouring occupiers and the impact on traffic and highway safety.

Principle of Development

- 7.2 London Plan Policy 3.16 stresses the importance of protecting and enhancing social infrastructure which contributes to making an area more than just a place to live. The demolition of the existing building and its replacement with a building within use class D1 is therefore supported however; it must be balanced against other objectives of the development plan including the impact on visual amenity, the impact on the amenities of neighbouring occupiers and the impact on highway safety.
- 7.3 The application site formed part of the borough's designated open space in the Unitary Development Plan (2003) and as such the proposal was considered to be inappropriate at the time it was submitted in 2012. However, the UDP has since been superseded by the Sites and Policies Plan in July 2014 and this plan does not designate the application site as open space. The principle of a D1 use is accordingly considered acceptable.

Impact on Visual Amenity

- 7.4 Policies CS.14 of Council's Core Strategy and DM.D2 of the Council's Sites and Policies Plan seek to ensure that all development relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. The proposed building would have a large footprint however it is considered that by virtue of its revised design which incorporates a green flat roof with an appropriate height as opposed to the originally proposed pitched roof and its siting to the rear of two-storey dwellinghouses, it would not be unduly prominent and would not detract from the character and appearance of the surrounding area.
- 7.5 Policy DM.O2 in the Council's Sites and Policies Plan asserts that development will not be permitted if it would damage or destroy one or more trees protected by a Tree Preservation Order unless the reason for the development outweighs the amenity value of the trees. The applicant had originally proposed to remove the oak tree on the site however, further to discussion with the Council's Tree Officer has amended the plans to show its correct position and confirmed it will be retained. A condition will be attached to ensure that the surface treatment does not unduly affect the oak tree. Conditions will also be attached to protect the trees at neighbouring properties and ensure a suitable landscaping scheme.

7.6 Policy DM.02 in the Council's Sites and Policies Plan also seeks to ensure the protection and enhancement of biodiversity. However, the Greenspace Information for Greater London shows that there are no records of protected species in the vicinity of the site. Conditions which would secure the provision of the green roof and landscaping will be recommended in order to enhance biodiversity.

Neighbour amenity

7.7 Policy DM.D2 in the Council's Sites and Policies Plan seeks to ensure appropriate levels of sunlight and daylight, quality of living conditions and privacy to adjoining buildings and gardens. It also seeks to protect existing development from visual intrusion, noise, vibrations or pollution so that the living conditions of existing occupiers are not unduly diminished. The proposed building would be 2.9 metres from the rear boundaries of properties in Cannon Hill Lane and would have a flat roof with a height of 3.4 metres, which is significantly lower than the originally proposed pitched roof with a maximum height of 5.6 metres. It is considered that by virtue of its separation from the boundary along with its modest height, it would not constitute a visually intrusive form of development and would not result in a material loss of light or loss of outlook to the detriment of the amenities of the neighbouring occupiers.

7.8 The potential harm also relates to noise associated with the proposed use and its associated parking and access. In this respect policy DM.EP2 in the Council's Sites and Policies Plan is relevant. This policy seeks to ensure that development does not have a significant adverse effect on nearby occupiers by reason of noise generation and disturbance. The existing building which has no restriction on hours of use falls and which whilst not occupied at present, has the potential of being a source of noise and disturbance. Nevertheless, the proposed building will accommodate a much higher number of people and also involves the provision of a car park which would generate additional noise and disturbance. So as to mitigate against any impact that may arise, the applicant has agreed that the hours of use will be restricted to 8am-9pm and this will be secured by way of condition.

7.9 The plans show an office and computer room, the contents of which may be attractive to persons with criminal intent. Heightened security should be considered for these rooms as well as the entire site. Whilst there are existing timber gates to the site access, it is not clear from the plans if they are being replaced or relocated. It is also considered that excessive lighting could result in nuisance to neighbouring/ adjacent occupiers and therefore conditions requiring details of security lighting and gating, including hours of operation of lighting and boundary treatment to include gates are recommended.

7.10 Highway Safety, parking and servicing.

The Transport Planning Officers have raised no objection to the proposal however; a parking management plan would be required. The amended parking arrangement shows 12 car parking spaces. This is considered to be an acceptable level of car parking to service the use in this location.

8 SUSTAINABLE DESIGN AND CONSTRUCTION.

8.1 The Council's Core Strategy reinforces the wider sustainability objectives of the London Plan with policy CS15 requiring all development to demonstrate how the development makes effective use of resources and materials and minimises water use and CO2 emissions.

8.2 The development is under 500m² and therefore does trigger consideration under LDF policy CS.15 for achieving BREEAM "Very Good". Nevertheless, the applicants have included a green-roof design in the scheme, and envisage a SuDS system to deal with surface water runoff and this is welcomed insofar as it promotes the more general objectives of sustainable design.

LOCAL FINANCIAL CONSIDERATIONS

Mayor of London Community Infrastructure Levy

9.1 The proposed development is liable to pay the Mayoral Community Infrastructure Levy [CIL], the funds for which will be used by the Mayor of London towards the 'CrossRail' project.

9.2 The CIL amount is non-negotiable and planning permission cannot be refused for failure to pay the CIL. It is likely that the development will be liable for the Mayoral Community Infrastructure Levy that is calculated on the basis of £35 per square metre of new floor space.

London Borough of Merton Community Infrastructure Levy

9.3 After approval by the Council and independent examination by a Secretary of State appointed planning inspector, in addition to the Mayor of London Levy the Council's Community Infrastructure Levy commenced on the 1 April 2014. The liability for this levy arises upon grant of planning permission with the charge becoming payable when construction work commences.

9.4 Application of this levy does not apply to the proposed use.

10. CONCLUSION

10.1 The proposed building is considered to be appropriately designed and sited, would not detract from the visual amenity of the area and would enhance social infrastructure in the borough. Concerns raised in respect of neighbour amenity have been noted however, officers consider that the potential harm can be addressed by the use of conditions, and that greater weight may be attached to policies promoting improvements to social infrastructure.

RECOMMENDATION

Grant permission subject to the following conditions

1. A.1 Commencement of development within 3 years
2. A.7 Approved Plans
3. B.1 External Materials to be Approved
4. B.4 Details of Surface Treatment
5. B.5 Details of Walls/Fences/Gates
6. D.10 Details of external lighting shall be submitted to and approved by the Council before the development is occupied with such details, as may be approved, implemented before occupation and permanently retained. Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary.
7. C.6 Refuse and Recycling
8. C.8 No Use of Flat Roof
9. D.1 Hours of Use (8am-9pm)
10. D.3 No music or amplified sound to be audible at the boundary of any adjacent residential building.
11. D.11 Construction Times
12. E.5 Restriction – Use of Premises (For the specified use alone)
13. F.1D Landscaping
14. F.2O Landscaping/Planting Scheme (Implementation)
15. F.5D Tree Protection
16. F6 Design of Foundations (8 metres)
17. F8 Site Supervision (Trees)
18. H.6 Cycle Parking
19. H.9 Construction Vehicles
20. H.11 Parking Management Strategy
21. H.18 Sustainable drainage
22. M.2 Contaminated Land – If during construction works contamination is encountered which has not previously been identified and considered the Council's Environmental Health Section shall be notified immediately and no further development shall take place until remediation proposals (detailing all investigative works and sampling, together with the results of analysis, risk assessment to any receptors and proposed remediation strategy detailing proposals for remediation) have been submitted to and approved by the Local Planning Authority and the approved remediation measures/treatments implemented in full.
23. (Non Standard) No work shall be commenced until details of the design, materials and method of construction of the car park to be used within 10 metres of the retained Oak tree shall be submitted to and approved in writing

by the Local Planning Authority and the work shall be carried out in accordance with the approved details. Reason: To protect and safeguard the retained Oak tree in accordance with the policy 7.21 of the London Plan 2011, policy CS13 of the Council's Adopted Core Strategy 2011 and policy DM.O2 of the Council's Sites and Policies Plan 2014.

25. (Non Standard) The ancillary office use shall be restricted to the office area shown on the approved plans and shall only be used for purpose ancillary to the principal use of the building.

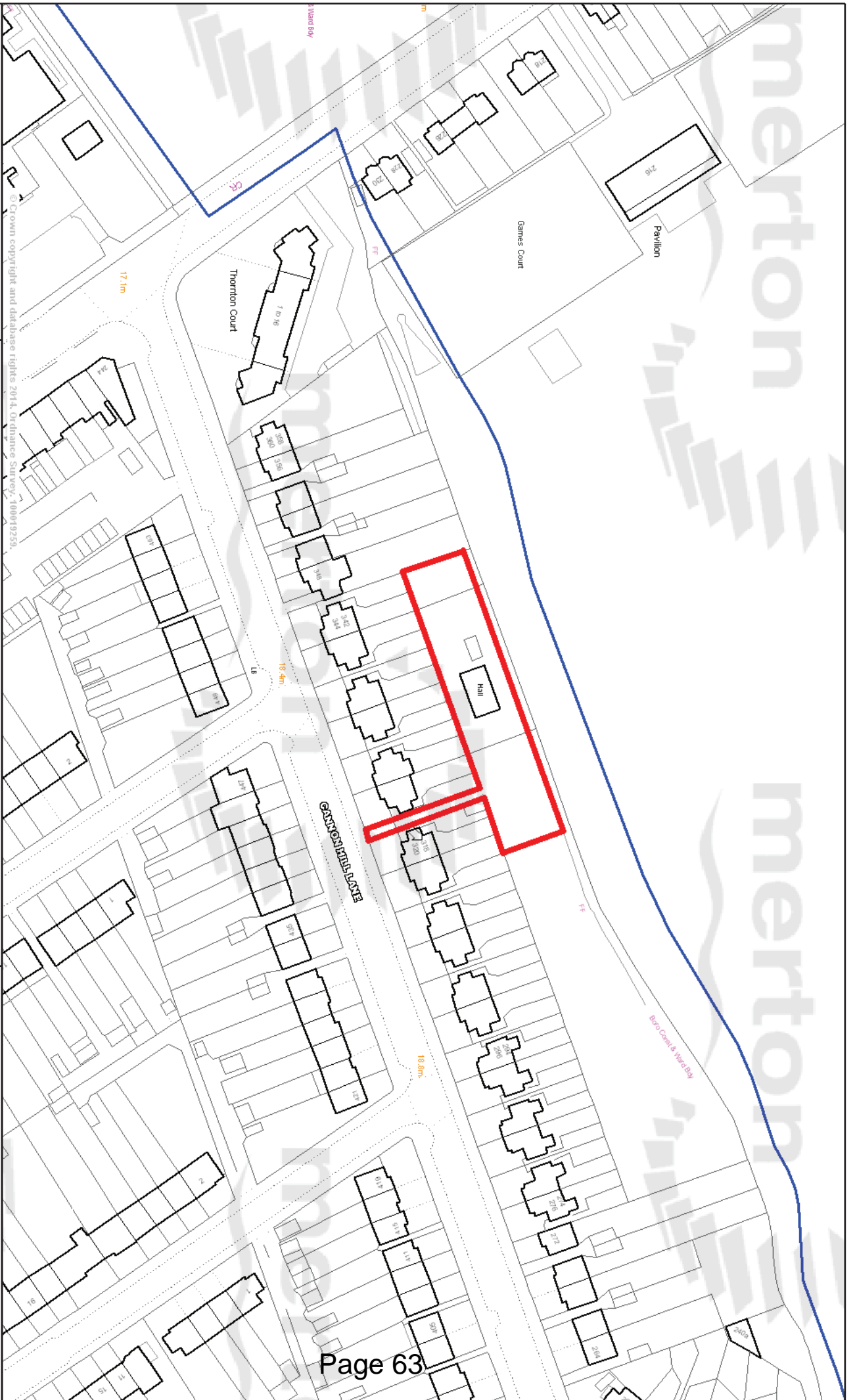
Reason: To prevent the introduction of an inappropriate unrelated office use in this location.

26. The building shall not be occupied until a "green roof" has been installed, the specification for which shall have been agreed in writing by the local planning authority.

Reason. To manage and reduce flood risk from runoff and to enhance biodiversity in accordance with LDF polciies CS.13 and CS.16.

Informatives:

1. The applicant is encouraged to contact the LFCDA or London Fire Brigade in order to assess the need for and integration of any hydrants into the access road so as to assist emergency services in the event of a fire.



DEVELOPMENT CONTROL

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Land RO 318-344
Cannon Hill Lane

Scale 1/1250
Date 27/1/2015

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



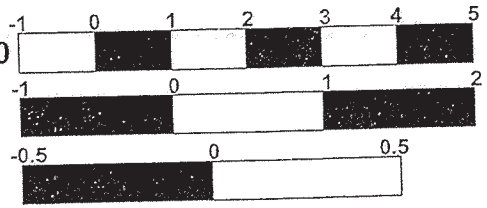


Figure A
1:1000 Yr Annual Evapotranspiration Productivity
Scale 1:500 @ A1 Size
February 2012
From National Evapotranspiration Atlas (NLEA) (USDA, 1982)

09 JAN 2013

CANNON HILL LANE SW20 COUNTY HEADQUARTERS

SCOUT ASSOCIATION

REV A - 19.07.12
REV B - 09.01.12

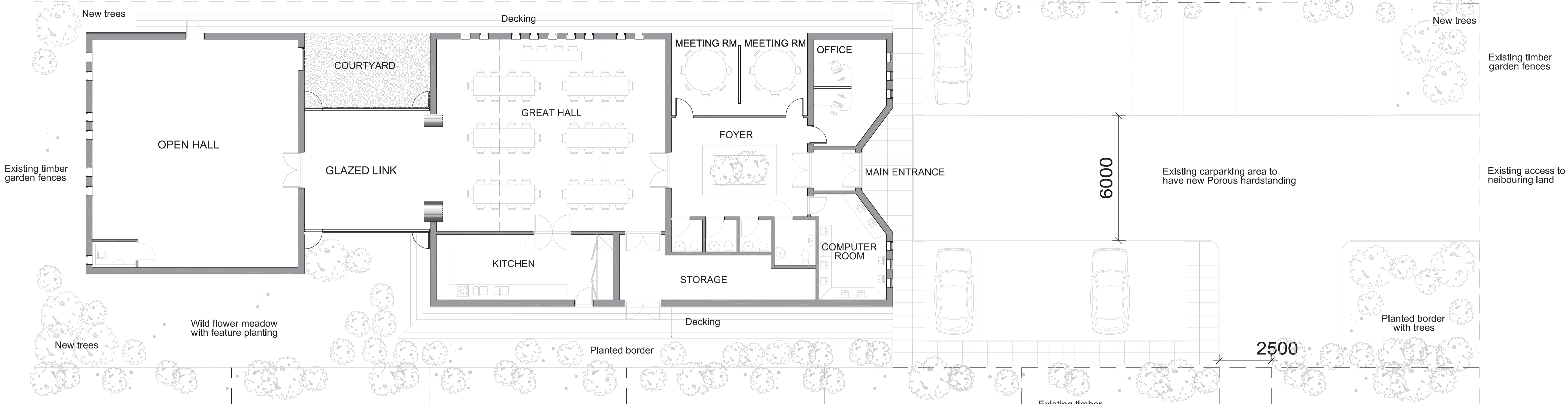
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19-07-12
SHARAN CHANDOLA

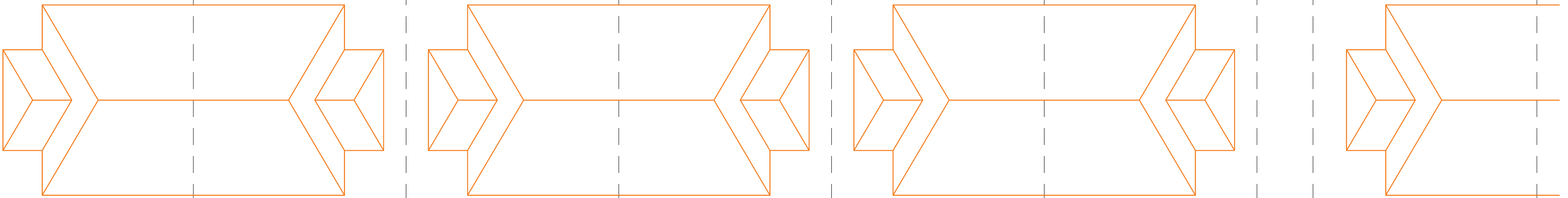
Drawing number: 12-112-01B



Existing fencing to sports grounds



Page 65



CANNON HILL LANE SW20 COUNTY HEADQUARTERS

SCOUT ASSOCIATION

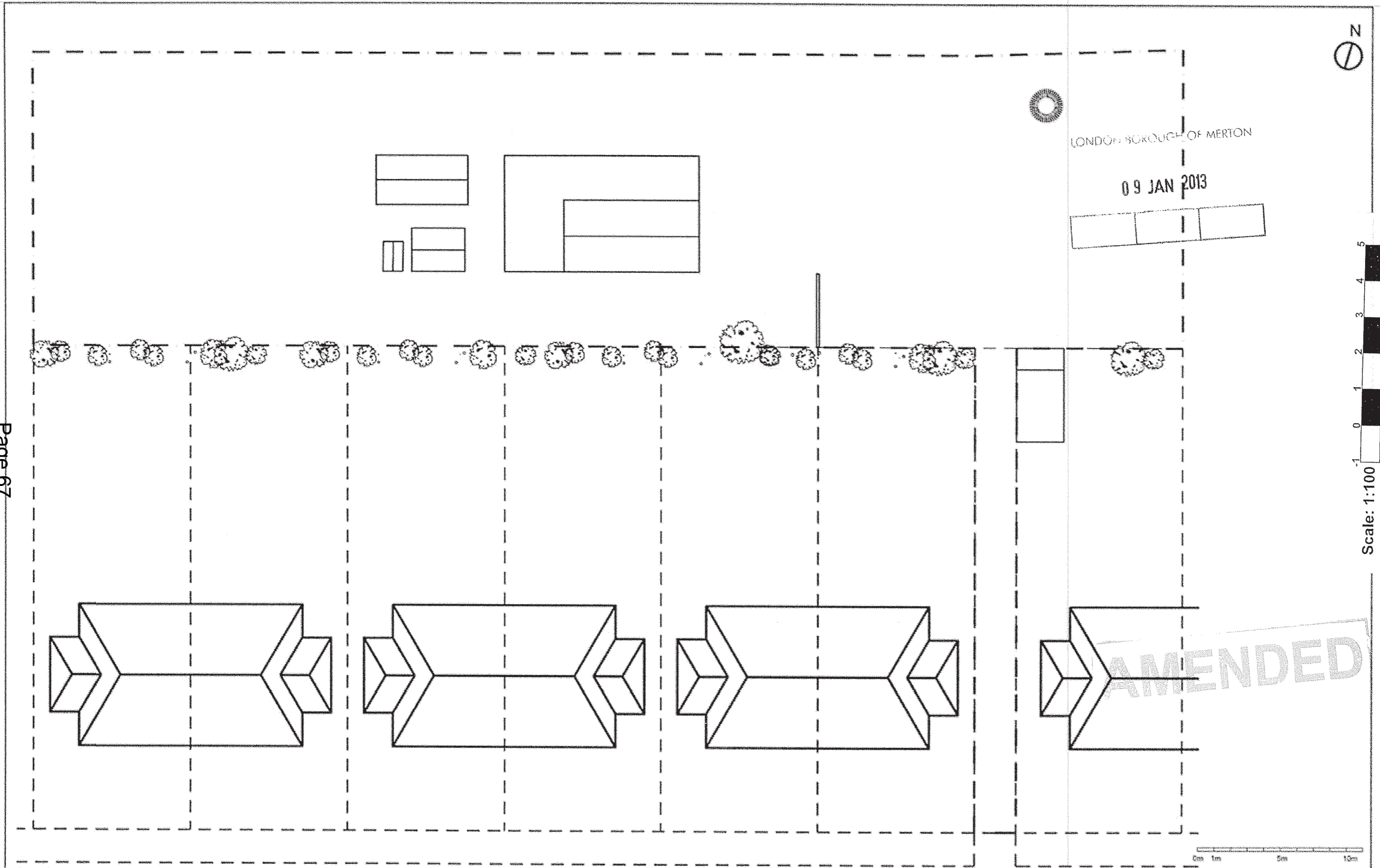
REV A - 23.05.11
REV B - 24.10.12
REV C - 21.11.12

GENERAL ARRANGEMENT PLAN
1:100 @ A1

19-07-12
SHARAN CHANDOLA

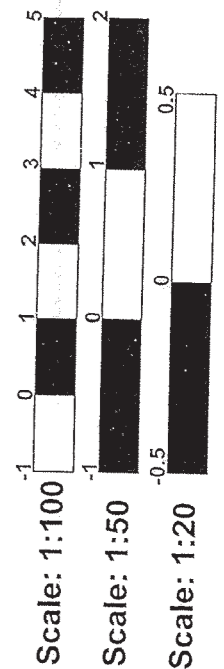
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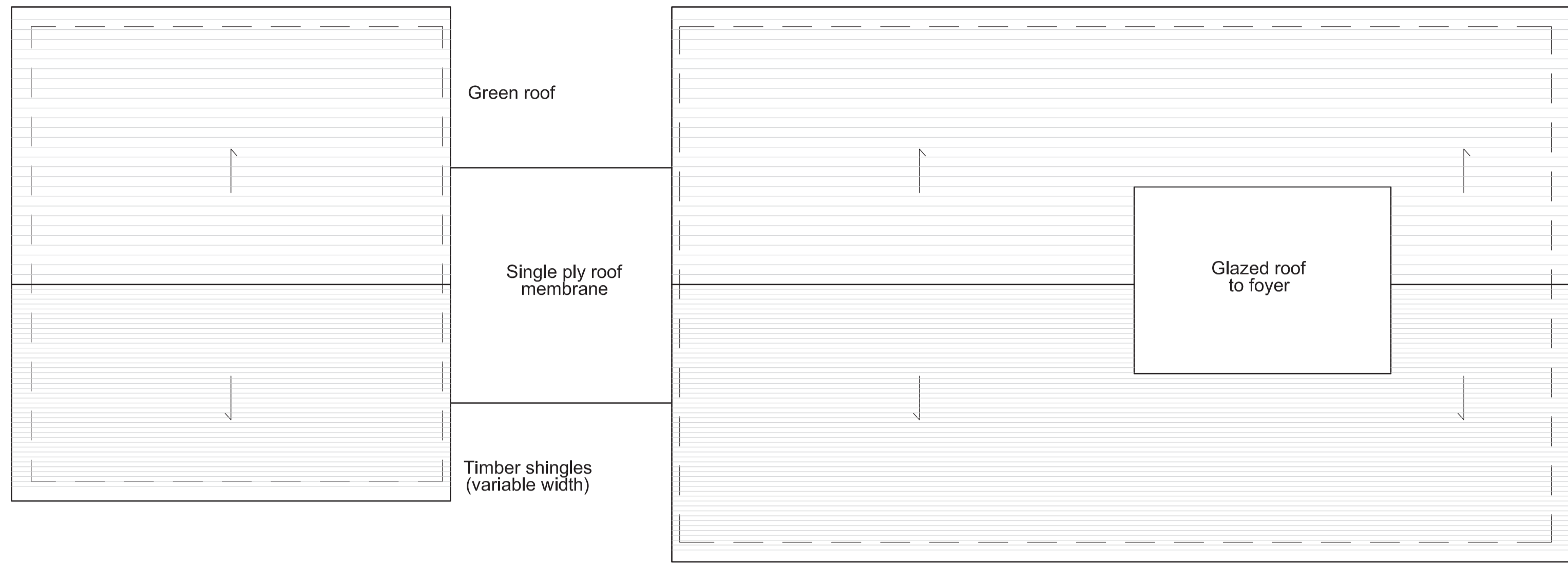
LONDON BOROUGH OF MERTON

09 JAN 2013



AMENDED

CANNON HILL LANE SW20 COUNTY HEADQUARTERS	SCOUT ASSOCIATION	REV A - 30.08.12	EXISTING SITE PLAN 1:200 @ A3
30-08-12 SHARAN CHANDOLA			Drawing number: 12-112-02



Green roof

Green roof

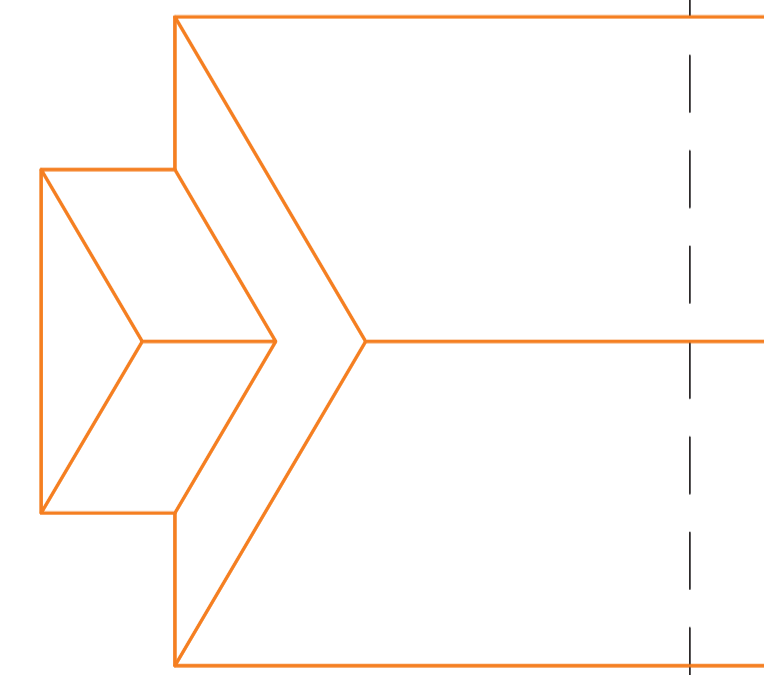
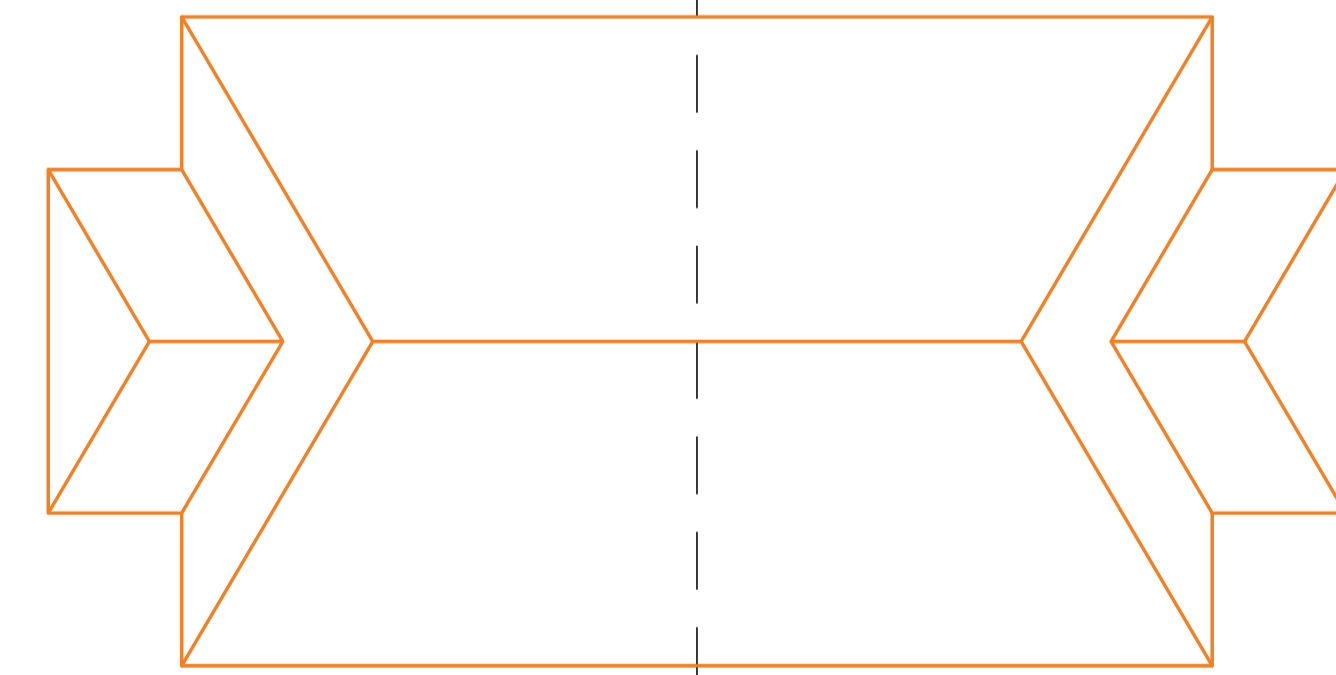
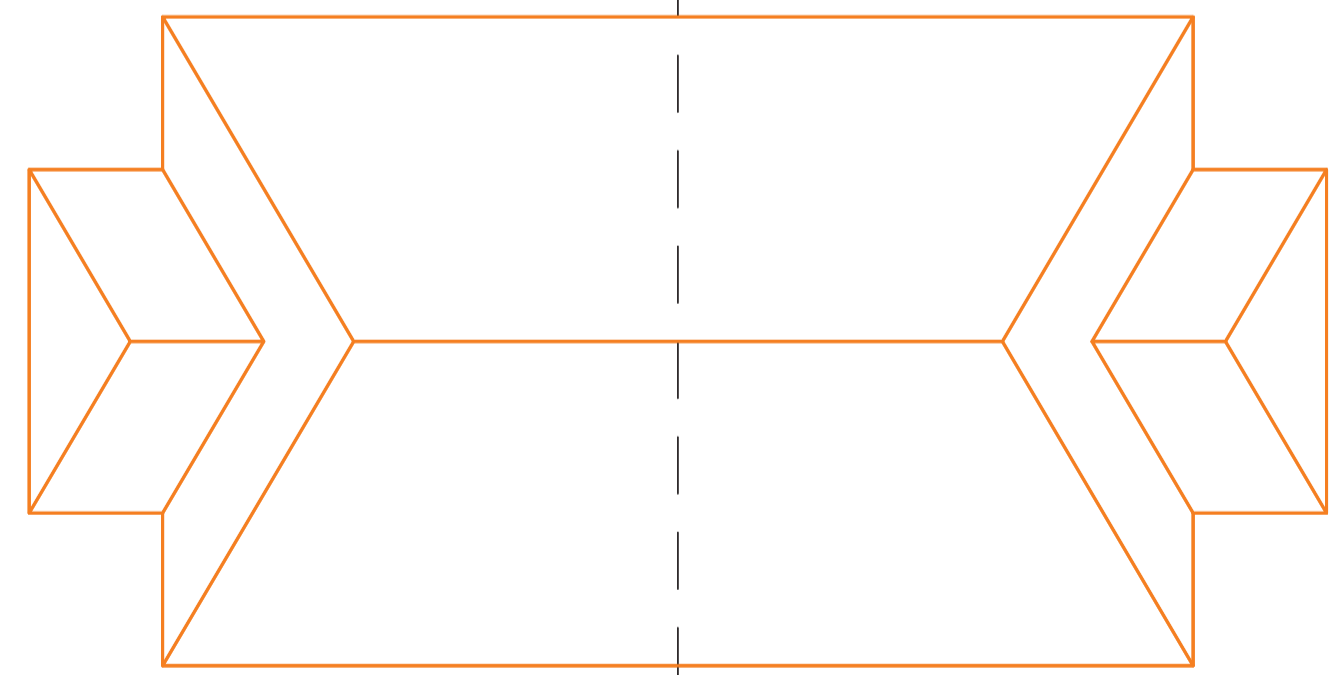
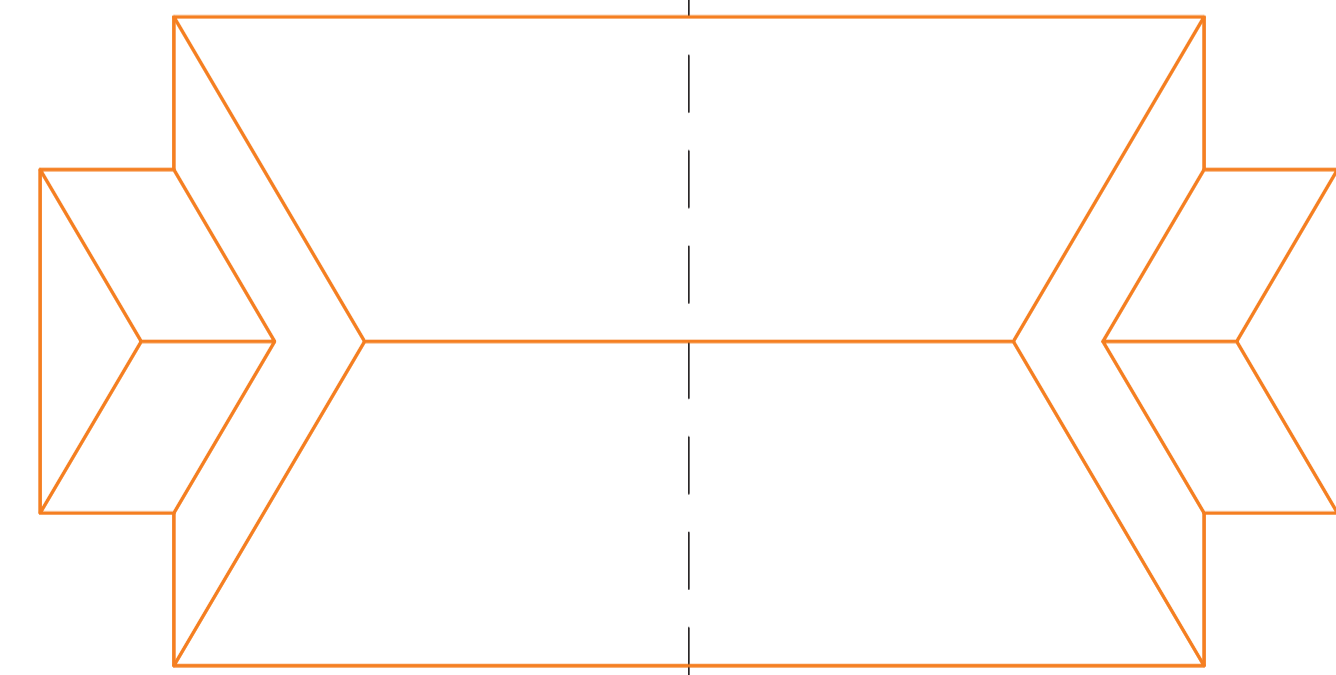
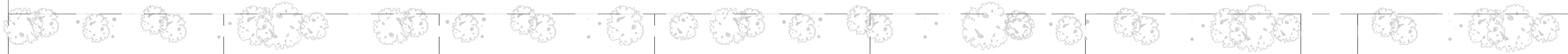
Single ply roof membrane

Glazed roof to foyer

Timber shingles (variable width)

Timber shingles (variable width)

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CANNON HILL LANE SW20 COUNTY HEADQUARTERS

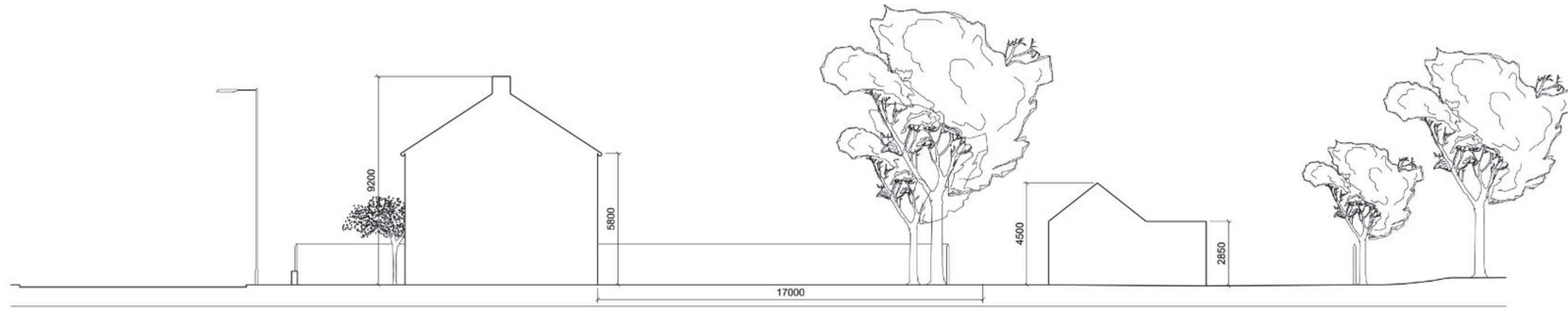
SCOUT ASSOCIATION

REV A - 19.07.12
REV B - 21.11.12

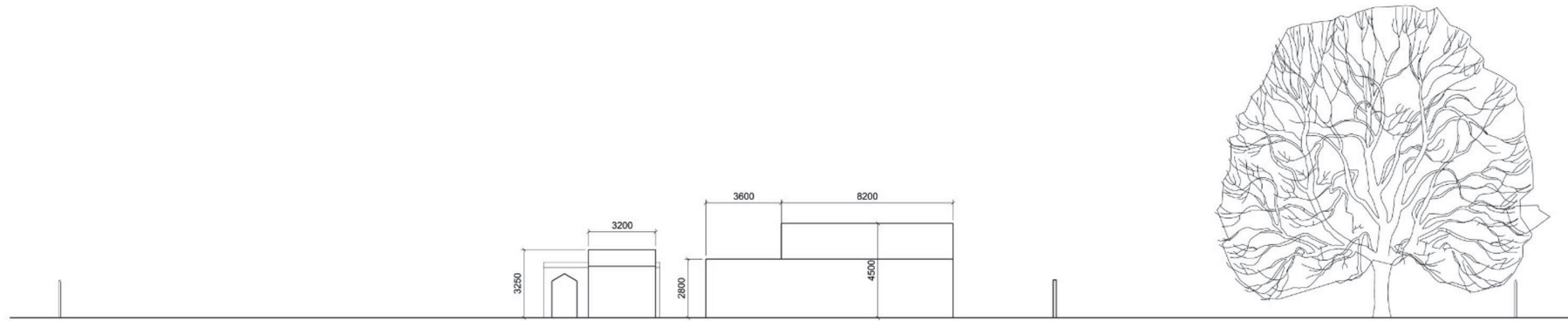
ROOF PLAN
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19-07-12
SHARAN CHANDOLA

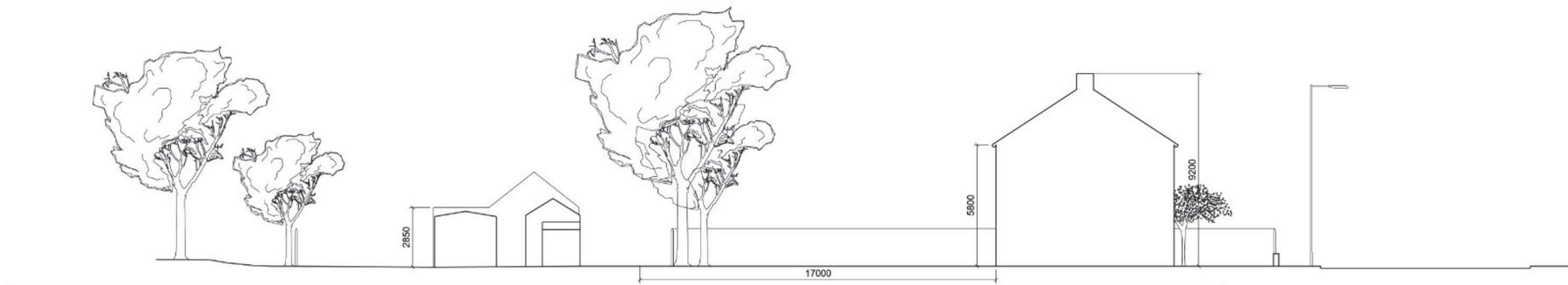
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EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

CANNON HILL LANE



CANNON HILL LANE SW20 COUNTY HEADQUARTERS

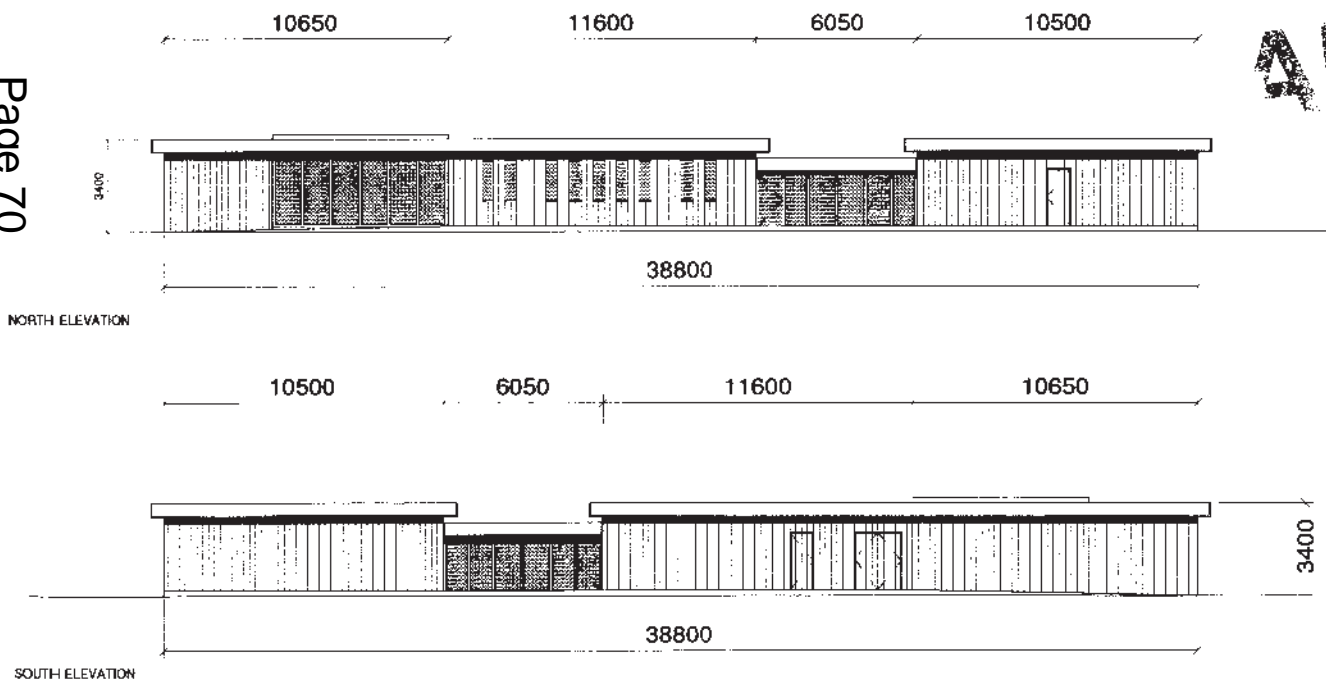
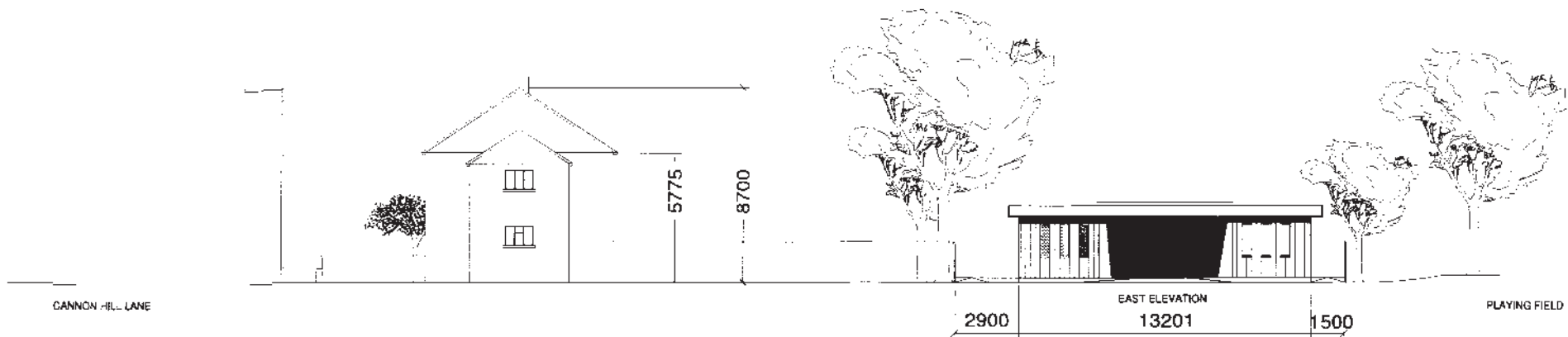
SCOUT ASSOCIATION

REV A - 30.08.12

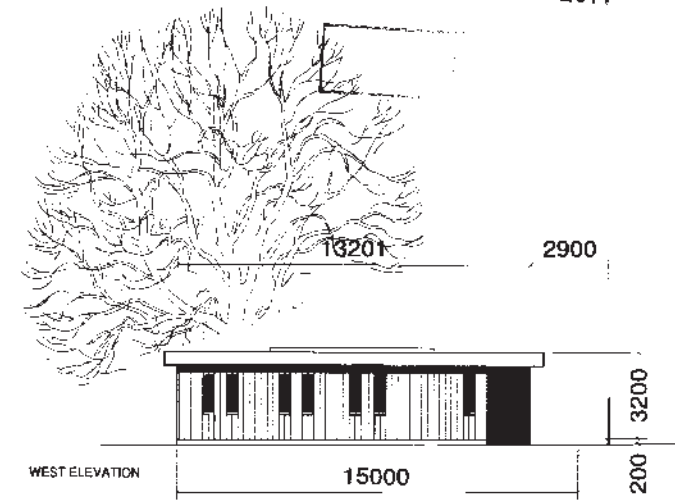
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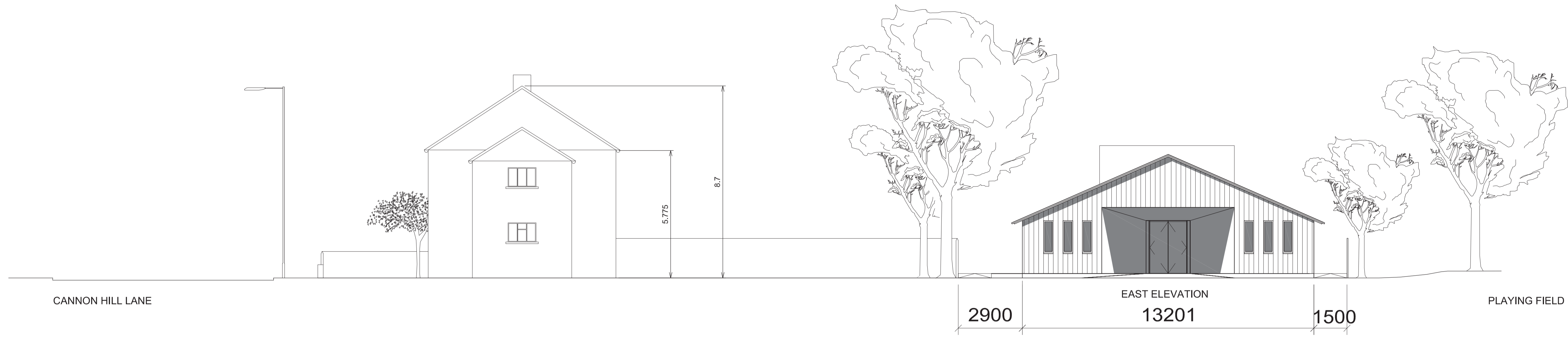
30-08-12
SHARAN CHANDOLA

Drawing number: 12-112-03

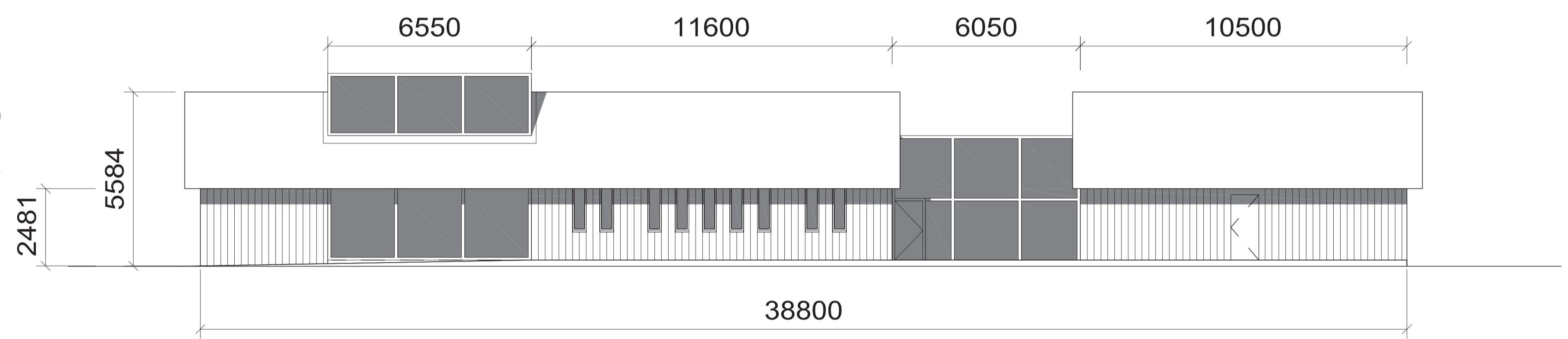


AMENDED BOB O'LEARY ARCHITECTS
 - 1 JUN 2014

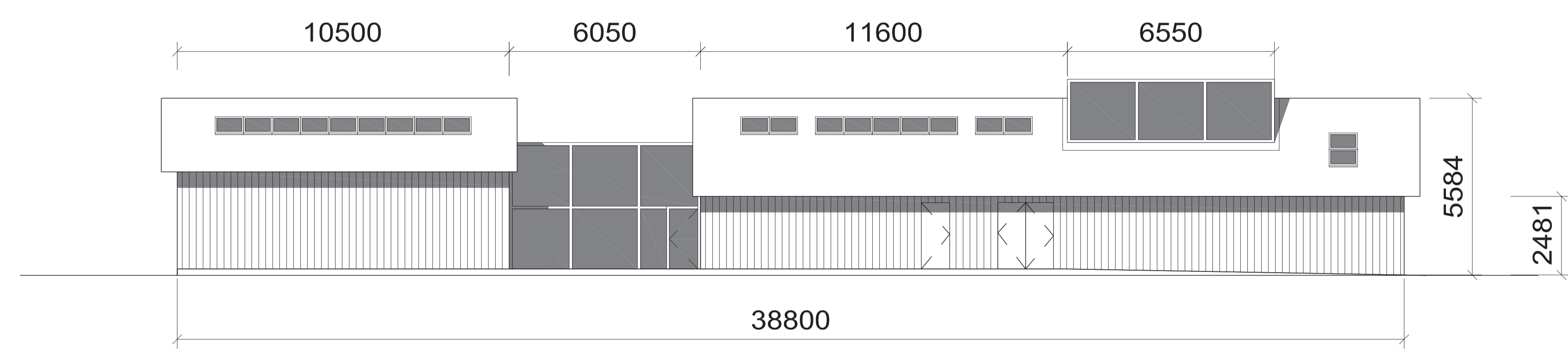




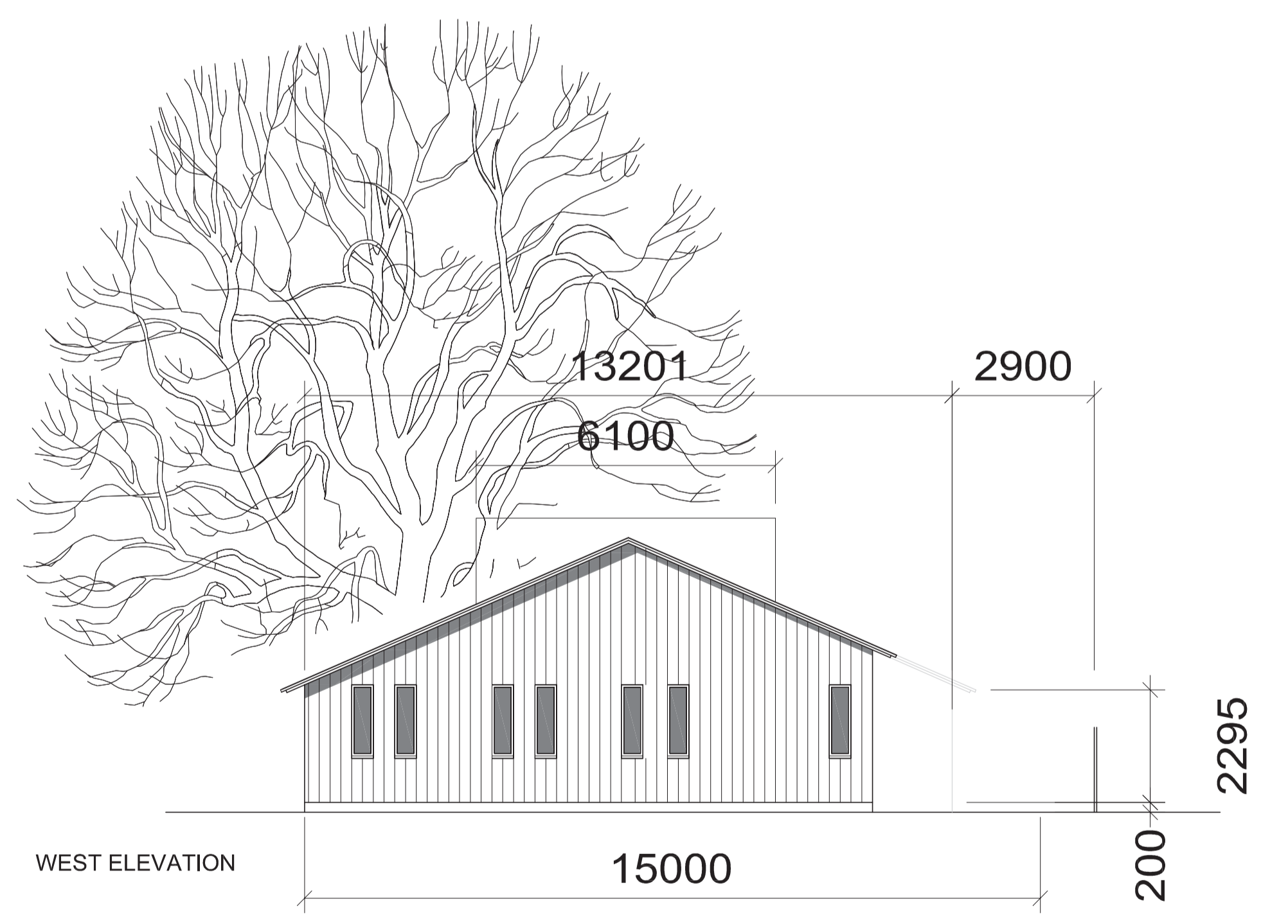
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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CANNON HILL LANE SW20 COUNTY HEADQUARTERS

SCOUT ASSOCIATION

- REV A - 23.05.11
- REV B - 01.06.11
- REV C - 07.03.12
- REV D - 15.07.12
- REV E - 24.10.12
- REV F - 21.11.12

ELEVATIONS
1:100 @ A1

07-03-11
SHARAN CHANDOLA

Drawing number: 12-112-05F

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**PLANNING APPLICATIONS COMMITTEE
26 MARCH 2015**

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	13/P3508	21/10/2013
Address/Site	Shree Ganapathy Temple, 125 – 133 Effra Road, Wimbledon, SW19 8PU	
(Ward)	Trinity	
Proposal:	PROPOSED DEMOLITION OF EXISTING PART SINGLE STOREY/PART TWO STOREY SIDE ELEMENT AND ERECTION OF REPLACEMENT TWO STOREY SIDE EXTENSION, TWO STOREY REAR EXTENSION, PROPOSED DEMOLITION OF EXISTING PART SINGLE/TWO/THREE STOREY REAR EXTENSION AND ERECTION OF TWO STOREY REAR EXTENSION, INCREASE IN SIZE OF EXISTING BASEMENT, ENLARGEMENT OF EXISTING GROUND FLOOR SIDE DOOR, REPLACEMENT FRONT WINDOWS AND DOORS AND INSTALLATION OF FRONT ARCHITECTURAL DESIGN FEATURE, INSTALLATION OF SINGLE STOREY REAR CYCLE STORAGE BLOCK, REPLACEMENT FRONT BOUNDARY WALL, AND INSTALLATION OF NEW HARD AND SOFT LANDSCAPING WITHIN THE SITE.	
Drawing Nos	2(01)00, 2(02)00, 2(03)-01, 2(03)00, 2(03)01, 2(03)02, 2(04)00, 2(04)01, 2(04)02, 2(04)03, 2(05)00, 2(05)01, 2(05)02, 2(05)03, 2(12)00 A, 2(12)01 A, 2(12)02 A, 2(13)00 A, 2(13)01 A, 2(14)00 A, 2(14)01 A, 2(14)02 A, 2(14)03 A, 2(14)04 A, and Travel Plan (dated January 2015)	
Contact Officer:	Sabah Halli (0208 545 3297)	

RECOMMENDATION

Grant Planning Permission subject to conditions and a S106 legal

agreement in respect of a Travel Plan

CHECKLIST INFORMATION

- Heads of Agreement: Travel Plan
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: Yes
- Number of neighbours consulted: 44
- External consultations: No
- Controlled Parking Zone: Yes (F2)

1. **INTRODUCTION**

This application is being brought to the Planning Applications Committee for determination due to it being 'called in' by a Member and the number of objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The site comprises an original, traditionally designed, church hall which has been extended over time two storey to the rear and single storey/two storey to the side.
- 2.2 The rear curtilage is paved and to the rear of the site there are small ancillary outbuildings used for storage. Side and rear boundaries comprise 1.8m high close boarded fencing.
- 2.3 There is a low front boundary wall and the front curtilage is used for informal parking.
- 2.4 Properties adjoining the site to the west and north comprise two storey terraced dwellings however adjoining the eastern side of the site is a single lane vehicular access to a light industrial unit to the side/rear of the site (145 Effra Road). Opposite the site are two storey dwellings.
- 2.5 The site has been operating as Hindu temple since 1980. The applicant has advised that prior to 1980 the site was used by a small number of Hindu devotees however the number of devotees grew over time and when the opportunity to purchase the site arose in 1980, it was bought by

a local Hindu family and the site became in complete use as the current Shree Ganapathy Hindu temple.

- 2.6 Internally, the sacred main temple (former church building) is the largest single space in the building and adjoining this is a non-sacred central hall which is a secondary worship space and primary circulation space.
- 2.7 The only external indicators of the Temple at the site are a small Ganesh shrine adjoining the front entrance of the building and a relatively small flag.
- 2.8 The site is located in a primarily residential area however is in close proximity to Wimbledon town centre. Haydons Road station and South Wimbledon station are within walking distance of the site and there are a number of bus routes which can be accessed from Haydons Road.
- 2.9 The site is located within a Controlled Parking Zone.
- 2.10 The site is not located within a Conservation Area and there are no Tree Preservation Orders within the site.

3. **CURRENT PROPOSAL**

- 3.1 The applicant has advised that among others, the following activities take place at the temple:
 - Daily religious services
 - Celebration of Hindu festivals
 - Births, weddings, funeral and death and anniversary rites
 - Talks and discussion groups by experts in religion and philosophy
 - Meditation classes, health seminars
 - Teaching of Indian religious classical music, dance, and spiritual education
 - Emotional and psychological counselling has been available at the temple since 2010 via a partnership programme with the NHS, providing weekly sessions for treatment of depression and other psychological issue on a group treatment basis as well as one-to-one basis
 - Sunday school attended by over 350 children aged from 4-16 years

- 3.2 The applicant has advised that on a wider scale, the Temple is involved in a number initiatives including contributing to Interfaith Activities in Merton and other boroughs, volunteers are Hindu chaplains at Kingston and Roehampton Universities, establishment of a Hindu chaplaincy at Croydon University hospital, and contribution to Media programmes. The temple also hosts visits from schools as part of a Schools Partnership Educational Programmed. Temple volunteers are also members of the Metropolitan Police Independent Advisor Group and provide volunteer services to homeless in central London and Clapham in association with the Salvation Army.
- 3.3 The applicant has confirmed that a typical weekly congregation comprises 2000 adult devotees and over 1000 children, and that during the holiest day of the year the congregation can exceed 5000 people.
- 3.4 Since its adoption as a wholly Hindu Temple, the site has retained its appearance as a community church hall and over time has become unfit for purpose due to the age of the building, inefficient and congested internal layout, increasing numbers of devotees visiting the site, and increasing number of activities taking place at the site.
- 3.5 In order to address these problems, the following works are proposed:
- Retractable front bollards to replace existing low level brick wall
 - New front door to main Temple
 - Installation of traditional Hindu architectural feature to front façade of main Temple
 - Replacement Ganesh shrine to side of main Temple (front)
 - Enlarged side door to main Temple
 - Installation of single storey outbuilding for cycle and buggy storage. This includes a shower and changing room for cyclists etc.
 - Creation of a rear courtyard with timber decking and move-able outdoor seating
 - Partial demolition of existing two storey rear extension and erection of replacement two storey rear extension
 - Installation of replacement rear escape stairwell

- Demolition of existing flat roofed/pitched roofed single storey/two storey side extension and erection of replacement, flat roofed, two storey side extension.
- Installation of internal lift to first floor level and the designing of the proposed extensions to create a building that would be at level threshold at ground and first floors. The applicant advises that the scheme has been designed to comply with Part M of Building Regulations.
- Proposed planting of a new tree within the front curtilage and high level planting to side boundaries to the rear of the site

3.6 The table below summarises the various floor areas as existing and as proposed:

	Main Temple	Secondary Temple	Multi-Use	WC's	Catering	Circulation/Assembly	Ancillary	Storage	Total
Existing	210.4m ²	106.6m ²	268.7m ²	15.2m ²	26.3m ²	41.3m ²	64.2m ²	50.7m ²	783m ²
Proposed	219.2m ²	99.6m ²	316.6m ²	36.5m ²	40.5m ²	97m ²	54.4m ²	67m ²	931m ²
Difference	+8.8m ²	-7m ²	+3m ²	+21m ²	+14	+55.7m ²	9.8m ²	+16.3	+148m ²

3.7 In addition to overcoming existing operational problems at the site, the other main objective of the proposed works is to use the proposed works to reflect the religious and community activities that take place on the site and to provide a greater visual expression of the Temple and its role in the community. This is proposed to be accomplished through the installation of a traditional Hindu architectural feature to the original façade, and through the proposed materials for the side extension.

3.8 In contrast to the traditional architecture and materials proposed in relation to the main Temple and the rear extension (newly painted brick work and metal framed windows), it is proposed that the new side extension will reflect the Temple use in a more contemporary way. It is proposed to clad the extension with concrete tiles based on traditional Sari patterns and that windows would be obscured with moveable metallic shutters, also detailed in a Sari pattern. Other materials used would be Sari patterned metal cladding, fire-rated glazing with fixed, semi-permeable patterned screen.

- 3.9 No details have been provided in terms of proposed materials for the new rear outbuilding. The rear curtilage would be of timber panel/decking where not paved.
- 3.10 Herringbone paving is proposed to be laid to the front and rear in such a way as to indicate the main front entrance and also the traditional procession route around the Temple. This would be continued internally through the laying of similar directional tiles.
- 3.11 No details have been provided for existing/proposed refuse and recycling storage.

4. **PLANNING HISTORY**

08/P0906 - INSTALLATION OF AIR CONDITIONING UNITS – Approved

04/P0269 - ERECTION OF A SINGLE-STOREY FRONT EXTENSION AND A FIRST FLOOR EXTENSION TO PROVIDE TEACHING FACILITIES WITH AN EXTERNAL STAIRCASE AT THE REAR (AMENDMENT TO PLANNING APPROVAL REF.02/P2557) - Approved

02/P2557 - ERECTION OF A SINGLE-STOREY FRONT EXTENSION AND A FIRST FLOOR EXTENSION TO PROVIDE TEACHING FACILITIES WITH AN EXTERNAL STAIRCASE AT THE REAR – Approved

98/P0569 - RETENTION OF SINGLE STOREY EXTENSION AT THE REAR OF THE PREMISES TO PROVIDE TOILET AND WASHROOM FACILITIES TO TEMPLE - Approved

92/P0012 - ENCLOSURE OF COURTYARD AT FRONT TO PROVIDE STORAGE AREA - Approved

90/P1104 - ERECTION OF SINGLE STOREY EXTENSION AT REAR OF PREMISES TO PROVIDE TOILET FACILITIES – Approved

86/P1366 - ERECTION OF A PART SINGLE PART TWO STOREY REAR EXTENSION TO PROVIDE A COMMUNAL AREA AND ADMINISTRATIVE OFFICE FOR THE TEMPLE - Approved

MER773/82 - FORMATION OF COVERED WAY – Approved

MER692/81 - USE OF CHURCH HALLS FOR RELIGIOUS WORSHIP – Refused

MER625/75 - USE OF PREMISES AS DAY NURSERY FOR 28 CHILDREN ON 5 DAYS A WEEK. – Approved

MER229/71 - CONTINUED USE AS DAY NURSERY – Approved

MER143/69 - RETROSPECTIVE PERMISSION FOR USE OF LARGE HALL AS A PLAY GROUP – Approved

MER118/68 - USE OF HALL AS PLAY GROUP – Withdrawn

5. **CONSULTATION**

5.1 The application has been advertised by site notice and letters of notification to the occupiers of neighbouring properties. 96 representations have been received. 34 are in support of the application and 62 are in objection (in addition to a 25 signature petition).

5.2 Support:

- The temple is not increasing worship space, it is increasing circulation space and facilities as such there is not going to be a sudden increase in cars and parking problems
- Parking issues are common to London as a whole and not just Effra Road
- Parking/traffic issues on the roads surrounding Effra Road have been present for a long time and need to be dealt with, for example traffic congestion along Haydons Road
- Numbers of worshippers attending the temple have dropped in the past few years due to the number of other temples
- The Temple has been in the area long before many of the objectors
- Works will improve the appearance of the existing main building
- The Temple has made efforts to address neighbour concerns regarding noise by fitting double glazed windows and installing air conditioning units, and changing prayer times
- Effra Road should be made a one-way road and double yellow lines should be painted outside of driveways
- The Temple cannot relocate elsewhere because the site is

consecrated and therefore there is a strong spiritual tie to the site

- The Temple holds many community services
- The design of the proposed extension will fit in well and improve the site
- It is positive that the temple has included more facilities to encourage cycling e.g. cycle storage and shower facilities
- The site will be much for accessible for the elderly and those with disabilities
- The traditional architecture and feature to the main building are important for the overall appearance of the temple and more clearly reflect its identity as a Temple
- The Temple is an important community facility for people of all ages and is not fit for purpose at present e.g. no lift, and limited storage
- The Temple are trying to reduce car use to the site however this is difficult and needs to co-operation of Merton Parking Services
- The Temple has been a part of the community for more than 30 years, more than most of the residents
- The proposed Travel Plan is thorough and is welcome

5.3 Wandsworth Community Empowerment Network – Supports the application. The Shree Ganapathy Temple is amongst their most important organisational members. They offer a wide range of community and health facilities/programmes and the proposed development will allow this to continue.

5.4 London Borough Faiths Network – Supports the application. The network brings together religious, multi-faith and intercultural communities across London which are working towards the benefit of their neighbourhoods and wider community. The temple has been a part of the network for many years and is held as an example of what can be achieved by a local place of worship working in close co-operation with the public sector. The work of the Temple should be encouraged through the support of this application and improved facilities.

5.5 Merton Tamil School – Supports the application. The school is volunteer organization which provides educational and religious services to the local community. The proposed works will assist the school by providing much

better quality facilities for students.

- 5.6 Oily Cart Theatre Group – Supports the application. The Temple has provided them teaching space for rehearsals and is an important community facility. The proposed extension is also well designed.
- 5.7 Merton Sai Centre – Supports the application. They are based at the Temple and are a voluntary organization who work with the temple to produce and distribute food for the homeless. The facilities in the temple are out of date and in need of repair and upgrading.
- 5.8 Wimbledon and Wandle District Scouts – Supports the application. The Temple approached them about becoming involved in 2011 and a new Scout group was started. This is important in today's multi-cultural and multi-ethnic society. The Scout leaders were involved in the planning of the proposed extension and the works are necessary to allow a fuller range of Scout activities to be offered in addition to other activities. For example, the lack of storage means some items have to be stored off-site and brought in by Scout leaders and this is not practical. The new lift will allow children with disabilities to be become involved also.
- 5.9 Objection:
- Loss of amenity from noise due to proposed construction works and increase in Temple visitors and use of outside areas
 - Late night Temple events, particularly festivals, cause much noise disturbance
 - Impact of increased lighting from the Temple on the amenities of adjoining properties
 - Loss of privacy to the rear gardens of properties at Birkbeck Road
 - Air pollution from cooking smells from the Temple
 - The impacts of the Temple are worse at weekends
 - There is large amount of litter dropped by users of the Temple which ends up on the street in or in residents front gardens
 - The proposed modern extension does not complement the existing traditional building
 - The proposed extension and alterations are not in keeping with the Victorian character and residential nature of the road

- The proposed traditional Hindu feature will over-dominate the front of the building
- The proposed extension should be of a more subtle design
- Severe traffic and problems at present will get worse
- Driveways are constantly blocked despite Temple Stewards attempting to move drivers to park elsewhere
- The submitted Travel Plan is insufficient to resolve the existing problems
- The local infrastructure is not equipped to cope with the level of usage of the site
- There should be formal 'Dropping Off' area included as part of the plans to discourage stopping in the middle of the road and blocking traffic
- Merton Parking Services need to patrol more to discourage illegal parking
- The shuttle buses proposed within the Travel will still block traffic along the road
- 50% of people travel to the site by car and it is not considered that the Travel Plan will be able to reduce this since many will refuse to consider alternative travel options
- The inclusion of 10 bicycle spaces will not be enough to encourage Temple users to cycle
- Public transport is unreliable and this will further deter Temple users from using it
- Loss of highways safety due to number of cars using Effra Road and potential accidents with pedestrians and cyclists
- If there is extra land on site it should be used for parking
- The parking problems on Effra Road as a result of the Temple lead to parking issues on surrounding roads as Temple users and residents of Effra Road have to seek alternative parking there

- The building outgrew its location many years ago and the site is not large enough for the number of users and its increasing popularity
 - The Temple should seek an alternative larger site
 - The Temple is not used much for community facilities
- 5.10 Transport Officer – The key transport issue on this application is the current impact on the local parking environment.
- 5.11 The application refers to a congregation comprising of in excess of 2000 adult devotees and over 1000 children per week. The majority of whom attend spiritual education or music classes at the Temple. During the holiest day of the calendar, the congregation can exceed 5000 people. The Sunday school is attended by over 350 children, ranging from the age of 4-16 years.
- 5.12 The proposal is not to attract more users but to better facilitate the existing users, although added trip generation is a possible consequence. Refusal of the proposed works will not alleviate the problem but provides the temple the opportunity to address these issues as part of this application and is probably the best opportunity to mitigate.
- 5.13 A travel plan is essential and with reference to the application for a temple on High Path last year we recommend the travel plan is two fold: Day to Day, and events, and it is secured through S106 obligation. It is of primary importance that the applicant provides the details of a responsible officer for the management of the travel plans and they demonstrate a serious commitment to the plan.
- 5.14 Added to that, if it is minded to approve this application we would recommend conditions and an informative in respect of the provision of cycle parking, submission for approval of a construction management plan, and submission for approval of a delivery and servicing plan be added to any approval.
- 5.15 Environmental Health Officer – No objection subject to conditions in respect of windows being double-glazed, insulation of plant/machinery, hours of use, amplified sound, construction vehicles, and construction times being added to any approval.
- 5.16 Climate Change Officer - The development should be designed in accordance with Policy CS15 of Merton's Core Planning Strategy (2011). The development should:

- Achieve a high standard of sustainability and make efficient use of resources and material and minimise water use and CO2 emissions
- Demonstrate that it has been designed in accordance with the Mayor's energy hierarchy (be lean; be clean; be green) outlined in Policy 5.2 of the Further Alterations to the London Plan (2014) and Policy CS15 part b of Merton's Core Planning Strategy (2011). This advocates a 'fabric first' approach and maximising energy efficiency before seeking to address any shortfall in performance through the use of renewable technologies.
- Be sited and designed to withstand the long term impacts of climate change

In addition, all non domestic development over 500m² will be expected to be built to a minimum of BREEAM (Building Research Establishment Assessment Method) 'Very Good' standard **and** meet CO2 reduction targets in line with Policy 5.2 of the Further Alterations of the London Plan (2014). This currently equates to a 25% reduction in CO2 emissions arising from regulated building energy consumption.

- 5.17 Design Review Panel (May 2014) - The Panel supported the contemporary approach and felt the architecture was generally very good. They appreciated the way the new building reflects the institutional character of the temple and announces it to the surrounding townscape.
- 5.18 There was some discussion about how the buildings addressed the street. The new space was welcomed. It was felt a shame to park cars in the new open space. It may be possible to keep this area clear of parking, and reinstate on street parking across the frontage. Shade trees would help soften the paved forecourt and improve the microclimate, since it is south facing. The existing low wall in front of the church could be removed to create a unified and more open and welcoming frontage.
- 5.19 Where the extension meets the church, particularly in view of the processional route around the building, use of a recessed gap between old and new could be a good way to make a successful distinction between the two. It was felt that as this was essentially a public building it was appropriate for it to have some distinctiveness in the street scene. The Panel urged the applicant to explore with the neighbours how the wood-yard entrance could be improved.
- 5.20 The Panel welcomed the model. Overall, this was felt a potentially very good scheme and it would only take a few changes to make it highly successful. Although it is a current application, the applicant confirmed that they would be willing to revise the scheme to take account of these

comments. If these adjustments are made the Panel felt that the scheme would merit a Green verdict.

VERDICT: GREEN

6. **POLICY CONTEXT**

6.1 The relevant policies within the Adopted Sites and Policies Plan (July 2014) are:

DM C1 (Community facilities, DM O2 (Nature conservation, trees, hedges and landscape features), DM D2 (Design Considerations in all developments), DM D3 (Alterations and extensions to existing buildings), DM EP2 Reducing and mitigating noise, and DM T2 (Transport impacts of development).

6.2 The relevant policies within the Adopted Merton Core Strategy (July 2011) are:

CS13 (Open Space, Nature Conservation, Leisure and Culture), CS 14 (Design), CS 15 (Climate Change), CS 18 (Active Transport), CS 19 (Public Transport), CS 20 (Parking, Servicing, and Delivery) DM T3 Car parking and servicing standards

6.3 Design – SPG

6.4 The relevant policies in the London Plan (2011) are:

6.3 Assessing effects of development on transport capacity
6.13 Parking
7.1 Building London's neighbourhoods and communities
7.4 Local character
7.6 Architecture
7.15 Reducing noise and enhancing Soundscape

6.5 National Planning Policy Framework (2012)

7. **PLANNING CONSIDERATIONS**

7.1 The principal planning considerations concern the design and appearance of the proposed replacement extension and alterations and their impact on the character and appearance of the surrounding area, neighbour amenity, and parking.

7.2 Design

7.3 The existing Temple is currently split into three main elements:

- A. The Main Temple
- B. The Central Hall (main circulation space)
- C. Secondary Temple

7.4 The original building has been extended over time single, two, and three storey on an ad hoc basis and this has resulted in a building which does not have a cohesive or efficient layout, and which has created a number of problems for users of the temple in terms of function and storage for example.

7.5 Whilst the existing original building is considered a good example of its time and worthy of retention and upgrading, the extensions are not considered to be of any architectural merit and their replacement/upgrading is supported subject to a suitable scheme.

7.6 It is intended to retain the original hall building and install a new front entrance door, install new/replacement windows/doors, and install a new architectural decorative entrance feature. The works to this main building would retain its existing more traditional appearance whilst clearly giving it an identity as a Hindu temple, which it is currently lacking. At present the only indicator of that the site is in use as a Hindu temple and community facility is a small external Ganesh shrine to the side of the building. This is set well back from the public highway and not overly visible.

7.7 It is also proposed upgrade an existing two storey rear extension and to demolish and replace the existing single/two storey side extension.

7.8 The replacement two storey side extension would be of a more modern appearance however has been designed to blend in with the existing building through the carrying through of the ornate external cladding of this extension to the main building. Its design terms it would contrast to the main building however would appear subordinate due to the set back from the front building of the main building and lower roof height.

7.9 The proposed development has been assessed by the Council's Design Review Panel and achieved a 'Green' rating. Following the Design Review Panel, the scheme was also further amended through the replacement of the proposed low front brick wall with retractable bollards and the improvement of the proposed front shoe storage facilities. A new tree has also been proposed within the front curtilage.

- 7.10 The proposed hard surfacing has been designed to relate to the religious function of the site whereby a directional 'herringbone' pattern is proposed which continues through the building and around the site to reflect the processional route around the building during religious festivals.
- 7.11 The works proposed to the rear would involve the installation of replacement hard standing, new landscaping, and the erection of a single storey rear outbuilding for cycle and buggy storage.
- 7.12 The Temple buildings are well used and provide a number of community facilities and the purpose of the proposed works is to rationalise and upgrade the building and site as a whole to provide a fully accessible Temple and ancillary floor space and a much more efficient layout. The purpose of the works is also to improve the appearance of the site as a whole through removing the existing ad hoc extensions and replacing/upgrading with a new and cohesive extension/alterations and replacement of the existing hard standing and rear outbuildings. It is considered that this has been achieved in design terms.
- 7.13 Conditions can be added to any approval requiring details of materials to be used for the extension and alterations and details of the proposed hard surfacing and landscaping to be submitted to the Council for approval in writing prior to development commencing.
- 7.14 Neighbour Amenity
- 7.15 Given that the proposed extensions, save for the new single storey rear outbuilding, are replacing existing extensions and would be of a similar siting, footprint and massing, it is not considered that there would result a detrimental impact on the outlook of the occupiers of the adjoining and surrounding properties.
- 7.16 The extensions and alterations are considered to have been sensitively designed and given the distance of the site buildings from adjoining properties, it is not considered that they would result in these buildings appearing excessively large or overbearing.
- 7.17 It is not considered that there would result a detrimental impact on the privacy of the occupiers of the adjoining property since no new windows are proposed at first floor to the existing Temple building and only two small side windows to the rear of the two storey side extension are proposed and these can be obscure glazed by. A condition has been added prohibiting the use of any flat roofed areas as terraces and for maintenance only.

7.18 The proposed works would result in the buildings being more efficiently used and an upgrading of existing facilities to modern standards. The site is well used, with a high number of devotees visiting each week and a number of different activities taking place, each generating different levels of noise. As such, the Councils' Environmental Officer has recommended that conditions in respect of the double-glazing of new windows, sound insulation/attenuation measures for any plant/machinery, restrictions on the hours of use to 0900-2200 (Mon-Sun), no music or amplified sound generated on the premises to be audible at the boundary of any residential accommodation adjacent or in the vicinity of the site, the submission of a construction method statement, and construction times, be added to any approval.

7.19 Landscaping

7.20 There is little vegetation within the site at present however it is proposed to plant one tree within the front curtilage and to install planting along the side boundaries, to the rear of the site. This is considered acceptable in principle and a condition can be added to any approval requiring approval of the proposed hard and soft landscaping prior to commencement of works.

7.21 Highways

7.22 A number of representations have been made regarding existing parking problems along Effra Road as a result of the use of the Temple and concerns have been raised that the proposed development would exacerbate these existing issues. The Council's Transport Officer has assessed the proposal and on balance, has no objections subject to the requirement for an up-to-date and regularly monitored Travel Plan being imposed by a S106 legal agreement.

7.23 A Travel Plan has been submitted to and approved by the Council's Transport Officer for inclusion within a S106 legal agreement.

8 SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

8.1 The proposal is for minor development and an Environmental Impact Assessment is not required in this instance.

8.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms an EIA submission.

- 8.3 The development would be required to achieve a 'Very Good' BREEAM rating.

9 MAYORAL COMMUNITY INFRASTRUCTURE LEVY

- 9.1 The proposed development is liable to pay the Mayoral Community Infrastructure Levy, the funds for which will be applied by the Mayor towards the Crossrail project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to agree to pay CIL.

10 MERTON'S COMMUNITY INFRASTRUCTURE LEVY

- 10.1 Merton's Community Infrastructure Levy was implemented on 1st April 2014. This will enable the Council to raise, and pool, contributions from developers to help pay for things such as transport, decentralised energy, healthcare, schools, leisure and public open spaces - local infrastructure that is necessary to support new development. Merton's CIL has replaced Section 106 agreements as the principal means by which pooled developer contributions towards providing the necessary infrastructure should be collected except for affordable housing.

11 S106 LEGAL AGREEMENT

- 11.1 To ensure that the development does not result in an undue impact on local parking conditions and to comply with policy on sustainable transport, the requirement for a Travel Plan to be imposed, used, and regularly updated/enforced, should be ensured through a S106 legal agreement.

12 CONCLUSION

- 12.1 In conclusion, it is considered that the principle of the development is acceptable and would not adversely visually impact on the mostly residential character of the area. The proposed extensions and alterations are considered acceptable in design terms and would allow a well-used religious facility to be upgraded to modern standards and to have a clear visual identity within the street for the wider community.
- 12.2 The residential amenities of the occupiers of the adjoining the site would not be sufficiently affected to warrant a refusal and the imposition and use of a Travel Plan, enforced by a S106 legal agreement, is considered would adequately mitigate for any increased vehicular movements/help to ameliorate existing parking problems as a result of the use of the site over time.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the completion of a S106 agreement covering the following heads of terms:

1. Imposition of the agreed Travel Plan
2. The developer agreeing to meet the Council's costs of preparing, drafting, or checking the agreement
3. The developer agreeing to meet the Council's costs of monitoring the agreement.

And the following conditions:

1. A1 Commencement of Development (full application)
2. A7 Plans
3. B1 External Facing Materials to be Approved
4. B4 Details of Site/Surface Treatment
5. B5 Details of Walls/Fences
6. C1 No Permitted Development (Extensions)
7. C2 No Permitted Development (No further windows)
8. C3 Obscure Glazed Windows (First floor side elevation of extension)

9. C6 Refuse & Recycling
10. C7 Refuse & Recycling (Implementation)
11. C8 No Use of Flat Roof
12. D1 Opening Hours (0900 – 2100) (Mondays to Sundays))
13. D5 Soundproofing of Plant and Machinery

14. D3 Restriction on Music/Amplified Sound
15. D9 No external Lighting
16. D11 Hours of Construction
17. E5 Use of the Site for D1 (Temple) Use only
18. E6 Outbuilding only for cycle/buggy storage
19. F2 Landscaping (Implementation)
20. F9 Hardstandings
21. H6 Provision of Cycle Storage
22. H10 Construction Vehicles (Wash down facilities etc)
23. H7 Cycle Parking - Implementation
24. H12 Delivery and Servicing Plan
25. Non –Standard Condition: Prior to commencement of the development details of the windows to be installed, including details of the acoustic attenuation offered by the windows, are to be submitted to and approved in writing by the Local Planning Authority. The windows shall be fixed shut and shall be permanently retained thereafter.

Reason: 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 2011 and policies DM D2, DM D3, DM EP2 and DM EP4 of Merton's Sites and Polices Plan 2014.

26. L6 BREEAM - Pre-Commencement (New Build Non-Residential)
27. L7 BREEAM - Pre-Occupation (New Build Non-Residential)

Informatives:

INF12 Works affecting the public highway

Note 1

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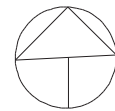
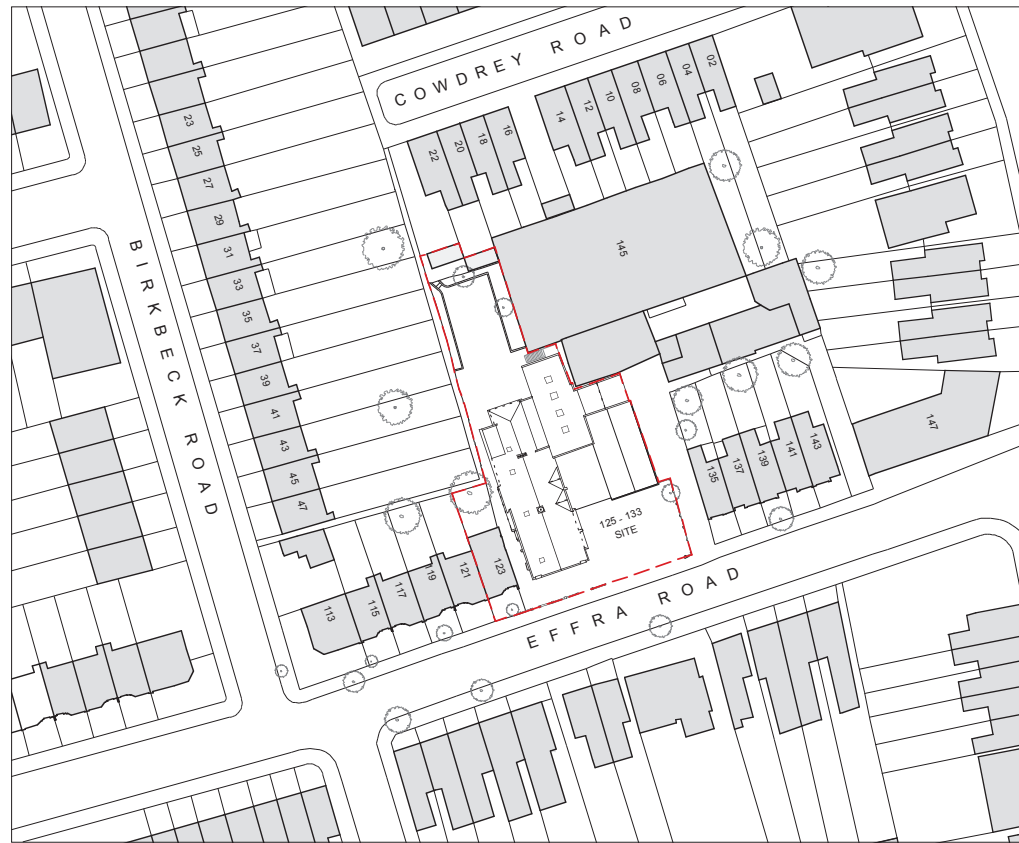
Shree Temple Effra Rd

Scale 1/1250

Date 10/3/2015

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





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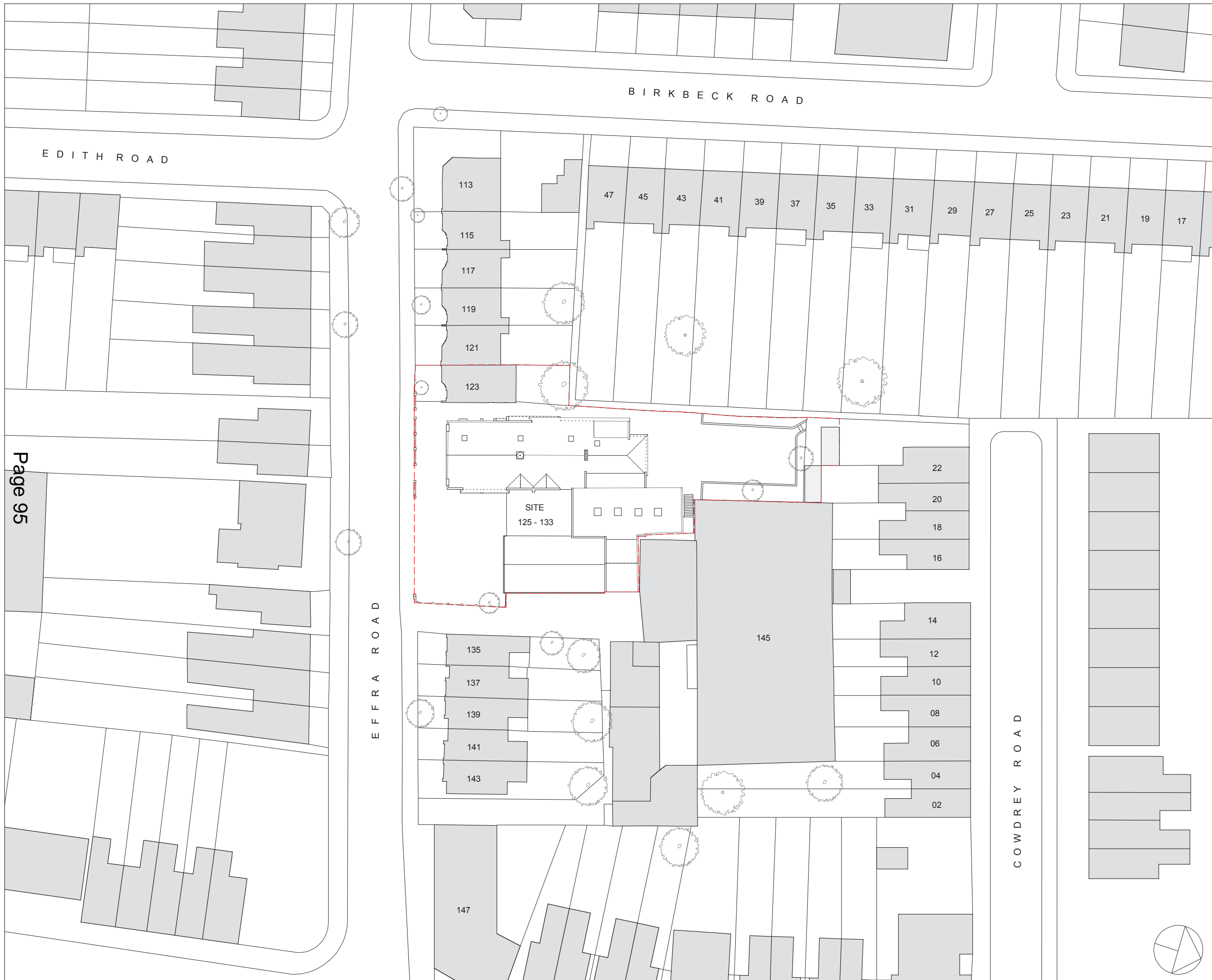
Drawing
EXISTING
Site Location Plan

Scale at A3 1:1250	Date Sept 2013
Job Number pH+343	Drawing No. Rev 2 (01)00
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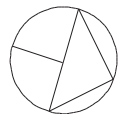


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Drawing
EXISTING
Site Plan

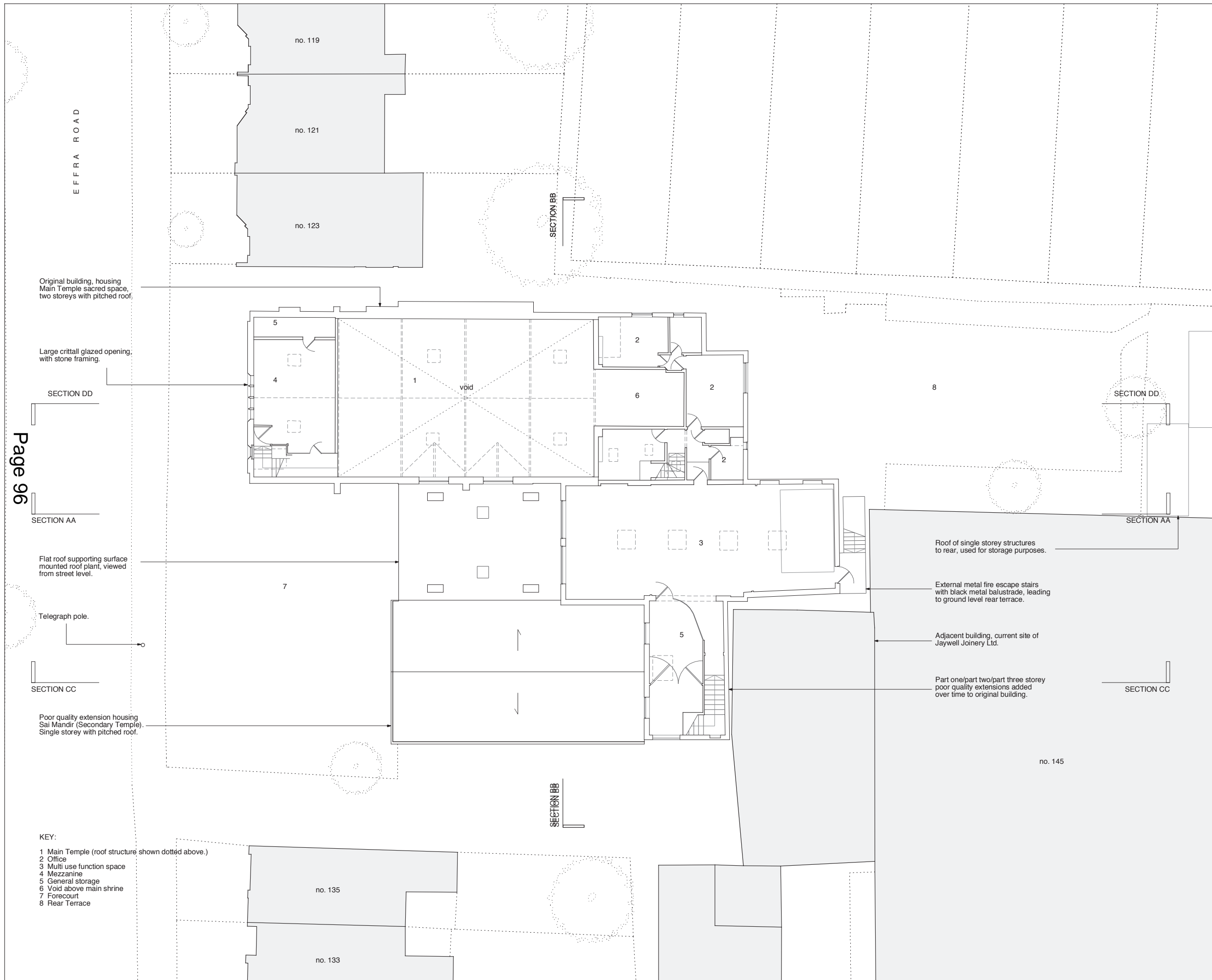
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Drawing
EXISTING
First Floor Plan

Scale at A3 1:200	Date Sept 2013
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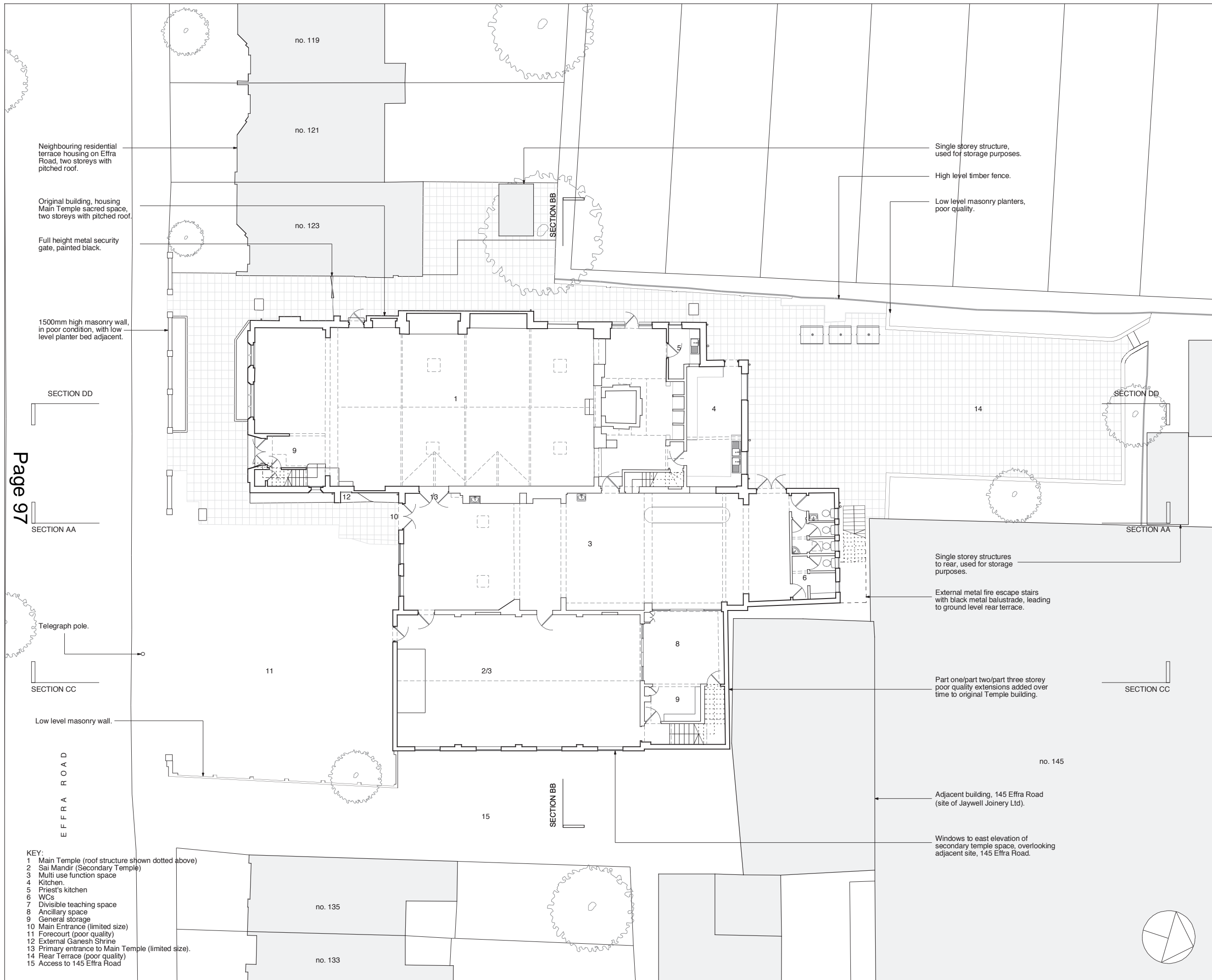
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Drawing
EXISTING
Ground Floor Plan

Scale at A3
1:200

Date
Sept 2013

Job Number
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Drawing No. Rev
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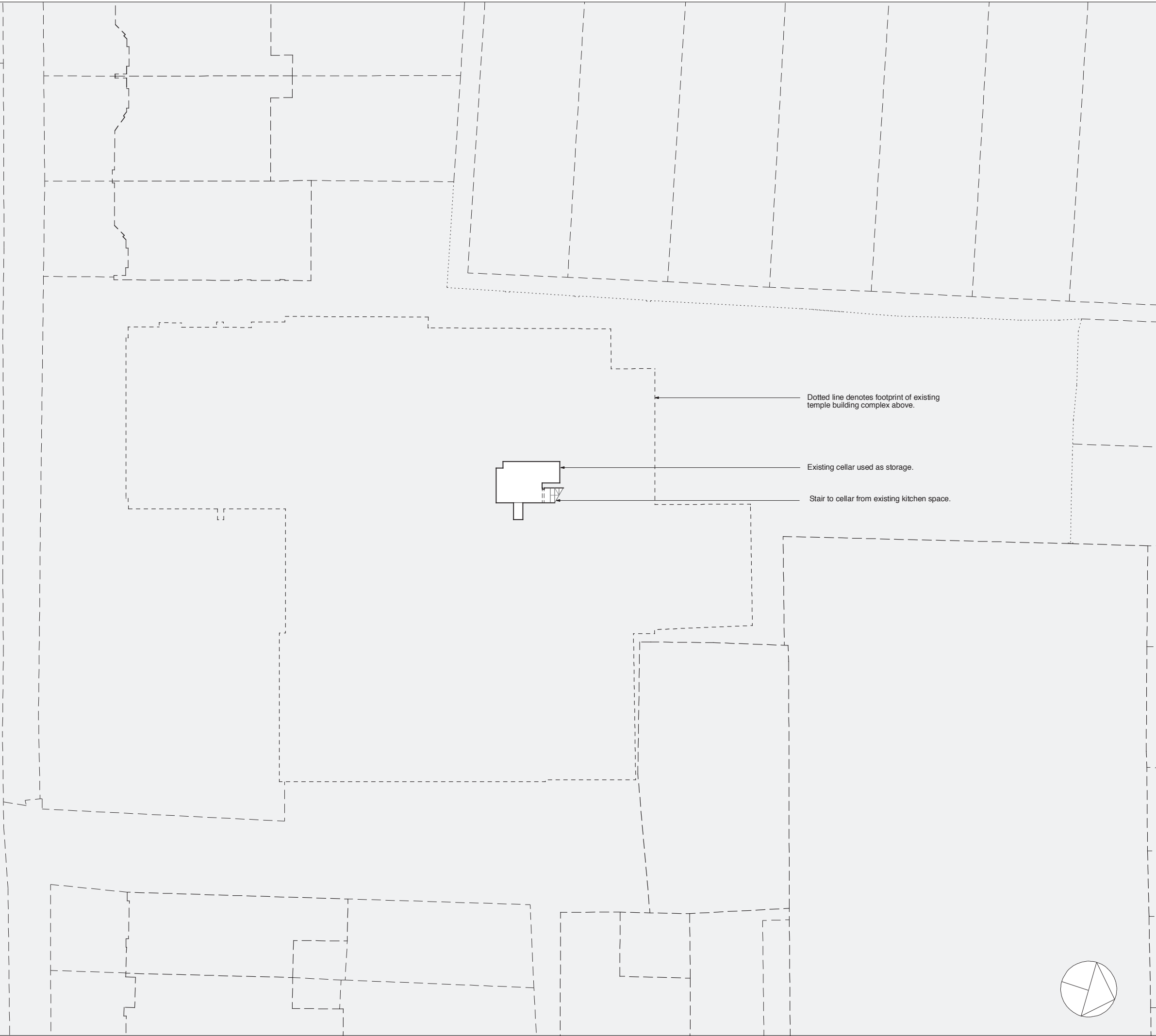
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Planning

- KEY:
- 1 Main Temple (roof structure shown dotted above)
 - 2 Sai Mandir (Secondary Temple)
 - 3 Multi use function space
 - 4 Kitchen
 - 5 Priest's kitchen
 - 6 WCs
 - 7 Divisible teaching space
 - 8 Ancillary space
 - 9 General storage
 - 10 Main Entrance (limited size)
 - 11 Forecourt (poor quality)
 - 12 External Ganesh Shrine
 - 13 Primary entrance to Main Temple (limited size).
 - 14 Rear Terrace (poor quality)
 - 15 Access to 145 Effra Road

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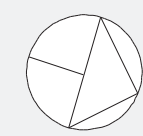


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Drawing
EXISTING
Basement Plan

Scale at A3 1:200	Date Sept 2013
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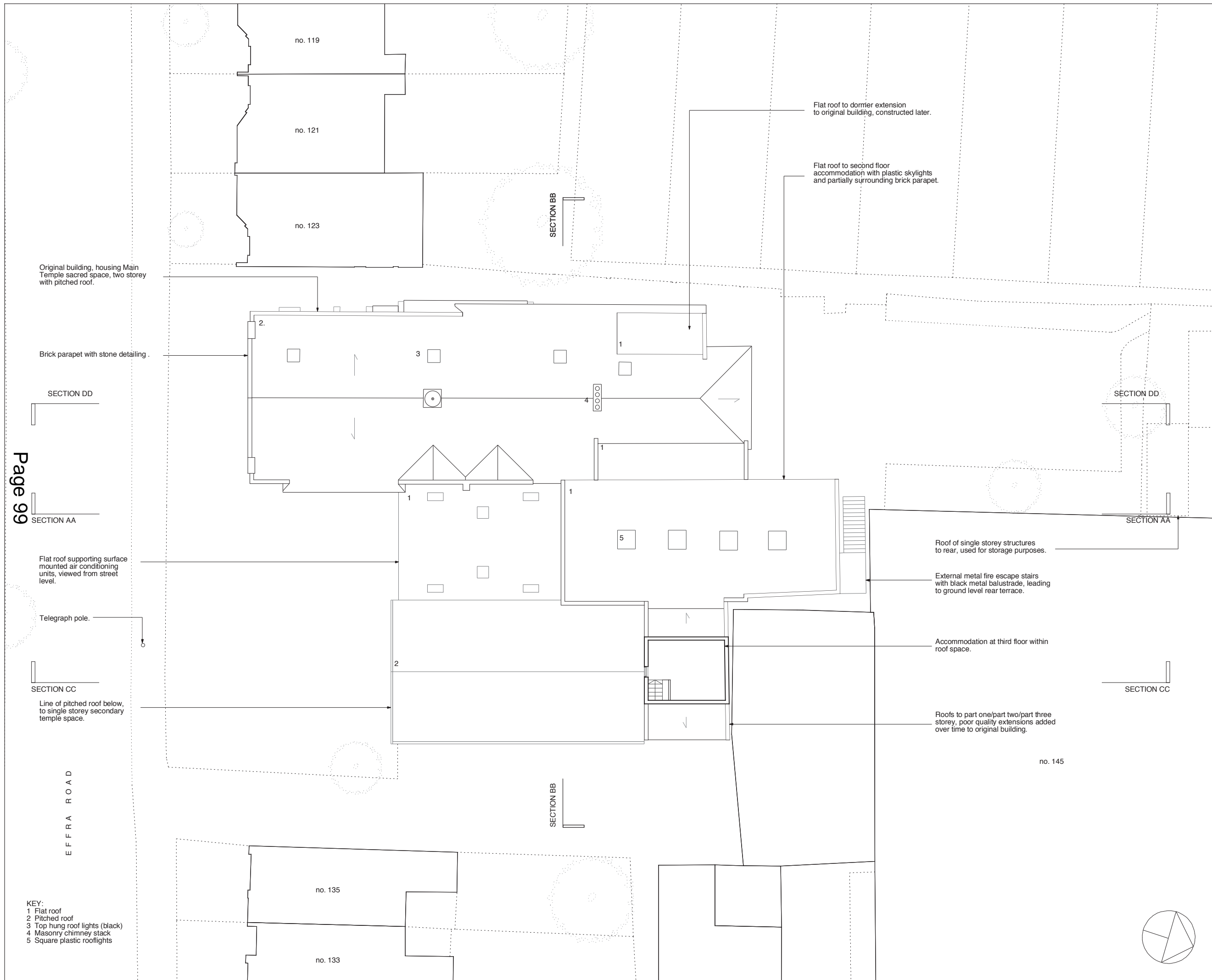
Drawing
EXISTING
Roof Plan

Scale at A3 1:200	Date Sept 2013
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Job Number pH+343	Drawing No. 2 (03)02	Rev
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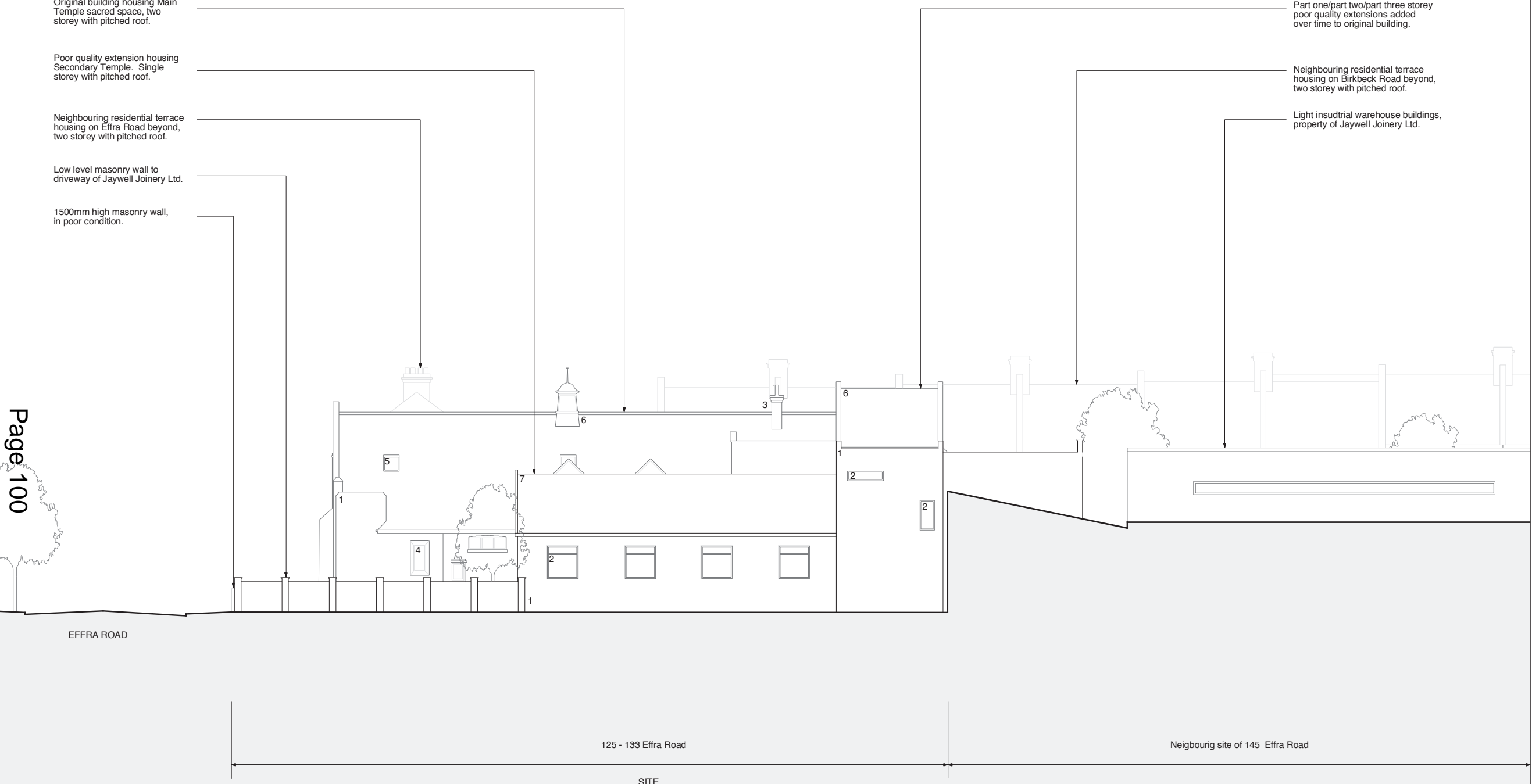
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Revisions

Page 100

Original building housing Main Temple sacred space, two storey with pitched roof.
 Poor quality extension housing Secondary Temple. Single storey with pitched roof.
 Neighbouring residential terrace housing on Effra Road beyond, two storey with pitched roof.
 Low level masonry wall to driveway of Jaywell Joinery Ltd.
 1500mm high masonry wall, in poor condition.

Part one/part two/part three storey poor quality extensions added over time to original building.
 Neighbouring residential terrace housing on Birkbeck Road beyond, two storey with pitched roof.
 Light insudtrial warehouse buildings, property of Jaywell Joinery Ltd.



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KEY:
 1 Red brick
 2 Double glazed window with white frame (overlooking neighbouring property)
 3 Existing masonry chimney stack
 4 Crittall window with stone surround
 5 Top hung rooflight (black)
 6 Slate tiled roof
 7 Corrugated profile sheet roofing
 8 External Ganesh Shrine

Project Shree Ghanapathy Temple 125-133 Effra Road Wimbledon SW19 8PU		
Drawing EXISTING East Elevation		
Scale at A3 1:200	Date Sept 2013	
Job Number pH+343	Drawing No. 2	Rev (05) 02
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KEY:
1 Brickwork, varied tones
2 Double glazed window with white frame
3 Existing masonry chimney stack
4 External timber door
5 Slate tiled roof

Project
Shree Ghanapathy Temple
125-133 Effra Road
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Drawing
EXISTING
North Elevation

Scale at A3 1:200	Date Sept 2013
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Drawing
EXISTING
South Elevation

Scale at A3 1:200	Date Sept 2013
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Job Number pH+343	Drawing No. 2	Rev (05) 01
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Drawn by MCS	Checked by DH
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Status
Planning

- KEY:
- 1 Red brick
 - 2 Double glazed windows, white frames
 - 3 Existing masonry chimney stack
 - 4 Crittall glazing to Main Temple window
 - 5 Slate tiled roof
 - 6 External timber door
 - 7 1500mm high masonry wall (poor condition)

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- KEY:
- 1 Red brick
 - 2 Double glazed window with white frame
 - 3 Existing masonry chimney stack
 - 4 Top hung rooflight (black)
 - 5 Slate tiled roof
 - 6 Timber external door
 - 7 Surface mounted services

Project
Shree Ghanapathy Temple
125-133 Effra Road
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Drawing
EXISTING
West Elevation

Scale at A3 1:200	Date Sept 2013
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Original building housing Main Temple sacred space, two storey with pitched roof.

Neighbouring residential terrace housing on Effra Road beyond, two storey with pitched roof.

1500mm tall masonry wall to front of site, in poor condition.

Two storey flat roof extension, housing main entrance space on ground level and teaching space on first floor.

Neighbouring residential terrace housing on Birkbeck Road beyond, two storey with pitched roof.

Timber fence to perimeter of site and properties on Birkbeck Road beyond.

Raised masonry planter beds set in front of perimeter fence.

Single storey structures to rear of site.

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EFFRA ROAD

125 - 133 Effra Road

SITE

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- KEY:
- 1 External Ganesh Shrine
 - 2 Double glazed window with white frame
 - 3 General storage
 - 4 Kitchen hatch
 - 5 WCs
 - 6 Rear Terrace
 - 7 Multi use function space
 - 8 Existing timber doors to Rear Terrace
 - 9 Primary entrance to Main Temple (limited size)
 - 10 Entrance to main stair (limited size)

Project
Shree Ghanapathy Temple
125-133 Effra Road
Wimbledon
SW19 8PU

Drawing
EXISTING
Section A-A

Scale at A3 1:200	Date Sept 2013
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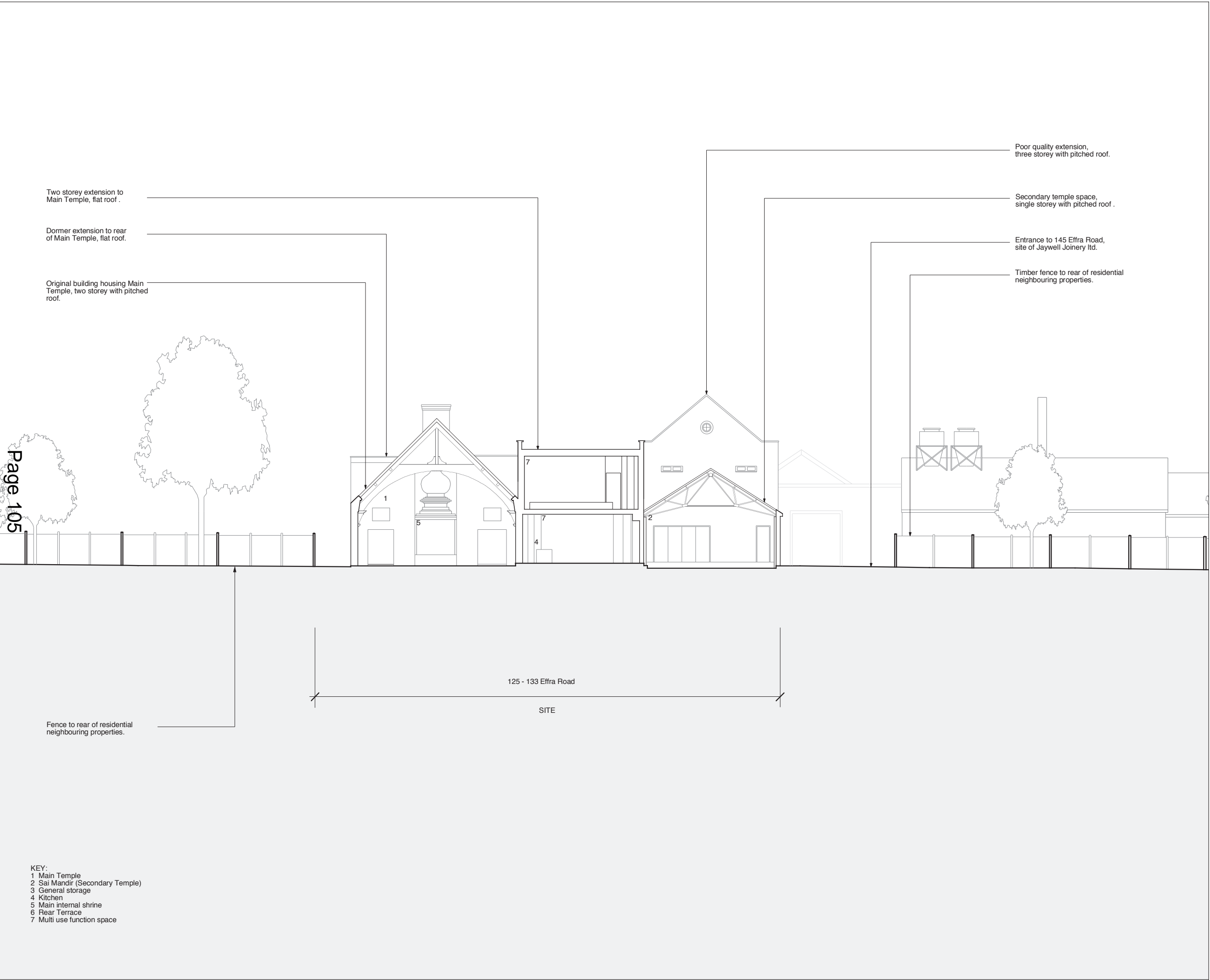
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Two storey extension to Main Temple, flat roof.

Dormer extension to rear of Main Temple, flat roof.

Original building housing Main Temple, two storey with pitched roof.

Poor quality extension, three storey with pitched roof.

Secondary temple space, single storey with pitched roof.

Entrance to 145 Effra Road, site of Jaywell Joinery Ltd.

Timber fence to rear of residential neighbouring properties.

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Fence to rear of residential neighbouring properties.

125 - 133 Effra Road

SITE

- KEY:
- 1 Main Temple
 - 2 Sai Mandir (Secondary Temple)
 - 3 General storage
 - 4 Kitchen
 - 5 Main internal shrine
 - 6 Rear Terrace
 - 7 Multi use function space

Project

Shree Ghanapathy Temple
125-133 Effra Road
Wimbledon
SW19 8PU

Drawing

EXISTING
Section B - B

Scale at A3
1:200

Date
Sept 2013

Job Number
pH+343

Drawing No. Rev
2 (04) 01

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Page 106

Original building housing, Main Temple sacred space, two storey with pitched roof.

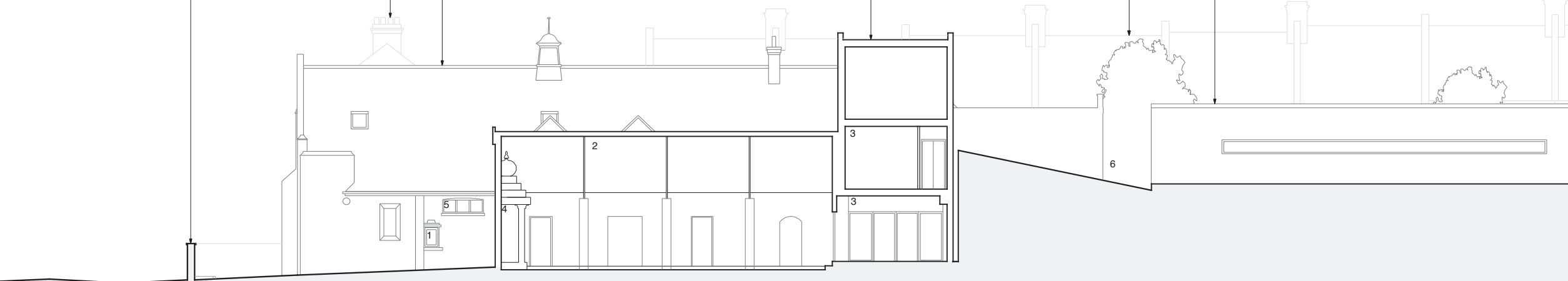
Neighbouring residential terrace housing on Effra Road beyond, two storey with pitched roof.

1500mm, poor quality masonry wall to front of site.

Poor quality extension, three storey with pitched roof.

Neighbouring residential terrace housing on Birkbeck road beyond, two storey with pitched roof.

Light industrial warehouse buildings, part of Jaywell Joinery Ltd.



EFFRA ROAD

125 - 133 Effra Road

145 Effra Road

SITE

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pH+

- KEY:
- 1 External Ganesh shrine
 - 2 Sai Mandir (Secondary Temple)
 - 3 General storage
 - 4 Internal shrine
 - 5 Double glazed window with white frame
 - 6 Rear terrace beyond

Project
Shree Ghanapathy Temple
125-133 Effra Road
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Drawing
EXISTING
Section C - C

Scale at A3 1:200	Date Sept 2013
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Job Number pH+343	Drawing No. 2	Rev (04) 02
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Poor quality extension to Main Temple, three storey with pitched roof beyond.

Light industrial warehouse buildings, part of Jaywell Joinery Ltd.

Raised masonry planter beds set in front of perimeter fence.

Single storey structures to rear of site.

Original building housing Main Temple sacred space, two storey with pitched roof.

Neighbouring residential terrace housing to Effra Road beyond, two storey with pitched roof.



125 - 133 Effra Road

EFFRA ROAD

SITE

- KEY:
- 1 Main Temple
 - 2 Double glazed window with white frame
 - 3 General storage
 - 4 Kitchen
 - 5 Internal shrine
 - 6 Garden

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Drawing
EXISTING
Section D - D

Scale at A3 1:200	Date Sept 2013
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Planning

Key:
1 Cellar

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Dotted line denotes footprint of existing temple buildings above.

New stair to cellar.

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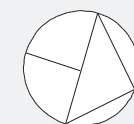


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Drawing
PROPOSED
Basement Plan

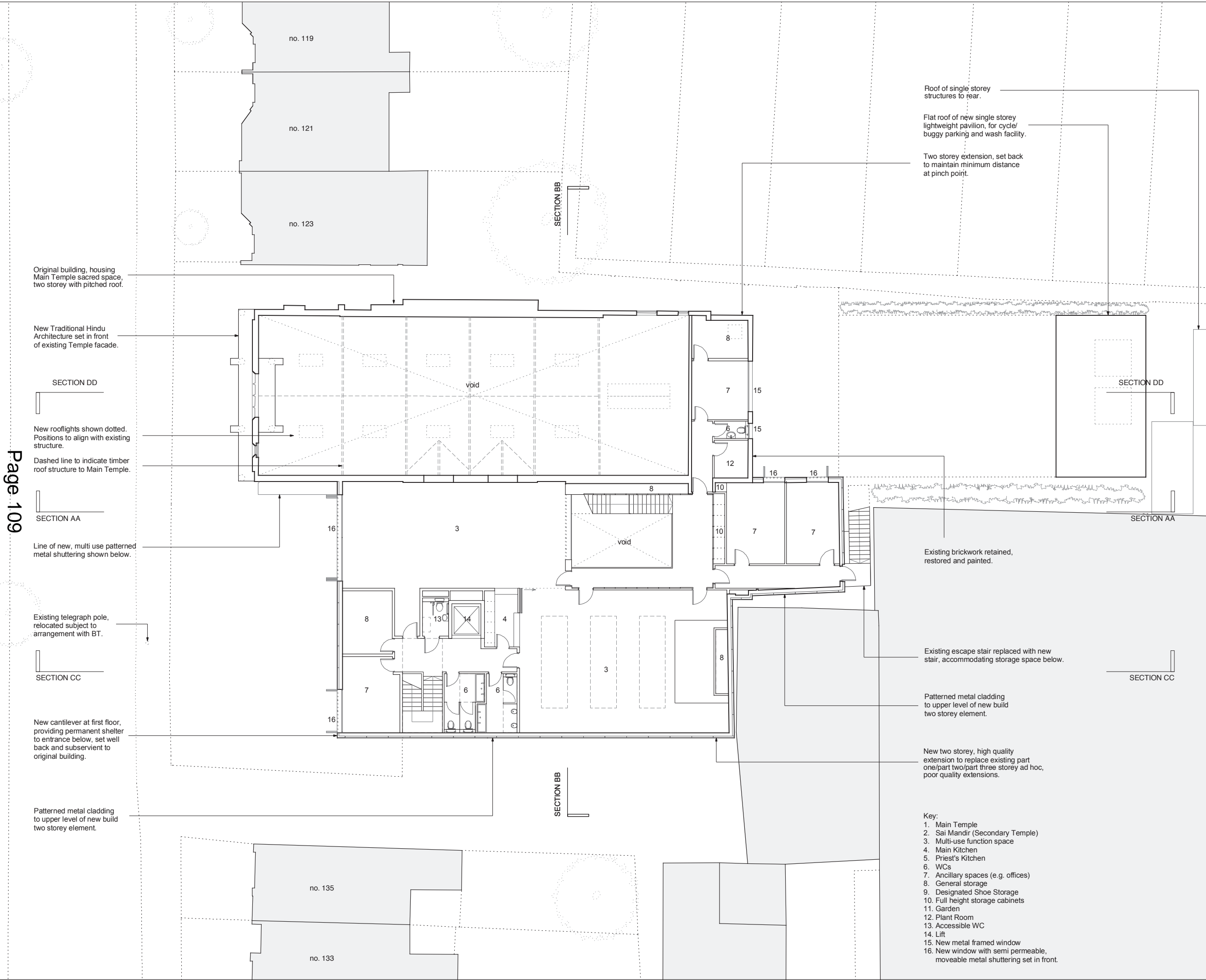
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Original building, housing Main Temple sacred space, two storey with pitched roof.

New Traditional Hindu Architecture set in front of existing Temple facade.

SECTION DD

New rooflights shown dotted. Positions to align with existing structure.

Dashed line to indicate timber roof structure to Main Temple.

SECTION AA

Line of new, multi use patterned metal shuttering shown below.

Existing telegraph pole, relocated subject to arrangement with BT.

SECTION CC

New cantilever at first floor, providing permanent shelter to entrance below, set well back and subservient to original building.

Patterned metal cladding to upper level of new build two storey element.

Roof of single storey structures to rear.

Flat roof of new single storey lightweight pavilion, for cycle/buggy parking and wash facility.

Two storey extension, set back to maintain minimum distance at pinch point.

Existing brickwork retained, restored and painted.

Existing escape stair replaced with new stair, accommodating storage space below.

Patterned metal cladding to upper level of new build two storey element.

New two storey, high quality extension to replace existing part one/part two/part three storey ad hoc, poor quality extensions.

- Key:
1. Main Temple
 2. Sai Mandir (Secondary Temple)
 3. Multi-use function space
 4. Main Kitchen
 5. Priest's Kitchen
 6. WCs
 7. Ancillary spaces (e.g. offices)
 8. General storage
 9. Designated Shoe Storage
 10. Full height storage cabinets
 11. Garden
 12. Plant Room
 13. Accessible WC
 14. Lift
 15. New metal framed window
 16. New window with semi permeable, moveable metal shuttering set in front.

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Project
Shree Ghanapathy Temple
125-133 Effra Road
Wimbledon, London
SW19 8PU

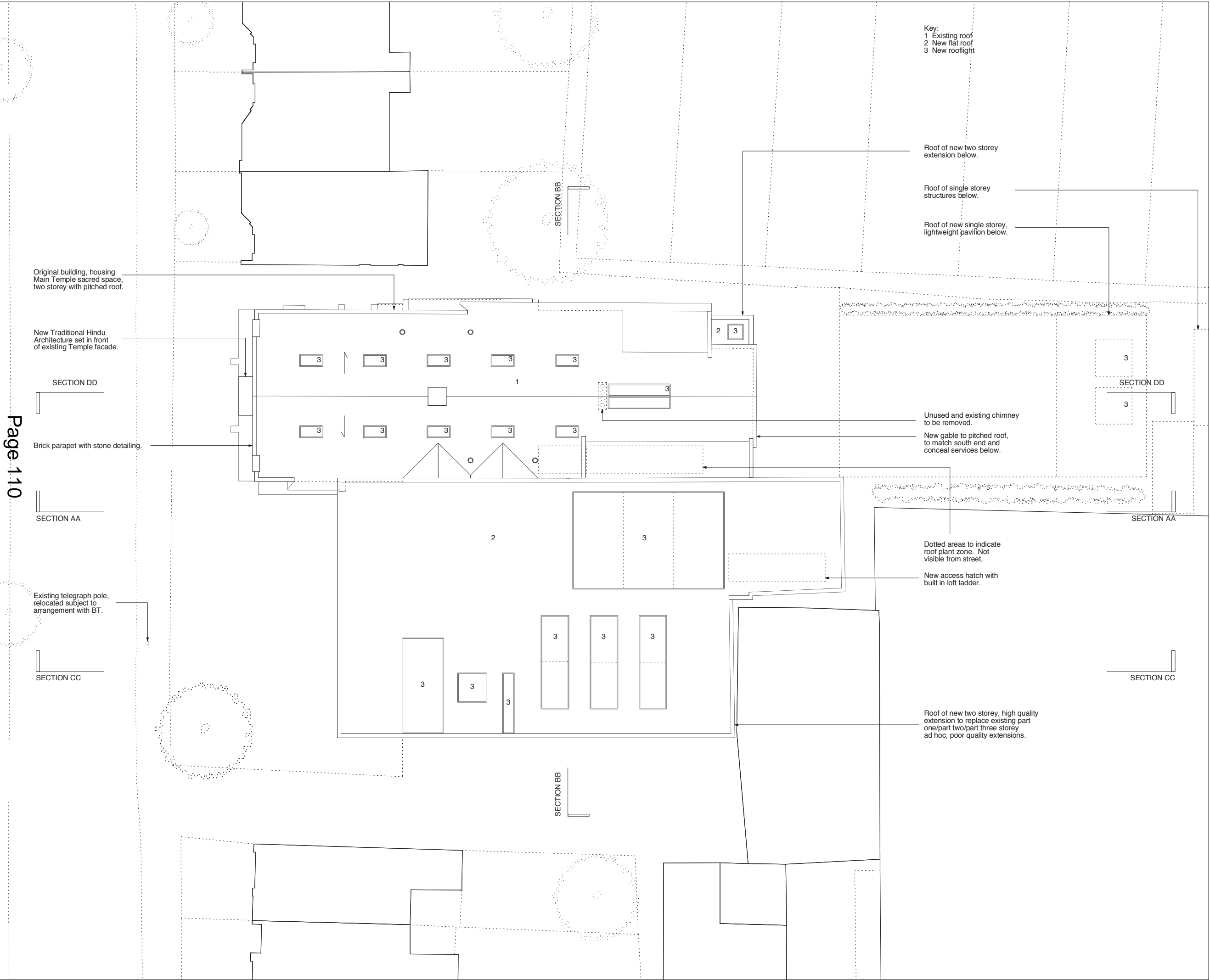
Drawing
PROPOSED
First Floor Plan

Scale at A3 1:200	Date Sept 2013
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Job Number pH+343	Drawing No. 2 (12)01	Rev A
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Drawn by MCS	Checked by DH
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Status
Planning



Key:
 1 Existing roof
 2 New flat roof
 3 New rooflight

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Revisions

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Drawing
PROPOSED
 Roof Plan

Scale at A3 1:200	Date Aug 2014
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Job Number pH+343	Drawing No. 2 (12)02	Rev A
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Drawn by MCS	Checked by
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Planning

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Existing and unused chimney to be removed.

New cantilever at first floor, providing permanent shelter to entrance below, set well back and subservient to original building.

Original building, housing Main Temple sacred space, two storey with gabled and pitched roof form.

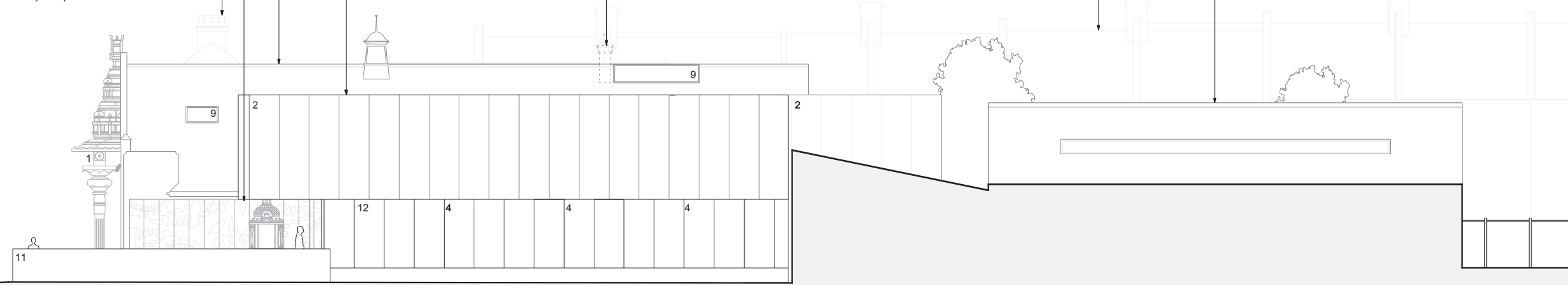
Patterned, backlit metal shuttering to clad east wall of original building, reaching out to street frontage and creating synergy between existing elements and new elements. Shoe storage concealed behind.

Neighbouring residential terrace housing on Effra Road beyond, two storey with pitched roof.

Neighbouring residential terrace housing on Birkbeck Road beyond, two storey with pitched roof.

145 Effra Road, site of Jaywell Joinery Ltd.

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125 - 133 Effra Road

Neighbourig site of 145 Effra Road

SITE

- 1 Traditional Hindu Architecture
- 2 New patterned metal cladding
- 3 New glazing
- 4 New full height, fire rated glazing with fixed, semi-permeable patterned metal screen in front, set flush with adjacent facade.
- 5 New door
- 6 New glazed door
- 7 New metal (concealed shoe storage)
- 8 New Ganesh Shrine
- 9 Existing glazing
- 10 Existing door
- 11 New masonry wall
- 12 Patterned Concrete Panelling

Project
Shree Ghanapathy Temple
125-133 Effra Road
Wimbledon, London
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Drawing
PROPOSED
East Elevation

Scale at A3 1:200	Date Sept 2013
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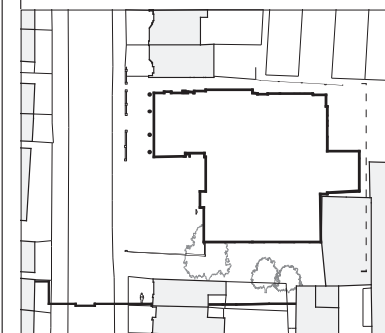
Job Number pH+343	Drawing No. 2 (14)02	Rev A
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Drawn by MCS	Checked by DH
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Status
Planning

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- 1 Traditional Hindu Architecture
- 2 New patterned metal cladding
- 3 New metal framed glazing, realigned to replace existing
- 4 New fixed, fire rated glazing
- 5 New door
- 6 New glazed door
- 7 New shutters
- 8 New Ganesh Shrine
- 9 Existing glazing
- 10 Existing door
- 11 Newly painted brickwork
- 12 Patterned concrete panelling
- 13 New timber deck



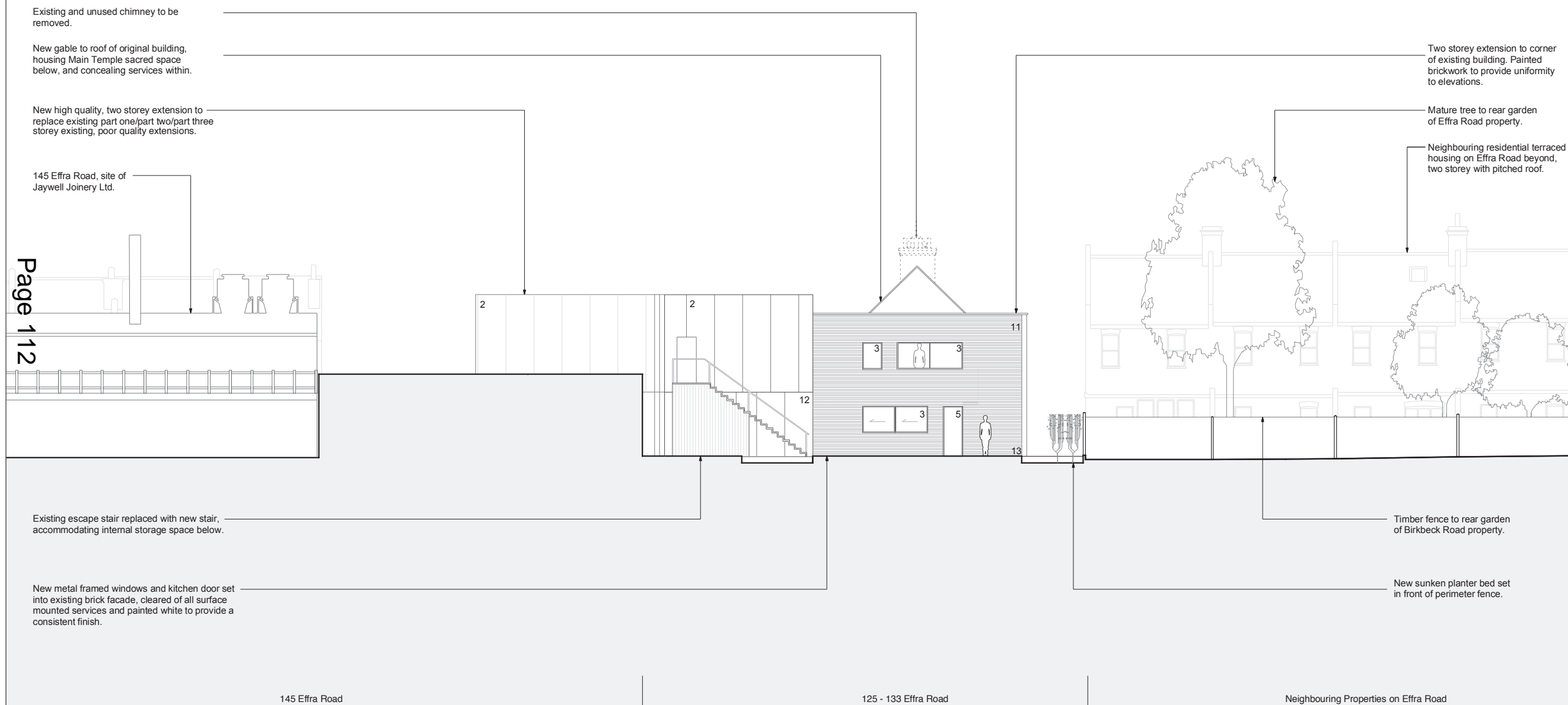
Existing and unused chimney to be removed.

New gable to roof of original building, housing Main Temple sacred space below, and concealing services within.

New high quality, two storey extension to replace existing part one/part two/part three storey existing, poor quality extensions.

145 Effra Road, site of Jaywell Joinery Ltd.

Page 112



Existing escape stair replaced with new stair, accommodating internal storage space below.

New metal framed windows and kitchen door set into existing brick facade, cleared of all surface mounted services and painted white to provide a consistent finish.

Two storey extension to corner of existing building. Painted brickwork to provide uniformity to elevations.

Mature tree to rear garden of Effra Road property.

Neighbouring residential terraced housing on Effra Road beyond, two storey with pitched roof.

Timber fence to rear garden of Birkbeck Road property.

New sunken planter bed set in front of perimeter fence.

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Drawing
PROPOSED
North Elevation

Scale at A3 1:200	Date Sept 2013
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Job Number pH+343	Drawing No. 2	Rev (14)00 A
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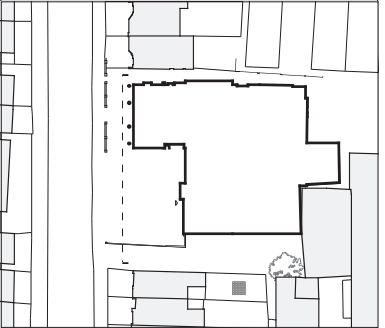
Drawn by MCS	Checked by DH
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Status
Planning

SITE

- 1 Traditional Hindu Architecture
- 2 New patterned metal cladding
- 3 New glazing behind shuttering
- 4 New opaque glazing
- 5 New door
- 6 New glazed door
- 7 New shutters (concealed shoe storage)
- 8 New Ganesh Shrine
- 9 Existing glazing
- 10 Existing door
- 11 New Traditional Door (woodwork)
- 12 New signage to Main Temple
- 13 New fixed benching (concealed show storage)

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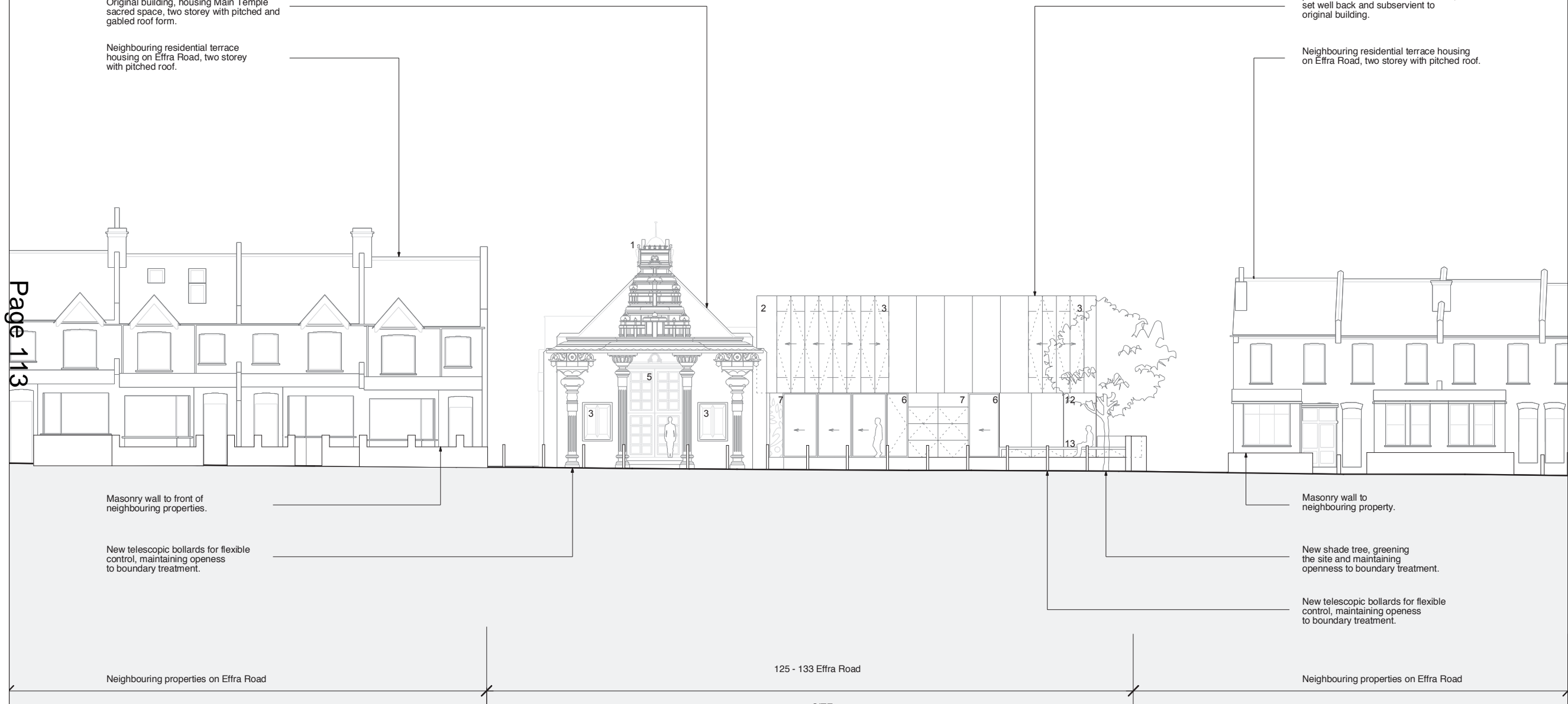


Original building, housing Main Temple sacred space, two storey with pitched and gabled roof form.

Neighbouring residential terrace housing on Effra Road, two storey with pitched roof.

New cantilever at first floor, providing permanent shelter to entrance below, set well back and subservient to original building.

Neighbouring residential terrace housing on Effra Road, two storey with pitched roof.



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Drawing
PROPOSED
South Elevation (street)

Scale at A3 1:200	Date Sept 2013
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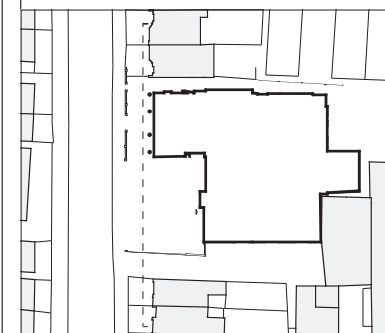
Job Number pH+343	Drawing No. 2 (14)04	Rev A
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- 1 Traditional Hindu Architecture
- 2 New patterned metal cladding
- 3 New glazing set behind movable shuttering, formed in semi-permeable, patterned metal.
- 4 New fixed, fire rated glazing
- 5 New door
- 6 New glazed door
- 7 New shutters (concealed shoe storage)
- 8 New Ganesh Shrine
- 9 Existing glazing
- 10 Existing door
- 11 Traditional Hindu door (teak woodwork)
- 12 New signage to Main Temple
- 13 New fixed benching



New Traditional Hindu Architectural feature, set in front of, and proportioned to, the existing facade.

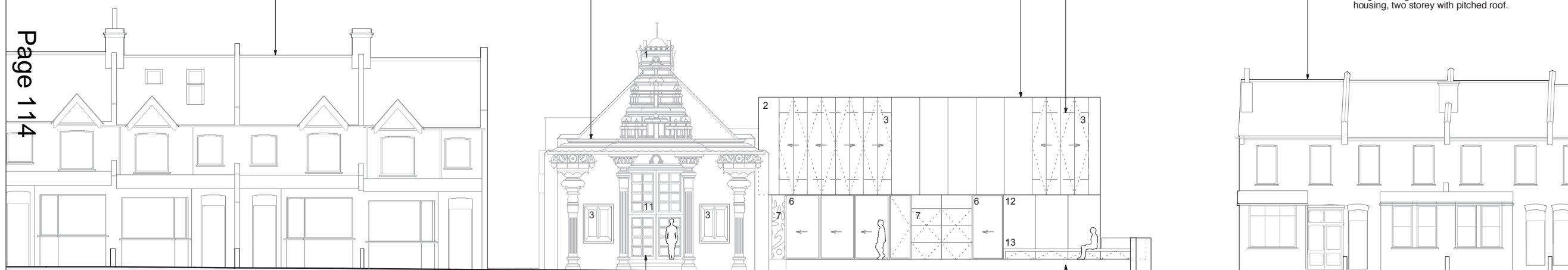
Neighbouring residential terrace housing, two storey with pitched roof.

New cantilever at first floor, providing permanent shelter to entrance below, set well back and subservient to original building.

Dashed line shows extent of new glazed window behind metal shuttering.

Neighbouring residential terrace housing, two storey with pitched roof.

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New door to Main Temple, centred as per previous planning consent 04/PO269.

New landscaping to forecourt (in front of new extension) ramps up to main entrances, providing level access.

Neighbouring Properties on Effra Road

125 - 133 Effra Road

Neighbouring Properties on Effra Road

SITE

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Drawing
PROPOSED
South Elevation

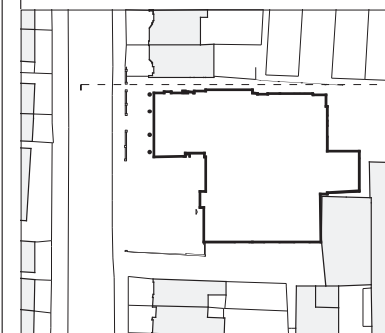
Scale at A3 1:200	Date Sept 2013
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Job Number pH+343	Drawing No. 2 (14)01	Rev A
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New gable to roof of original building, housing Main Temple sacred space below, and concealing services within.

New high quality, two storey extension to replace existing part one/part two/part three storey ad hoc, poor quality extensions. New glazed openings shown dashed behind shuttering.

New single storey, lightweight pavilion for cycle/buggy parking.

145 Effra Road (site of Jaywell Joinery Ltd).

Two storey extension, set back to maintain minimum distance at pinch point. Painted masonry to match proposed north facade.

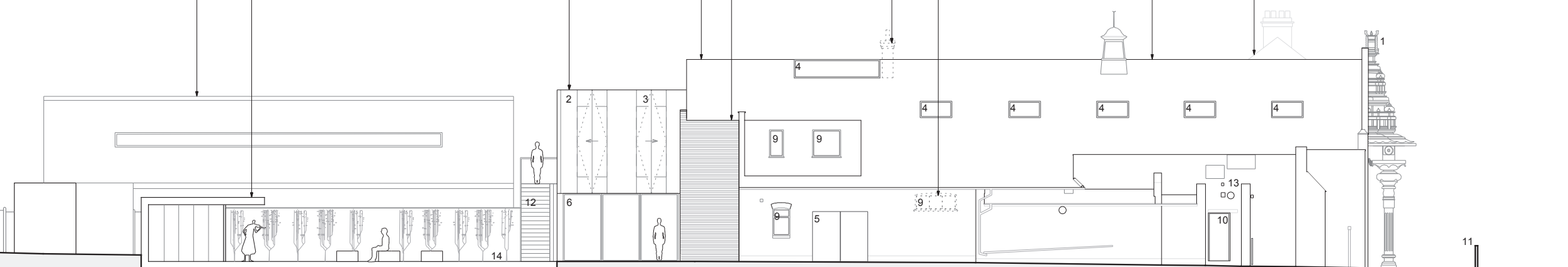
Existing and unused chimney to be removed.

Existing glazing to be removed.

Original building, housing Main Temple sacred space, two storey with pitched roof.

Neighbouring residential terrace housing on Effra Road beyond, two storey with pitched roof.

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EFFRA ROAD

125 - 133 Effra Road

SITE

- 1 Traditional Hindu Architecture
- 2 New patterned metal cladding
- 3 New glazing set behind movable shuttering, formed in semi-permeable, patterned metal.
- 4 New glazing (fixed/fire rated/rooftight)
- 5 New door
- 6 New glazed sliding door
- 7 New shutters (concealed shoe storage)
- 8 New Ganesh Shrine
- 9 Existing glazing
- 10 Existing door
- 11 New bollards to replace domestic wall
- 12 New external stair to replace existing
- 13 Existing surface mounted services
- 14 New timber deck

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Drawing
PROPOSED
West Elevation

Scale at A3 1:200	Date Sept 2013
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Job Number pH+343	Drawing No. 2	Rev (14)03 A
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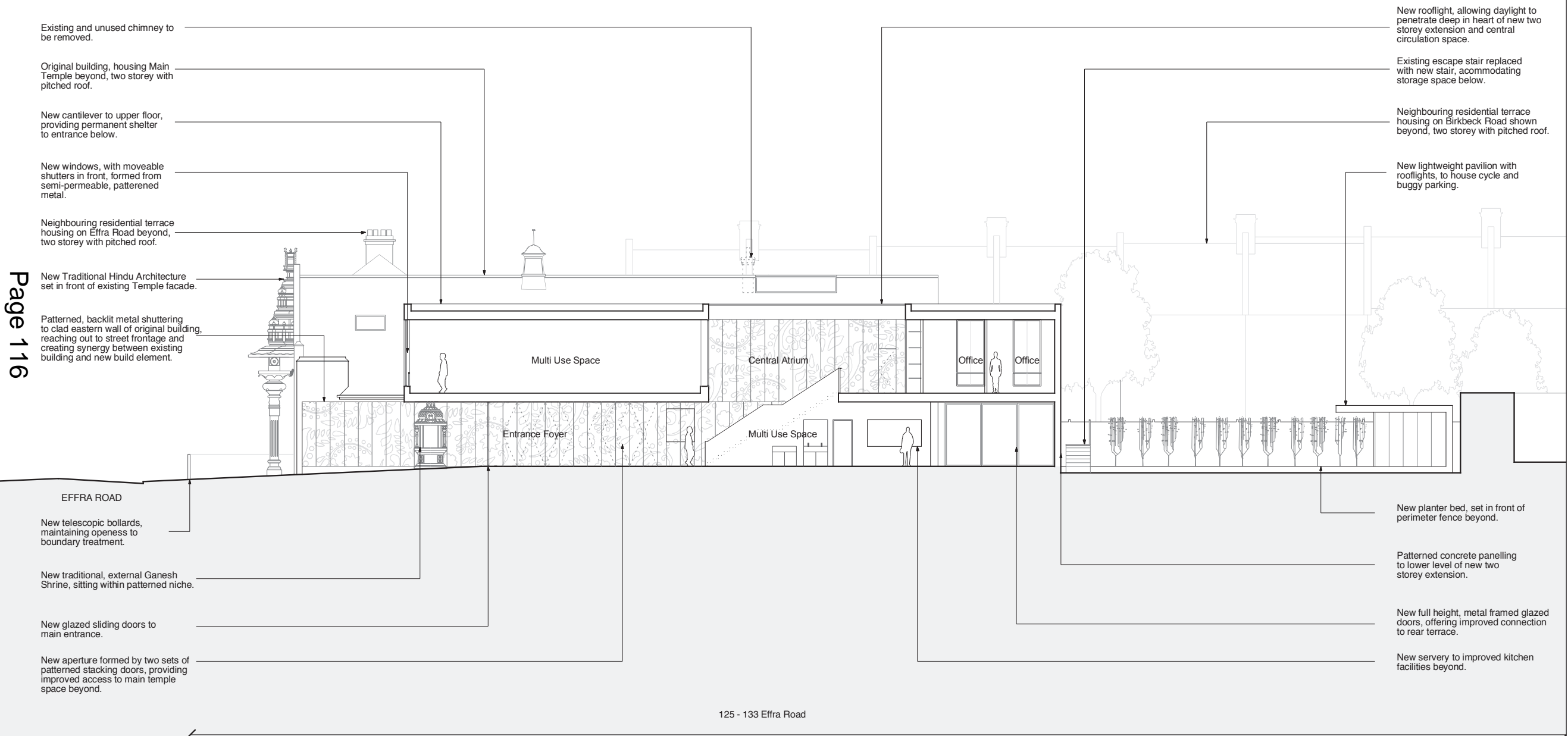
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Revisions

Page 116



Existing and unused chimney to be removed.

Original building, housing Main Temple beyond, two storey with pitched roof.

New cantilever to upper floor, providing permanent shelter to entrance below.

New windows, with moveable shutters in front, formed from semi-permeable, patterned metal.

Neighbouring residential terrace housing on Effra Road beyond, two storey with pitched roof.

New Traditional Hindu Architecture set in front of existing Temple facade.

Patterned, backlit metal shuttering to clad eastern wall of original building, reaching out to street frontage and creating synergy between existing building and new build element.

EFFRA ROAD

New telescopic bollards, maintaining openness to boundary treatment.

New traditional, external Ganesh Shrine, sitting within patterned niche.

New glazed sliding doors to main entrance.

New aperture formed by two sets of patterned stacking doors, providing improved access to main temple space beyond.

New rooflight, allowing daylight to penetrate deep in heart of new two storey extension and central circulation space.

Existing escape stair replaced with new stair, accommodating storage space below.

Neighbouring residential terrace housing on Birkbeck Road shown beyond, two storey with pitched roof.

New lightweight pavilion with rooflights, to house cycle and buggy parking.

New planter bed, set in front of perimeter fence beyond.

Patterned concrete panelling to lower level of new two storey extension.

New full height, metal framed glazed doors, offering improved connection to rear terrace.

New servery to improved kitchen facilities beyond.

125 - 133 Effra Road

SITE

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Shree Ghanapathy Temple
125-133 Effra Road
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Drawing
PROPOSED
Section AA

Scale at A3 1:200	Date Sept 2013
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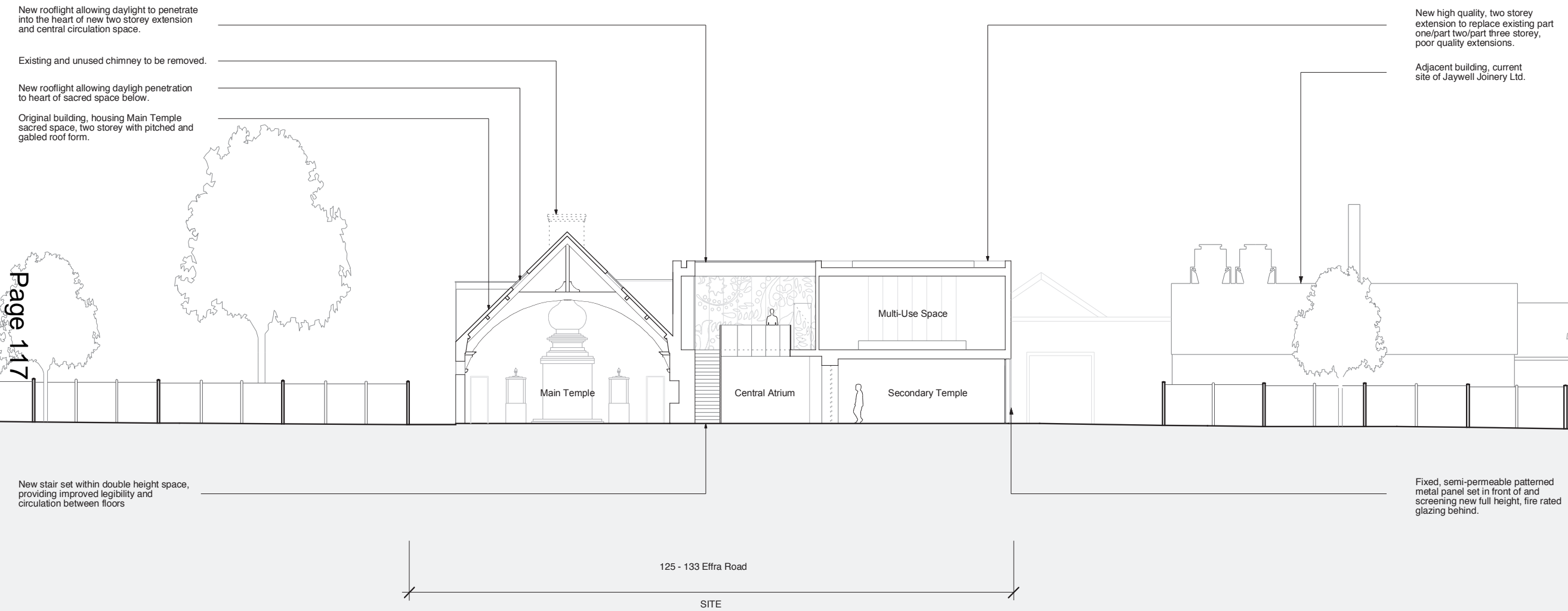
Job Number pH+343	Drawing No. 2 (13)00	Rev A
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Revisions



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Drawing
PROPOSED
Section BB

Scale at A3 1:200	Date Sept 2013
Job Number pH+343	Drawing No. Rev 2 (13)01 A
Drawn by MCS	Checked by DH

Status
Planning

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PLANNING APPLICATIONS COMMITTEE
26th March 2015

Item No: 08

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	15/P0099	07/01/2015
Address/Site	The Bell House, Elm Grove, Wimbledon, London, SW19 4HE	
Ward	Hillside	
Proposal:	Demolition of existing building and erection of a part single, part two, part three storey building to provide seven studio offices and associated site works.	
Drawing Nos	4485 A 01B, A02D, D30, D31, D32, D33, D34, D35, Design and Access Statement, Transport Statement	
Contact Officer:	Sue Wright (0208 545 3981)	

RECOMMENDATION

GRANT Planning Permission subject to legal agreement – permit free

CHECKLIST INFORMATION.

Is a screening opinion required: No
Is an Environmental Statement required: No
Has an Environmental Impact Assessment been submitted – No
Press notice – No
Site notice – Yes
Design Review Panel consulted – No
Number of neighbours consulted – 25
PTAL score – 2
CPZ – W1

1. **INTRODUCTION**

The application has been brought before the Planning Applications

Committee for consideration due to the number of representations received.

2. **SITE AND SURROUNDINGS**

- 2.1 The existing building is currently in use as B8 storage. It sits within a small business park containing a number of different commercial operators. It is not located within one of the Council's designated industrial locations, however it does form part of one of the Borough's smaller scattered employment sites. Vehicular and pedestrian access to the site is via Elm Grove.
- 2.2 Elm Grove is mainly formed of residential properties with commercial premises concentrated at the southern end of the cul de sac abutting the railway line into Wimbledon. The rear and side boundaries of the application site to the north east and north west are with a terrace of 3 houses numbered 9, 10 and 11 Elm Grove and 12 Elm Grove, which is converted into flats.
- 2.3 The existing building is 4m to eaves level and 7.65m to the ridge line of the sloping twin pitched roof, which is gabled at one end and hipped on the side abutting the garden of 12 Elm Grove.

3. **CURRENT PROPOSAL**

- 3.1 The proposal is for demolition of the existing storage building which directly abuts the rear boundary and erection of a part ground, part first and part 2 storey building to provide seven B1 studio offices with a Gross Internal Area of 730 sq metres (560 sq m within the 7 individual units).
- 3.2 The north east elevation of the proposed building steps back in stages from the rear and side garden boundaries of the neighbouring residential properties in Elm Grove. The rear wall at ground floor level would be separated by a yard area, cycle storage area and a right of way from the rear gardens of the residential properties at 9, 10 and 11 Elm Grove. There would be 4m separation at first floor level from the rear boundary, and 8.4m at second floor level. .
- 3.3 The proposed building is of a modern flat roofed design and would be set at a variety of heights, ranging from 4.1m to a maximum height of 9.45m. The proposed materials are a mixture of render, brickwork and wooden boarding.
- 3.4 An earlier proposal, planning application 13/P2162, was placed on the March 2014 Planning Applications Committee (PAC) agenda but was then withdrawn. This was for a development identical to one previously

approved at PAC – 07/P3518 – except for a change in materials on the northeast elevation. Bearing this in mind, the case officer was originally minded to recommend approval, albeit with reservations about its impact on the outlook to adjoining residential properties (the building met BRE tests in relation to daylight and sunlight). However, since the withdrawal of that application from the March agenda, the Development Control Manager and North Team Leader have visited the site to view it directly from the perspective of adjoining properties, standing within their garden areas. Acceptability in terms of impact on outlook is somewhat subjective and neither officer considered that the increase in bulk and change in form would be acceptable in terms of impact on adjoining gardens without a reduction in the massing of the building, particularly at the northern end, where it replaces a hipped roof element with a building of substantially greater bulk.

- 3.5 The current proposal differs from the 07/P3518 and 13/P2162 in some important respects, namely:
- a storey has been removed from the north-west end of the building adjacent to the gardens of 11 and 12 Elm Grove
 - the top storey has been moved a further 2.4m away from the boundary with rear gardens of 9 and 10 Elm Grove
 - the high level rear windows that were directly facing the gardens of 9 and 10 Elm Grove have been removed and replaced with rooflights on the flat roof
 - the front line of the building has been moved forward to the site boundary. The site now encompasses an additional rectangle of land in the south-west corner that the applicant is negotiating to purchase

4. **PLANNING HISTORY**

- 4.1 LBM Ref 13/P2162 – demolition of existing building and erection of 9 studio office units. This comprises a scheme which is almost identical to one previously approved at Planning Committee in 2008 (following on from 3 earlier approvals for similar schemes). Officers nonetheless considered the impact on the outlook of adjoining properties to be unacceptable. Further discussion with officers has resulted in this application being held in abeyance whilst the current application the subject of this report is considered, which makes reductions to the bulk and massing of the proposed building relative to neighbouring residential properties.
- 4.2 LBM ref - 07/P3518 - Demolition of existing building and erection of a three storey building to provide nine studio offices and associated site works – Granted Planning Applications Committee - 03/10/2008

- 4.3 LBM Ref - 06/P2441 - Demolition of existing building and erection of three studio offices and associated site works – Granted at Planning Applications Committee - 02/03/2007
- 4.4 LBM Ref - 05/P2266 - Demolition of existing building and erection of a part single part two storey building to provide a warehouse/assembly area and meeting/showroom on ground floor with offices at first floor – Granted under delegated powers on 15/11/2005
- 4.5 LBM Ref - 00/P2075 - Demolition of existing industrial building and erection of a two storey building for storage/distribution and office purposes – Granted under delegated powers on 23/5/01

5. **CONSULTATION**

- 5.1 The application has been advertised by standard site notice procedure and letters of notification to the occupiers of neighbouring properties.
- 5.2 In response to the consultation, 4 letters from residents adjoining the site and 1 from a commercial occupier within Elm Grove industrial estate were received which are as follows:

9, 10, 11 and 12 Elm Grove

- Height will affect daylight, sunlight and outlook and will feel oppressive at ground floor and in rear garden area, should not be taller than existing building, should be a plan showing existing impact on overshadowing as well as proposed, does not meet separation distances in Merton's SPG Two large windows shown on the north-west elevation should be obscure glazed and fixed for privacy
- Materials- render and timber – are out of character with residential buildings nearby, brick would be preferable.
- Should be a single storey building with accommodation in a hipped roof, with a parking/loading bay within the curtilage
- Should be a single storey building with accommodation in a hipped roof, with a parking/loading bay within the curtilage
- Extending the building will exacerbate existing problems with the narrow access resulting in many deliveries parking in Elm Grove, will increase traffic and cause further obstruction, no staff parking bays or delivery/loading bays provided for new offices - insufficient operational parking contrary to policy, travel plan appears unenforceable
- Unsuitable environment for increasing pedestrian footfall – conflict with heavy vehicles and forklift trucks
- Offices should be located in town centre
- Same developer built business units at 7 Elm Grove then converted to residential, concerned that if residential is the long term strategy should be

- part of a cohesive plan for the whole estate
- Loss of storage space for Curtis Print and Packing who use Bell House for storage will increase lorry traffic in the street- more deliveries
- Restrictions should be placed on hours of operation and deliveries for protection against disturbance at anti-social hours
- Impact on tree in garden of no. 12
- 12 and 13 Elm Grove are misdescribed in the Design and Access Statement as late 20th Century instead of late Victorian, existing building mis-described as 2.5 storey
- where will construction parking and deliveries take place?
- Demolition – is there asbestos, what dust suppression measures would there be and restrictions on construction hours?
- Yard being created at the end of the gardens, but no information about materials or height, don't want security risk or loss of privacy

5.3 Occupier -units 3 and 4 Elm Grove Industrial Estate

Strongly objects to the increase in the building's footprint at the southerly corner on the basis that deliveries and emergency services already have difficulties with accessing their section of Elm Grove Industrial Estate and extending at this constricted point will affect the whole estate.

6. **POLICY CONTEXT**

6.1 The relevant policies within the Merton Adopted Site and Policies Plan (July 2014) are:

DM E1 Employment areas in Merton
 DM E3 Protection of scattered employment sites
 DM D1 Urban design and the public realm
 DM D2 Design considerations in all development
 DM EP2 Reducing and mitigating noise
 DM T1 Support for sustainable transport and active travel
 DM T2 Transport impacts of development
 DM T3 Car parking and servicing standards
 DM R2 Development of town centre type uses outside town centres

6.2 The relevant policies within the Adopted Core Strategy (July 2011) are:

CS7 - Centres
 CS12 - Economic development
 CS14 - Design
 CS18 – Active Transport
 CS19 – Public Transport
 CS20 - Parking, Servicing and Delivery

7. **PLANNING CONSIDERATIONS**

- 7.1 The principal planning considerations related to this application are the principle of development, impact upon neighbouring amenity, design, traffic and highways and impact upon trees.
- 7.2 PRINCIPLE OF DEVELOPMENT
- 7.2.1 The principle of the development has been previously accepted by Planning Applications Committee through the granting of planning applications 06/P2441 and 07/P3518. Neither permission has been implemented and they are no longer extant, therefore they do not provide a 'fallback' planning position. However, the planning history of the site is still relevant to the consideration of the application.
- 7.2.2 Planning History
Planning application 06/P2441 (see appendix 1 for plans) set the initial precedent for redevelopment of the site when members of the Planning Applications Committee resolved to approve a scheme on the 5th February 2007 to demolish the existing building and erect a three storey building accommodating three office units. Although the design of the building retained an element of pitched roof to the rear, it also introduced a new gable end rising up vertically on the boundary with no 12 and a new second floor element taller than the existing ridge height of the building.
- 7.2.3 Members of the Planning Applications Committee agreed to approve planning application 07/P3518 on 03/10/2008 (see appendix 2 for plans). Planning application 06/P2441 was still an extant permission at the time, offering a fall-back position. The main difference between 06/P2441 and 07/P3518 related to a sub-division of the floorspace from 3 larger units into 9 smaller ones as well as a change from the pitched roof element at the rear to a series of vertical set backs, with the same massing at second floor as 06/P2441).
- 7.2.4 A further application was submitted in 2013 - LBM Ref 13/P2162 – comprising a scheme almost identical to 07/P3518. Nonetheless, officers considered the impact on the outlook of adjoining properties to be unacceptable. Further discussion with officers has resulted in this application being held in abeyance whilst the current application the subject of this report is considered, which makes reductions to the bulk and massing of the proposed building relative to neighbouring residential properties.
- 7.2.5 Changes to Site Context
Since the approval of 07/P3518, the changes in relation to the physical context of the site are as follows. The application site building is now in use for storage. The essence and function of the business estate remains similar to 2007 except that prior approval has recently been granted for

the change of use of the Crownall Works, which sits to the south side of the commercial estate entrance, from office to residential (14/P4055, granted Dec 2014) . Within Elm Grove, no 7, on the opposite side of the road, has been redeveloped (06/P1361). The development involved the demolition of existing workshop and converted houses and the erection of a 4 storey office building (Class B1) and associated parking, and the erection of three detached blocks of flats of 3, 4 & 5 storey's in height containing 36 flats (private & affordable). The owner has taken advantage of prior approval mechanisms to obtain prior approval for the change the use of the B1 units to residential. It should be noted that the redevelopment of 7 Elm Grove was approved permission subject to the residential element being car free (not entitled to apply for car parking permits). In relation to Crownall Works, 6 parking bays are available in front of the building for the proposed residential units.

7.2.6 Planning Policy

At the time of the original planning approval back in 2007, the main policy document was the Unitary Development Plan (UDP). This has been replaced by the Merton Adopted Core Planning Strategy (2011) and the Merton Adopted Sites and Policies Plan (July 2014). The site is a scattered employment site and the relevant policies contained within the new policy documents are Merton's Sites and Policies Plan DM E1 (Employment areas in Merton), DM E3 (Protection of scattered employment sites), DM R2 (Development of town centre type uses outside town centres), CS7 Centres and CS12 Economic Development. Despite recent policy changes, there are no material changes in the new planning policies which would alter the acceptability of the principle of change of use from storage to small office units on this existing employment site.

7.2.7 The site is currently being used for storage purposes. The redevelopment of the site would provide modern purpose built employment floorspace, helping to achieve the aims of Policy CS12 which seeks to protect and improve scattered employment sites for small and growing businesses. It is not considered to be 'major' office development that should be directed towards town centres. The change of use from storage is considered to be likely to result in better, more diverse employment opportunities.

7.2.8 The existing buildings are approx. 544sqm storage (B8) use, the new office buildings will be approx. 732sqm B1(a) use, divided into seven smaller studio offices. Office units 1-6 range from approx.71-82sqm each, with office 7 being 117sqm. It is expected that these offices will operate as a series of small units suitable for small businesses given the subdivision of the proposed building. The principle of development of the site for office uses has previously been established through the planning history and while none of these planning permissions are currently extant, the decision to support office development in this location is a material

consideration.

7.2.9 Under permitted development rights, most of the site (500sqm out of 544sqm) could change to office use without the need for planning permission. The investment to redevelop the site is welcomed over a change of use of the existing building as it creates modern, purpose-built business space which will be more attractive to and more suitable for business growth and retention in the borough. Therefore, in this particular case it is considered reasonable to assess the proposal against the uplift in floorspace of 232 sqm as most of the site (500sqm) could be used as offices immediately without the need for planning permission (i.e. under permitted development rights). More than 80% of the borough's businesses are small and medium sized enterprises and this proposal will assist with delivering several of the key components of growth of Merton's Economic Development Strategy 2012, including support for new business and established small businesses (Merton's Economic Development strategy 2012: www.merton.gov.uk/econdevstrategy). Policy DM.E3 sets out the detailed approach to the protection of scattered employment sites like this one as set out in paragraph 4.36 "*Based on Merton's characteristic, a sustainable future for the borough relies on maximising opportunities for employment and local businesses, in some cases by prioritising business and jobs over high value alternative uses. Without this approach, Merton would not be able to support a diverse local economy and promote a commercially viable, thriving mix of employment, which increase jobs and services to local people. Scattered employment sites are valuable to local communities in providing services and local jobs whilst reducing the need to travel, helping create and maintain a robust local economy and achieving sustainable, mixed use communities.*"

7.2.10 Merton has lost a significant number of offices to residential since the introduction of the new prior approval process in 2013. Since 2013, 157 offices in Merton have applied for prior approval to change to residential use and more than 88 offices have already been lost to residential use. The majority of these are in the Wimbledon area (where residential land values are higher). Businesses, business groups and the Council have identified the threat of this loss of office floorspace on business growth and retention in Merton.

Although the site is assessed as being PTAL 2 by Transport for London, this appears to be a case where the TfL PTAL model does not reflect the reality of the site's accessibility:

- The PTAL model jumps from 2 (poor access) at the site to 6a (the highest level of accessibility in Merton) at the junction of Elm Grove and Worple Rd 100m away; within Elm Grove itself the PTAL levels jump from 2 to 5 in 23 metres (*less than the length of this office!*)

- the site is 8 minutes walk from Wimbledon Town Centre's designated boundary in Merton's Policies Map 2014 (as assessed on TfL's journey planner) with access to shops, train, tram and bus facilities.

7.2.11 Given the small additional office floorspace arising from this planning application (232sqm) compared to what could take place immediately under permitted development and the principle of office development being established on this site, a sequential test and impact assessment are not appropriate nor proportionate for this proposal in accordance with policy DM.E1.

7.2.12 Overall, on economic development grounds, this proposal is strongly supported in accordance with policies CS7, CS12, DM.E1 and DM.E3 and it will help support the delivery of the council's Economic Development Strategy 2012 (www.merton.gov.uk/econdevstrategy). It is very similar to a number of previously granted proposals to redevelop the storage building for office use. It would be appropriate to impose a condition which would prevent a loss of the B1(a) units to residential use through any future potential amendments to the prior approval process and permitted development.

7.3 RESIDENTIAL AMENITY

7.3.1 As noted in the proposal description, as a result of discussion and negotiation with Council officers, the current proposal has been reduced in bulk compared to the previously approved scheme and the almost identical one being held in abeyance, in order to reduce impact on outlook from adjoining residential occupiers namely -.

- a storey has been removed from the north-west end of the building adjacent to the gardens of 11 and 12 Elm Grove
- the top storey has been moved a further 2.4m away from the boundary with rear gardens of 9 and 10 Elm Grove
- the high level rear windows that were directly facing the gardens of 9 and 10 Elm Grove have been removed and replaced with rooflights on the flat roof

7.3.2 The relationship between the application site and the residential properties fronting Elm Grove is an intimate relationship. The existing building directly abuts the rear or side garden boundaries of 9, 10, 11 and 12 Elm Grove, therefore the existing outlook would change. The proposed building has been designed with various setbacks at the upper levels to seek to reduce its impact upon neighbouring amenity, taking into account the Council's SPG guidance on new development located directly to the rear of residential gardens. Although the guidance is intended to relate to new residential development, there is no reason why it should not equally apply to commercial buildings. The guidance requires a 4m separation at first floor and 6m at second floor. The proposal provides 4m at first floor

and 8.4m at second floor, in excess of the guidance. The proposed building would run parallel with the rear gardens of 9 - 11 Elm Grove. The proposed building would be distanced 15.8m away from these neighbours at first floor level and 20.2m at second floor level. In addition, the proposal meets the BRE Daylight and Sunlight requirements, taking into account the appropriate point from which the 25 degree angle should be taken. In relation to overshadowing, there would be insufficient difference between the overshadowing that currently occurs from the existing building and the proposed building to warrant any further revisions or refusal.

- 7.3.3 The assessment of impact on outlook and whether a building is too oppressive is a more subjective matter. The height of the second floor element is a maximum of 1.8m higher than the apex of the existing storage building. In addition, the existing building has a hipped roof form where it abuts the side boundary of the communal garden of no.12. Although there have been previous approvals on this site for a similar building but with a greater massing, current officers had some residual concerns about impact on outlook. For that reason, where the existing roof is hipped, behind the rear of no. 11 and along the side boundary of no.12, the massing now reduces to a two storey building with a part hipped roof which has no greater impact than the existing building that it replaces. Behind the rear of 9 and 10, the second floor is set back to the line of the current apex with a flat roof rather than a sloping roof to the closer first floor element, such that the massing is slightly reduced for the first 8.4m away from the rear garden boundaries relative to the existing situation, only increasing in height by 1.8m at a point 8.4m away from the boundary. The second floor element which is closer to the rear boundary sits behind existing commercial premises. As a consequence of these changes, not only are officers happy that the proposals are acceptable in relation to Merton's SPG and BRE guidelines on daylight, sunlight and overshadowing but that there is insufficient impact on outlook to warrant refusal.
- 7.3.4 In terms of any impact on privacy, the previous approval contained numerous high level obscure glazed windows on the rear elevation facing towards 9, 10 and 11 Elm Grove. The current application has no rear facing windows except for 2 at the far right hand side of the north-east elevation which face towards a commercial unit. In order to avoid any oblique overlooking, these windows will be required to be both obscure glazed and fixed.
- 7.3.5 In relation to use of the rear area between the building and gardens, the cycle store will be contained in a fully enclosed building to avoid disturbance, and the rear yard area will only be accessible to unit 1 rather than being a general common space. Details of the boundary treatment to this area will be required by condition.

7.4 Design

- 7.4.1 The existing building has no architectural merit and, is in a poor condition. The proposed new building uses a combination of brickwork, timber boarding and render to create interest and break up the bulk of the building. The two storey section of the building to the north-west end would be clad in brickwork, with timber clad front and rear elevations at the other end. The remainder of the building would be in render, and it would have a stained timber glazing system. Overall the proposed building is considered to be of an acceptable design, which will improve upon the dilapidated appearance of the existing building.

7.5 Trees

- 7.5.1 The tree located in the rear garden of 12 Elm Grove does not have high public amenity value that is worthy of protection, due to its size and species and the fact that it cannot be clearly seen from the public domain. The tree is not protected by TPO and the site is not located within a conservation area. The location of the existing building would mean that the roots of the tree are already affected by the foundations of the existing building, therefore it is unlikely that the tree would be adversely affected by the new building.

8.0 Traffic and Parking

- 8.1 The proposal seeks to provide 7 small office units within an existing business park. The development is intended to be car free, therefore a legal requirement would be required and there would be a condition requiring a detailed travel plan. The concerns of neighbours have been noted regarding the existing parking problems in and around the estate with unorganized and restricted parking and problems with large vehicles entering and exiting the business park. The proposal would replace the existing storage building with 7 small office units - the proposal is considered relatively modest in size and would not generate significant changes to highway conditions. It should be noted that the majority of floorspace within the existing building (500 sq m) could be changed to office use from storage without the need for planning permission.
- 8.2 As noted previously, although the site is assessed as being PTAL 2 by Transport for London, this appears to be a case where the TfL PTAL model does not reflect the reality of the site's accessibility since the PTAL model jumps from 2 (poor access) at the site to 6a (the highest level of accessibility in Merton) at the junction of Elm Grove and Worple Rd 100m away; within Elm Grove itself the PTAL levels jump from 2 to 5 in 23 metres, and the site is 8 minutes walk from Wimbledon Town Centre's

- designated boundary in Merton's Policies Map 2014 (as assessed on TfL's journey planner) with access to shops, train, tram and bus facilities with excellent connections to local and regional destinations.
- 8.3 In addition, Elm Grove is located within a controlled parking zone and the existing parking restrictions would not offer suitable parking provision for new employees of the new units, thus promoting more sustainable modes of transport to the site.
- 8.4 The Council's transport section do not consider that the proposed increased footprint of the building at the southern end will prejudice the free flow of traffic using the estate. A construction management plan would be required by condition.
- 9.0 Community Infrastructure Levy (CIL)
- 9.1 The proposed development is liable to pay both Mayoral CIL, the funds for which will be applied by the Mayor towards the Crossrail project and Merton CIL.
- 10.0 **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**
- 10.1 The proposal is for minor commercial development and does not constitute Schedule 1 or Schedule 2 development, therefore there are no requirements in terms on EIA submission.
- 10.2 As the floorspace of the new building will be over 500 sqm it will be required to meet BREEAM Very Good under Policy CS15 of the Merton Adopted Core Planning Strategy (July 2014).
10. **CONCLUSION**
- 10.1 There have been no significant changes in the context of the site or the thrust of planning policy compared to the previous planning approval 07/P3518. The current proposal has a reduced massing compared to that scheme and would provide valuable, modern, purpose built employment floor space which is even more welcome in policy terms given the substantial loss of office space within the Borough as a result of the recently introduced changes to permitted development by Central Government, allowing change of use from office to residential through a prior approval process. The continued B1 use would be protected from further changes of this type by condition. The impact on the amenity of adjoining residential properties and traffic and highway conditions is considered to be acceptable, subject to a parking permit free agreement. The proposal is acceptable and would be in accordance with development

plan policies and is recommended for approval subject to conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the completion of a Section 106 Agreement covering the following heads of terms:-

1. Designation of the development as permit-free and that on-street parking permits would not be issued for any of the businesses.
2. The developer agreeing to meet the Councils costs of preparing, drafting and monitoring the Section 106 Obligations.

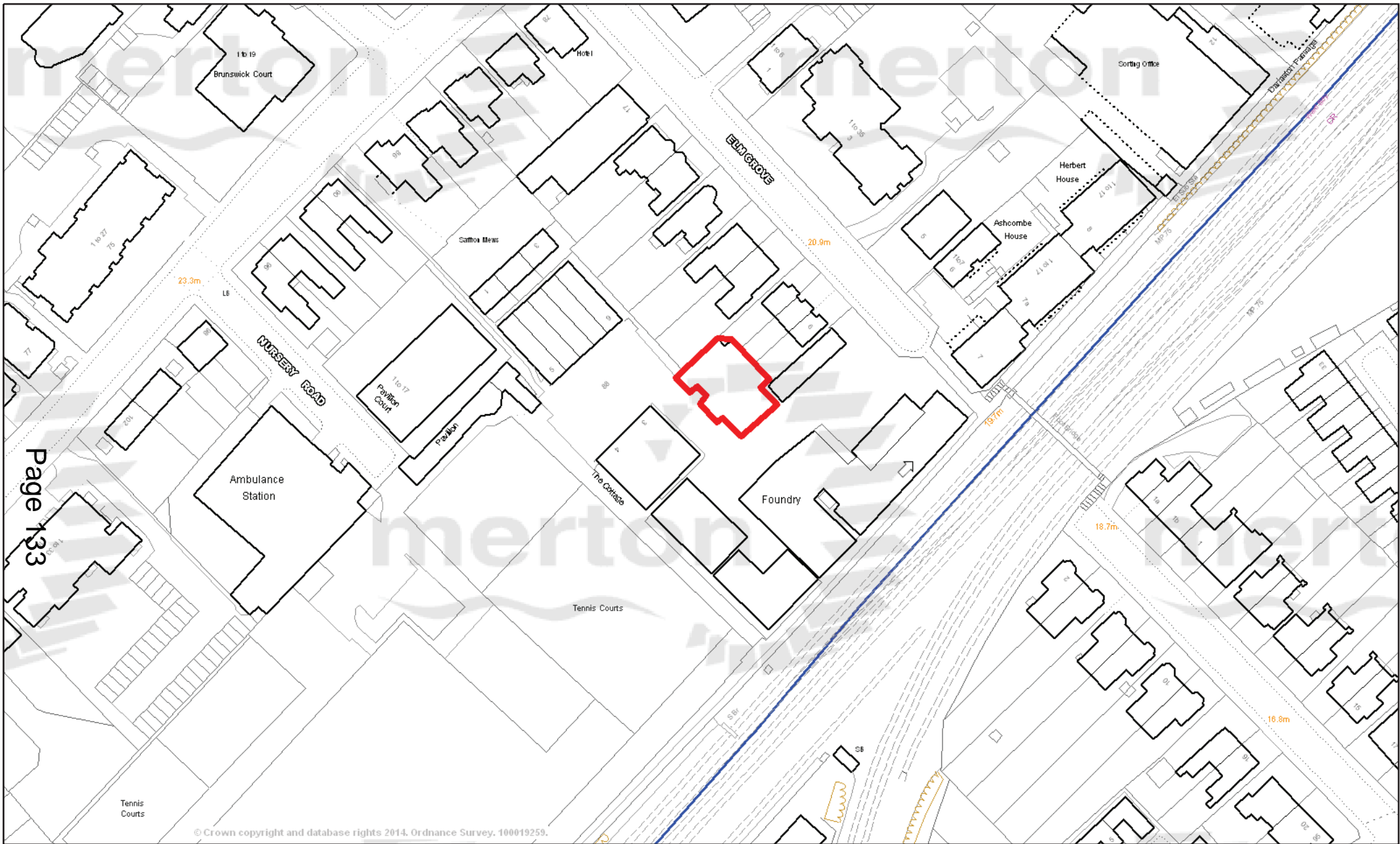
And the following conditions:

1. A1 Commencement of Development (full application)
2. A7 Drawing numbers.
3. B1 Materials to be submitted
4. C3 Obscured Glazing – fixed Windows

Before the building/extension hereby permitted is first occupied, the windows in the North East elevation of the Building shall be glazed with obscure glass and fixed shut and shall be permanently maintained as such thereafter.

5. No additional windows other than as hereby approved on north-east and north-west elevations
6. C6 Refuse & Recycling (details to be submitted)
7. C7 Refuse & Recycling (implementation)
8. C8 No use of flat roof
9. D1 Hours of use
10. D9 No external lighting without submission and approval of details
11. D11 Construction Times

12. Full details of enclosed cycle store
13. Cycle parking to be implemented
14. Non Standard condition Work Place Travel, Delivery and Servicing Plan
15. L6P BREAM (Pre-commencement)
16. L7 BREAM (Pre-occupation)
17. Full details of rear boundary treatment to be submitted prior to commencement
18. Demolition method statement detailing: -
 - (1) The method of demolition
 - (2) Measures to identify and remove asbestos
 - (3) Measures to prevent nuisance from dust, noise and any other effluvia to surrounding properties
19. Construction management plan – parking, deliveries, etc
20. M1P contaminated land – investigation
21. M2 Contaminated land - remedial measures
22. M3 Contaminated land - validation report
23. No plant, machinery, ventilation or air conditioning systems shall be installed without submission and approval of details, which shall not increase the background noise level by more than 2dB(A) 5minute Laeq when measured at the boundary of the nearest residential property and shall be sited to minimise visual impact. Installation and maintenance of the equipment shall thereafter be carried out in accordance with the details approved.
24. Notwithstanding the provisions of the GPDO (as amended) and any future alteration, revisions or modifications, no change of use from B1 to residential shall be permitted without the need for planning permission.



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The Bell House, Elm Grove

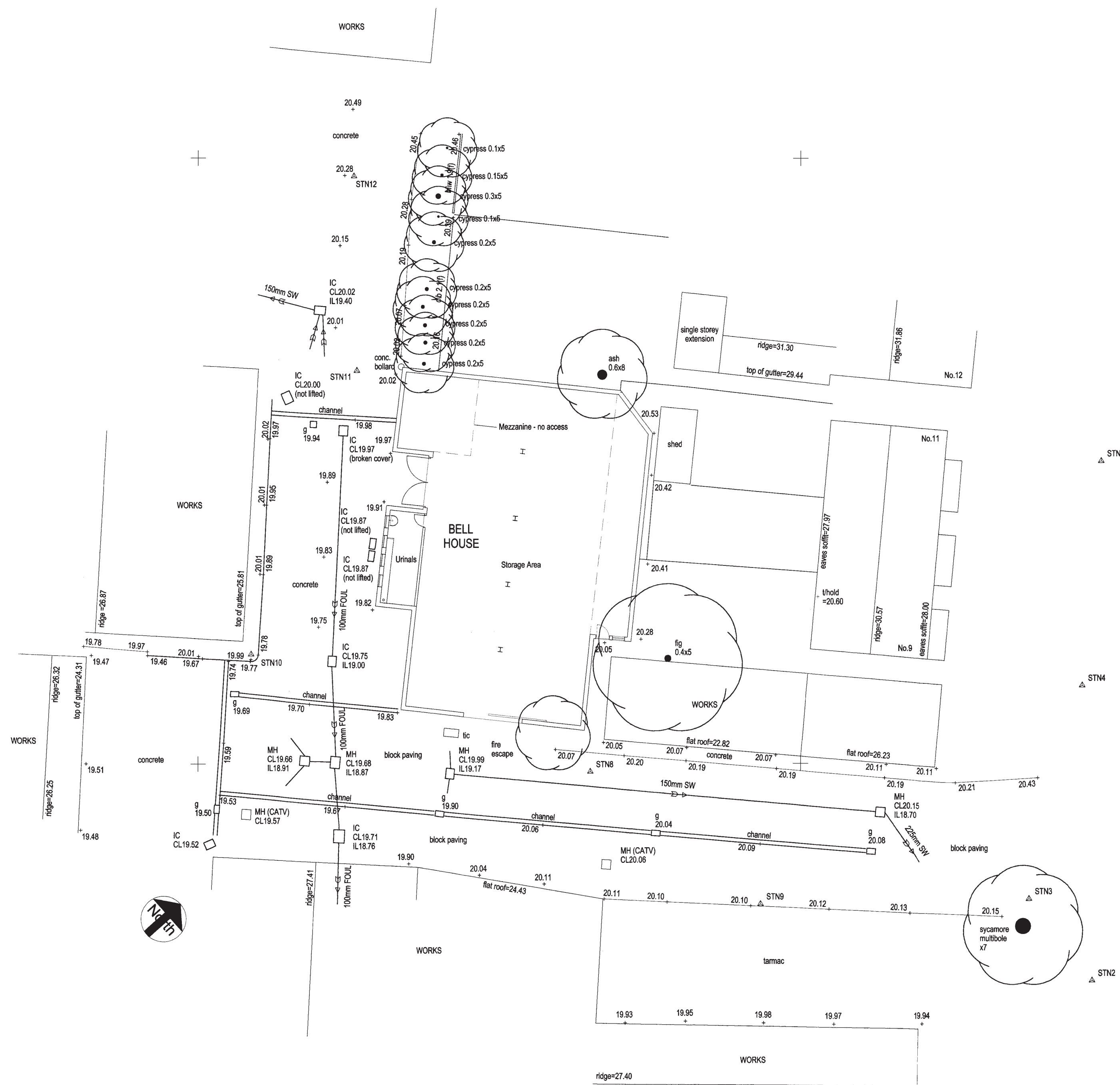
Scale 1/1250

Date 10/3/2015

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



DEVELOPMENT CONTROL



- Legend**
- SERVICES & STREET FURNITURE**
- bu bush
 - ctv cable tv
 - cic cable inspection cover
 - elc electricity inspection cover
 - ep power pole
 - fh fire hydrant
 - g gully
 - gv gas valve
 - ic inspection cover
 - jb junction box
 - ko kerb outlet
 - lp lamp post
 - MH manhole
 - mk marker
 - pb pillar box
 - pi pipe
 - po post
 - re rodding eye
 - mp road nameplate
 - rs road sign
 - sv stop valve
 - swp sewer vent pipe
 - TCS telephone call box
 - ic telecom inspection cover
 - lp telegraph pole

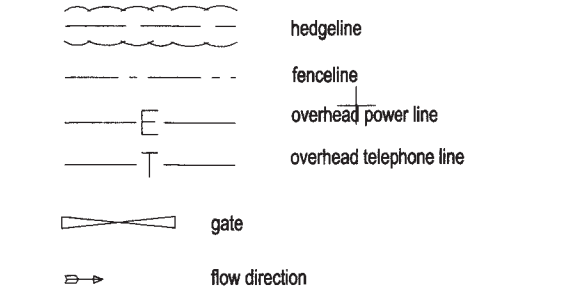
- WALLS AND FENCES**
- blw brick wall
 - blww block wall
 - conclw concrete wall
 - retw retaining wall
 - clb closeboard fence
 - chlx chain link fence
 - chplg chestnut paling
 - flap larch lap fence
 - ob open boarded fence
 - pwir post & wire fence
 - pwrt post and rail fence
 - wv woven fence

- BOUNDARY CONDITIONS**
- vg very good
 - g good
 - f fair
 - p poor
 - b bad
 - vb very bad



Trees are listed with species, trunk diameter and estimated height. Canopy spreads are shown graphically and are an average of the radius measured in the four cardinal directions. Where a canopy is grossly misshapen the symbol is distorted to represent this.

Please note that, whilst every care is taken, GM Surveys Ltd do not accept responsibility for incorrect identification of trees. If trees are likely to have any effect over construction it is recommended that an Arboriculturalist is employed to confirm species and condition.

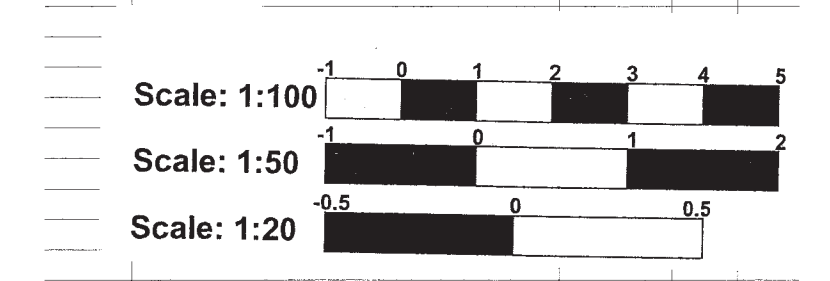


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STN2	230.401	265.843	20.040	
STN3	295.210	271.025	20.198	
STN4	298.740	285.127	20.269	
STN5	331.645	258.855	20.251	
STN6	354.989	282.669	20.319	
STN7	308.383	302.050	20.776	
STN8	288.059	278.470	20.102	
STN9	277.344	270.717	20.105	
STN10	243.521	287.236	20.006	
STN11	293.559	305.978	20.002	
STN12	260.359	318.802	20.289	

Levels related to OSBM (value 20.35) situated on brick support for footbridge over railway.

1 Existing Site Plan
1 : 200

PLANNING



Revision	Description	Date Issued	Drawn	Checked
B	North symbol added	05.11.13	AM	
A	Internal Plan added	30.08.13	AM	

Client
Harepath LLP

Project
**Bell House
Elm Grove
Wimbledon SW19 4HE**

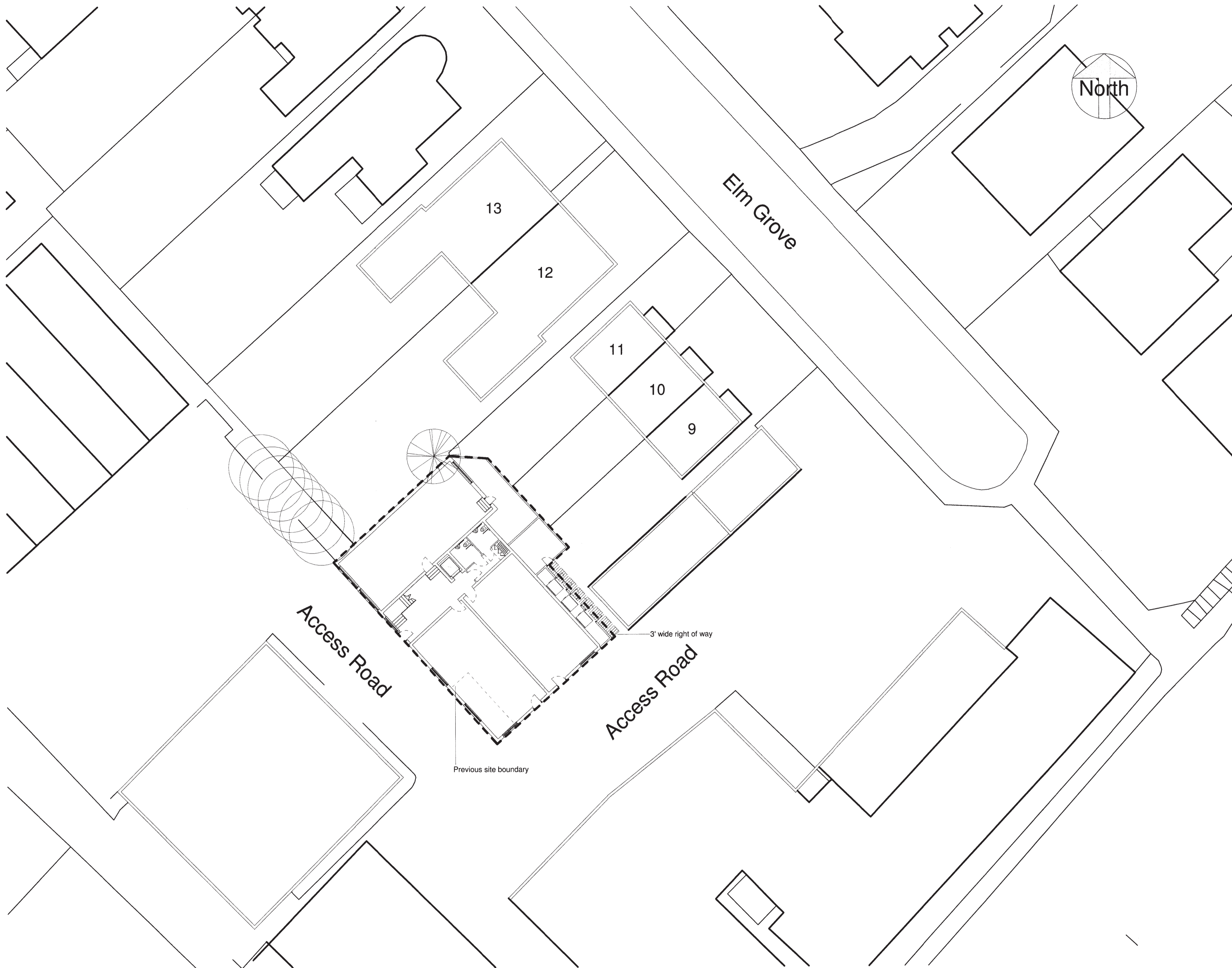
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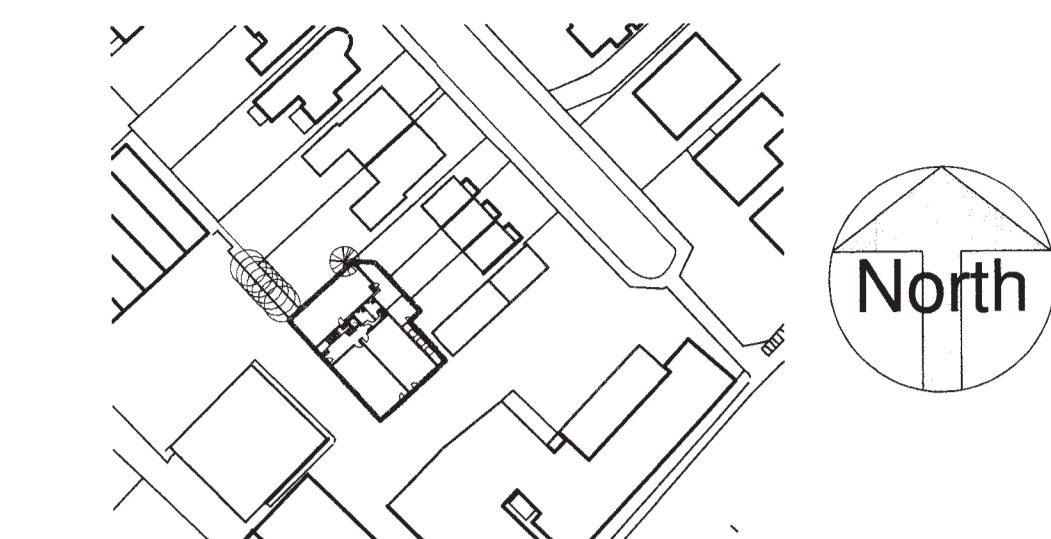
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E pb@pbaworks.co.uk

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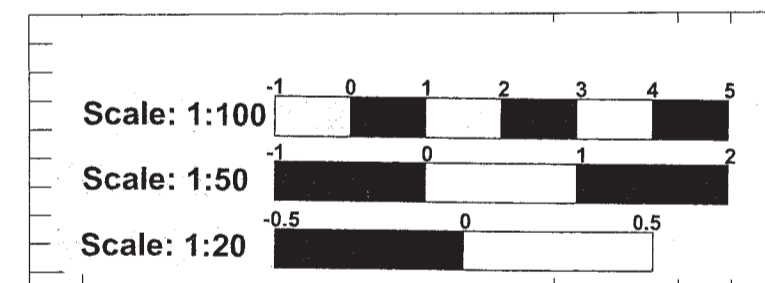
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2 00 - Site Location Plan
1 : 1250

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PLANNING



Rev	Description	Issued	Dwn	Chk

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Drawing
Proposed Site Plan

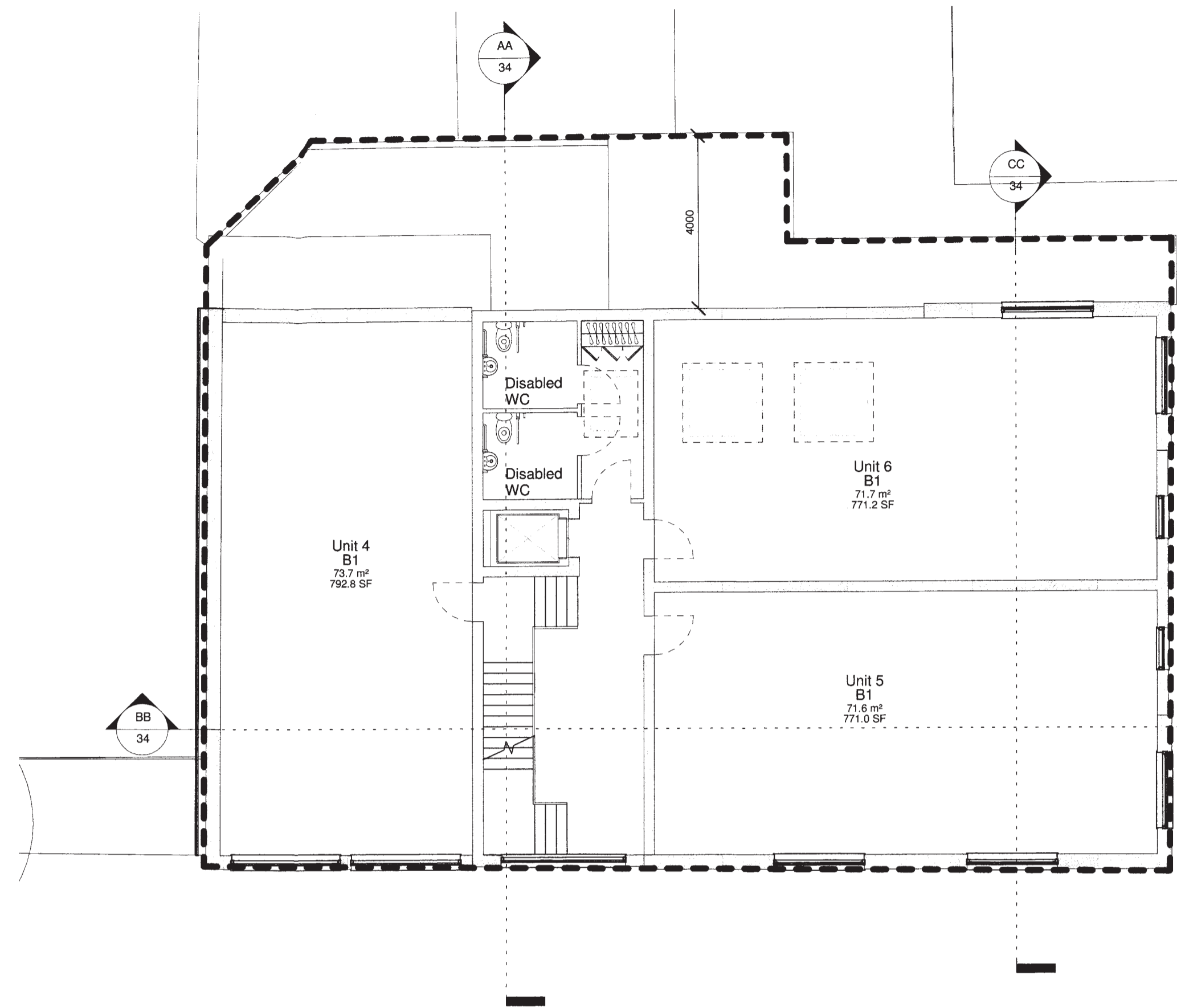
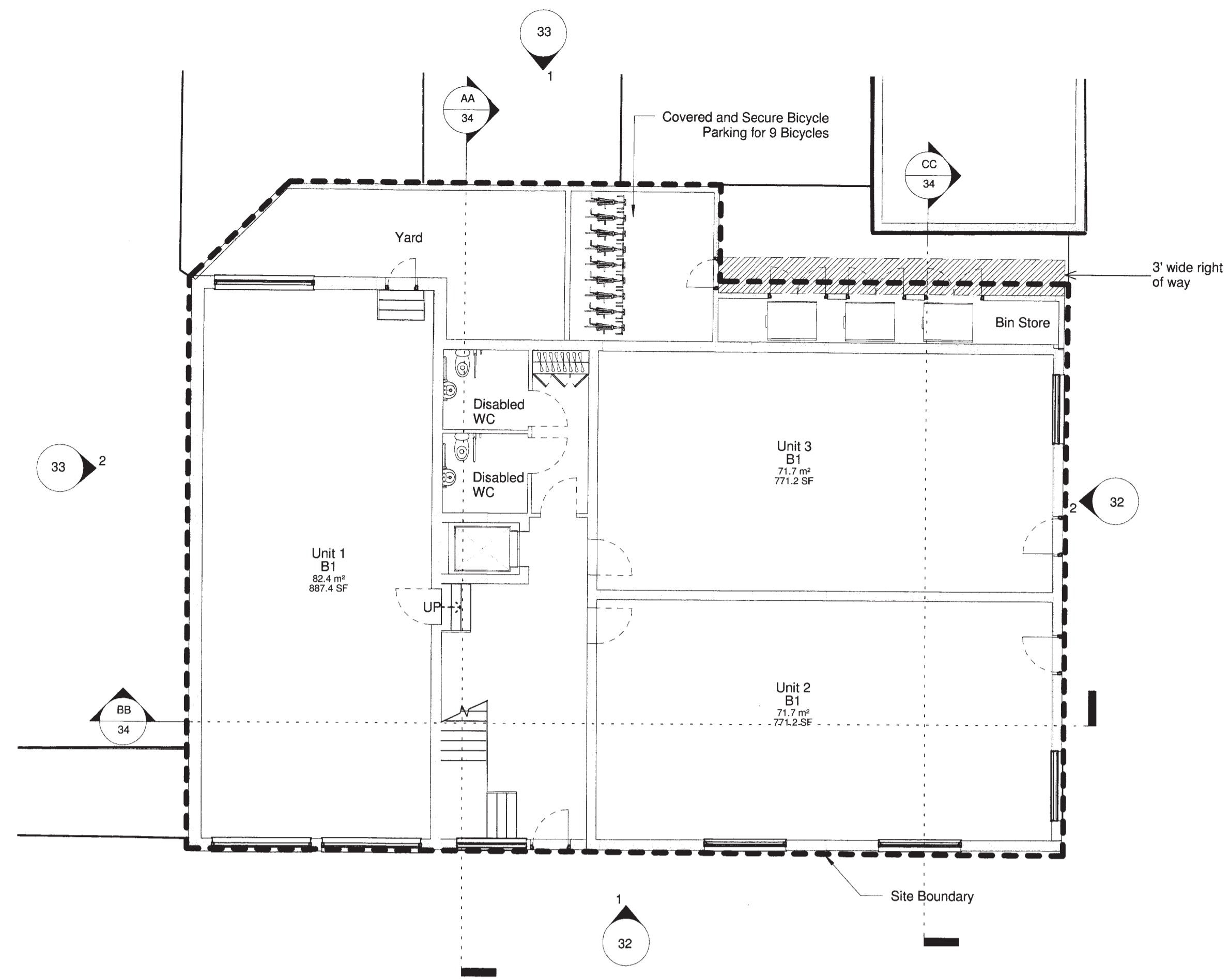
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As indicated@A1	Dec 14	AC	IF

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All areas are approximate



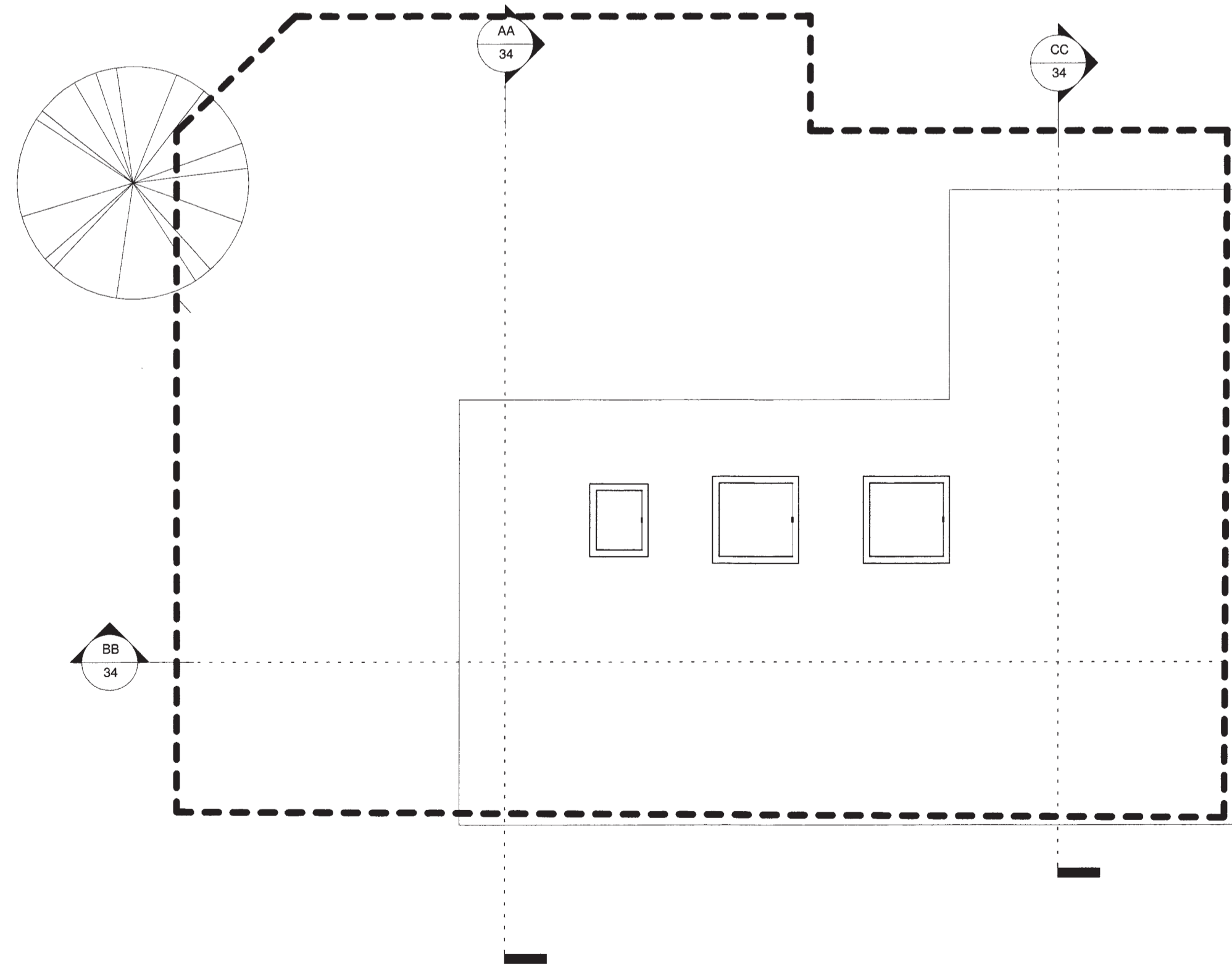
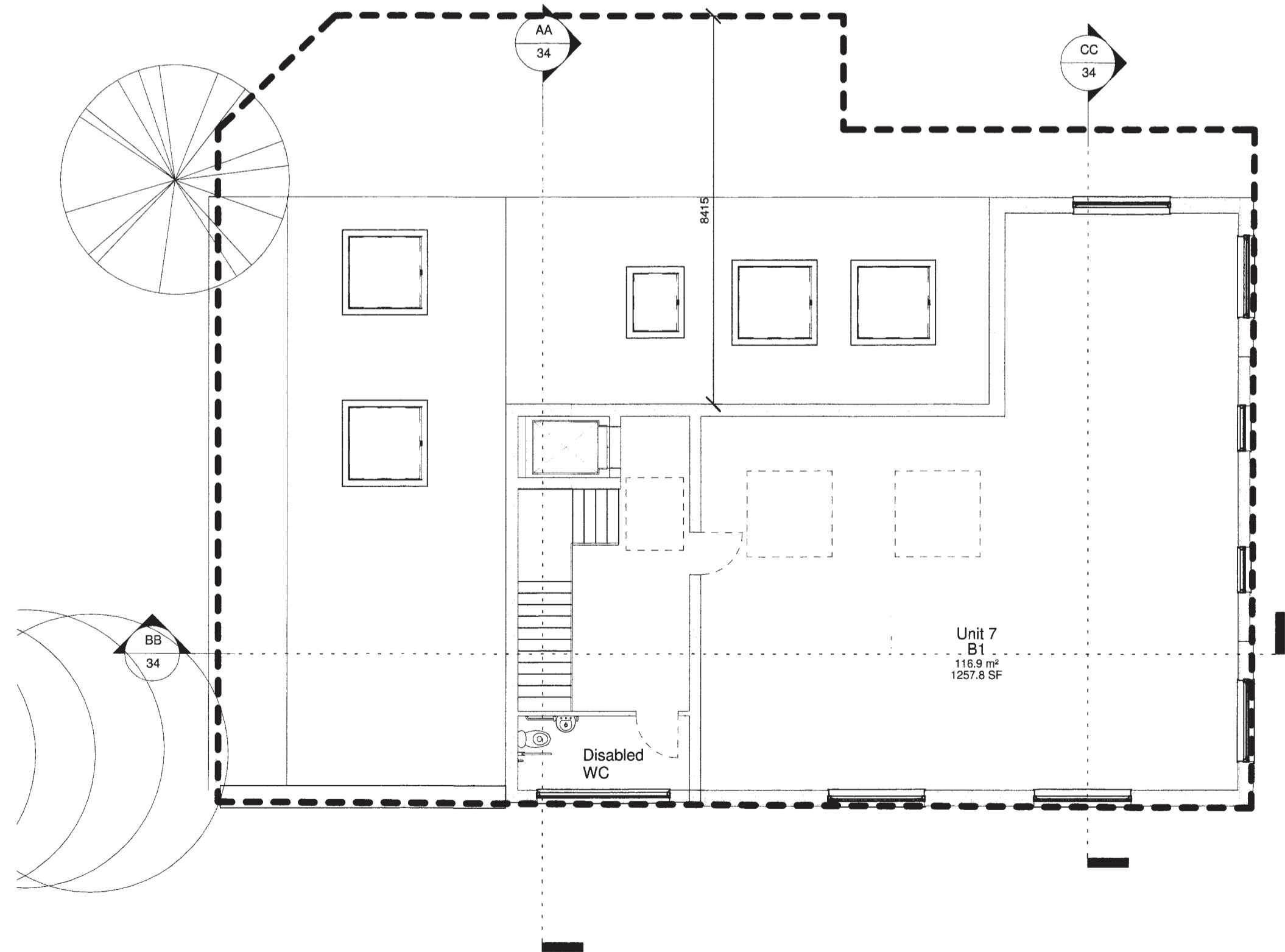
Area Schedule (GIA)	
Name	Area
00 - Ground Floor	
Unit 1	82.6 m ²
Unit 2	71.7 m ²
Unit 3	71.7 m ²
01 - First Floor	
Unit 4	73.7 m ²
Unit 5	71.6 m ²
Unit 6	71.6 m ²
02 - Second Floor	
Unit 7	116.9 m ²
Grand total: 7	559.7 m ²

Area Schedule (Gross Building)	
Name	Approx. Area
Second Floor	149 m ²
First Floor	273 m ²
Ground Floor	309 m ²
Grand total: 3	730 m ²

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1 00 - Ground Floor
1 : 100

2 01 - First Floor
1 : 100



3 02 - Second Floor
1 : 100

4 03 - Roof Plan
1 : 100

PLANNING



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29 DEC 2014

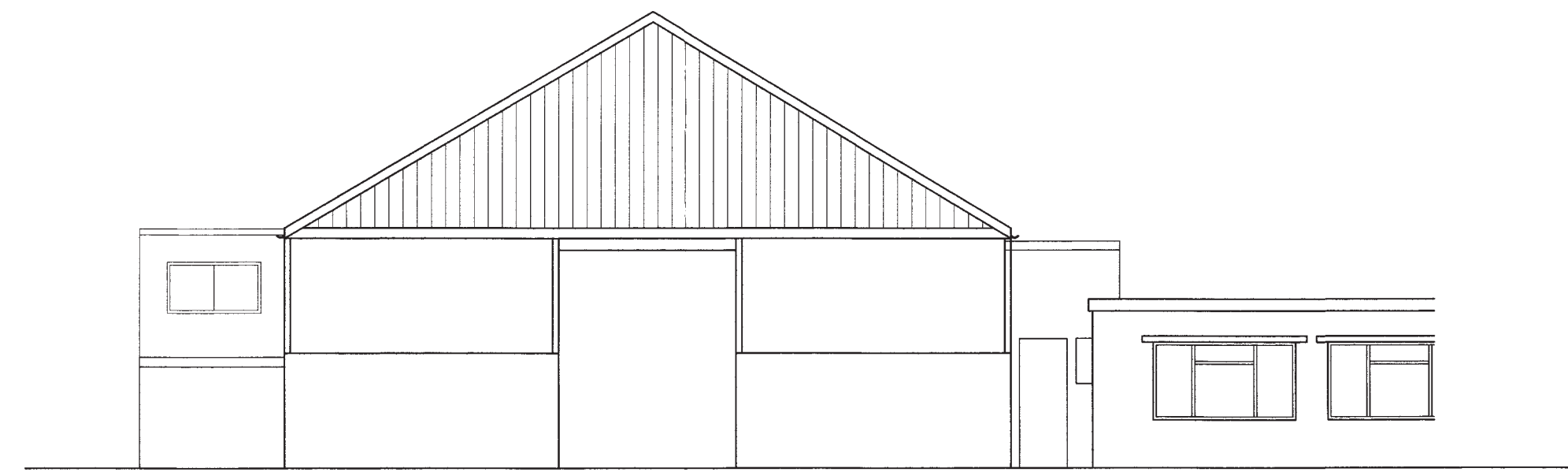
Proposed Floor Plans

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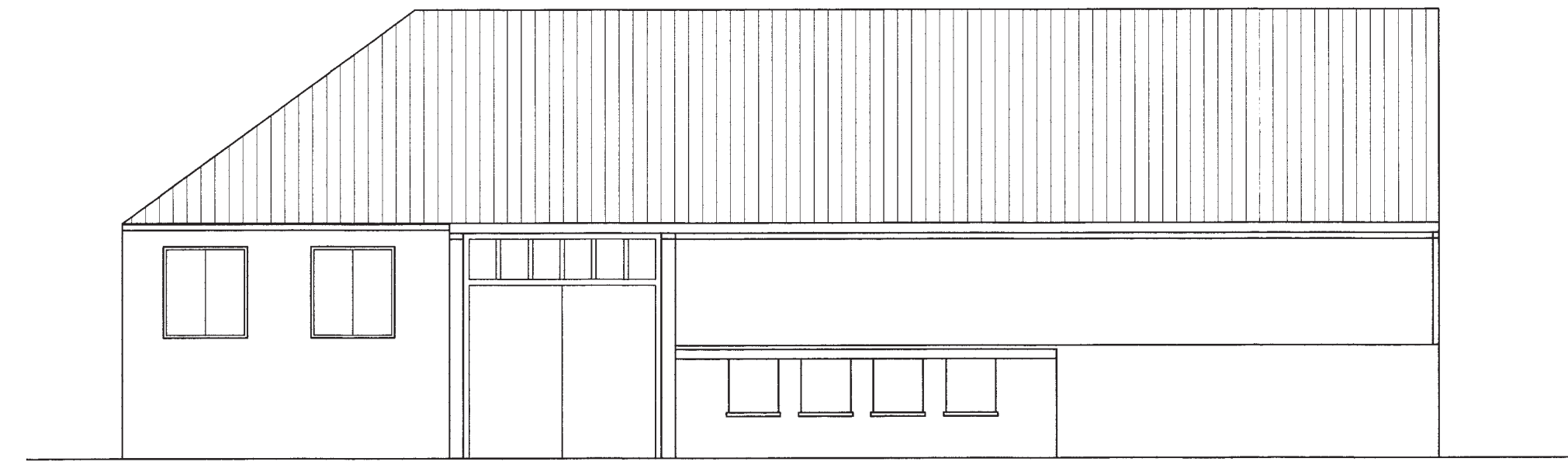
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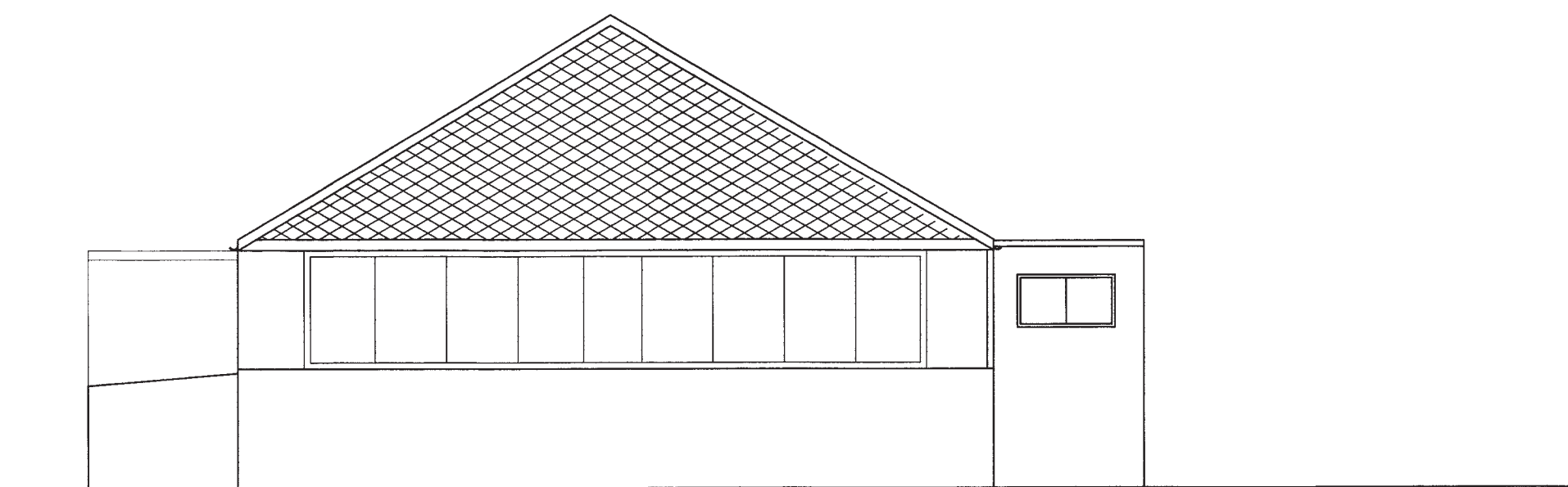
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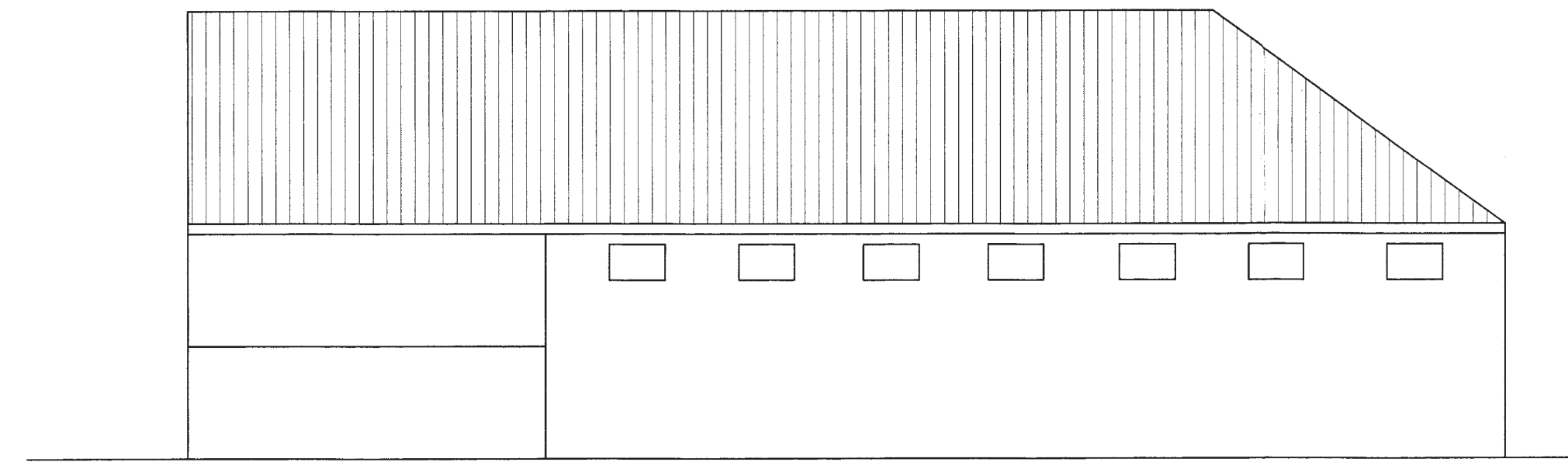
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Existing South West Elevation
1 : 100

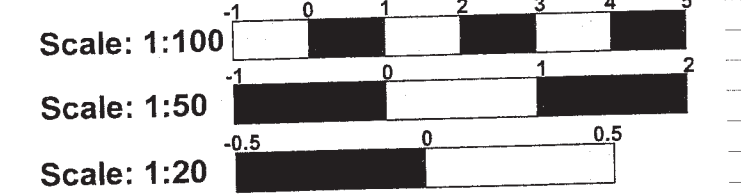


Existing North West Elevation
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Existing North East Elevation
1 : 100

PLANNING



Revision	Description	Date Issued	By	Ch
D	Elevations updated	05.12.14	IF	
C	Roof profile updated	04.12.14	IF	
B	Elevations updated	05.11.13	AM	
A	Elevations updated	30.08.13	AM	

Client

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Bell House
Elm Grove
Wimbledon SW19 4HE

Drawing

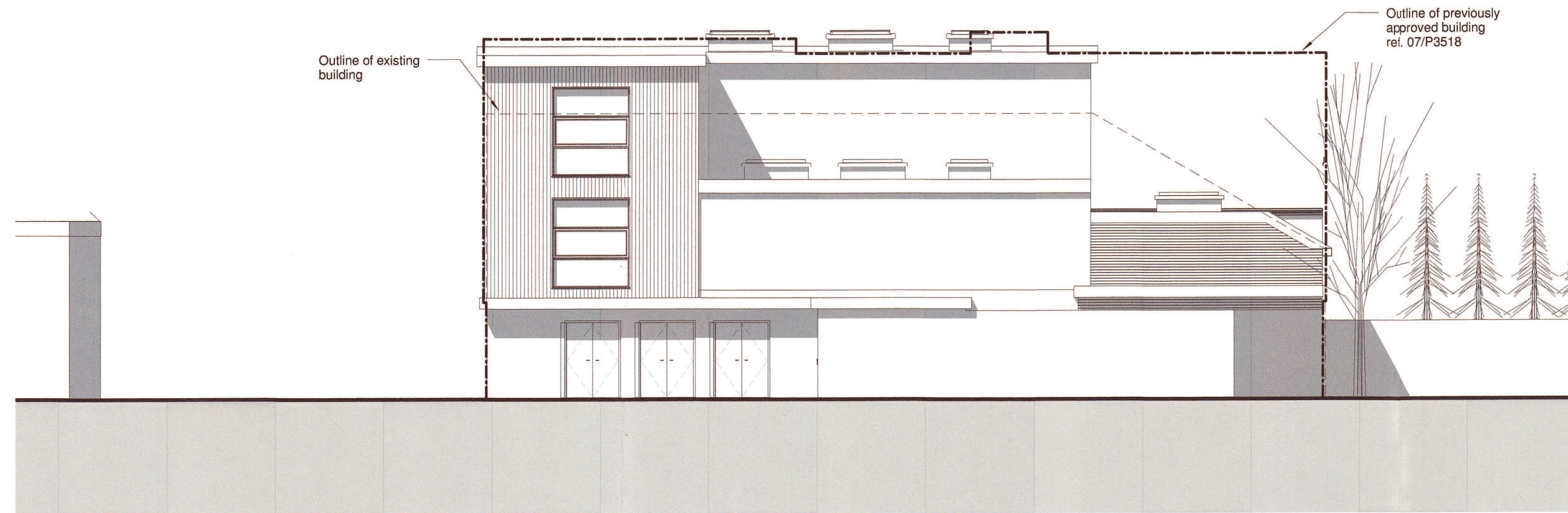
Existing Elevations

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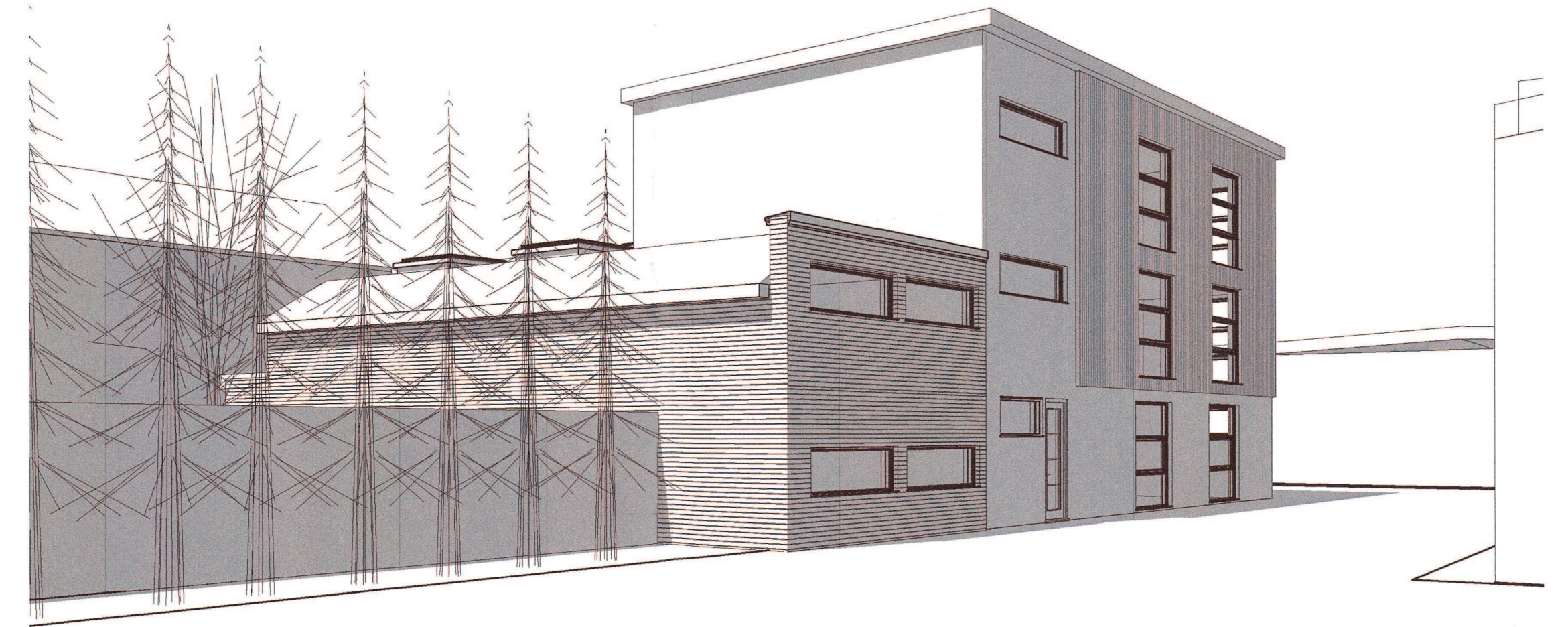
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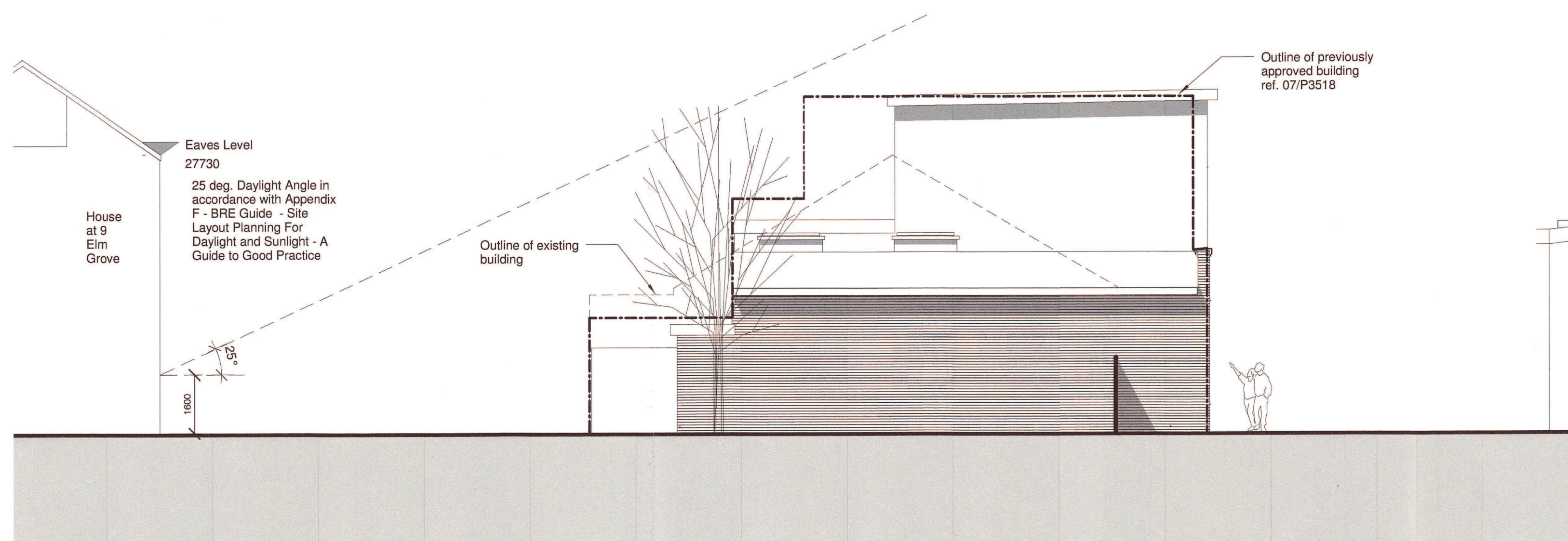
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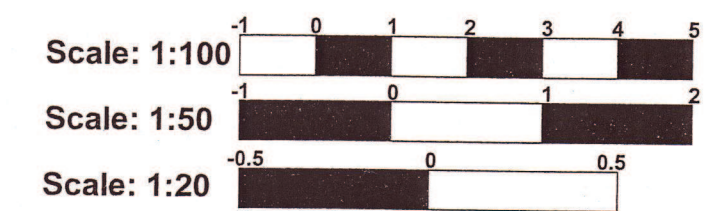


3 View From West



2 North West Elevation
1 : 100

PLANNING



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Drawing
North East & North West
Elevations

Scale	Date	Drawn	Checked
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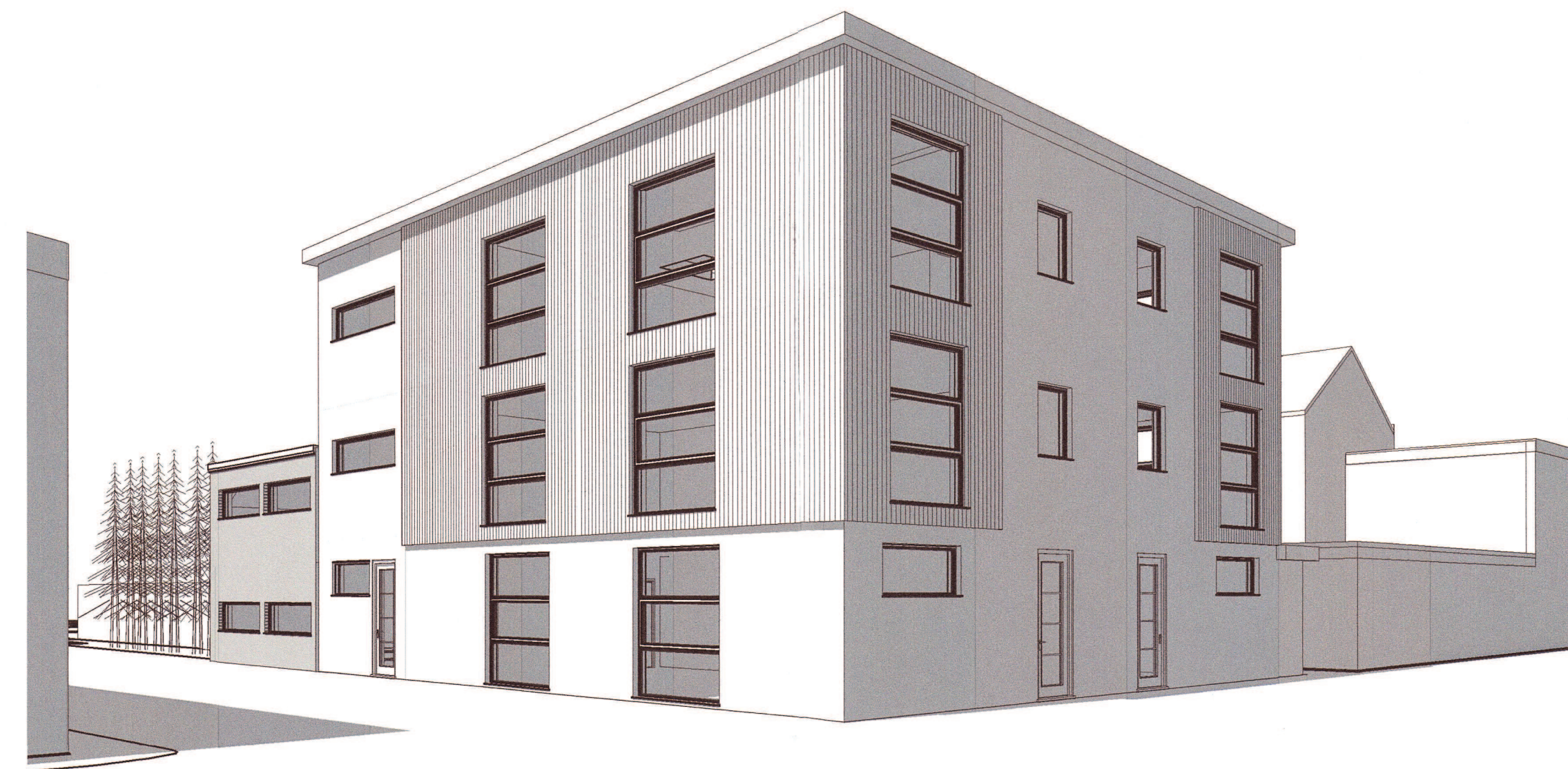
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4485 | D [] 33

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1 South West Elevation
1:100



3 View From East

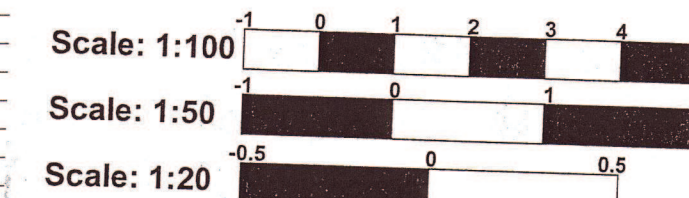


2 South East Elevation
1:100



4 View From Elm Grove

PLANNING



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Client
Harepath LLP

Project
Bell House
Elm Grove
Wimbledon SW19 4HE

Drawing
South East & South West
Elevations

RECEIVED
29 DEC 2014

Scale	Date	Drawn	Checked
1:100@A1	Dec 14	AC	IF

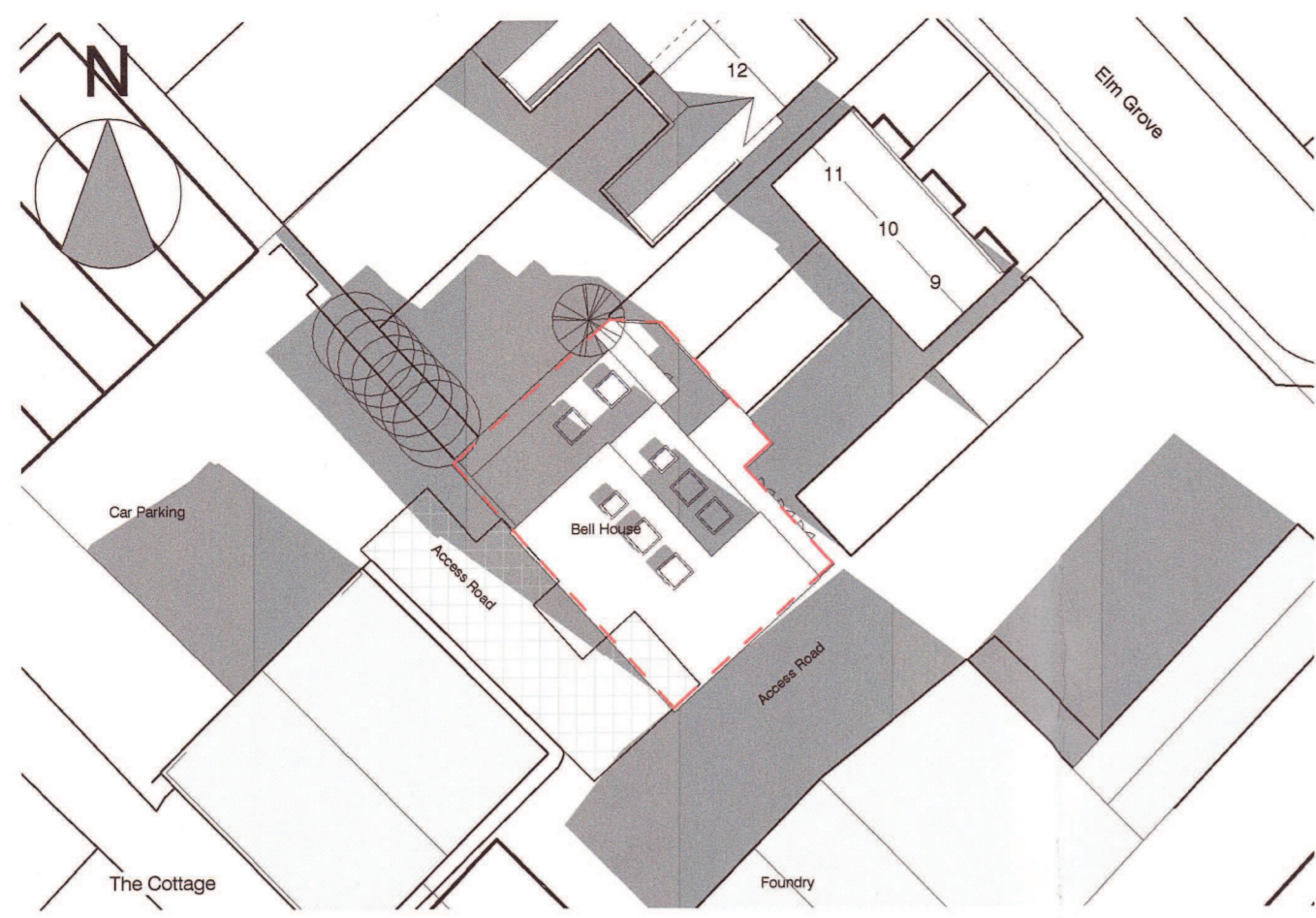
PAUL BROOKES ARCHITECTS
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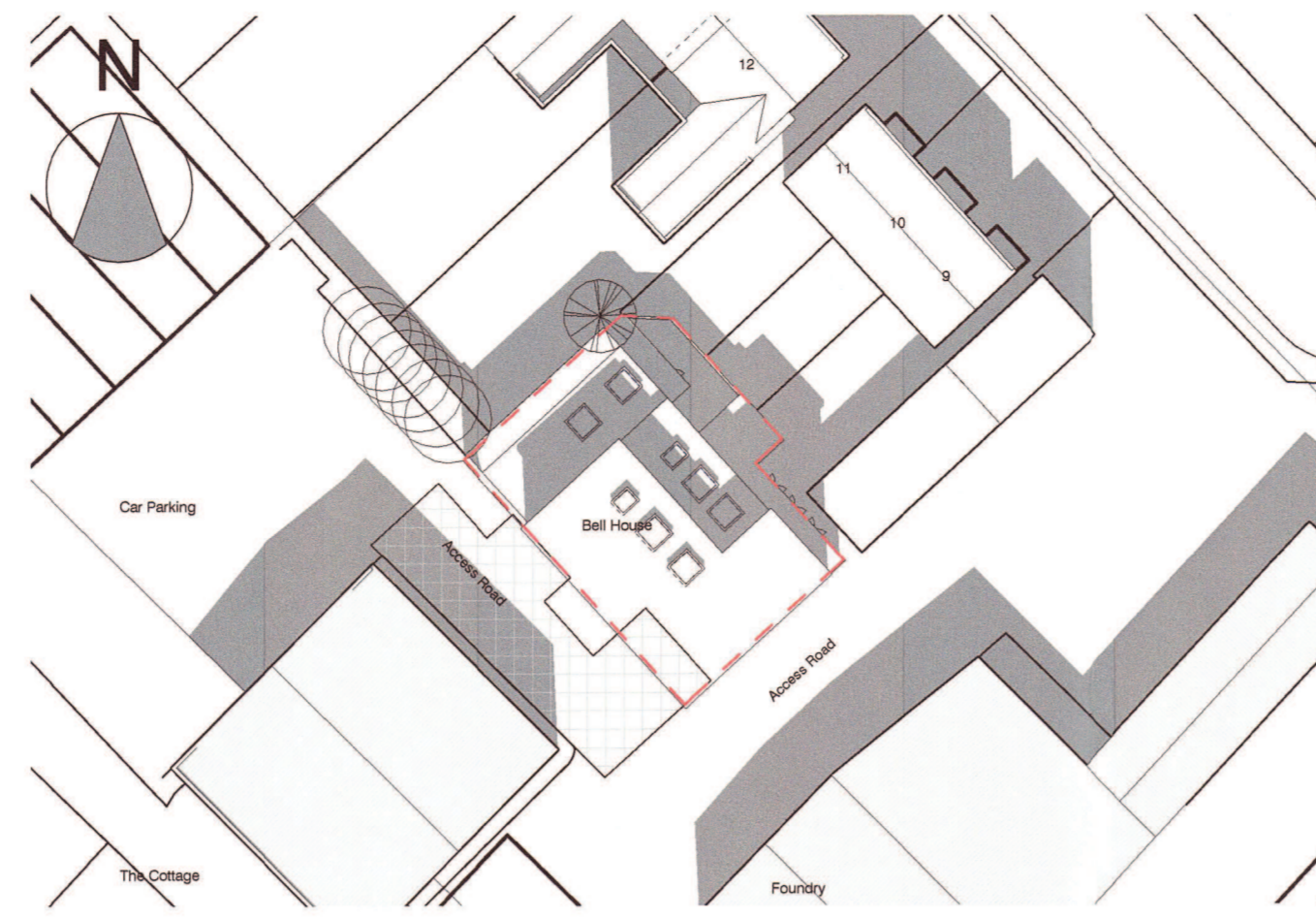
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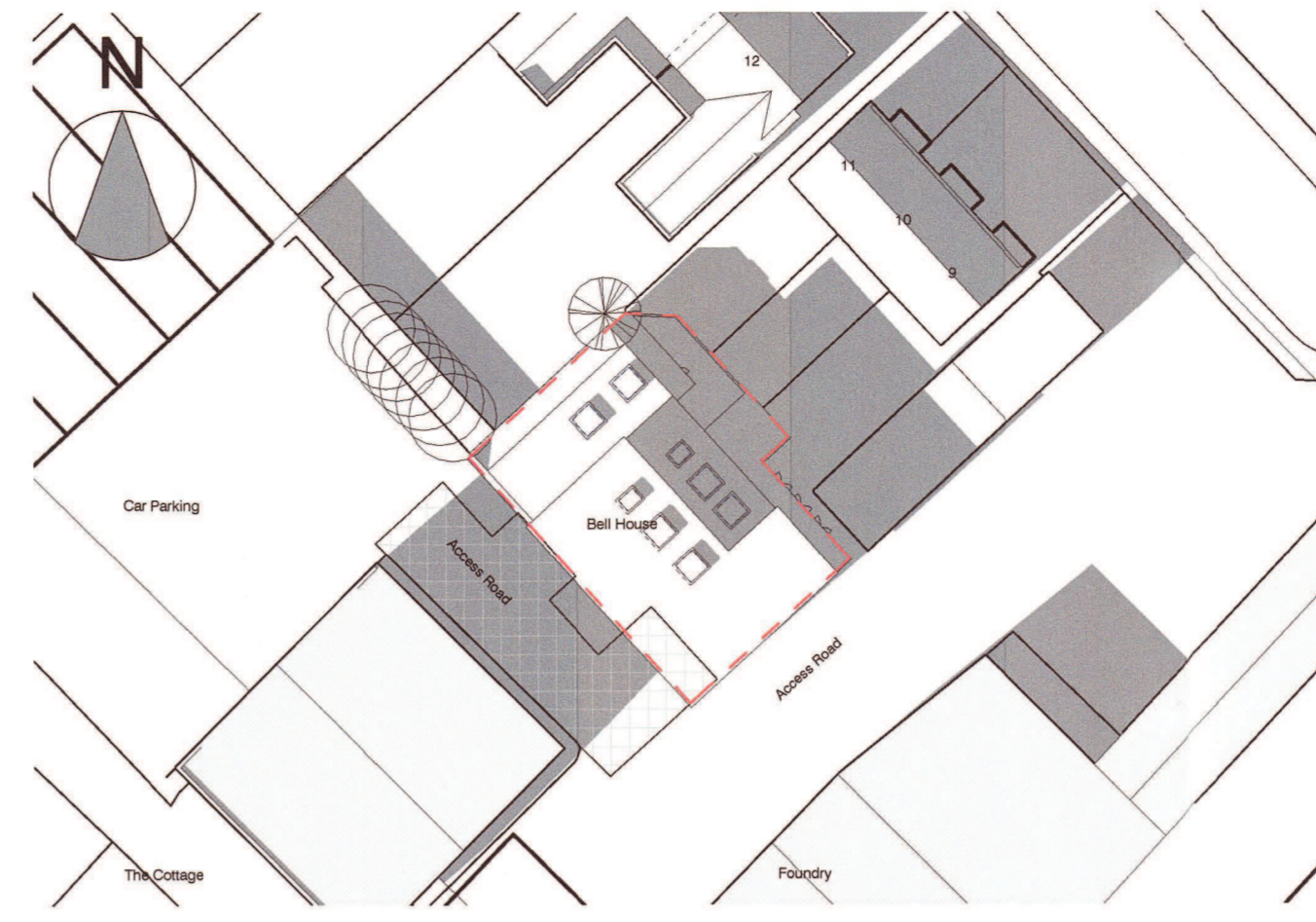
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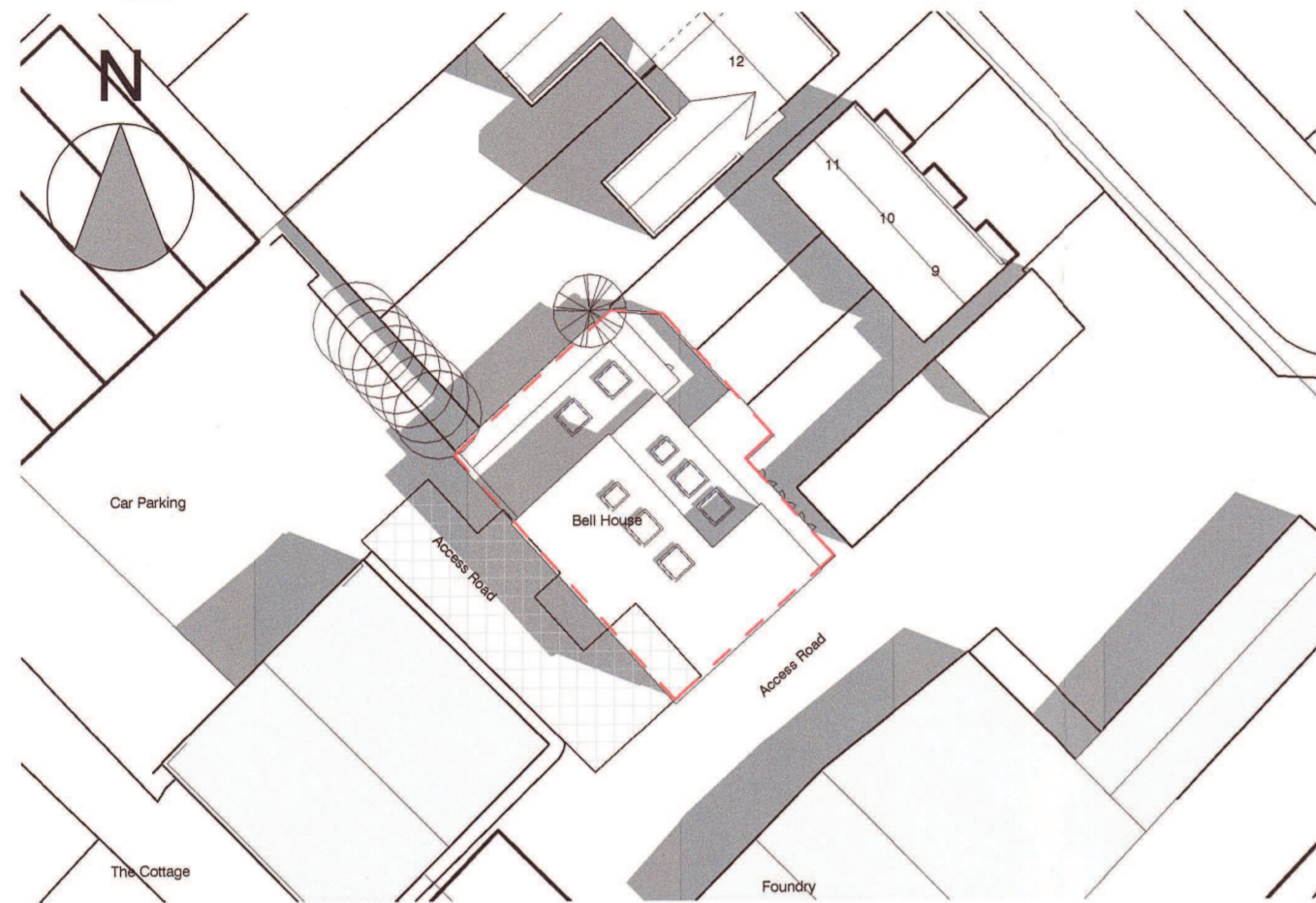
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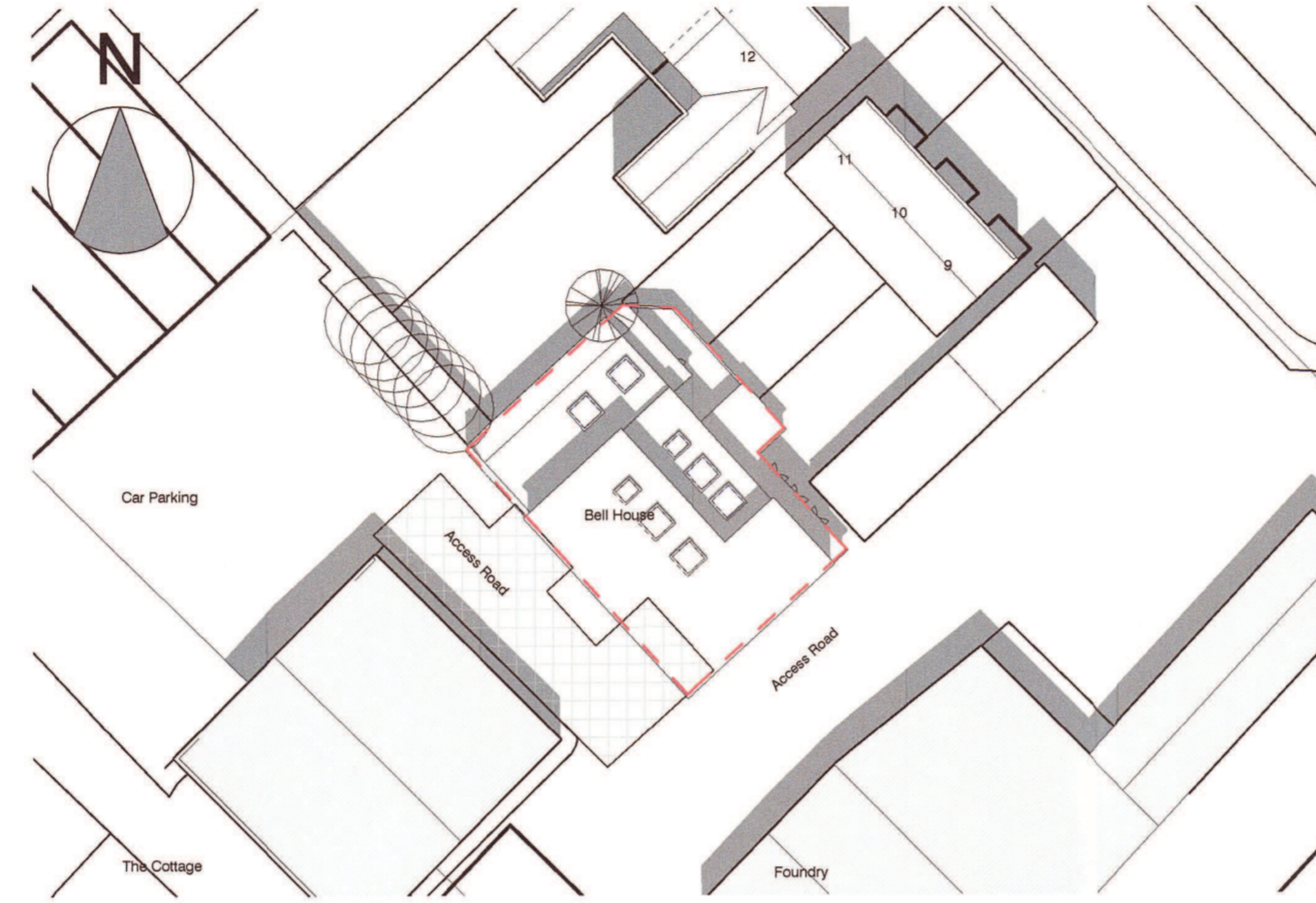
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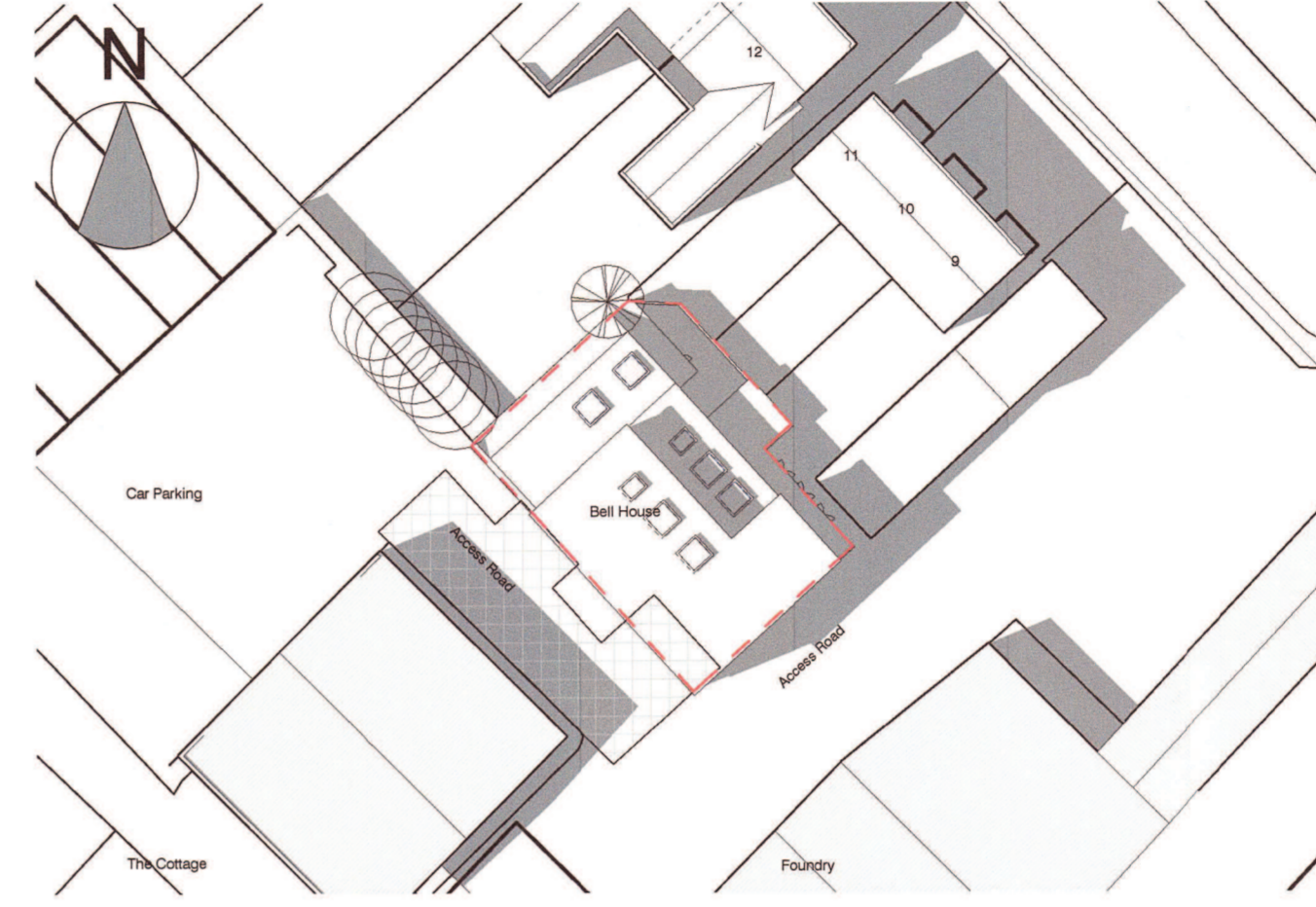
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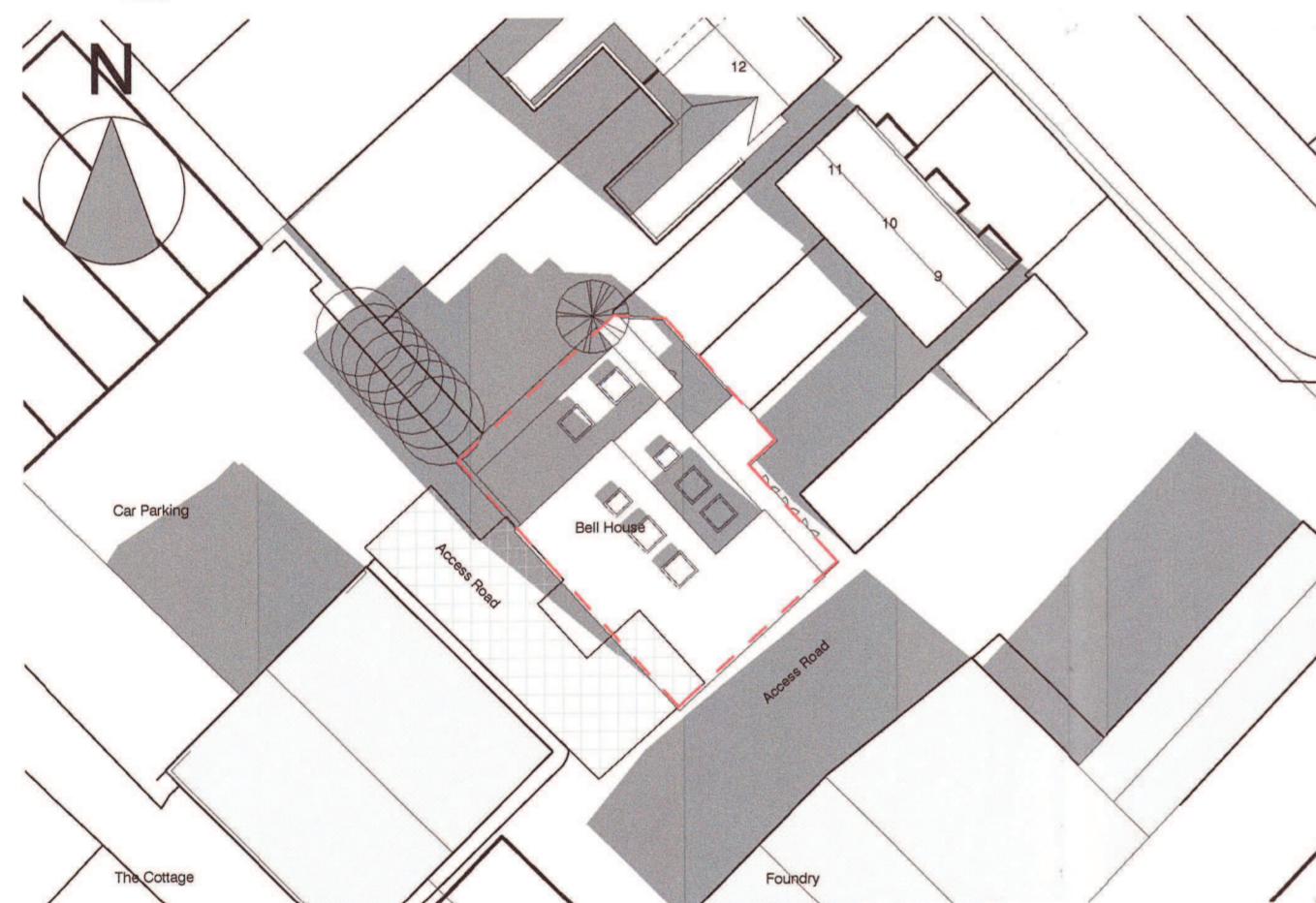
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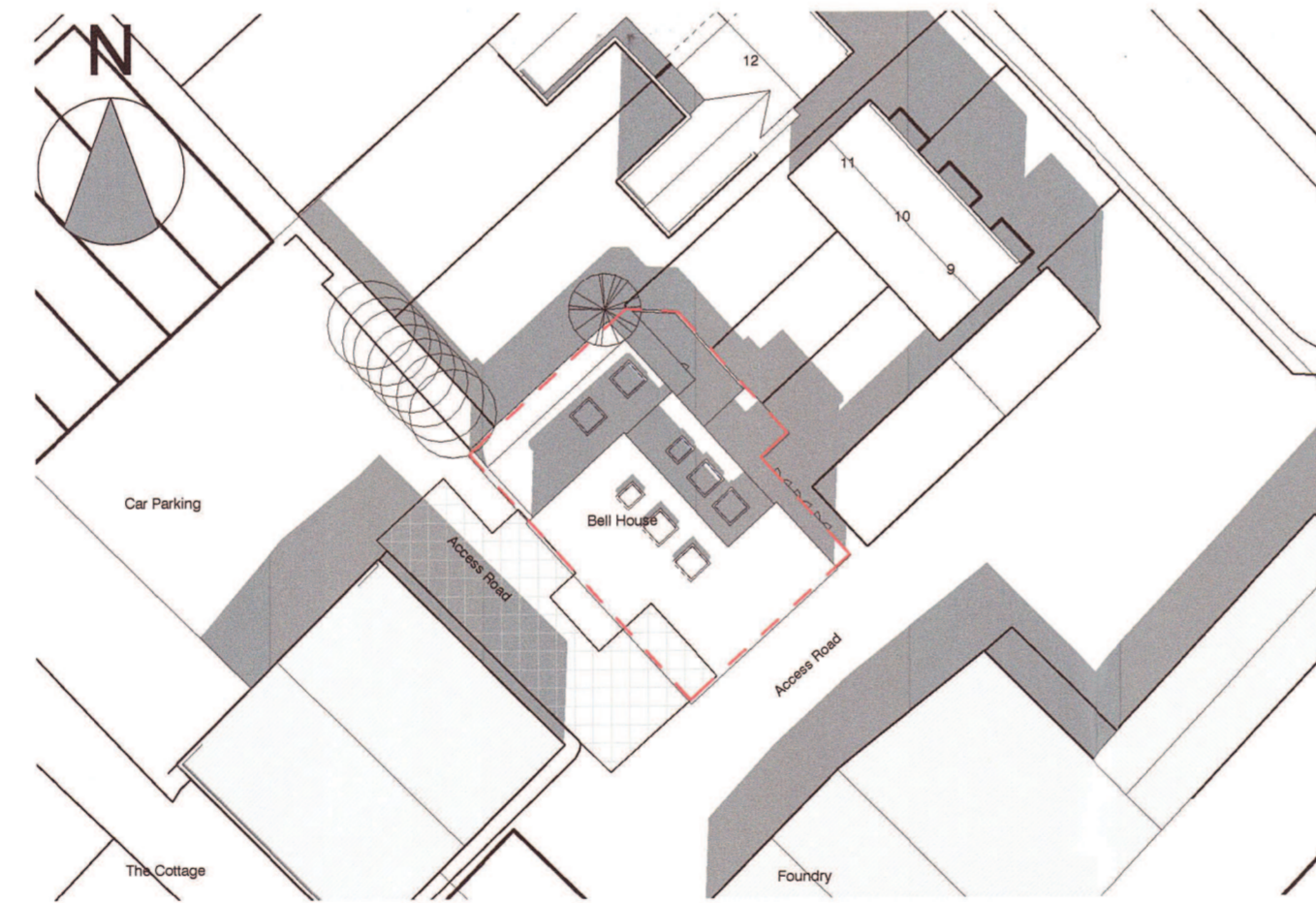
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1 : 500



6 Solar - June Solstice 3pm
1 : 500



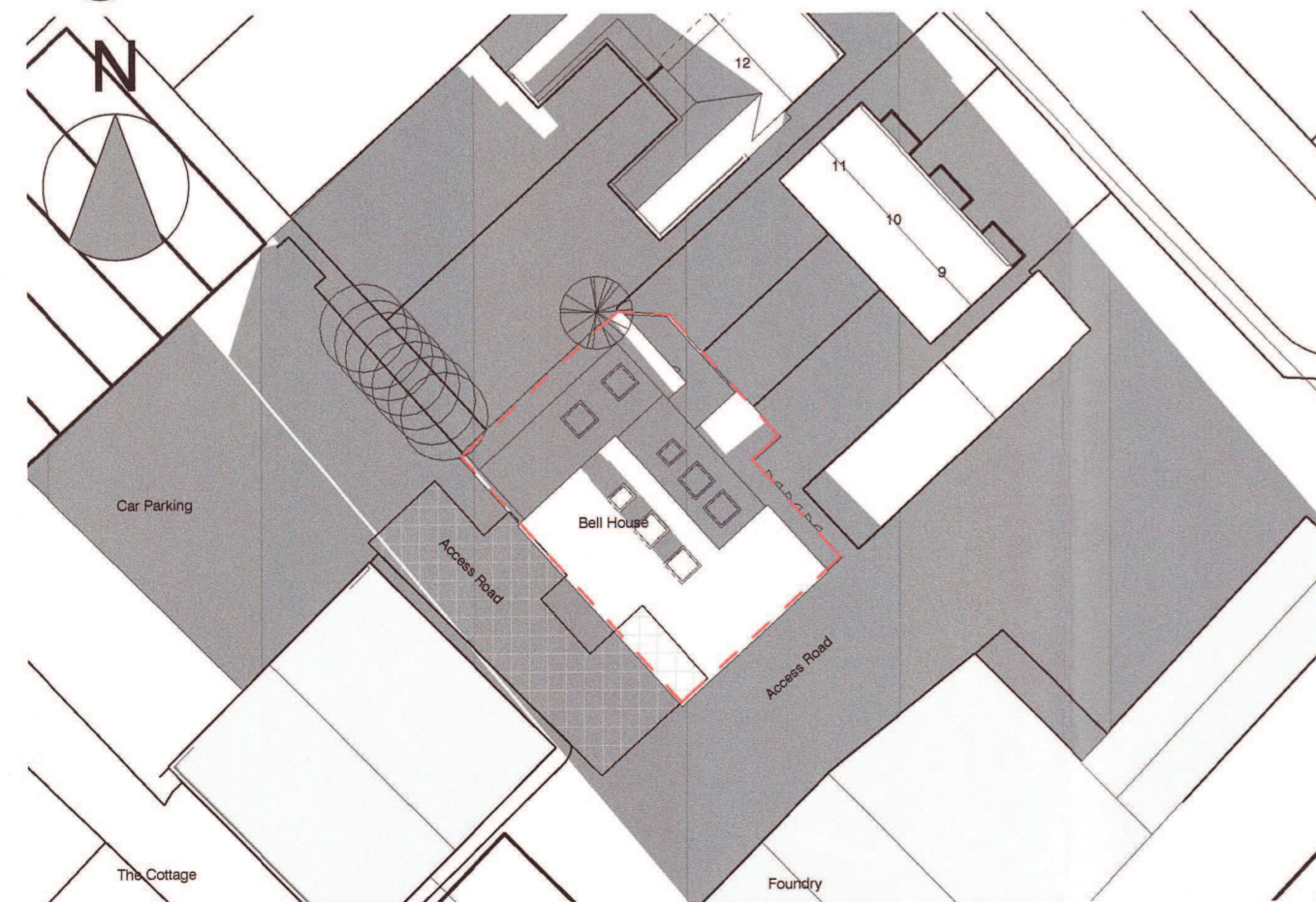
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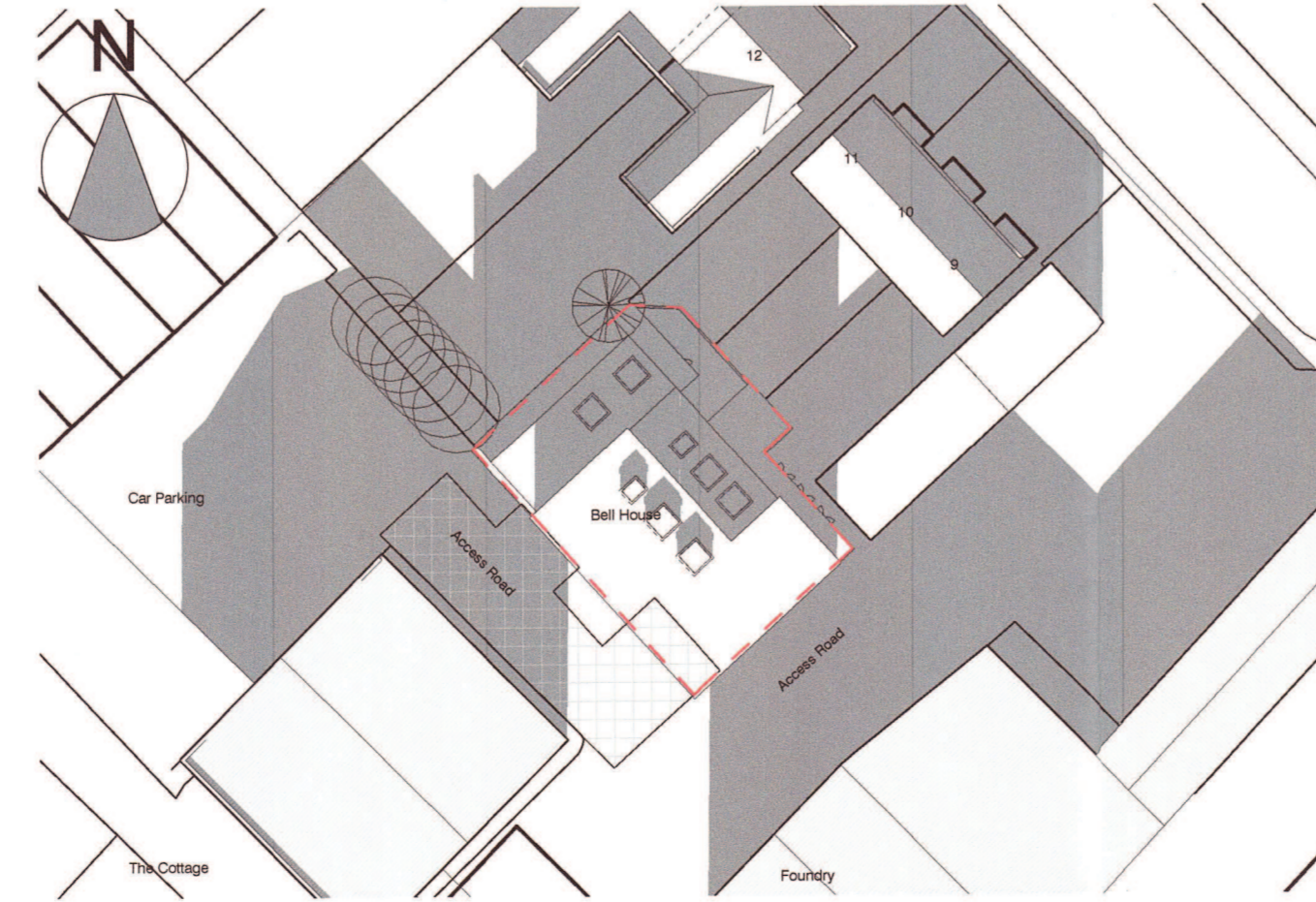
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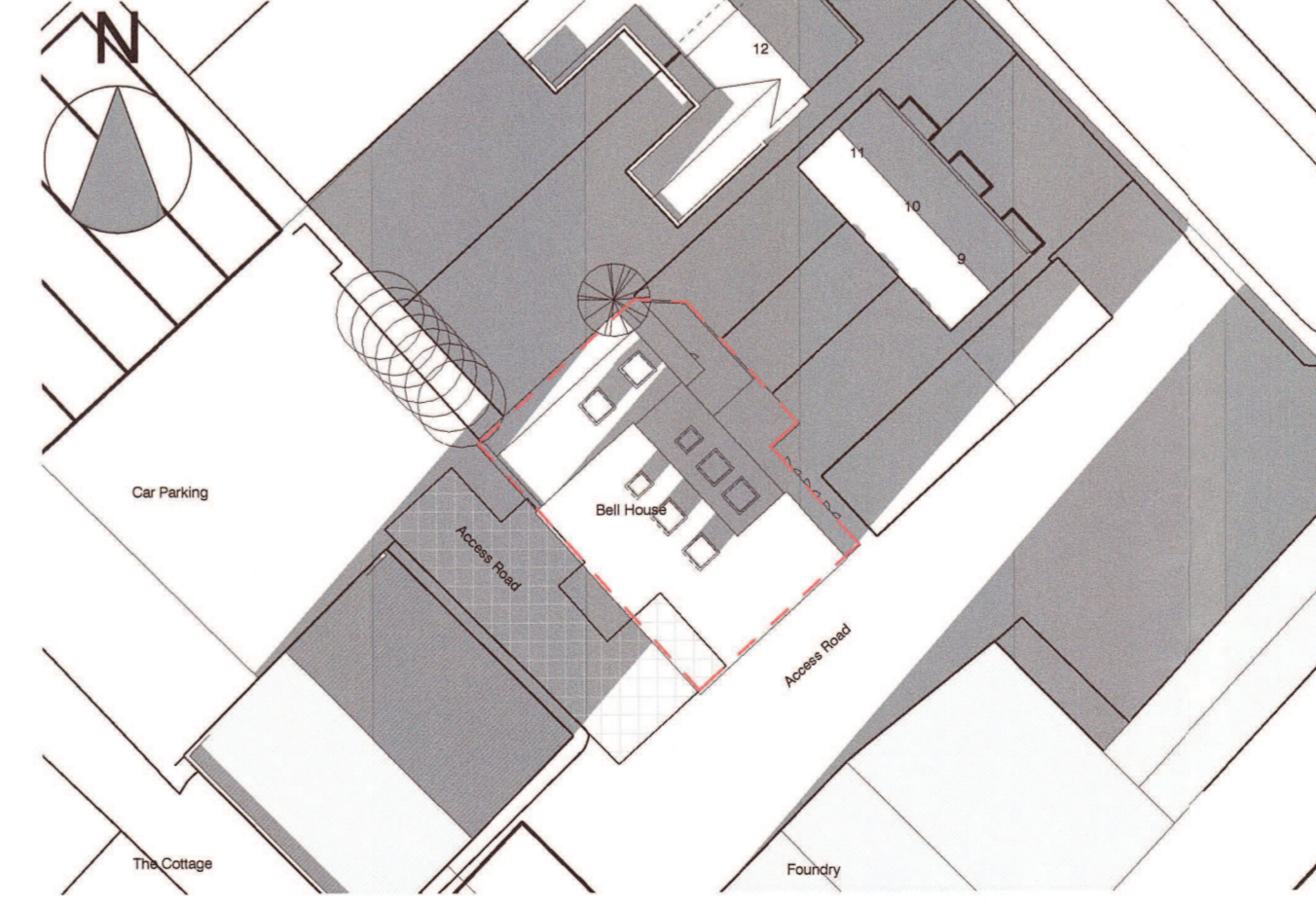
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10 Solar - December Solstice 9am
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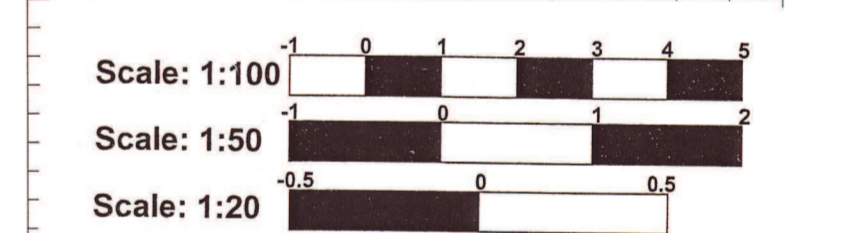


11 Solar - December Solstice noon
1 : 500



12 Solar - December Solstice 3pm
1 : 500

PLANNING



Rev	Description	Issued	Dwn	Chk

Client
Harepath LLP

Project
Bell House
Elm Grove
Wimbledon SW19 4HE

Drawing
Solar Studies

Scale	Date	Drawn	Checked
1 : 500@A1	Dec 14	AC	IF

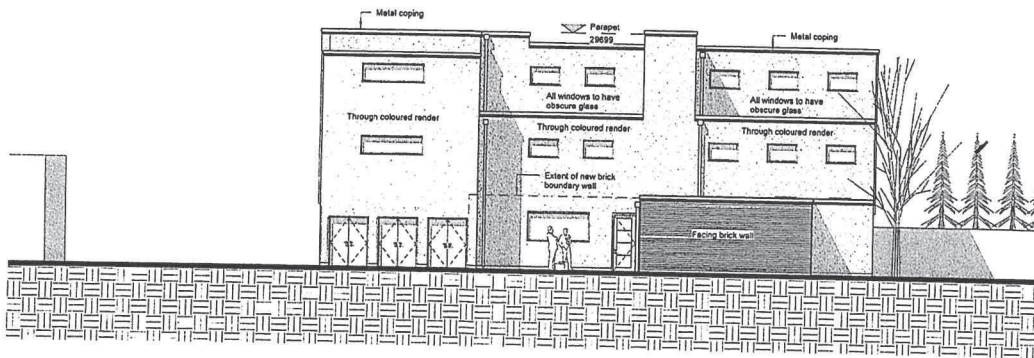
PAUL BROOKES ARCHITECTS
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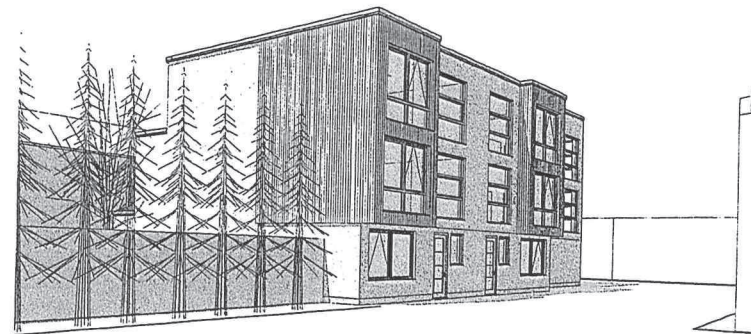
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-7 JAN 2015

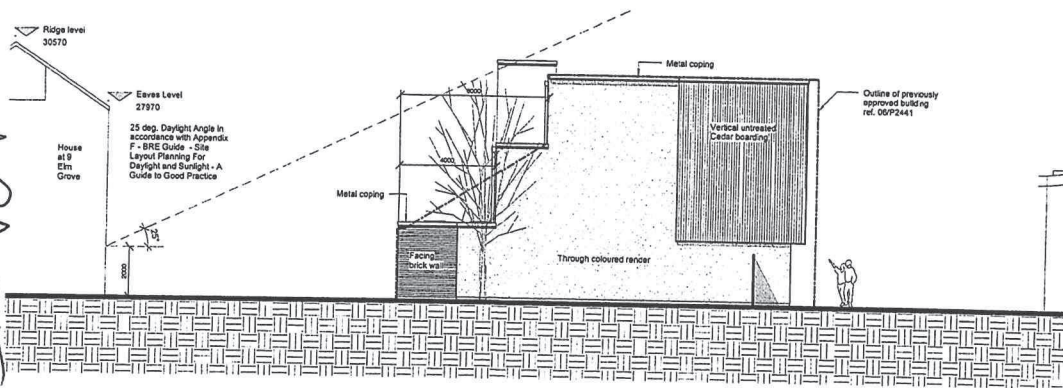
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1 North East Elevation
1:100



3 View From West



2 North West Elevation
1:100

07/1/03 518 - Approved PAC July 2008
 Page 110

Revision A
 - North East Elevation amended
 - Dimensions added to North West Elevation

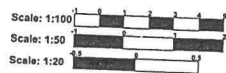
PLANNING

Site Name Above	1311.07	600	7
Revision Description	Date Issued	Drawn	Checked
Client	LONDON BOROUGHS OF SURBITON		
Architect	Harepath LLP		
Project	14 NOV 2007		
	Bell House		
	Elm Grove		
	Wimbledon SW19 4HE		

Drawing			
North East & North West Elevations			
Scale	Date	Drawn	Checked
1:100 @ A1	20/08/07	ECM	IF

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 The Works 28 Barnes Avenue London SW13 9AB
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Drawing No. 2863 | D | 303 A

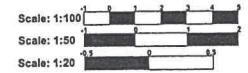


Do not scale from this drawing

All areas are approximate

Area Schedule (GIA)		
Name	Level	Approx. Area
Unit 1	00 - Ground Floor	110.0 m ²
Unit 2	00 - Ground Floor	82.9 m ²
Unit 3	00 - Ground Floor	50.5 m ²
Unit 4	01 - First Floor	83.1 m ²
Unit 5	01 - First Floor	84.0 m ²
Unit 6	01 - First Floor	57.4 m ²
Unit 7	02 - Second Floor	68.4 m ²
Unit 8	02 - Second Floor	77.4 m ²
Unit 9	02 - Second Floor	49.5 m ²
Grand total: 9		663.2 m ²

Area Schedule (Gross Building)	
Name	Approx. Area
Second Floor	244 m ²
First Floor	273 m ²
Ground Floor	309 m ²
Grand total: 3	826 m ²



Revision A

- Ground Floor plan amended
- Bicycle stands removed from Access Road sides and moved to Courtyard area - canopy added.
- Bin Store removed along Access Road and moved to Courtyard area.

PLANNING

Rev	Description	Date	Drawn	Checked
A	See Note Above	12/11/07	ECM	IF

Client: Harepath LLP LONDON BOROUGH OF MERTON

Project: Bell House Elm Grove Wimbledon SW19 4HE
14 NOV 2007

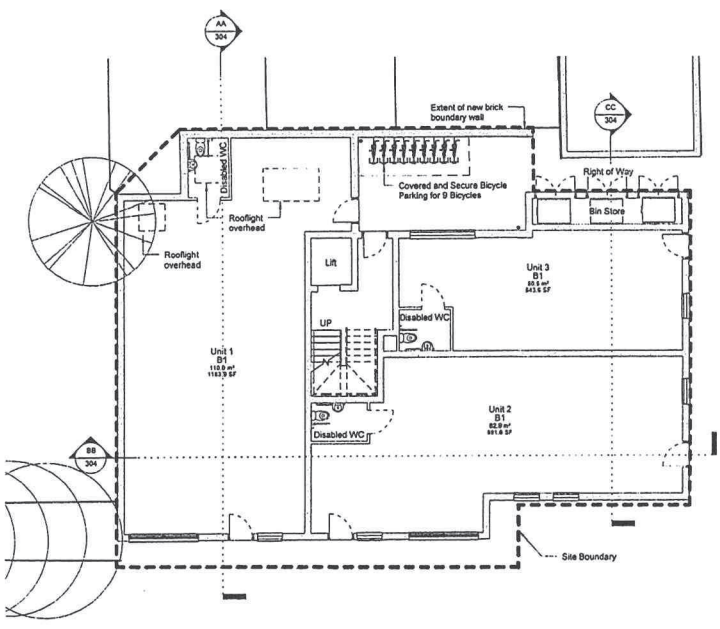
Drawing: Floor Plans

Scale	Date	Drawn	Checked
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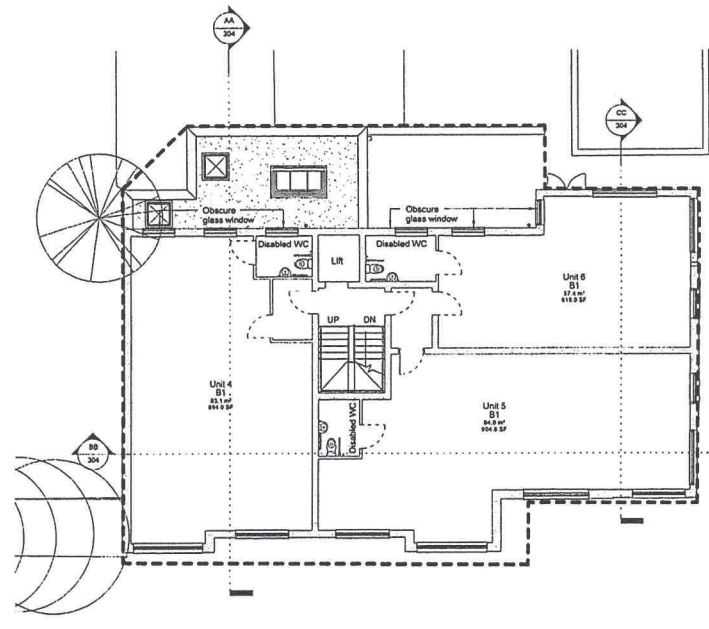
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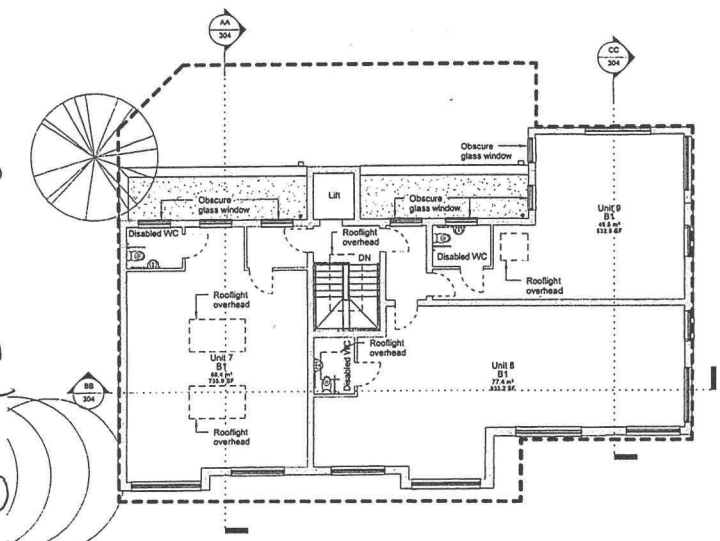
02/P3S1 Page 109 moved PAC July 2008



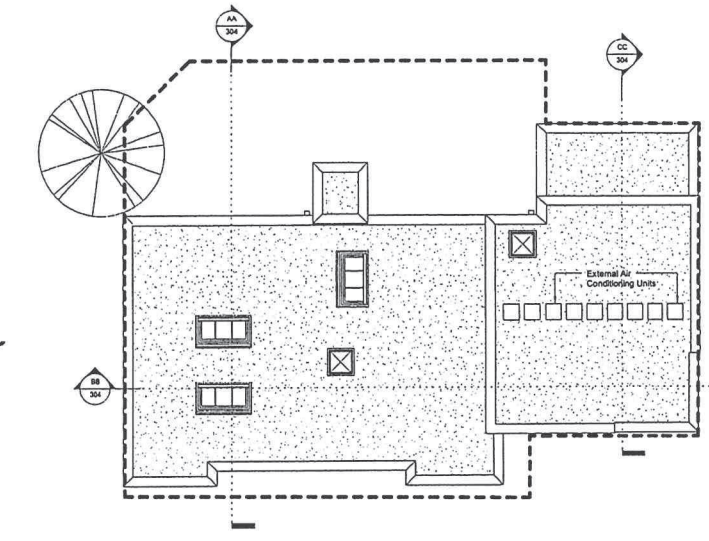
1 00 - Ground Floor
1:100



2 01 - First Floor
1:100



3 02 - Second Floor
1:100



4 03 - Roof Plan
1:100

PLANNING APPLICATIONS COMMITTEE
26th March 2015

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	14/P4537	23/12/2014
Address:	587 Kingston Road Raynes Park London SW20 8SA	
Ward	Dundonald	
Proposal	Demolition of the existing two storey buildings [537 square metres of general industrial Use Class B2 floor space] and the construction of a part three, part four, part five storey replacement building providing 193 square metres of floor space at ground floor level to be used for any of the following retail, financial and professional services, restaurant or café, business or non-residential institution use [use classes A1, A2, A3, B1 or D1] and 20 flats [3 one bedroom, 15 two bedroom and 2 three bedroom flats] at the rear of the ground floor and on the upper floors with 22 cycle parking spaces, associated landscaping and highways works to provide a new layby in Kingston Road for servicing and two disabled parking bays	
Drawing No's	PP-001; PP101-R2; PP102-R2; PP103-R2; PP201-R2; PP202-R2; PP301-R2; PP302-R2; PP303-R2; PP304-R2; PP401-R2; 1962/1C; Visualisation –view north-west from opposite 579-582 Kingston Road; contamination phase 1 Desk Study; Design and Access Statement; Statement of Community Involvement; Marketing Report; Market Report; Daylight and Sunlight Report; Energy and Sustainability Statement, Transport Statement; Management and Maintenance Plan; Viability Assessment and Commercial Report and Valuation.	
Contact Officer	Tony Ryan [020 8545 3114]	

RECOMMENDATION GRANT PLANNING PERMISSION subject to planning conditions and a S106 legal agreement.

CHECKLIST INFORMATION.

- S106: possible affordable housing, dedication of land, restriction on parking permits.
- Is an Environmental Statement required: No
- Conservation Area – No
- Archaeological Priority Zone – No
- Area at Risk from Flooding – No
- Trees – No trees are located on the application site
- Controlled Parking Zone – Yes
- Development Plan designation – None (Adjacent to a Site of Importance for Nature Conservation and adjacent to a Green Corridor)
- Design Review Panel consulted – No
- Site notice – Yes
- Press notice – Yes

- Number of neighbours consulted – 126
 - External consultations – Network Rail, Environment Agency, and Police Crime Prevention Design Advisor.
 - PTAL: 4 [TFL Planning Information Database]
 - Density – 622 habitable rooms per hectare.
-

1. INTRODUCTION

- 1.1 This application is brought before Committee for Members' consideration as a result of the public interest in the proposal.

2. SITE AND SURROUNDINGS

- 2.1 The application site [0.09 hectares] is located on the north side of Kingston Road [A238] with the Raynes Park to Wimbledon railway line on an embankment to the rear of the site. Construction work has commenced to implement a planning permission granted for the large plot of land immediately to the east of the application site. The planning permission (LB Merton ref 10/p1963) involves the construction of buildings up to five storeys in height to provide new self-storage (class B8), light industrial and office (class B1) accommodation.
- 2.2 The land to the west is occupied by a two storey commercial building with a mixture of residential and commercial buildings located beyond this building. The south side of Kingston Road in this location is predominately two storey buildings with commercial uses at ground floor level with residential accommodation above. The residential area known as 'The Apostles' is located further to the south and the application site is located between the road junctions of Edna Road and Dorien Road that form part of this area.
- 2.3 The application site is occupied by two storey brick commercial buildings with pitched roofs and a single storey flat roofed building at the rear that enclose a central open yard. The open yard has vehicular access on to Kingston Road. The existing buildings are set back from the back edge of pavement with a front hardstanding forecourt. The ground floor of the buildings have been in industrial use (Use Class B2). Following the conversion from residential use the first floor of the buildings have been used as ancillary office use (Use Class B1a).
- 2.4 The site has a Public Transport Accessibility Level rating of 4 [On a scale of 1a, 1b, and 2-5,6a, 6b where zone 6b has the greatest accessibility]. Raynes Park Railway Station is 500 metres to the west of the application site. The site is located within a controlled parking zone [zone RPS] that operates 0800hrs to 1830hrs Monday to Friday. Marked bays located opposite the application site controlled by a parking meter allow some on street car parking when the controlled parking zone is in operation.

3 CURRENT PROPOSAL

- 3.1 The current application involves the demolition of the existing two storey buildings [537 square metres of general industrial Use Class B2 floor space]. The proposal includes the construction of a part three, part four, part five storey replacement building providing 193 square metres of floor space at

ground floor level to be used for either retail, financial and professional services, restaurant or café, business or non-residential institution use [use classes A1, A2, A3, B1 or D1].

- 3.2 The upper floors of the building and land at the rear of the site provides 20 flats [3 one bedroom, 15 two bedroom and 2 three bedroom flats]. The development includes 22 cycle parking spaces for residential occupiers and 12 cycle spaces for the commercial floor space. The development includes associated landscaping and highways works to provide a new layby in Kingston Road for servicing and two disabled parking bays. Further information on the standard of the residential accommodation is provided in the table below:

Table 1: Standard of the proposed accommodation

Unit	Floor	Internal layout [Sq. M]					Amenity space[Sq. M]			
		Bedrooms	Bed spaces	Habitable rooms	Gross Internal Areas	London Plan Standards [Sq. M]	Garden	Balcony	Shared	Sites and Policies standard
1	Ground	3	5	4	136	96	15	-	196	8
2	Ground	3	5	4	127	96	61	-	196	8
3	First	2	3	3	80	61	-	7	196	6
4	First	1	2	2	53	50	-	7	196	5
5	First	2	3	3	84	61	-	7	196	6
6	First	2	4	3	77	70	-	7	196	7
7	Second	2	3	3	80	61	-	7	196	6
8	Second	1	2	2	53	50	-	7	196	5
9	Second	2	3	3	84	61	-	7	196	6
10	Second	2	4	3	77	70	-	7	196	7
11	Second	2	3	3	68	61	-	7	196	6
12	Second	2	3	3	64	61	-	7	196	6
13	Third	2	4	3	95	70	-	26	196	7
14	Third	2	4	3	88	70	-	26	196	7
15	Third	2	4	3	77	70	-	7	196	7
16	Third	2	3	3	68	61	-	7	196	6
17	Third	2	3	3	64	61	-	7	196	6
18	Four	2	3	3	70	61	-	27	196	6
19	Four	1	2	2	51	50	-	7	196	5
20	Four	2	3	3	64	61	-	7	196	6

4. PLANNING HISTORY.

4.1 The planning history associated with the application site is provided first below followed by details of a planning permission for the adjacent site at 579-583 Kingston Road as this is also considered relevant.

Application site at 587 Kingston Road

4.2 Planning permission was granted in September 1990 (LB Merton reference MER643/80) for the change of use of first floor residential accommodation to office use.

4.3 Planning permission was granted in January 1981 (LB Merton reference MER900/80) for a factory extension. Planning permission was granted in January 1981 (LB Merton reference MER900/80) for a factory extension. Planning permission was granted in October 1992 (LB Merton reference 92/p0616) for a single storey rear extension.

Adjacent site at 579-583 Kingston Road

4.4 Planning permission was granted in February 2011 (LB Merton reference 10/P1963) for a development providing new self-storage (class B8) , light industrial and office (class B1) accommodation in a building of up to 5 storeys in height including parking, access, servicing, engineering, landscaping and other associated works. This planning permission has been implemented on site.

5. CONSULTATION

5.1 The submitted planning application was publicised by means of a site notice, a press notice and individual consultation letters sent to 126 local properties.

5.2 As a result of this public consultation five letters have been received objecting to the proposal, the objections to the development were made on the following grounds:

5.3 Design and scale

- Five storeys is significantly higher than any of the surrounding buildings;
- The self-storage building should not be use as a benchmark as development has not been completed;
- The development should be of a Victorian style to match the predominant local style;
- The development will be contrary to polices on tall buildings;
- The development will be detrimental to the predominately low rise character of the surrounding area;
- The proposal represents overdevelopment.

5.4 Car Parking

- The development will result in pressure on local on street parking within the CPZ.

- 5.5 **Nuisance and amenity**
- The development will lead to a loss of sunlight and daylight to adjacent dwellings.
- 5.6 Three letters have been received in support of the development, with these letters making the following points:
- The development would improve the local area that is languishing and falling far behind other improved parts of Raynes Park;
 - The development is in keeping with the area;
 - The development is much more appropriate than the adjoining storage building;
 - The development will remove an ugly derelict building;
 - The plans represent a sensible balance between residential and commercial uses;
 - The development will make the site sound, attractive and useful and fit in well with the area.
- 5.7 **Apostles Residents Association** The association states that the development will add value to the area and improve a site that is currently vacant and not very attractive. It is highlighted that the current design is very different from other residential developments in the area. There is a concern regarding the impact of the development on infrastructure and on demand for on street parking when the CPZ is not operating.
- 5.8 **Wimbledon Society** there is an objection to the proposal on the basis that the development will involve a reduction in the employment floor space; the ground floor residential flats are of a poor standard, there is a concern about the absence of on-site parking, it is unclear as to the level of cycle parking provided and the development is significantly higher (4.6 metres) than nearby house roof ridge heights.
- 5.9 **Metropolitan Police Crime Prevention Design Advisor** It is recommended that Secured by Design should be incorporated as a minimum standard for security in this development. There should be no link between the commercial and residential floor space and security measures should be incorporated in relation to the cycle parking, the undercroft access and the access path.
- 5.10 **Environment Agency** The Environment Agency consider the development to be a low environmental risk and therefore have no comments to make.
- 5.11 **Network Rail** The applicant should demonstrate through a 'Glint and Glare' study that glint or glare from glazing will not interfere or hinder train drivers vision. Only permitted landscaping should be used adjacent to the railway boundary. It is recommended that the developer contacts Network Rail to sign an Asset Protection Agreement

6 POLICY CONTEXT

Further Alterations to the London Plan 2015

- 6.1 The further alterations to the London Plan were published on the 10 March 2015.

- 6.2 The relevant policies in the London Plan [July 2011] are 3.3 [Increasing housing supply]; 3.4 [Optimising housing potential]; 3.5 [Quality and design of housing developments]; 3.6 [Children and young people's play and informal recreation facilities]; 3.3 [Increasing housing supply]; 3.4 [Optimising housing potential]; 3.5 [Quality and design of housing developments]; 3.6 [Children and young people's play and informal recreation facilities]; 3.8 [Housing choice]; 3.9 [Mixed and balanced communities]; 3.11 [Affordable housing targets]; 3.12 [Negotiating affordable housing]; 4.1 [Developing London's economy]; 4.2 [Offices]; 4.3 [Mixed Use Development and Offices]; 4.4 [Managing industrial land and premises]; 4.7 [retail and Town Centre Development]; 5.2 [Minimising carbon dioxide emissions]; 5.3 [Sustainable design and construction]; 5.7 [Renewable energy]; 5.10 [Urban greening]; 5.13 [Sustainable drainage]; 5.15 [Water use and supplies]; 6.5 [Funding Crossrail]; 6.9 [Cycling]; 6.10 [Walking]; 6.13 [Parking]; 7.1 [Building London's Neighbourhoods and Communities]; 7.2 [An inclusive environment]; 7.3 [Designing out crime]; 7.4 [Local Character]; 7.5 [Light Pollution]; 7.6 [Architecture]; 7.15 [Reducing noise and enhancing soundscapes]; 7.19 [Biodiversity and access to nature]; 8.2 [Planning Obligations].

Merton Sites and Policies Plan [adopted July 2014]

- 6.3 The relevant policies within the Sites and Policies Plan are as follows: DM.D1 [Urban design and the public realm]; DM.D2 [Design considerations and the public realm]; DM.E1 [Employment areas in Merton]; DM.E3 [Protection of scattered employment sites]; DM.E4 [Local employment opportunities]; DM.EP2 [Reducing and mitigating against noise]; DM.EP4 [Pollutants]; DM.F2 Sustainable drainage systems (SuDS) and; Wastewater and Water Infrastructure; DM.H2 [Housing mix]; DM.H3 [Support for affordable housing]; DM.O2 [Nature conservation, trees, hedges and landscape features]; DM.P1 [Securing planning obligations]; DM.T1 [Support for sustainable travel and active travel]; DM.T2 [Transport impacts from development]; and DM.T3 [Car parking and servicing standards].

Merton Supplementary Planning Guidance

- 6.4 The key supplementary planning guidance relevant to the proposals includes New Residential Development [1999]; Design [2004] and Planning Obligations [2006].

Policies within the Merton LDF Core Planning Strategy [July 2011]

- 6.5 The relevant policies within the Council's Adopted Core Strategy [July 2011] are; CS4 [Raynes Park]; CS7 [Centres]; CS.8 [Housing choice]; CS.9 [Housing provision]; CS.13 [Open space; nature conservation; leisure and culture]; CS.14 [Design]; CS.15 [Climate change]; CS.18 [Active transport]; CS.19 [Public transport]; and CS.20 [Parking; servicing and delivery].

National Planning Policy Framework [March 2012]

- 6.6 The National Planning Policy Framework [NPPF] is a key part of central government reforms '*...to make the planning system less complex and more accessible, and to promote sustainable growth*'.

- 6.7 The NPPF supports the plan led system stating that development that accords with an up to date plan should be approved and proposed development that conflicts should be refused. The framework also states that the primary objective of development management should be to foster the delivery of sustainable development, and not to hinder or prevent development.
- 6.8 To enable each local authority to proactively fulfil their planning role, and to actively promote sustainable development, the framework advises that local planning authorities need to approach development management decisions positively. Local planning authorities looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. The framework attaches significant weight to the benefits of economic and housing growth, the need to influence development proposals to achieve quality outcomes; and enable the delivery of sustainable development proposals.

7. PLANNING CONSIDERATIONS

- 7.1 The main planning considerations include assessing the principle of development in terms of the loss of the existing employment floor space; the introduction of residential accommodation, the design, scale, layout and appearance of the proposed buildings, the standard of the residential accommodation including potential ground contamination, the impact on residential amenity including privacy daylight and sunlight and the potential impact on car parking and traffic generation.

Loss of the existing employment use

- 7.2 Policy DM E3 of the adopted Sites and Policies Plan aims to ensure that there is a diverse mix of size, type, tenure and location of employment facilities in the borough which can support a range of employment opportunities and that balanced mixed-use neighbourhoods are created in Merton.
- 7.3 In seeking to meet these aims, policy DM E3 sets out the circumstances where the loss of scattered employment sites [such as the application site] will be acceptable. These circumstances include where it has been demonstrated to the council's satisfaction that there is no realistic prospect of an employment use on the site or where measures are proposed to mitigate for the loss of employment land such as providing alternative sites for employment use.
- 7.4 Policy DM E1 advises that the council will support proposals for the redevelopment of existing underused employment land. The proposal will allow more efficient use of the land on the application site that is located in a sustainable location with a high level of access to public transport.
- 7.5 In support of the planning application the applicant has submitted a Marketing Report. The report sets out the marketing of the application site that has been undertaken since January 2014. The marketing has involved three commercial agencies who are experienced in the south London property market. The marketing took place for prospective occupiers who were looking for floor space within a range of different uses (A, B and D use classes). The

marketing consisted of the distribution of details of the application site to almost 400 other agents across London, advertising on the South London Business website, the agent's website, adverts in the Estates Gazette and the local Wimbledon Guardian newspaper and a board placed outside the application property. The marketing report concludes that whilst the premises were marketed at a competitive rate there has been little demand for the building.

- 7.6 After a general assessment of the premises it was found that the existing site did not meet modern light industrial requirements. It was found that the layout of the site was restrictive with inadequate vehicle access and there would be high costs involved to bring the accommodation up to modern standards. The marketing report also highlights a strong supply of modern and better equipped employment floor space within the local area that would be more attractive to prospective tenants both in terms of the building and the location.
- 7.7 With this evidence of the marketing of the site, officers are satisfied that there is no realistic prospect of a suitable alternative employment use being attracted to the current premises on the application site. It is considered that works to improve the existing floor space, would not be economically viable due to the significant investment that would be required and the uncertainty in finding a future tenant.

Replacement commercial use

- 7.8 The application site is located in an area of mixed character with both commercial and residential uses found locally. The submitted proposal includes the provision of 193 square metres of commercial floor space at ground floor level within the new development. The potential uses of the proposed commercial space include retail or professional or financial services, a restaurant or café, a light industrial use or a non-residential institution use (Planning Use Classes A1, A2, A3, B1 or D1. All of these uses are considered acceptable in this location, however planning conditions are recommended to ensure that plant or equipment associated with commercial uses does not have an adverse impact on residential amenity.
- 7.9 The applicant has stated that the current accommodation supported employment for 8 people. The applicant has stated that the proposed modern purpose built accommodation has a significantly better chance of finding a future tenant and has the potential to support employment for 20 people.

Need for additional housing.

- 7.10 The National Planning Policy Framework [March 2012] requires the Council to identify a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing with an additional buffer of 5% to provide choice and competition. Policy CS. 9 within the Council's Adopted Core Strategy [July 2011] and policy 3.3 of the London Plan [2015] state that the Council will work with housing providers to provide a minimum of 4,800 additional homes [A minimum of 411 new dwellings annually, up from 320, following adoption of the London Plan 2015] between 2015 and 2025. This minimum target should

be exceeded where possible including a minimum of 500 to 600 homes in the Raynes Park sub area where the proposal site is located.

7.11 The Core Strategy states that the Council will encourage residential accommodation in 'sustainable brownfield locations'. The Core Strategy states that that it is expected that the delivery of new residential accommodation in the borough will be achieved in various ways including the development of brownfield sites. The application site is on brownfield land and is in a sustainable location adjacent to other existing residential properties. The site benefits from good access to public transport and access to other local facilities within Raynes Park Centre without the need to use a car.

7.12 In conclusion the provision of additional residential accommodation on this site is considered acceptable in principle subject to other considerations including matters of design, bulk, scale and layout, the standard of accommodation and the impact on amenity. The proposed development in this sustainable location will also assist in addressing the need for new residential accommodation in the borough that is identified in the London Plan and the Core Strategy.

Residential density

7.13 The London Plan states that in urban areas such as the application site with a Public Transport Accessibility Level of 4 the residential density should be within a range of 200 to 700 habitable rooms per hectare. With the application site covering a site area of 0.09 hectares and provision of 56 habitable rooms the residential density of the development is 622 habitable rooms per hectare.

7.14 In conclusion the residential density of the proposed development is within the density range set out in the London Plan and is considered acceptable for this location.

Housing mix

7.15 Policy CS. 8 within the Council's Adopted Core Strategy [July 2011] states that the Council will seek the provision of a mix of housing types sizes and tenures at a local level to meet the needs of all sectors of the community. This includes the provision of family sized and smaller housing units.

7.16 The application site is located in an area, where there is currently a mixture of housing types with terraced houses nearby to the site and flats on the upper floors of buildings on the opposite side of Kingston Road. The current application provides 20 residential units consisting of 3 one bedroom, 15 two bedroom and 2 three bedroom flats.

7.17 In conclusion it is considered that the proposed accommodation will increase the variety of residential accommodation available locally. It is considered that the current proposal will contribute towards the creation of a socially mixed and sustainable neighbourhood in accordance with Core Strategy policy CS8.

Building layout

- 7.18 The footprint of the proposed development forms an 'L' shape with a front block across the Kingston Road frontage with a wing extending to the rear of the site on eastern side of the site. The building at the front of the site provides the commercial floor space with a staircase core providing access to the residential; accommodation above the commercial space. A separate staircase core at the rear of the site provides access to 12 flats provided in the rear block.
- 7.19 It is considered that the proposed layout successfully addresses the Kingston Road, frontage with a building that is set back from the back edge of the pavement to reflect the layout of existing adjacent buildings. It is considered that the layout of the buildings makes efficient use of this site whilst maximising other land that is available for amenity space. The buildings have also been positioned to provide a good standard of commercial accommodation and to reduce any potential impact on residential amenity.

Building design and materials

- 7.20 The London Plan policy 7.4 requires buildings, streets and open spaces to provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in terms of orientation, scale, proportion and mass. Policy 7.6 sets out a number of key objectives for the design of new buildings including that they should be of the highest architectural quality, they should be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, and buildings should have details that complement, but not necessarily replicate the local architectural character.
- 7.21 The existing buildings on application site are of poor quality and are considered to detract from the appearance of the local area. As a result subject to the design and appearance of a replacement building it is considered that the loss of the existing buildings will enhance the character of the area.
- 7.22 In terms of references for the design and appearance of a replacement building, there is some variety in building design present in the local area. The design of the front elevation of the proposed building fronting Kingston Road is considered appropriate in this location and would provide a rhythm that reflects that of nearby buildings. The development respects the existing building lines in Kingston Road and provides defensible space in the form of gardens in front of the proposed ground floor residential windows.
- 7.23 The submitted design and access statement lists the proposed facing materials for the new building. The proposed facing materials include London Stock brick, with silver grey powder coated metalwork; light grey powder coated metalwork to the balconies. The proposed materials are considered in keeping with the surrounding area whilst also reflecting the contemporary design of this development.

- 7.24 It is considered that the design and appearance of the proposed building respects and enhances the character of the surrounding area and the development is in keeping with the surrounding area.

Building scale and massing

- 7.25 The adjacent building in Kingston Road is two storeys height with a pitched roof. The proposed building makes reference to the height of this adjacent building with a set back from the front elevation at this height. The height of the proposed building then steps up to four and five storeys in height.
- 7.26 Planning permission was granted in February 2011 (LB Merton reference 10/P1963) for a development providing new self-storage (class B8), light industrial and office (class B1) accommodation on the neighbouring site at 579-583 Kingston Road. This adjacent development provides a building of up to 5 storeys in height including parking, access, servicing, engineering, landscaping and other associated works.
- 7.27 This planning permission on the adjacent site is relevant to the assessment of the current planning application and it is considered that the proposed building will be in keeping with the scale and massing of the proposed building on the adjacent site and the area generally.

Neighbour amenity - loss of privacy and overlooking

- 7.28 Policy DM D2 states that proposals for development will be expected to ensure appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy to adjoining gardens.
- 7.29 The closest residential accommodation to the application site is located at 595 Kingston Road and on the opposite side of Kingston Road above the ground floor commercial floor space. A distance of 14 metres and the commercial property at 591-593 Kingston Road separate the application site from the residential property at 595 Kingston Road. Whilst the side elevation of the proposed rear building wing contains windows and balconies looking towards 595 Kingston Road it is considered that due to the separation distances the new development is acceptable in this respect.
- 7.30 The first floor of the existing buildings on the application site were previously in residential use and a distance of 15 metres separates the front elevation of the existing building from the front elevation of accommodation on the opposite side of Kingston Road. The proposed building is in a similar location to the existing building and after taking into account the proposed balconies that face the public road it is considered that the development is acceptable in terms of the potential for overlooking and loss of privacy.

Neighbour amenity - loss of daylight, sunlight and visual intrusion.

- 7.31 In support of the application the applicant has conducted a detailed daylight and sunlight assessment following the Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: a guide to good practice'. The submitted proposal was found to pass this detailed assessment.

- 7.32 With the height of the proposed development, the separation from adjacent residential buildings and the proposed orientation of the buildings it is considered that the proposed development will not give rise to visual intrusion or a loss of daylight or sunlight to adjacent residential occupiers.

Standard of residential accommodation - internal layout and room sizes

- 7.33 Policy DM D2 states that proposals for development will be expected to ensure appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy to adjoining gardens. Policies CS8, CS9 and CS14 within the Council's Adopted Core Strategy [2011] states that the Council will require proposals for new homes to be well designed.
- 7.34 Policy 3.5 of the London Plan [July 2015] states that housing developments should be of the highest quality internally and externally. The London Plan states that boroughs should ensure that new development reflects the minimum internal space standards as set out as gross internal areas in table 3.3 of the London Plan.
- 7.35 The table provided in section 3 of this current report sets out the gross internal areas for the proposed residential accommodation. The tables show that the proposed accommodation provides good levels of internal floor space that complies with the London Plan standards. The internal layout of the accommodation is considered to make good and efficient use of the space that is available with an appropriate internal layout and good provision of natural light to all habitable rooms.

Standard of residential accommodation - external amenity space

- 7.36 Sites and Policies Plan policy DM D2 states that developments will be expected to ensure appropriate provision of outdoor amenity space which accords appropriate minimum standards and is compatible with the character of the surrounding area. The standard within the Sites and Policies Plan states that in accordance with the London Housing Design Guide, there should be 5 square metres of external space provided for one and two bedroom flats with an extra square metre provided for each additional bed.
- 7.37 The proposed flats are each provided with private rear garden space with this amenity space provided as either garden space at ground floor level or balconies on the upper floor levels. The accommodation flats also have a communal amenity space covering 196 square metres. In conclusion it is considered by officers that the proposed residential accommodation is of a good general standard and makes efficient use of the land available on the site.

Standard of residential accommodation - lifetime Homes standards.

- 7.38 Policies in the London Plan and Core Strategy require all new residential properties to be built to Lifetime Home Standards. As part of the planning application the applicant has confirmed that the development aims to meet Lifetime Home Standards.

- 7.39 A planning condition is recommended to ensure prior to first occupation of the proposed new dwellings, the applicant shall provide written evidence to confirm the new dwelling units meet Lifetime Homes Standards based on the relevant criteria.

Car parking

- 7.40 Policy 6.13 of the London Plan states that the Mayor wishes to see an appropriate balance between promoting new development and preventing excessive car parking that can undermine cycling walking and public transport use. Policy CS20 of the Core Strategy [July 2011] states car parking should be provided in accordance with current 'maximum' car parking standards, whilst assessing the impact of any additional on street parking on vehicle movements and road safety. Car parking standards are set out within the London Plan at table 6.2 and require a 'maximum' of one of street space for dwellings with one or two bedrooms a 'maximum' of 1.5 spaces for three bedroom dwellings.
- 7.41 The site is located on Kingston Road [A238]. The site has a public transport accessibility level [PTAL] of 4 [On a scale of 1a, 1b, and 2 to 6a, 6b where zone 6b has the greatest accessibility]. This PTAL level indicates that the site has a good level of access to public transport services, it is highlighted that the site is within a reasonable walking distance of Raynes Park railway station and various buses servicing Raynes Park Centre. The application site benefits from access to the day-to-day facilities in the Raynes Park Centre including shops, places of employment and recreational uses.
- 7.42 The site is located within a controlled parking zone [zone RPS] that operates 0800hrs to 1830hrs Monday to Friday. Marked bays located opposite the application site controlled by a parking meter allow some on street car parking when the controlled parking zone is in operation.
- 7.43 The proposed development includes highways works to provide three vehicle bays at the front of the site. These bays will provide two parking spaces for people who have disabilities and a loading bay for the proposed commercial unit. It is considered that this provision is in line with the 'maximum' car parking standards set out within the London Plan. The application site is located within a controlled parking zone and a planning obligation is recommended that will prevent future occupants of the proposed development from obtaining on street parking permits.

Trip generation and vehicle access

- 7.44 Policy CS20 of the Core Strategy [July 2011] states that the Council will seek to implement effective traffic management by requiring developers to demonstrate that their development will not adversely affect safety and traffic management; and to incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway. The policy also requires developers to incorporate safe access to, and from the public highway.

- 7.45 The proposed development includes the removal of the existing vehicle site access and dropped kerb in the Kingston Road frontage. In order to improve the environment for pedestrians, a planning condition is recommended to seek the reinstatement of the pavement in the location of the existing vehicle access. In order to ensure that traffic and vehicles associated with the construction phase do not impact upon the public highway a planning condition is recommended seeking the submission of a Construction Logistics Plan.
- 7.46 The current proposal includes the provision of a new loading bay to the front of the application site. This layby that includes a new loading bay is considered suitable for the servicing of the proposed commercial unit. Planning conditions are recommended to ensure that the works necessary to provide this loading bay are carried out by the applicant.
- 7.47 The applicant has submitted a transport statement in support of the current planning application. This statement has been considered and it was found that the trip generation from the proposed development can be easily and safely accommodated on the existing road network.

Refuse storage and collection.

- 7.48 Policy CS20 of the Core Strategy [July 2011] states that the Council will require developers to incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway.
- 7.49 The submitted application drawings show refuse and recycling storage areas for the new flats. These storage locations are considered acceptable in principle and a planning condition is recommended to seek further details of this storage and to ensure that these facilities are provided and retained for the benefit of future occupiers.

Cycling

- 7.50 Policy CS 18 of the adopted Core Strategy [July 2011] states that the Council will promote active transport by prioritising the safety of pedestrian, cycle and other active transport modes; by supporting schemes and infrastructure that will reduce conflict between pedestrians, cyclists and other transport modes; and encouraging design that provides, attractive, safe, covered cycle storage, cycle parking and other facilities. The proposed development includes a total of 34 cycle parking spaces that include 22 for residential occupiers and 12 for the occupiers of the commercial space. A planning condition is recommended to ensure that this cycle parking is provided and retained for the benefit of future residents and users.

Trees, landscaping and biodiversity

- 7.51 Policy CS.13 within the Adopted Core Strategy [2011] states that development should seek to integrate new or enhanced habitat or design and landscaping that encourages biodiversity. A survey by the applicant found no trees located either on the application site or on adjacent land and likely to be impacted by the development.

- 7.52 Whilst the designation does not cover any part of the application site, the land at the rear of the application site is a Site of Importance for Nature Conservation and a Green Corridor. Sites and Policies Plan policy DM O2 states that development which may destroy or impair the integrity of green corridors will not be permitted and proposals in and adjacent to these corridors will be expected to enhance their nature conservation value.
- 7.53 The application site does not currently provide any natural ground with all of the site either provided as buildings or hardstanding. The current proposal will introduce a natural turf amenity area at the rear of the site adjacent to the green corridor and also provide a green roof at fourth floor level to the front of the site. A planning condition is recommended to seek further details of the proposed green roof to ensure that it is provided and maximises value to the green corridor.
- 7.54 Whilst it is known that there is a foraging route along the green corridor the applicant has carried out a bat survey of the application site which found no evidence of roosting bats on the application site and low potential for roosting in the buildings on the site. The survey concludes that based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines the proposed works pose no threat to bats based on current knowledge and no further surveys are required.

Site contamination

- 7.55 The London Plan (Policy 5.21) indicates that the Mayor supports bringing contaminated land into beneficial use. Sites and Policies Plan policy Sites and Policies Plan policy DM EP4 states that developments should seek to minimise pollutants and to reduce concentrations to levels that have minimal adverse effects on human or environment health.
- 7.56 In light of the commercial uses on the application site there is a potential for the site to suffer from ground contamination. Planning conditions are recommended that seek further site investigation work and if contamination is found as a result of this investigation, the submission of details of measures to deal with this contamination.

Sustainable design and construction.

- 7.57 The Council's Core Strategy reinforces the wider sustainability objectives of the London Plan with policy CS15 requiring all development to demonstrate how the development makes effective use of resources and materials and minimises water use and CO2 emissions. All new development comprising the creation of new dwellings will be expected to achieve Code 4 Level for Sustainable Homes.
- 7.58 Planning conditions are recommended to seek the submission of a design stage assessment and post construction certification to show that that Code for Sustainable Homes Level 4 is achieved together with a minimum improvement in the dwelling emissions rate in accordance with current policy requirements.

7.59 With the commercial floor space less than 500 square metres [193 square metres) in accordance with Core Strategy policy CS15 there is no sustainability standard applicable to the proposed commercial floor space.

8. ENVIRONMENTAL IMPACT ASSESSMENT

8.1 The area of the application site is below 0.5 hectares and as a result the site falls outside the scope of Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. In this context there is no requirement for a screening opinion or for an Environmental Impact Assessment as part of this development.

9. LOCAL FINANCIAL CONSIDERATIONS

Mayor of London Community Infrastructure Lev

9.1 The proposed development is liable to pay the Mayoral Community Infrastructure Levy [CIL], the funds for which will be used by the Mayor of London towards the 'CrossRail' project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to pay the CIL.

9.2 The Mayor of London Community Infrastructure Levy charge that would be payable for the proposed development would provisionally be £47,355 This is based on the charge of £35 per square metre and information provided by the applicant that states that there will be additional floor space of 1,353 square metres. This figure is subject to future reassessment in terms of whether the floor space to be lost as part of this proposal has been in lawful use.

London Borough of Merton Community Infrastructure Levy

9.3 After approval by the Council and independent examination by a Secretary of State appointed planning inspector, in addition to the Mayor of London levy the Council's Community Infrastructure Levy commenced on the 1 April 2014. The liability for this levy arises upon grant of planning permission with the charge becoming payable when construction work commences.

9.4 The Merton Community Infrastructure Levy will allow the Council to raise, and pool, contributions from developers to help fund local infrastructure that is necessary to support new development including transport, decentralised energy, healthcare, schools, leisure and public open spaces. The provision of financial contributions towards affordable housing and site specific obligations will continue to be sought through planning obligations a separate S106 legal agreement.

9.5 The London Borough of Merton Community Infrastructure Levy charge that would be payable for the proposed development would provisionally be £297,660. This is based on the charge of £220 per square metre and on the information provided by the applicant that states that there will be additional floor space of 1,353 square metres. This figure is subject to future reassessment in terms of whether the floor space to be lost has been in lawful use.

Planning Obligations

- 9.6 Regulation 122(2) of the CIL Regulations 2010 (continued in the CIL Regulations 2011) introduced three tests for planning obligations into law, stating that obligations must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development;
 - fairly and reasonably related in scale and kind to the development.

- 9.7 If a planning obligation does not meet all of these tests it cannot legally be taken into account in granting planning permission and for the Local Planning Authority to take account of S106 in granting planning permission it needs to be convinced that, without the obligation, permission should be refused.

Financial contribution towards education provision;

- 9.8 Funding towards education provision is now provided from the Merton Community Infrastructure Levy.

Financial contribution towards open space;

- 9.9 Funding towards open space is now provided from the Merton Community Infrastructure Levy.

Provision of affordable housing and other off site financial contribution towards the provision of affordable housing.

- 9.10 Policy CS. 8 within the Council's Adopted Core Strategy [July 2011] states that the Council will seek the provision of a mix of housing tenures at a local level to meet the needs of all sectors of the community including provision for those unable to compete financially in the housing market sector.

- 9.11 Having regard to characteristics such as site size, site suitability, financial viability issues and other planning contributions Core Strategy policy CS 8 states that affordable housing provision on developments of ten or more residential units should include a minimum of 40% of new units on the site as affordable housing. Within this affordable housing provision, 60% of the units should be provided as social/affordable rented and 40% as intermediate accommodation. In relation to proposals of over ten units policy CS 8 states that off-site financial contributions towards affordable housing will only be allowed in exceptional circumstances and must be justified.

- 9.12 Council officers and the applicant are currently engaged in discussions regarding the ability of the site to deliver affordable housing and for the scheme to remain viable.

Monitoring and legal fees

- 9.13 As set out in the Council's adopted Supplementary Planning Guidance the s106 monitoring fees would be calculated on the basis of 5% of the monetary contribution [to be agreed]. Legal fees for the preparation of the S106 agreement would need to be agreed at a later date.

10. CONCLUSION

- 10.1 The proposed development represents an effective and sustainable use of this brownfield site providing additional residential units and incorporates a design and layout sympathetic to the character of the surrounding area, whilst at the same time minimising any adverse impacts on neighbouring amenity. Accordingly, it is recommended that planning permission be granted subject to the planning conditions and planning obligations set out below.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the completion of a Section 106 Agreement and planning conditions.

S106 Heads of terms:

1. The dedication of land within the ownership of the applicant as public footpath as part of the works required to divert the existing public footpath around the proposed vehicle bays.
2. The provision of affordable housing (subject to the conclusions of further assessment)
3. A restriction preventing future occupants from obtaining on street car parking permits.
4. The developer agreeing to meet the Council's costs of drafting the Section 106 Obligations [£ to be agreed].
5. The developer agreeing to meet the Council's costs of monitoring the Section 106 Obligations [£ to be agreed].

And the following conditions:

1. Standard condition [Time period] The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission. Reason for condition: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. Amended standard condition [Approved plans] The development hereby permitted shall be carried out in accordance with the following approved plans: PP-001; PP101-R2; PP102-R2; PP103-R2; PP201-R2; PP202-R2; PP301-R2; PP302-R2; PP303-R2; PP304-R2; PP401-R2; 1962/1C; Visualisation –view north-west from opposite 579-582 Kingston Road; contamination phase 1 Desk Study; Design and Access Statement; Statement of Community Involvement; Marketing Report; Market Report; Daylight and Sunlight Report; Energy and Sustainability Statement, Transport Statement; Management and Maintenance Plan; Viability Assessment and Commercial Report and Valuation. Reason for condition: For the avoidance of doubt and in the interests of proper planning.
3. Non-standard condition [Land contamination – site investigation] No development shall commence until a scheme to deal with the risks associated with contamination of the site has been submitted to and approved by the Local Planning Authority with agreed measures in place prior to first occupation of any residential unit. Reason for condition: In order to protect controlled waters as the site is located over a Secondary Aquifer and may be affected by historic contamination.

4. Non-standard condition [Land contamination – site investigation] The submitted scheme to deal with the risks associated with contamination of the site shall include 1) a preliminary risk assessment identifying all previous uses and potential contaminants, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination. 2) A site investigation scheme, based on 1 providing information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3) The results of the site investigation and detailed risk assessment including an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in 3 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Reason for condition: In order to protect the health of future occupiers of the site and adjoining areas in accordance with Sites and Polices policy DM EP4 and to protect controlled waters as the site is located over a Secondary Aquifer and may be affected by historic contamination.

5. Non-standard condition [Land contamination – construction phase] If during development further contamination is encountered which has not previously been identified and considered the Council's Environmental Health Section shall be notified immediately and (unless otherwise agreed in writing with the Local Planning Authority) no further development shall take place until remediation proposals (detailing all investigative works and sampling, together with the results of analysis, risk assessment to any receptors and proposed remediation strategy detailing proposals for remediation) have been submitted to and approved by the Local Planning Authority and the approved remediation measures/treatments implemented in full. Reason for condition: In order to protect the health of future occupiers of the site and adjoining areas in accordance with Sites and Polices policy DM EP4 and to protect controlled waters as the site is located over a Secondary Aquifer and may be affected by historic contamination.

6. Non-standard condition [Land contamination – validation] Prior to first occupation of the proposed new dwellings a verification report shall be submitted to and approved, in writing, by the local planning authority demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved. Reason for condition: In order to protect the health of future occupiers of the site and adjoining areas in accordance with Sites and Polices policy DM EP4 and to protect controlled waters as the site is

located over a Secondary Aquifer and may be affected by historic contamination

7. Standard condition [Timing of construction work] No demolition or construction work or ancillary activities such as deliveries shall take place before 0800hrs or after 1800hrs Mondays to Fridays inclusive; before 0800hrs or after 1300hrs on Saturdays or at any time on Sundays or Bank Holidays. Reason for condition: To safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with Sites and Policies policy DM D2.
8. Non-standard condition [Demolition dust and noise] Prior to the commencement of development [including demolition] measures shall be in place to prevent nuisance from dust and noise to surrounding occupiers with these measures in accordance with a method statement that has previously been submitted to and approved in writing to the Local Planning Authority with the approved measures retained until the completion of all site operations. Reason for condition: To protect the amenities of occupiers of neighbouring properties and to accord with Sites and Policies policy DM D2.
9. Amended standard condition [Construction Logistics Plan] Prior to the commencement of development [including demolition], a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority and all works shall take place be in accordance with approved plan Reason for condition: In the interests of vehicle and pedestrian safety and the amenities of local residents to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011.
10. Amended standard condition [Construction phase impacts] Prior to the commencement of development [including demolition] a working method statement shall be submitted to and approved in writing by the Local Planning Authority that shall include measures to accommodate: the parking of vehicles of site workers and visitors; loading and unloading of plant and materials; storage of construction plant and materials; wheel cleaning facilities; control of dust, smell and other effluvia; control of surface water run-off. No development shall be take place that is not in full accordance with the approved method statement. Reason for condition: In the interests of vehicle and pedestrian safety and the amenities of neighbouring occupiers and to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011.
11. Amended standard condition [Redundant Crossover] Prior to first occupation of the proposed new dwellings the existing crossover made redundant by this development shall have been removed by raising the kerb and reinstating the footway in accordance with the requirements of the Highway Authority. Reason for condition: In the interests of the safety of pedestrians and vehicles and to comply with policy CS13 of the Adopted Merton Core Planning Strategy 2011.

12. Amended standard condition [External materials] No development shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, (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. Reason for condition To ensure a satisfactory appearance of the development 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.
13. Amended standard condition [Service vehicle lay-by] The applicant shall enter into a Section 278 Agreement with the Council in order to create the vehicle lay-by on Kingston Road to provide two disabled bays and a vehicle loading bay. All approved works, including any diversions of statutory undertakers equipment, and necessary signage and restrictions on delivery and car parking shall be completed prior to the occupation of any part of the approved development. Reason for condition: In the interests of the safety of pedestrians and vehicles and to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011.
14. Non-standard condition [Landscaping and footway improvement] The applicant shall enter into a Section 278 Agreement with the Council in relation to a landscaping and footway improvement scheme for the open land adjacent to the frontage of the site. All approved works, shall be completed prior to the occupation of any part of the development. Reason for condition: In the interests of the safety of pedestrians and vehicles and to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011.
15. Non-standard condition [Waiting restrictions] The applicant shall enter into a Section 278 Agreement with the Council in relation to works to provide waiting restrictions adjacent to the frontage of the site. All approved works, shall be completed prior to the occupation of any part of the development. Reason for condition: In the interests of the safety of pedestrians and vehicles and to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011.
16. Non-standard condition [Details of walls and fences] Prior to first occupation of the proposed new dwellings and notwithstanding what is shown on the submitted drawings walls and fences or other means of enclosure shall be in place that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the walls and fences or other means of enclosure retained in accordance with the approved details permanently thereafter. Reason for condition: To ensure a satisfactory and safe development in accordance with Sites and Policies Plan policies DM D1, DM D2 and policy CS14 of the Adopted Merton Core Planning Strategy 2011.

17. Non-standard condition [Access to undercroft] Prior to first occupation of the proposed new dwellings measures to restrict general access to the proposed undercroft area shall be in place that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority with these measures retained for the lifetime of the development. Reason for condition: To safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with Sites and Policies policy DM D2 and policy CS14 of the Adopted Merton Core Planning Strategy 2011.
18. Amended standard condition [Landscaping] Prior to first occupation of the proposed new dwellings landscaping shall be in place that is in accordance with a landscaping scheme that has previously been submitted to and approved in writing by the Local Planning Authority with the landscaping scheme to include on a plan, full details of the size, species, spacing, quantities and location of plants, and measures to increase biodiversity together with any hard surfacing and means of enclosure. Reason for condition: To enhance the appearance of the development in the interest of the amenities of the area and to comply with policy CS13 of the Adopted Merton Core Planning Strategy 2011.
19. Non Standard Condition [Landscape Management Plan] Prior to the occupation of any part of the development a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for open space within the site and all communal and incidental landscaped areas within the site shall be submitted to and approved in writing by the Local Planning Authority. The landscape shall be managed in accordance with the approved management plan unless otherwise agreed in writing by the Local Planning Authority. Reason for condition To enhance the appearance of the development and the amenities of the area in accordance with policy CS13 of the Adopted Core Strategy [July 2011].
20. Non Standard Condition [Green roof] Prior to the occupation of any part of the development a green roof shall be in place that is in accordance with details that 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 plan for the lifetime of the development. Reason for condition To enhance the appearance of the development, the amenities of the area and to improve the management of surface water runoff in accordance with policy CS13 of the Adopted Core Strategy [July 2011] and DM D1 and DM F2 of Merton's Sites and Policies Plan 2014.
21. Non Standard Condition [Commercial plant/machinery soundproofing] Noise from any new plant/machinery associated with the relevant commercial floorspace shall not increase the background noise level by more than 2dB [A] L 90 [5 minute measurement period] with no increase in any one-third octave band between 50 Hertz and 160Hertz. Reason for condition To safeguard the amenities of the area and the occupiers of neighbouring properties and to ensure compliance with Development Plan policies: policies 7.14 and 7.15 of

the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policies DM EP2 and DM EP4 of Merton's Sites and Polices Plan 2014.

22. Non Standard Condition [Kitchen ventilation system installation] Prior to occupation of the commercial unit as a restaurant or café (Planning Use Class A3) purposes, detailed plans and specifications of a kitchen ventilation system; including details of sound attenuation for a kitchen ventilation extract system and odour control measures shall be submitted to and approved in writing by the Local Planning Authority. The kitchen ventilation extract system shall be installed in accordance with the approved plans and specifications before the use commences and shall be permanently retained as such thereafter. Reason for condition To safeguard the amenities of the area and the occupiers of neighbouring properties and to ensure compliance with Development Plan policies: policies 7.14 and 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policies DM EP2 and DM EP4 of Merton's Sites and Polices Plan 2014.
23. Non Standard Condition [Kitchen ventilation system standards] Any kitchen ventilation system must meet the following standards: Noise from the fan motor and air noise from the ductwork and exhaust flue shall not increase the background noise level by more than 2 dB[A]L 90 [dB[A] L90 [dB[A]] [5 minute measurement period] and there shall be no increase in any one-third octave band between 50 Hertz and 160 Hertz at the boundary of the nearest noise-sensitive property; the extract terminal discharge of the ductwork shall terminate vertically at least a metre above eaves level without any obstruction/cowl; odour control measures shall be used with carbon filters as a minimum; and flexible couplings and anti-vibration mountings shall be used between the ductwork and walls. Reason for condition To safeguard the amenities of the area and the occupiers of neighbouring properties and to ensure compliance with the following Development Plan policies for Merton: policies 7.14 and 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policies DM EP2 and DM EP4 of Merton's Sites and Polices Plan 2014.
24. Amended standard condition [Code for Sustainable Homes Pre-Commencement - New build residential] Prior to the commencement of development a copy of a letter shall be submitted to and approved in writing by the Local Planning Authority from a person that is licensed with the Building Research Establishment (BRE) or other equivalent assessors as a Code for Sustainable Homes assessor confirming that the development is registered with BRE or other equivalent assessors under Code For Sustainable Homes and a Design Stage Assessment Report shall be submitted demonstrating that the development will achieve not less than Code for Sustainable Homes Level 4 together with a minimum improvement in the dwelling emissions rate in accordance with the most up to date London Plan policy. Reason for condition: To ensure the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies 5.2 of the Adopted London Plan 2015 and CS 15 of the Adopted Merton Core Planning Strategy 2011.

25. Amended standard condition [Code for Sustainable Homes Pre-Occupation-New build residential] Prior to first occupation of the proposed new dwellings a Building Research Establishment or other equivalent assessors Final Code Certificate shall be submitted to, and acknowledged in writing by the Local Planning Authority providing confirmation that the development has achieved not less than a Code 4 level for Sustainable Homes together with confirmation that a minimum improvement in the dwelling emissions rate has been achieved in accordance with the most up to date London Plan policy. Reason for condition: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies 5.2 of the Adopted London Plan 2015 and CS 15 of the Adopted Merton Core Planning Strategy 2011.
26. Amended standard condition [Lifetime homes] Prior to first occupation of the proposed new dwellings, the applicant shall provide written evidence to confirm the new dwelling units meet Lifetime Homes Standards based on the relevant criteria. Reason for condition: To meet the changing needs of households and comply with policy CS8 of the Adopted Core Strategy [July 2011].
27. Amended standard condition [Screening of external amenity areas] Prior to first occupation of the proposed new dwellings screening to the proposed external amenity areas above ground floor shall be in place that is in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority with the approved screening maintained permanently thereafter. Reason for condition: To safeguard the privacy and amenities of the occupiers of neighbouring properties and to comply with Sites and Policies Plan policy DM D2 and policy CS14 of the Adopted Merton Core Planning Strategy 2011.
28. Non-standard condition [Cycle storage and parking] Prior to first occupation of the proposed new dwellings or the commercial floor space the cycle storage for occupiers or users and cycle parking for visitors for the relevant floor space shall be in place that is accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the cycle storage and parking retained in accordance with the approved details permanently thereafter. Reason for condition: To ensure the provision of satisfactory facilities for the storage of cycles and to comply with policy CS18 of the Adopted Core Strategy [July 2011].
29. Non-standard condition [Refuse and recycling facilities] Prior to first occupation of the proposed new dwellings or the commercial floor space refuse and recycling facilities shall be in place for the relevant floor space that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the refuse and recycling facilities retained in accordance with the approved details permanently thereafter. Reason for condition: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with policies CS13 and CS14 of the Adopted Core Strategy [July 2011].

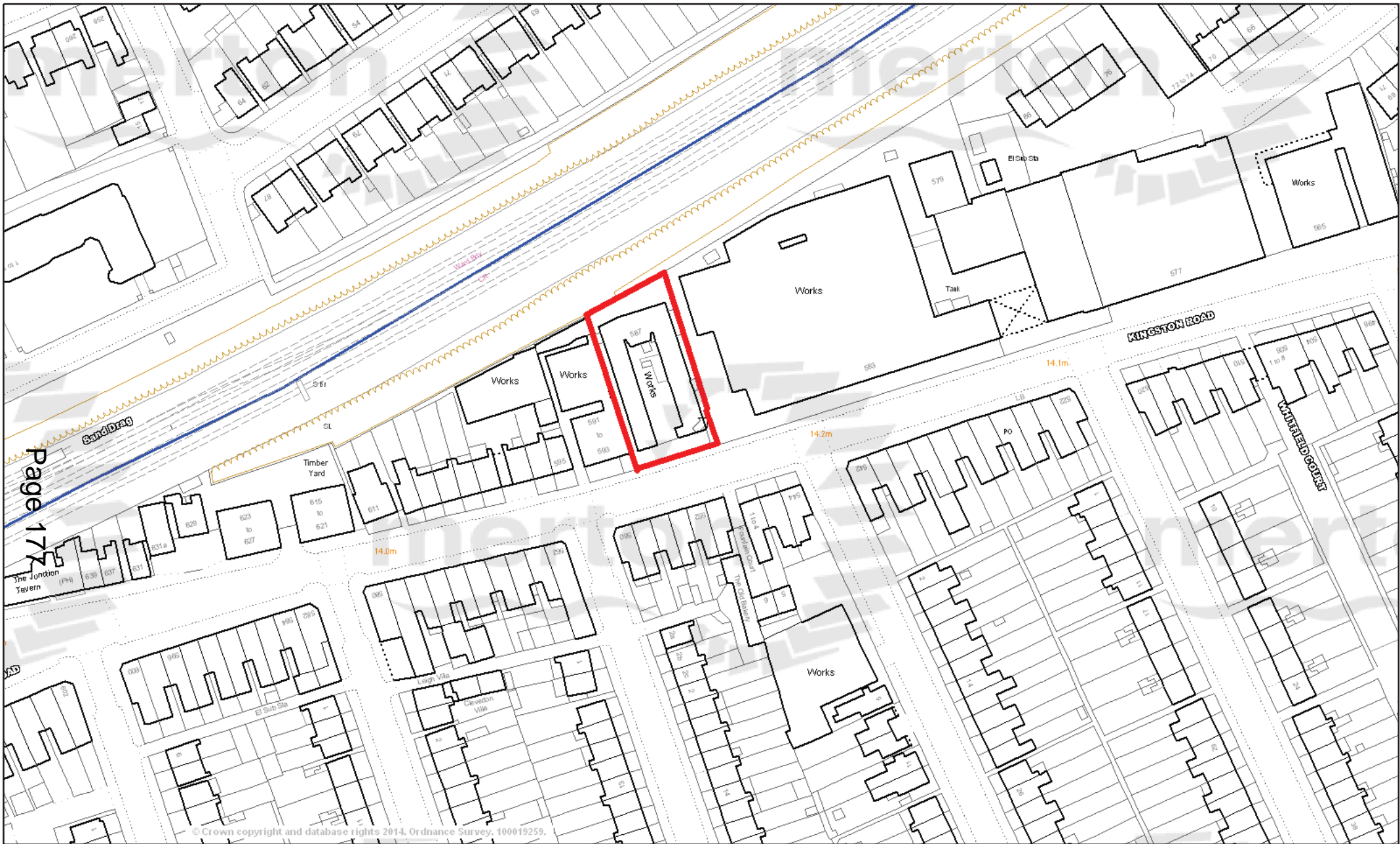
30. Amended standard condition [External Lighting] Any new external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary. Reason for condition In order to safeguard the amenities of the area, the occupiers of neighbouring properties and wildlife using the green corridor at the rear of the site and to ensure compliance with Sites and policy DM D2 and policies CS13 and CS14 of the Adopted Merton Core Planning Strategy 2011.
31. Non-standard condition [Glint and glare study] Prior to first occupation of the proposed development a report providing the conclusions of a “glint and glare” study shall have been submitted to and approved in writing by the Local Planning Authority with the recommendations of the study fully implemented before occupation of the development and retained for the lifetime of the development. Reason for condition In order to maintain the safe operation of the railway line located at the rear of the application site.
32. Non-standard condition Prior to first occupation of the proposed development a report setting out biodiversity mitigation and enhancement measures shall be submitted to and approved in writing, with the approved measures implemented in full and maintained before occupation and for the lifetime of the development. Reason for condition In order to safeguard the amenities of the area, the occupiers of neighbouring properties and wildlife using the green corridor at the rear of the site and to ensure compliance with policies DM D1, DM O2 of the Sites and Policies Plan and policy CS13 of the Adopted Merton Core Planning Strategy 2011.

INFORMATIVES:

- a) The applicant is advised that details of Lifetime Homes standards can be found at www.lifetimehomes.org.uk
- b) The applicant is advised that 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 Planning Committee considered the application where the applicant or agent had the opportunity to speak to the committee and promote the application.
- c) The applicant is advised to contact the Council’s Highways team on 020 8545 3151 before undertaking any works within the Public Highway in order to obtain the necessary approvals and/or licences.
- d) The applicant is advised that the demolition works 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 (telephone: 020 7831 6922).

- e) The applicant is reminded of the need to comply with the Control of Asbestos Regulations 2012 in relation to the demolition of the existing buildings on the application site, with further advice available at the following link: <http://www.hse.gov.uk/asbestos/regulations.htm>.

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587 Kingston Road

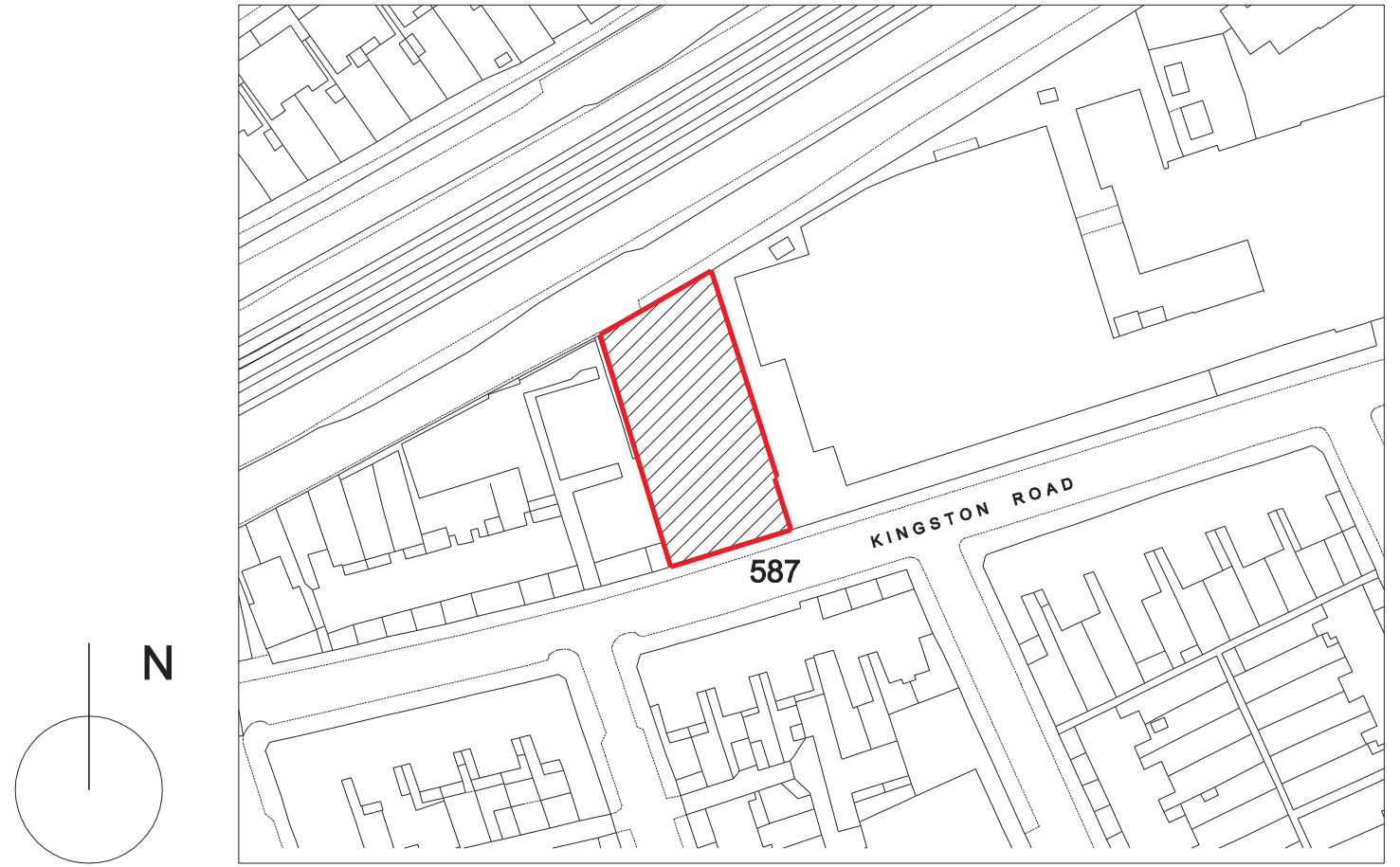
Scale 1/1250

Date 10/3/2015

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



DEVELOPMENT CONTROL



Location plan - scale 1:1250 @ A3 / 1:2500 @ A4

**Robin Walker
Architects**

11 Glenthorne Road
London W6 0LH
ph - 020 7729 9224

587 KINGSTON ROAD, SW20 8SA

location plan

PP-001



tel:

e-mail

info@robin-walker.co.uk

JOB NO: 072

SCALE: 1:1250 @A3 1:2500 @A4

DATE: 18-09-14

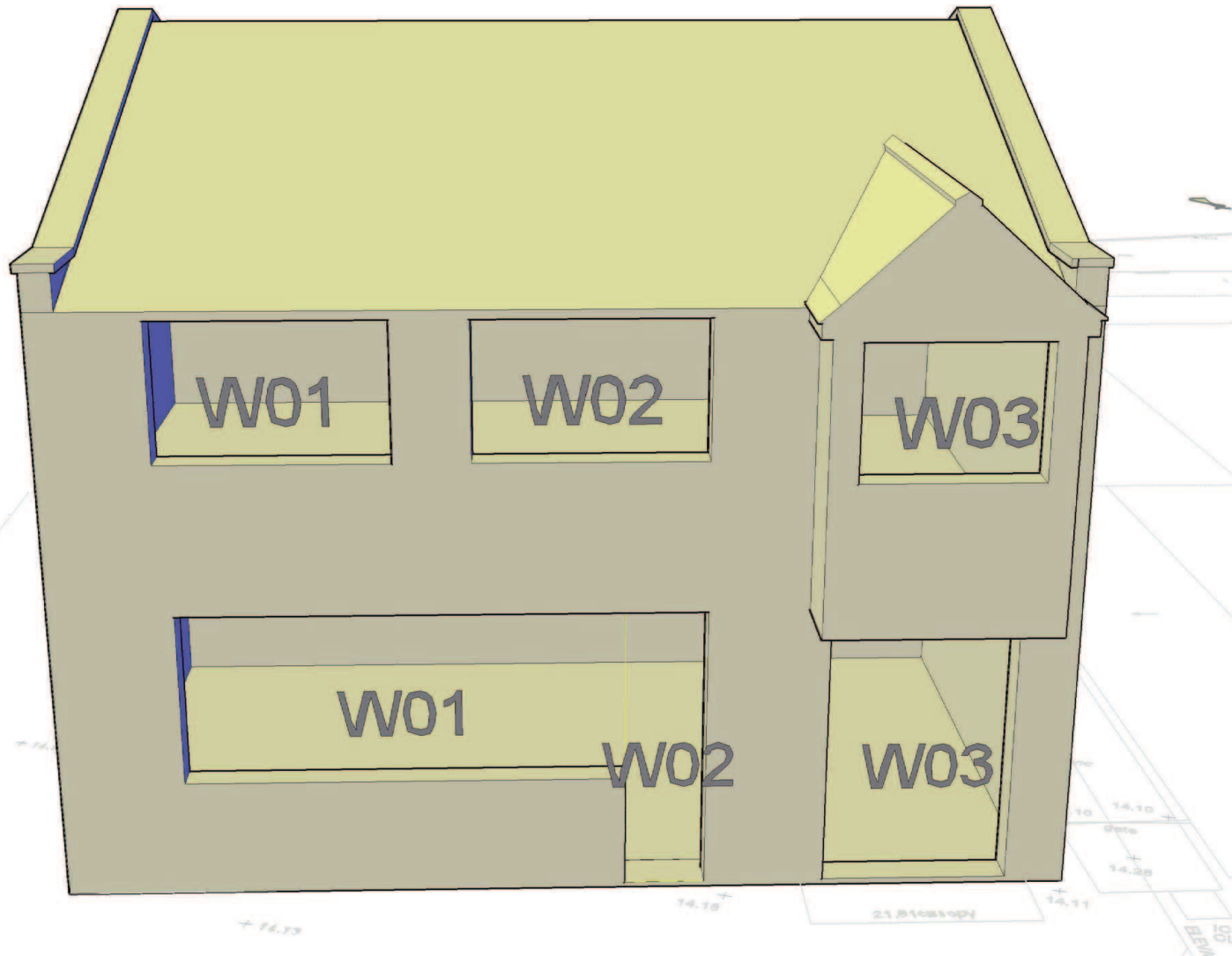
Sources of information

Robin Walker Architects

1837_Site_A.dwg
1837_Elevations_A.dwg
proposed plans and elevations - r2.dwg
Received: 05/12/14

Site Photos

Page 179



Project 587 Kingston Road

Title 544 - 548 Kingston Road
Window Map

Drawn DB Checked DF

Date 05/12/2014 Rel no. 03

Drawing no. 1478-WM01

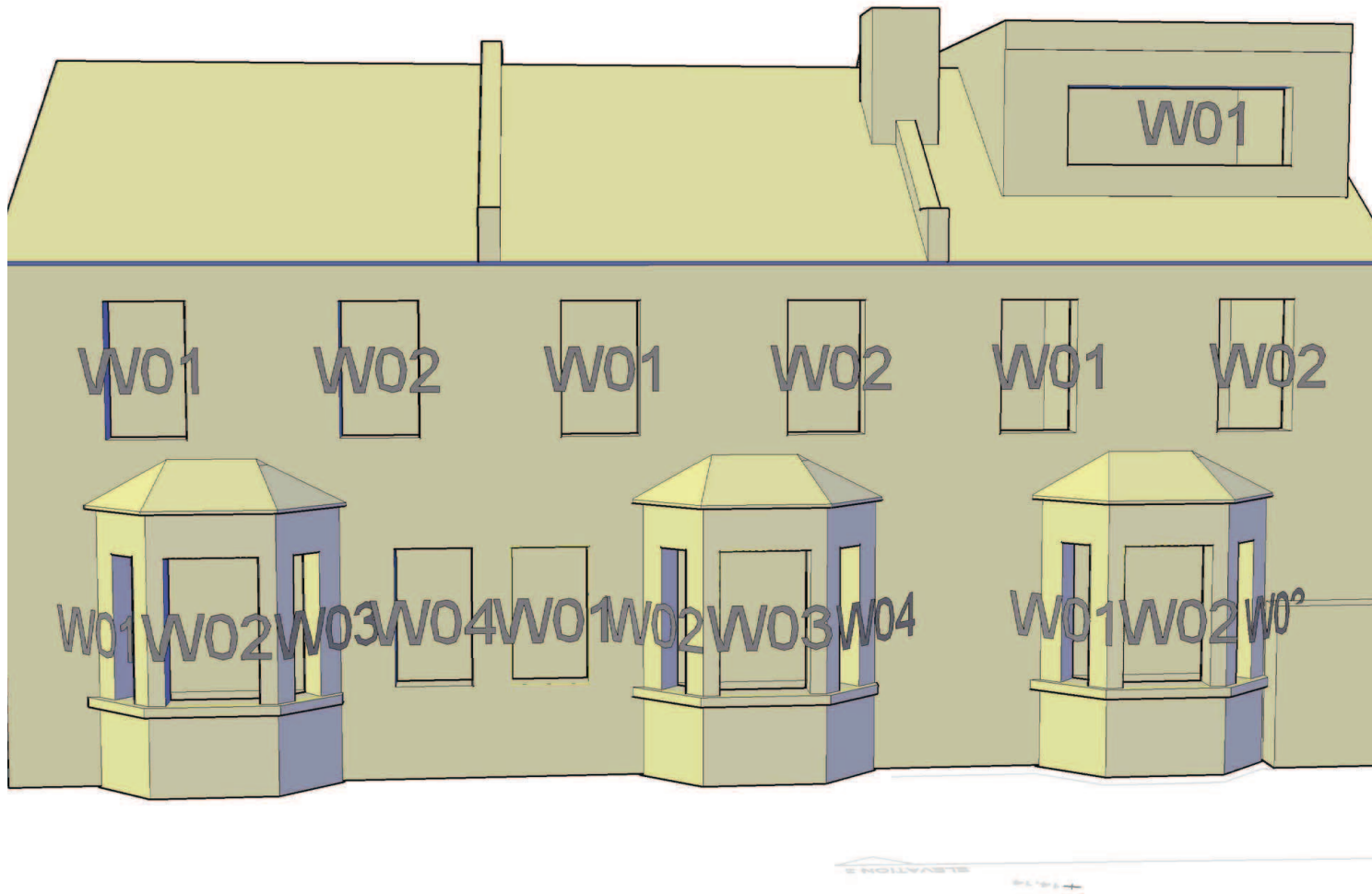
Sources of information

Robin Walker Architects

1837_Site_A.dwg
1837_Elevations_A.dwg
proposed plans and elevations - r2.dwg
Received: 05/12/14

Site Photos

Page 180



Project 587 Kingston Road

Title 587b Kingston Road
Window Map

Drawn DB Checked DF

Date 05/12/2014 Rel no. 03

Drawing no. 1478-WM03

Sources of information

Robin Walker Architects

1837_Site_A.dwg
1837_Elevations_A.dwg
proposed plans and elevations - r2.dwg
Received: 05/12/14

Site Photos

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Project 587 Kingston Road

Title 587b Kingston Road
Window Map

Drawn DB Checked DF

Date 05/12/2014 Rel no. 03

Drawing no. 1478-WM04



Appendix 2

Results of the Daylight & Sunlight assessment to Surrounds

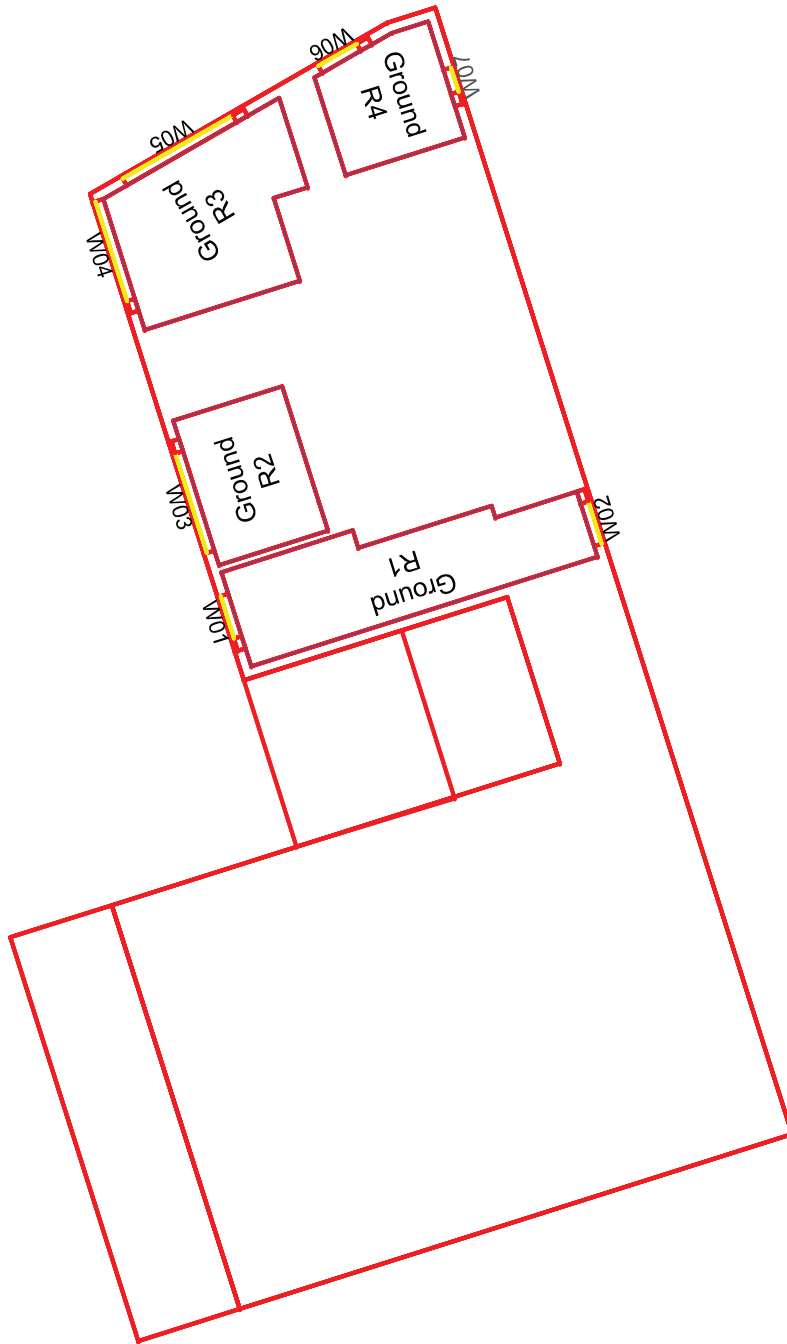
Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Reduction	Room Area	Existing NSC	Proposed NSC	Loss NSC	Loss %	Existing ADF Window	Total	Proposed ADF Window	Total	Loss ADF	Loss %	Existing APSH Total	Winter	Proposed APSH Total	Winter	Total Loss	Winter Loss
544 Kingston Road																									
Ground	R1	W01	Unknown	36.6	35.9	0.6	1.8	1.0	176.2	176.0	175.9	0.1	0.1	0.4	2.0	0.4	1.9	0.1	4.3	N/A	N/A	N/A	N/A	N/A	N/A
	R1	W02		37.8	35.8	2.0	5.3	0.9						1.3		1.2				N/A	N/A	N/A	N/A	N/A	N/A
	R1	W03		32.0	29.7	2.4	7.4	0.9						0.4		0.3				N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W04	Unknown	36.7	34.7	2.1	5.7	0.9	68.4	67.7	67.7	0.0	0.0	1.8	1.8	1.7	1.7	0.1	5.2	N/A	N/A	N/A	N/A	N/A	N/A
First	R1	W01-L	Unknown	37.9	36.1	1.7	4.6	1.0	118.8	116.5	116.5	0.0	0.0	0.0	1.3	0.0	1.3	0.1	4.4	N/A	N/A	N/A	N/A	N/A	N/A
		W01-U												1.3		1.3									
First	R2	W02-L	Unknown	37.7	35.9	1.9	4.9	1.0	114.2	112.1	112.1	0.0	0.0	0.0	1.4	0.0	1.3	0.1	4.7	N/A	N/A	N/A	N/A	N/A	N/A
		W02-U												1.4		1.3									
546 Kingston Road																									
Ground	R1	W01	Unknown	36.7	34.5	2.2	5.9	0.9	68.4	67.7	67.7	0.0	0.0	1.8	1.8	1.7	1.7	0.1	5.4	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R2	W02	Unknown	33.9	32.9	0.9	2.7	1.0	171.6	171.5	171.3	0.2	0.1	0.4	2.0	0.4	1.9	0.1	5.0	N/A	N/A	N/A	N/A	N/A	N/A
		W03		37.1	34.8	2.4	6.3	0.9						1.3		1.2				N/A	N/A	N/A	N/A	N/A	
		W04		30.2	27.7	2.6	8.4	0.9						0.3		0.3				N/A	N/A	N/A	N/A	N/A	
First	R1	W01-L	Unknown	37.6	35.6	2.0	5.2	0.9	114.2	112.1	112.1	0.0	0.0	0.0	1.4	0.0	1.3	0.1	4.9	N/A	N/A	N/A	N/A	N/A	N/A
		W01-U												1.4		1.3									
First	R2	W02-L	Unknown	37.4	35.3	2.1	5.6	0.9	114.2	112.1	112.1	0.0	0.0	0.0	1.4	0.0	1.3	0.1	5.2	N/A	N/A	N/A	N/A	N/A	N/A
		W02-U												1.4		1.3									
548 Kingston Road																									
Ground	R1	W01	Unknown	33.2	32.0	1.2	3.5	1.0	249.2	244.9	231.5	13.3	5.5	0.3	1.5	0.3	1.4	0.1	5.6	N/A	N/A	N/A	N/A	N/A	N/A
		W02		35.8	33.2	2.6	7.2	0.9						1.0		0.9				N/A	N/A	N/A	N/A	N/A	
		W03		25.2	22.6	2.6	10.5	0.9						0.2		0.2				N/A	N/A	N/A	N/A	N/A	
First	R1	W01-L	Unknown	37.0	34.8	2.2	5.9	0.9	114.2	112.1	112.1	0.0	0.0	0.0	1.4	0.0	1.3	0.1	5.5	N/A	N/A	N/A	N/A	N/A	N/A
		W01-U												1.4		1.3									
First	R2	W02-L	Unknown	35.8	33.5	2.3	6.5	0.9	118.8	116.4	116.4	0.0	0.0	0.0	1.3	0.0	1.2	0.1	5.7	N/A	N/A	N/A	N/A	N/A	N/A
		W02-U												1.3		1.2									
Second	R1	W01	Unknown	39.1	37.3	1.8	4.6	1.0	112.6	110.1	110.1	0.0	0.0	2.9	2.9	2.8	2.8	0.1	4.6	N/A	N/A	N/A	N/A	N/A	N/A
550 Kingston Road																									
First	R1	W01-L	Unknown	37.6	33.9	3.7	9.7	0.9	145.6	143.9	143.9	0.0	0.0	0.0	2.3	0.0	2.1	0.2	9.1	N/A	N/A	N/A	N/A	N/A	N/A
		W01-U												1.2		1.0									
First	R1	W02-L	Unknown	37.5	33.6	3.8	10.2	0.9	145.6	143.9	143.9	0.0	0.0	0.0	2.3	0.0	2.1	0.2	9.1	N/A	N/A	N/A	N/A	N/A	N/A
		W02-U												1.1		1.0									
First	R2	W03-L	Unknown	37.4	33.4	4.1	10.8	0.9	68.0	67.0	67.0	0.0	0.0	0.0	1.2	0.0	1.1	0.1	9.8	N/A	N/A	N/A	N/A	N/A	N/A
		W03-U												1.2		1.1									
552 Kingston Road																									
First	R1	W01-L	Unknown	37.3	33.1	4.2	11.3	0.9	67.9	67.0	67.0	0.0	0.0	0.0	1.2	0.0	1.1	0.1	10.2	N/A	N/A	N/A	N/A	N/A	N/A
		W01-U												1.2		1.1									
First	R2	W02-L	Unknown	37.1	32.8	4.3	11.6	0.9	146.3	144.6	144.6	0.0	0.0	0.0	2.3	0.0	2.0	0.2	10.4	N/A	N/A	N/A	N/A	N/A	N/A
		W02-U												1.1		1.0									
		W03-L												37.1		32.7				4.3	11.7	0.9	0.0	0.0	N/A
First	R2	W03-U	Unknown	37.1	32.7	4.3	11.7	0.9	146.3	144.6	144.6	0.0	0.0	1.1	2.3	1.0	2.0	0.2	10.4	N/A	N/A	N/A	N/A	N/A	N/A
		W03-U												1.1		1.0									
554 Kingston Road																									
First	R1	W01-L	Unknown	36.9	32.7	4.2	11.4	0.9						0.0		0.0				N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss VSC	Loss %	Proportion Reduction	Room Area	Existing NSC	Proposed NSC	Loss NSC	Loss %	Existing ADF Window	Total	Proposed ADF Window	Total	Loss ADF	Loss %	Existing APSH Total	Winter	Proposed APSH Total	Winter	Total Loss	Winter Loss
First	R1	W01-U	Unknown	36.8	32.7	4.1	11.1	0.9	146.1	144.2	144.2	0.0	0.0	1.1	2.3	1.0	2.0	0.2	9.9	N/A	N/A	N/A	N/A	N/A	N/A
		W02-L												0.0		0.0									
		W02-U												1.1		1.0									
556 Kingston Road	R2	W03-L	Unknown	36.7	32.9	3.9	10.5	0.9	67.4	66.3	66.3	0.0	0.0	0.0		0.0									
		W03-U							67.4	66.3	66.3	0.0	0.0	1.2	1.2	1.1	1.1	0.1	9.3	N/A	N/A	N/A	N/A	N/A	N/A
556 Kingston Road	R1	W01-L	Unknown	36.7	33.1	3.6	9.8	0.9	67.3	66.3	66.3	0.0	0.0	0.0		0.0									
		W01-U							67.3	66.3	66.3	0.0	0.0	1.2	1.2	1.1	1.1	0.1	8.8	N/A	N/A	N/A	N/A	N/A	N/A
556 Kingston Road	R2	W02-L	Unknown	36.6	33.3	3.4	9.2	0.9						0.0		0.0									
		W02-U												1.1		1.0									
		W03-L												0.0		0.0									
		W03-U							147.3	145.4	145.4	0.0	0.0	1.1	2.2	1.0	2.1	0.2	8.0	N/A	N/A	N/A	N/A	N/A	N/A
558 Kingston Road	R1	W01-L	Unknown	36.6	33.9	2.7	7.3	0.9						0.0		0.0									
		W01-U												1.1		1.0									
		W02-L												0.0		0.0									
		W02-U							147.0	145.0	145.0	0.0	0.0	1.1	2.2	1.1	2.1	0.1	6.4	N/A	N/A	N/A	N/A	N/A	N/A
558 Kingston Road	R2	W03-L	Unknown	36.7	34.5	2.2	6.1	0.9						0.0		0.0									
		W03-U							70.4	69.2	69.2	0.0	0.0	1.2	1.2	1.1	1.1	0.1	5.5	N/A	N/A	N/A	N/A	N/A	N/A



Appendix 3

Results and plots of the internal daylight assessment



Sources of information

Robin Walker Architects

1837_Site_A.dwg
1837_Elevations_A.dwg
proposed plans and elevations - r2.dwg
Received: 05/12/14

Site Photos

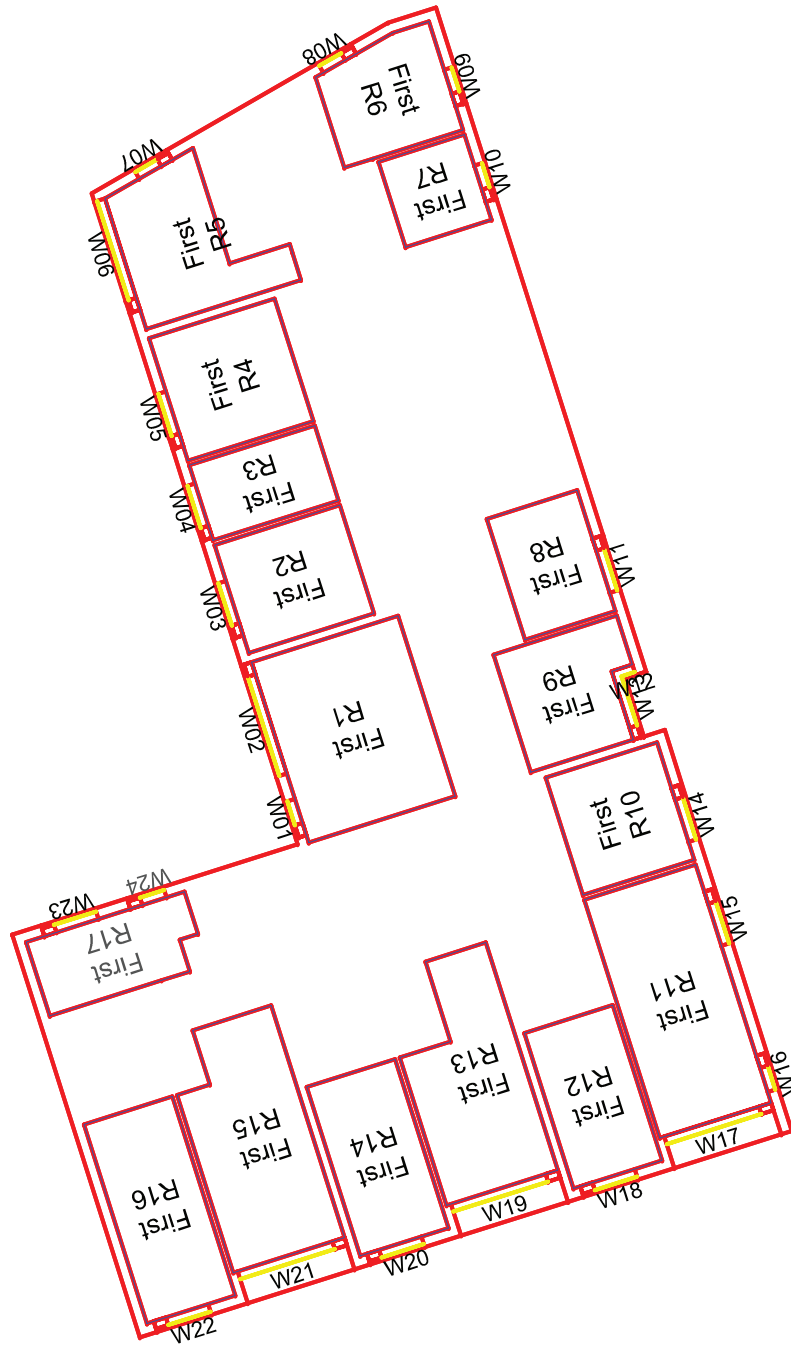
Project 587 Kingston Road

Title Ground Floor
Room Layout

Drawn DB Checked DF

Date 05/12/2014 Rel no. ID02

Drawing no. 1478-ID01



Sources of information

Robin Walker Architects

1837_Site_A.dwg
1837_Elevations_A.dwg
proposed plans and elevations - r2.dwg
Received: 05/12/14

Site Photos

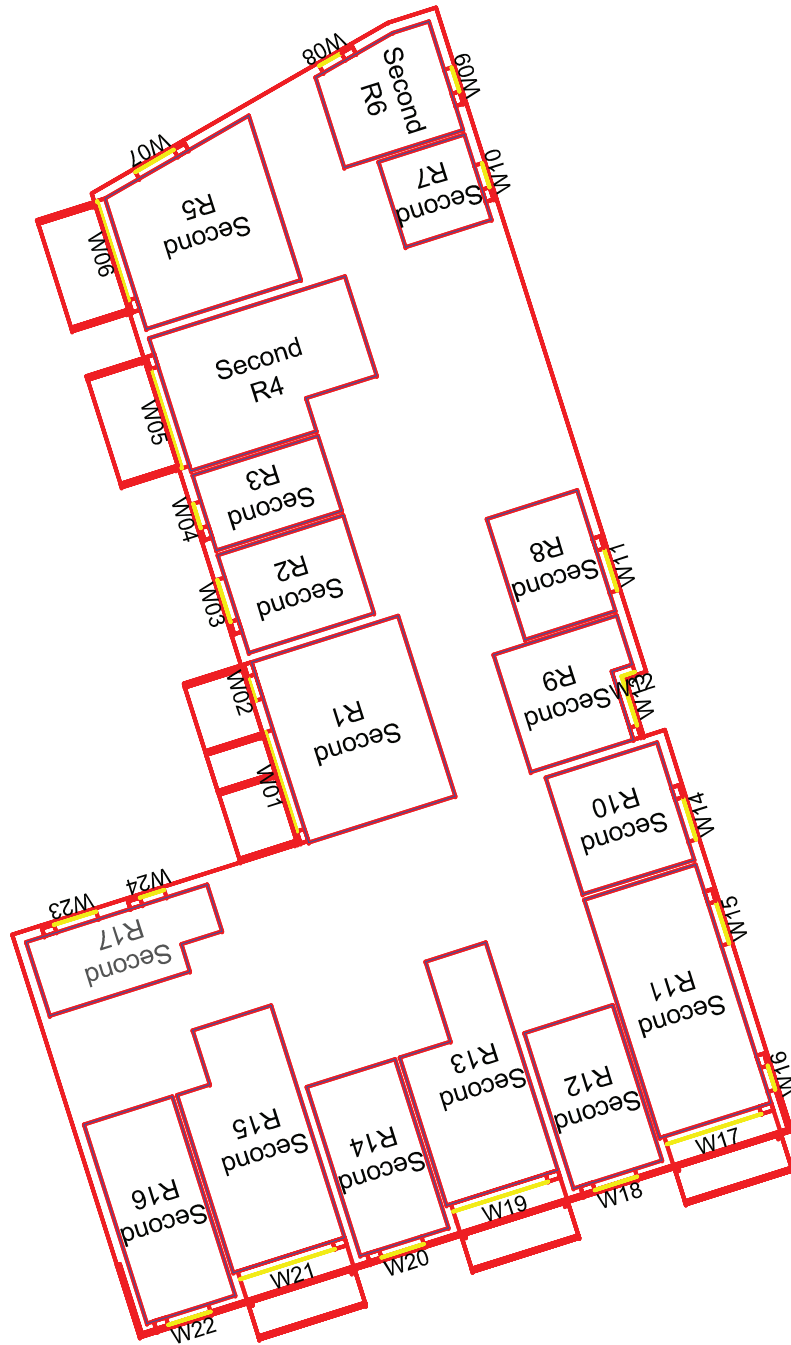
Project 587 Kingston Road

Title First Floor
Room Layout

Drawn DB Checked DF

Date 05/12/2014 Rel no. ID02

Drawing no. 1478-ID02



Sources of information

Robin Walker Architects

1837_Site_A.dwg
 1837_Elevations_A.dwg
 proposed plans and elevations - r2.dwg
Received: 05/12/14

Site Photos

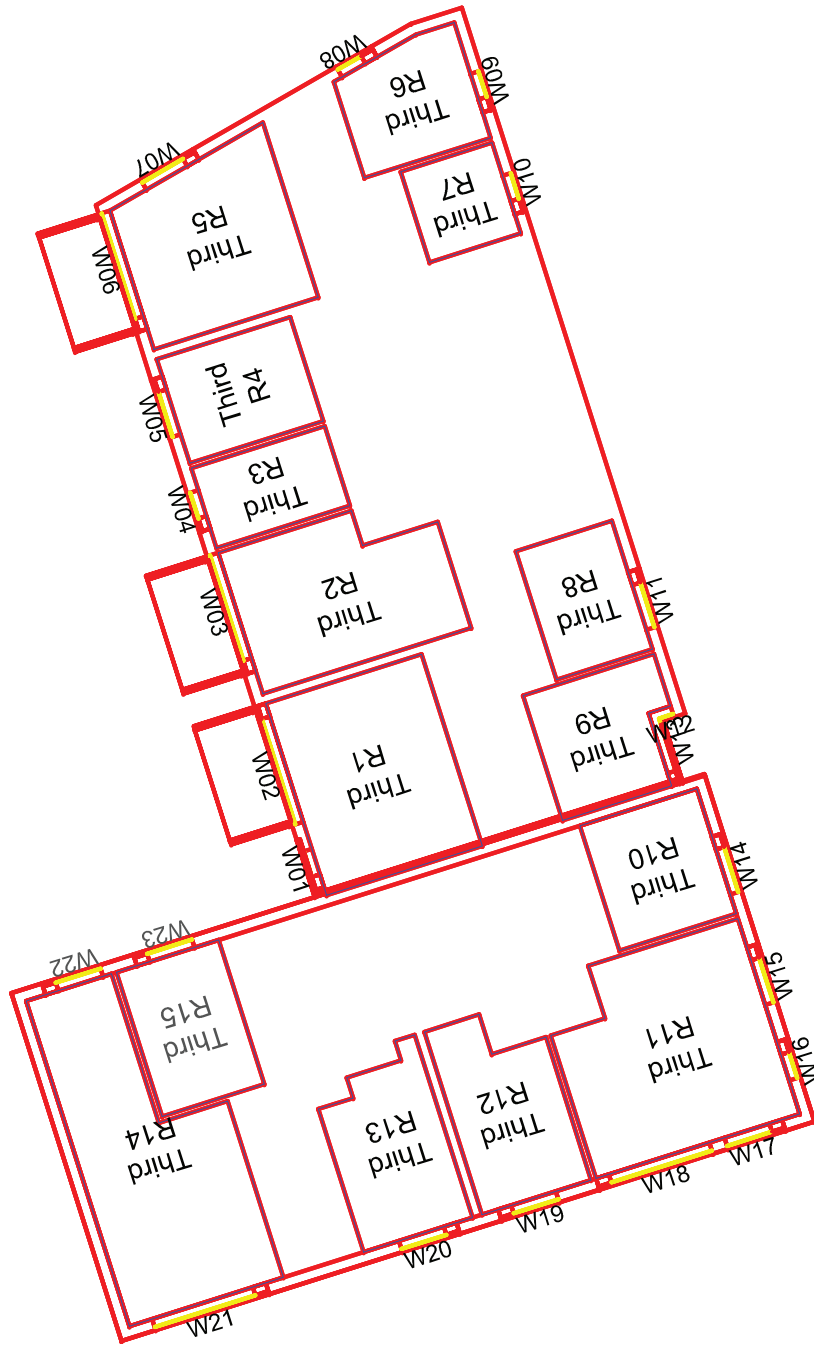
Project 587 Kingston Road

Title Second Floor
 Room Layout

Drawn DB Checked DF

Date 05/12/2014 Rel no. ID02

Drawing no. 1478-ID03



Sources of information

Robin Walker Architects

1837_Site_A.dwg
1837_Elevations_A.dwg
proposed plans and elevations - r2.dwg
Received: 05/12/14

Site Photos

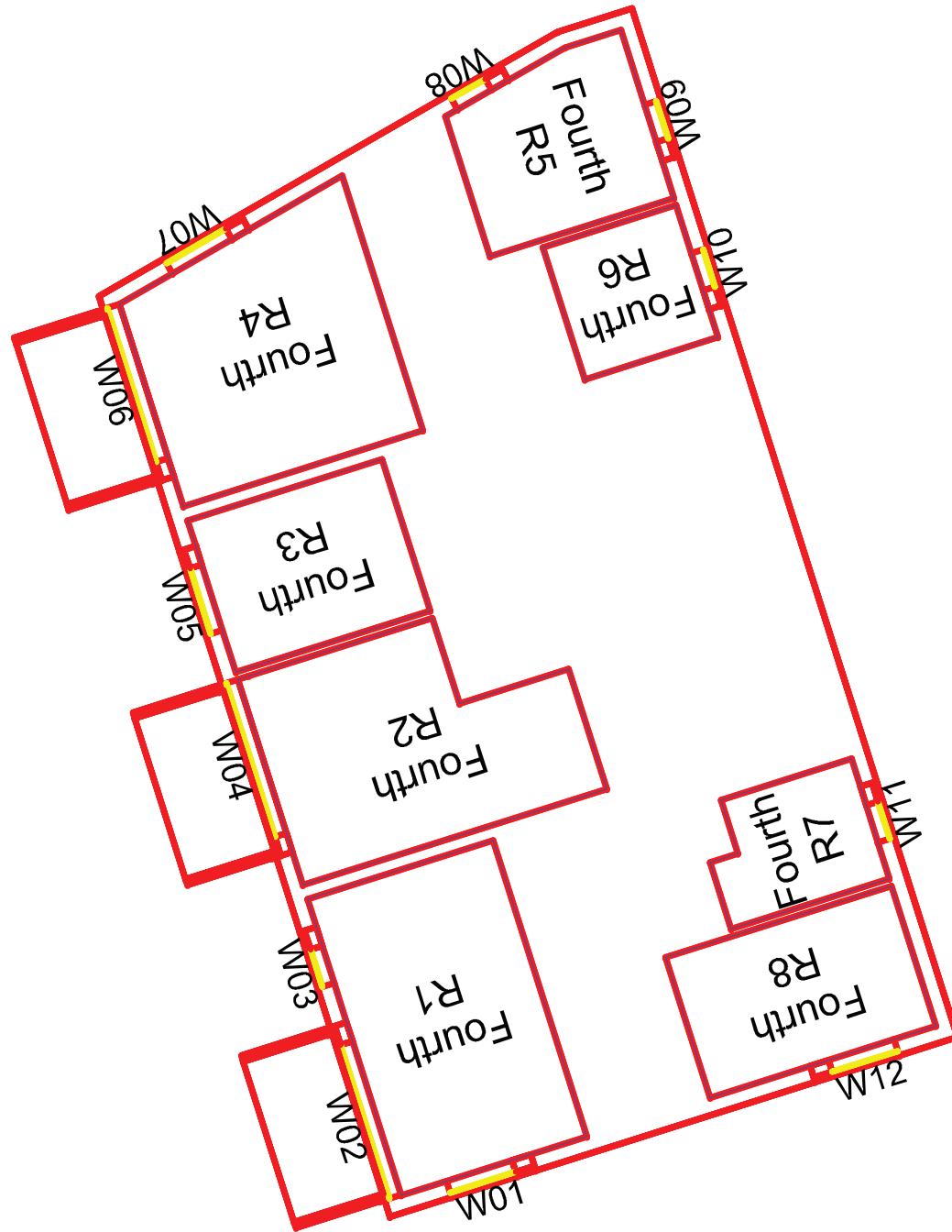
Project 587 Kingston Road

Title Third Floor
Room Layout

Drawn DB Checked DF

Date 05/12/2014 Rel no. ID02

Drawing no. 1478-ID03



Sources of information

Robin Walker Architects

1837_Site_A.dwg
1837_Elevations_A.dwg
proposed plans and elevations - r2.dwg
Received: 05/12/14

Site Photos

Project 587 Kingston Road

Title Fourth Floor
Room Layout

Drawn DB Checked DF

Date 05/12/2014 Rel no. ID02

Drawing no. 1478-ID04

Floor	Room ID	Window ID	Room Use	Win. Trans.	Glazing Area	Theta	Room Area	Room	Split Calc Multiplier	ADF	TOTAL ADF
B1											
Ground	R1	W01-L	Kitchen	0.65	0.94	54.14	136.90	0.60	0.15	0.06	
		W01-U	Kitchen	0.65	1.58	57.00	136.90	0.60	1.00	0.77	
		W02-L	Kitchen	0.65	0.94	84.81	136.90	0.60	0.15	0.19	
		W02-U	Kitchen	0.65	1.58	80.10	136.90	0.60	1.00	0.94	1.95
Ground	R2	W03-L	Living room	0.65	2.21	58.90	77.89	0.60	0.15	0.25	
		W03-U	Living room	0.65	3.71	60.87	77.89	0.60	1.00	2.94	3.20
Ground	R3	W04-L	Living room	0.65	2.21	66.79	115.56	0.60	0.15	0.19	
		W04-U	Living room	0.65	3.71	66.71	115.56	0.60	1.00	2.18	
		W05-L	Living room	0.65	2.69	87.47	115.56	0.60	0.15	0.31	
		W05-U	Living room	0.65	4.51	81.57	115.56	0.60	1.00	3.23	5.91
Ground	R4	W06-L	Kitchen	0.65	0.94	84.91	67.65	0.60	0.15	0.18	
		W06-U	Kitchen	0.65	1.58	80.18	67.65	0.60	1.00	1.90	
		W07-L	Kitchen	0.65	0.54	79.34	67.65	0.60	0.15	0.10	
		W07-U	Kitchen	0.65	0.90	76.07	67.65	0.60	1.00	1.03	3.21
First	R1	W01-L	L/K/D	0.65	0.54	35.66	112.35	0.60	0.15	0.03	
		W01-U	L/K/D	0.65	0.90	29.65	112.35	0.60	1.00	0.24	
		W02-L	L/K/D	0.65	2.21	53.01	112.35	0.60	0.15	0.16	
		W02-U	L/K/D	0.65	3.71	52.84	112.35	0.60	1.00	1.77	2.20
First	R2	W03-L	Bedroom	0.65	0.94	65.15	68.55	0.60	0.15	0.14	
		W03-U	Bedroom	0.65	1.58	65.50	68.55	0.60	1.00	1.53	1.67
First	R3	W04-L	Bedroom	0.65	0.94	64.81	53.97	0.60	0.15	0.17	
		W04-U	Bedroom	0.65	1.58	62.83	53.97	0.60	1.00	1.87	2.04
First	R4	W05-L	Bedroom	0.65	0.94	56.81	74.95	0.60	0.15	0.11	
		W05-U	Bedroom	0.65	1.58	42.23	74.95	0.60	1.00	0.90	1.01
First	R5	W06-L	Bedroom	0.65	2.21	61.63	83.28	0.60	0.15	0.25	
		W06-U	Bedroom	0.65	3.71	45.69	83.28	0.60	1.00	2.07	
		W07-L	Bedroom	0.65	0.54	79.34	83.28	0.60	0.15	0.08	
		W07-U	Bedroom	0.65	0.90	76.06	83.28	0.60	1.00	0.83	3.23
First	R6	W08-L	Bedroom	0.65	0.54	79.34	63.12	0.60	0.15	0.10	
		W08-U	Bedroom	0.65	0.90	76.06	63.12	0.60	1.00	1.10	
		W09-L	Bedroom	0.65	0.54	79.34	63.12	0.60	0.15	0.10	
		W09-U	Bedroom	0.65	0.90	76.06	63.12	0.60	1.00	1.10	2.41
First	R7	W10-L	Bedroom	0.65	0.54	79.34	44.48	0.60	0.15	0.15	
		W10-U	Bedroom	0.65	0.90	76.06	44.48	0.60	1.00	1.56	1.71
First	R8	W11-L	Bedroom	0.65	0.94	84.83	59.00	0.60	0.15	0.21	
		W11-U	Bedroom	0.65	1.58	80.12	59.00	0.60	1.00	2.18	2.39
First	R9	W12-L	Bedroom	0.65	0.30	30.71	68.73	0.60	0.15	0.02	
		W12-U	Bedroom	0.65	0.50	30.21	68.73	0.60	1.00	0.22	
		W13-L	Bedroom	0.65	1.09	65.18	68.73	0.60	0.15	0.16	
		W13-U	Bedroom	0.65	1.84	63.62	68.73	0.60	1.00	1.73	2.13
First	R10	W14-L	Bedroom	0.65	0.94	84.63	66.76	0.60	0.15	0.18	
		W14-U	Bedroom	0.65	1.58	79.98	66.76	0.60	1.00	1.92	2.10
First	R11	W15-L	L/K/D	0.65	0.94	84.48	116.23	0.60	0.15	0.10	
		W15-U	L/K/D	0.65	1.58	79.88	116.23	0.60	1.00	1.10	
		W16-L	L/K/D	0.65	0.54	79.11	116.23	0.60	0.15	0.06	
		W16-U	L/K/D	0.65	0.90	75.91	116.23	0.60	1.00	0.60	
		W17-L	L/K/D	0.65	2.11	52.88	116.23	0.60	0.15	0.15	
		W17-U	L/K/D	0.65	3.54	38.47	116.23	0.60	1.00	1.19	3.20
First	R12	W18-L	Bedroom	0.65	0.94	68.88	70.58	0.60	0.15	0.14	
		W18-U	Bedroom	0.65	1.58	67.43	70.58	0.60	1.00	1.53	1.67
First	R13	W19-L	L/K/D	0.65	2.11	52.87	102.96	0.60	0.15	0.17	
		W19-U	L/K/D	0.65	3.54	37.53	102.96	0.60	1.00	1.31	1.48

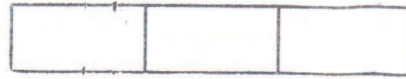
Floor	Room ID	Window ID	Room Use	Win. Trans.	Glazing Area	Theta	Room Area	Room	Split Calc Multiplier	ADF	TOTAL ADF
First	R14	W20-L	Bedroom	0.65	0.94	68.08	75.47	0.60	0.15	0.13	1.55
		W20-U	Bedroom	0.65	1.58	67.04	75.47	0.60	1.00	1.43	
First	R15	W21-L	L/K/D	0.65	2.11	53.21	109.85	0.60	0.15	0.26	1.49
		W21-U	L/K/D	0.65	3.54	37.61	109.85	0.60	1.00	1.23	
First	R16	W22-L	Bedroom	0.65	0.94	69.13	86.33	0.60	0.15	0.11	1.38
		W22-U	Bedroom	0.65	1.58	68.01	86.33	0.60	1.00	1.26	
First	R17	W23-L	Bedroom	0.65	0.94	57.62	62.97	0.60	0.15	0.13	2.50
		W23-U	Bedroom	0.65	1.58	58.32	62.97	0.60	1.00	1.49	
		W24-L	Bedroom	0.65	0.54	56.39	62.97	0.60	0.15	0.07	
		W24-U	Bedroom	0.65	0.90	56.05	62.97	0.60	1.00	0.81	
Second	R1	W01-L	L/K/D	0.65	2.21	47.84	112.35	0.60	0.15	0.14	2.00
		W01-U	L/K/D	0.65	3.71	44.22	112.35	0.60	1.00	1.48	
		W02-L	L/K/D	0.65	0.54	54.97	112.35	0.60	0.15	0.04	
		W02-U	L/K/D	0.65	0.90	41.22	112.35	0.60	1.00	0.34	
Second	R2	W03-L	Bedroom	0.65	0.94	58.61	64.09	0.60	0.15	0.13	1.22
		W03-U	Bedroom	0.65	1.58	43.31	64.09	0.60	1.00	1.08	
Second	R3	W04-L	Bedroom	0.65	0.54	62.40	53.97	0.60	0.15	0.10	1.06
		W04-U	Bedroom	0.65	0.90	57.17	53.97	0.60	1.00	0.97	
Second	R4	W05-L	L/K/D	0.65	2.21	71.68	106.60	0.60	0.15	0.23	2.83
		W05-U	L/K/D	0.65	3.71	73.79	106.60	0.60	1.00	2.61	
Second	R5	W06-L	L/K/D	0.65	2.21	60.84	100.68	0.60	0.15	0.20	3.43
		W06-U	L/K/D	0.65	3.71	48.86	100.68	0.60	1.00	1.83	
		W07-L	L/K/D	0.65	0.94	84.91	100.68	0.60	0.15	0.12	
		W07-U	L/K/D	0.65	1.58	80.18	100.68	0.60	1.00	1.28	
Second	R6	W08-L	Bedroom	0.65	0.54	79.34	63.12	0.60	0.15	0.10	2.41
		W08-U	Bedroom	0.65	0.90	76.07	63.12	0.60	1.00	1.10	
Second	R6	W09-L	Bedroom	0.65	0.54	79.34	63.12	0.60	0.15	0.10	2.41
		W09-U	Bedroom	0.65	0.90	76.06	63.12	0.60	1.00	1.10	
Second	R7	W10-L	Bedroom	0.65	0.54	79.34	44.48	0.60	0.15	0.15	1.71
		W10-U	Bedroom	0.65	0.90	76.06	44.48	0.60	1.00	1.56	
Second	R8	W11-L	Bedroom	0.65	0.94	84.89	59.00	0.60	0.15	0.21	2.39
		W11-U	Bedroom	0.65	1.58	80.17	59.00	0.60	1.00	2.18	
Second	R9	W12-L	Bedroom	0.65	0.30	31.40	68.73	0.60	0.15	0.02	2.14
		W12-U	Bedroom	0.65	0.50	30.90	68.73	0.60	1.00	0.23	
		W13-L	Bedroom	0.65	1.09	65.18	68.73	0.60	0.15	0.16	
		W13-U	Bedroom	0.65	1.84	63.62	68.73	0.60	1.00	1.73	
Second	R10	W14-L	Bedroom	0.65	0.94	84.82	66.60	0.60	0.15	0.18	2.11
		W14-U	Bedroom	0.65	1.58	80.14	66.60	0.60	1.00	1.93	
Second	R11	W15-L	L/K/D	0.65	0.94	84.76	116.23	0.60	0.15	0.10	3.52
		W15-U	L/K/D	0.65	1.58	80.12	116.23	0.60	1.00	1.11	
		W16-L	L/K/D	0.65	0.54	79.28	116.23	0.60	0.15	0.06	
		W16-U	L/K/D	0.65	0.90	76.05	116.23	0.60	1.00	0.60	
		W17-L	L/K/D	0.65	2.11	61.76	116.23	0.60	0.15	0.17	
Second	R12	W18-L	Bedroom	0.65	0.94	77.87	70.58	0.60	0.15	0.16	1.93
		W18-U	Bedroom	0.65	1.58	77.73	70.58	0.60	1.00	1.77	
Second	R13	W19-L	L/K/D	0.65	2.11	61.83	102.96	0.60	0.15	0.19	1.86
		W19-U	L/K/D	0.65	3.54	47.75	102.96	0.60	1.00	1.67	
Second	R14	W20-L	Bedroom	0.65	0.94	77.39	75.47	0.60	0.15	0.15	1.79
		W20-U	Bedroom	0.65	1.58	77.51	75.47	0.60	1.00	1.65	
Second	R15	W21-L	L/K/D	0.65	2.11	62.02	109.85	0.60	0.15	0.18	

Floor	Room ID	Window ID	Room Use	Win. Trans.	Glazing Area	Theta	Room Area	Room	Split Calc Multiplier	ADF	TOTAL ADF
		W21-U	L/K/D	0.65	3.54	47.73	109.85	0.60	1.00	1.56	1.74
Second	R16	W22-L	Bedroom	0.65	0.94	78.33	86.33	0.60	0.15	0.13	
		W22-U	Bedroom	0.65	1.58	77.58	86.33	0.60	1.00	1.44	1.57
Second	R17	W23-L	Bedroom	0.65	0.94	69.67	69.22	0.60	0.15	0.14	
		W23-U	Bedroom	0.65	1.58	67.24	69.22	0.60	1.00	1.56	
		W24-L	Bedroom	0.65	0.54	62.30	69.22	0.60	0.15	0.07	
		W24-U	Bedroom	0.65	0.90	61.10	69.22	0.60	1.00	0.81	2.58
Third	R1	W01-L	L/K/D	0.65	0.54	48.99	112.35	0.60	0.15	0.04	
		W01-U	L/K/D	0.65	0.90	52.51	112.35	0.60	1.00	0.43	
		W02-L	L/K/D	0.65	2.21	56.53	112.35	0.60	0.15	0.17	
		W02-U	L/K/D	0.65	3.71	44.07	112.35	0.60	1.00	1.48	2.11
Third	R2	W03-L	L/K/D	0.65	2.21	66.72	106.60	0.60	0.15	0.21	
		W03-U	L/K/D	0.65	3.71	63.65	106.60	0.60	1.00	2.25	2.46
Third	R3	W04-L	Bedroom	0.65	0.54	60.18	53.97	0.60	0.15	0.19	
		W04-U	Bedroom	0.65	0.90	47.06	53.97	0.60	1.00	0.90	1.09
Third	R4	W05-L	Bedroom	0.65	0.94	74.76	64.09	0.60	0.15	0.17	
		W05-U	Bedroom	0.65	1.58	70.49	64.09	0.60	1.00	1.76	1.93
Third	R5	W06-L	L/K/D	0.65	2.21	60.95	100.68	0.60	0.15	0.20	
		W06-U	L/K/D	0.65	3.71	49.16	100.68	0.60	1.00	1.84	
		W07-L	L/K/D	0.65	0.94	84.91	100.68	0.60	0.15	0.12	
		W07-U	L/K/D	0.65	1.58	80.18	100.68	0.60	1.00	1.28	3.44
Third	R6	W08-L	Bedroom	0.65	0.54	79.34	63.12	0.60	0.15	0.10	
		W08-U	Bedroom	0.65	0.90	76.07	63.12	0.60	1.00	1.10	
		W09-L	Bedroom	0.65	0.54	79.34	63.12	0.60	0.15	0.10	
		W09-U	Bedroom	0.65	0.90	76.06	63.12	0.60	1.00	1.10	2.41
Third	R7	W10-L	Bedroom	0.65	0.54	79.34	44.48	0.60	0.15	0.15	
		W10-U	Bedroom	0.65	0.90	76.06	44.48	0.60	1.00	1.56	1.71
Third	R8	W11-L	Bedroom	0.65	0.94	84.91	59.00	0.60	0.15	0.21	
		W11-U	Bedroom	0.65	1.58	80.18	59.00	0.60	1.00	2.18	2.39
Third	R9	W12-L	Bedroom	0.65	0.30	33.45	68.73	0.60	0.15	0.02	
		W12-U	Bedroom	0.65	0.50	35.33	68.73	0.60	1.00	0.26	
Third	R9	W13-L	Bedroom	0.65	1.09	65.38	68.73	0.60	0.15	0.16	
		W13-U	Bedroom	0.65	1.84	63.80	68.73	0.60	1.00	1.73	2.18
Third	R10	W14-L	Bedroom	0.65	0.94	84.91	66.24	0.60	0.15	0.18	
		W14-U	Bedroom	0.65	1.58	80.18	66.24	0.60	1.00	1.94	2.13
Third	R11	W15-L	L/K/D	0.65	0.94	84.91	134.24	0.60	0.15	0.09	
		W15-U	L/K/D	0.65	1.58	80.18	134.24	0.60	1.00	0.96	
		W16-L	L/K/D	0.65	0.54	79.34	134.24	0.60	0.15	0.05	
		W16-U	L/K/D	0.65	0.90	76.06	134.24	0.60	1.00	0.52	
		W17-L	L/K/D	0.65	0.94	84.87	134.24	0.60	0.15	0.09	
		W17-U	L/K/D	0.65	1.58	80.18	134.24	0.60	1.00	0.96	
		W18-L	L/K/D	0.65	2.11	87.52	134.24	0.60	0.15	0.21	
		W18-U	L/K/D	0.65	3.54	81.62	134.24	0.60	1.00	2.19	5.06
Third	R12	W19-L	Bedroom	0.65	0.94	84.86	80.07	0.60	0.15	0.15	
		W19-U	Bedroom	0.65	1.58	80.18	80.07	0.60	1.00	1.61	1.76
Third	R13	W20-L	Bedroom	0.65	0.94	84.85	79.52	0.60	0.15	0.15	
		W20-U	Bedroom	0.65	1.58	80.18	79.52	0.60	1.00	1.62	1.77
Third	R14	W21-L	L/K/D	0.65	2.11	87.50	152.37	0.60	0.15	0.18	
		W21-U	L/K/D	0.65	3.54	81.62	152.37	0.60	1.00	1.93	
		W22-L	L/K/D	0.65	0.94	73.86	152.37	0.60	0.15	0.07	
		W22-U	L/K/D	0.65	1.58	71.75	152.37	0.60	1.00	0.76	2.94
Third	R15	W23-L	Bedroom	0.65	0.94	67.95	67.16	0.60	0.15	0.14	

Floor	Room ID	Window ID	Room Use	Win. Trans.	Glazing Area	Theta	Room Area	Room	Split Calc Multiplier	ADF	TOTAL ADF
		W23-U	Bedroom	0.65	1.58	66.61	67.16	0.60	1.00	1.59	1.74
Fourth	R1	W01-L	L/K/D	0.65	0.94	84.91	101.95	0.60	0.15	0.12	
		W01-U	L/K/D	0.65	1.58	80.18	101.95	0.60	1.00	1.26	
		W02-L	L/K/D	0.65	2.21	78.21	101.95	0.60	0.15	0.26	
		W02-U	L/K/D	0.65	3.71	81.65	101.95	0.60	1.00	3.02	
		W03-L	L/K/D	0.65	0.54	73.19	101.95	0.60	0.15	0.06	
		W03-U	L/K/D	0.65	0.90	76.07	101.95	0.60	1.00	0.68	5.40
Fourth	R2	W04-L	L/K/D	0.65	2.21	78.18	103.09	0.60	0.15	0.26	
		W04-U	L/K/D	0.65	3.71	81.65	103.09	0.60	1.00	2.98	3.24
Fourth	R3	W05-L	Bedroom	0.65	0.94	79.41	64.09	0.60	0.15	0.18	
		W05-U	Bedroom	0.65	1.58	80.18	64.09	0.60	1.00	2.01	2.18
Fourth	R4	W06-L	L/K/D	0.65	2.21	78.22	100.68	0.60	0.15	0.26	
		W06-U	L/K/D	0.65	3.71	81.65	100.68	0.60	1.00	3.06	
		W07-L	L/K/D	0.65	0.94	84.91	100.68	0.60	0.15	0.12	
		W07-U	L/K/D	0.65	1.58	80.18	100.68	0.60	1.00	1.28	4.72
Fourth	R5	W08-L	Bedroom	0.65	0.54	79.34	63.12	0.60	0.15	0.10	
		W08-U	Bedroom	0.65	0.90	76.07	63.12	0.60	1.00	1.10	
		W09-L	Bedroom	0.65	0.54	79.34	63.12	0.60	0.15	0.10	
		W09-U	Bedroom	0.65	0.90	76.07	63.12	0.60	1.00	1.10	2.41
Fourth	R6	W10-L	Bedroom	0.65	0.54	79.34	44.48	0.60	0.15	0.15	
		W10-U	Bedroom	0.65	0.90	76.07	44.48	0.60	1.00	1.56	1.71
Fourth	R7	W11-L	Bedroom	0.65	0.54	79.34	45.90	0.60	0.15	0.14	
		W11-U	Bedroom	0.65	0.90	76.06	45.90	0.60	1.00	1.51	1.66
Fourth	R8	W12-L	Bedroom	0.65	0.94	84.91	68.24	0.60	0.15	0.18	
		W12-U	Bedroom	0.65	1.58	80.18	68.24	0.60	1.00	1.89	2.06

LONDON BOROUGH OF MERTON

22 DEC 2014



appendix - c

- proposal visualisation

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visualisation - view north-west from opposite 579 - 583 Kingston Road.

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PLANNING APPLICATIONS COMMITTEE

26th March 2015

Item No:

UPRN	APPLICATION NO.	DATE VALID
	14/P4693	18/12/2014
Address/Site:	The Old Library, 150 Lower Morden Lane, Morden, Surrey SM4 4SJ	
(Ward)	Lower Morden	
Proposal	Replacement of the first floor extension with new first and second floor extensions and reconfiguration of site to create 4 x 2 bed flats with continued use of ground floor office space (use within Class B1).	
Drawing No's	Site location plan Site location plan, Drawings MRD/5/1000, MRD/5/001 Rev A, MRD/5/101 Rev B and Flood Risk Assessment (FRA) issue B dated 4 th December 2014 prepared by Monson Engineering Ltd.	
Contact Officer	Leigh Harrington (020 8545 3836)	

RECOMMENDATION

GRANT PLANNING PERMISSION subject to planning conditions.

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Design Review Panel consulted - No
- Number of neighbours consulted - 25
- Press notice - No
- Site notice - Yes
- External consultations: Environment Agency.
- Number of jobs created N/A
- Flood risk assessment - Yes

1. INTRODUCTION

- 1.1 This application is brought before the Planning Applications Committee due to the level of objection to the proposal.

2 SITE AND SURROUNDINGS

- 2.1 The application site is located on the north side of Lower Morden Lane, being bordered to the north and east by the Nursery/Garden Centre with Bow Lane forming the western boundary beyond which is Hatfeild School. The opposite side of the road is characterised by semi detached properties situated on large plots.
- 2.2 The building has two floors and is of a brick built functional design having originally been built as a library. The ground floor is the larger of the two floors and is currently used as offices for a kitchen design company (B1). The upper floor forms part of the subject of this application and is currently vacant office space. The upper unit is located towards the rear of the building and has a large area of flat roof in front of it. There is an area in front of the building that is currently used for off street parking provision.
- 2.3 The site is not within a conservation area and has a Public Transport Accessibility Levels of 2. The site is not within a Controlled Parking Zone.
- 2.4 The site is within a Flood Risk Zone (3a).

3. CURRENT PROPOSAL

- 3.1 The proposal is for the partial demolition of the building and the replacement of the first floor with new first and second floor extensions and reconfiguration of the building to create 4 x 2 bed flats with continued use of ground floor office space.
- 3.2 On the ground floor there will be some minor interior alterations to the layout of the front office space which will remain on site including alterations to windows. To the rear the existing series of small extensions would be removed and rationalized so that the block would have a uniform rectangular floor plan. The entrance to the residential accommodation would be situated at the side of the block with a lobby and staircase to the upper floors whilst a 2 bedroom apartment would be created at the rear of

- the ground floor of the building. The accommodation would comprise a 17.2m² master bedroom with 4.1m² ensuite bathroom and an 11m² single bedroom, a 26m² combined living/dining/kitchen area and 4.4m² bathroom. Patio doors on the rear elevation would open out onto a mixed grass and patio amenity area closed off behind 1.8m high fences and gates and enclosed with 1.8m high hedging with low level planting adjacent to the walls of the building.
- 3.3 On the first floor the existing floor will be demolished and replaced with a new floor, the front façade of which will be set back 3.5m from the ground floor front façade and set behind a small pitched roof that provides containment and some screening for a 20m² amenity balcony that will serve Flat 2 which is one of two 2 bedroom apartments on this floor. Flat 2 would feature a 14.5m² master bedroom with ensuite and a 12m² double bedroom as well as a 30m² combined living/dining/kitchen, all of which will have windows facing the front of the site as well as a second internal bathroom. Flat 3 would be situated to the rear and would largely mirror the design of Flat 2 but with larger bedrooms and a 7m² private rear balcony.
- 3.4 The new upper/second floor would be largely contained within the roof space and would provide Flat 4, a 2 bedroom apartment. This flat would also be accessed via the same central staircase serving Flats 2 & 3. A 19m² bedroom would feature a dressing room and ensuite bathroom and would be situated at the front of the building with the main window being located within a small front dormer. A slightly larger 19.5m² ensuite bedroom would also be located to the front of the building and situated within a gable front. The 35m² combined living/dining/kitchen area would be situated at the rear with access out to a 7m² balcony set within the rear roof slope. Seven skylights within three of the roof slopes would provide additional internal lighting.
- 3.5 The ground floor would be finished in exposed brickwork. The first floor would be finished in vertical hanging tiles and the windows on the two flank elevations would be obscured glazed. The roof would feature a variety of pitched roof slopes and small dormers finished in roof tiles.
- 3.6 The existing hardstanding area to the front of the site is to be reconfigured to provide a parking space for each of the four flats and 2 for the office use as well as a secure cycle store.
- 3.7 The applicant has provided a flood risk assessment that relates to the impact of the new foot print of the building works on the flood plain. The report states that the greatest risk of flooding would be from surface water flooding. In order to mitigate the impact the report recommends and the Environment agency endorses the raising of floor levels, the installation of

a floor protection barrier at the ground floor doors and the connection of residents to the local flood warning system.

4. PLANNING HISTORY

- 4.1 02/P0215 Planning permission GRANTED for change of use from library to offices (Class B1) and alterations to access.
- 4.2 03/P0808 Planning permission REFUSED and appeal dismissed for alterations and extension to existing building and conversion to provide 3 x 2 bed self contained flats
- 4.3 04/P0430 Planning permission GRANTED for change of use of first floor from library to offices (Class B1)
- 4.4 04/P1469 Planning permission REFUSED change of use of ground floor from offices to retail involving the installation of a new shopfront Reason; **The proposal would result in the loss of employment land prejudicial to the Council's objectives of maintaining an adequate supply of employment land for business purposes contrary to policies ST.14 and E.9 of the Adopted Unitary Development Plan (October 2003). AND The proposed retail use would be inappropriate in that it would neither provide replacement retail floor space for existing facilities, nor would it meet deficiencies in existing shopping provision within the Lower Morden Area, contrary to Policy S.6 of the Adopted Unitary Development Plan (October 2003). AND The proposed car parking and access arrangements coupled with the use of the forecourt by customers' vehicles would be likely to result in vehicle movements which would detract from the free flow of traffic and highway/pedestrian safety, contrary to Policy RN.4 of the Adopted Unitary Development Plan (October 2003).**
- 4.5 11/P2842 Planning permission granted for the replacement and enlargement of two windows in the ground floor office.
- 4.6 12/P0143 Planning permission granted by Planning Applications Committee for Conversion of the first floor from vacant office space into a 2 bedroom self-contained flat with alterations to windows, doors and the formation of a roof terrace with front balustrade.
- 4.7 12/P3032 Planning permission granted for conversion of part of ground floor into a 2 bedroom self-contained flat with garden and parking space.
- 4.8 13/P2322 Prior approval not required in relation to the change of use from office space (Class B1) to residential (Class C3), creating 4 x 2 bed flats.

- 4.9 14/P0004 Planning permission refused and appeal dismissed for demolition of first floor and erection of a two storey extension over the existing ground floor to create 5 x 2 bedroom flats including 6 parking spaces and secure cycle parking while retaining office use on the ground floor (Class B1)

Reasons for refusal;

The proposed development by reason of design, siting, scale, height, materials, proportions and massing, represents an overly large and visually intrusive form of development that fails to respect or complement the original building and the form, function and structure of surrounding buildings and locally distinctive pattern of development and would therefore be harmful to the visual amenities of the Lower Morden Lane streetscene, contrary to policies 7.2 of the London Plan 2011, LBM Core Strategy Policy CS14 and saved policies BE 15, BE 16, BE.22 and BE.23 of the Merton Adopted UDP (2003).

The proposed development by reason of design and siting of the ground floor bedroom window and lack of Safer by Design principles for secure access, fails to provide a layout that is safe, secure and takes account of crime prevention, contrary to saved policy BE 22 of the Merton Adopted UDP (2003).

The proposed development would fail to contribute to meeting affordable housing targets and in the absence of a legal undertaking securing a financial contribution towards the delivery of affordable housing off-site would be contrary to policy CS.8 of the Merton LDF Core Planning Strategy (2011).

The proposed development would generate additional pressure on educational facilities locally and, in the absence of a financial contribution to offset the impact of the proposals, would be contrary to policies C.13 of the Merton Unitary Development Plan (2003) and Supplementary Planning Guidance: Planning Obligations (2006).

5. CONSULTATION

- 5.1 The application was advertised by means of neighbour notification letters to 25 neighbouring addresses and a site notice.
- 5.2 There were nine letters of objection to the proposal which raised the following issues;
- The front balcony would be out of keeping with the properties along the road and would raise issues of visual intrusion of neighbouring properties.
 - Windows would overlook windows of houses opposite causing loss of privacy and the school playground which is a security risk.

- Other residents would not be allowed to construct such a front terrace.
- No other three storey building in this lane and could be built elsewhere.
- Car parking presents a hazard for school children.
- Insufficient car parking spaces, should be two per flat.
- Houses in the road not allowed windows in the front elevation.
- Other houses not allowed to increase their roof space so much.
- Houses locally are of a uniform standard size and design and this is out of keeping with the area
- Building is too tall and would restrict views of the trees to the rear.
- Over development of the site.
- No outdoor space.
- No other flats in the street.
- Noise dust and disturbance during construction and additional risk to children.
- Potential problem of flooding.

A petition with 70 signatures objected to the proposals on the grounds that it would be out of character, over development of the site and cause more traffic and less parking making school drop off more difficult and dangerous.

- 5.3 Environment Agency. No objection to the proposal subject to the imposition of suitable conditions requiring the works to be undertaken in accordance with the approved Flood Risk Assessment (FRA) issue B dated 4th December 2014 prepared by Monson Engineering Ltd including the finished floor levels being set no lower than 21.54m above Ordnance Datum (AOD)
- 5.4 LBM Transport planning. While Transport planning officers have encouraged the use of available spaces solely for the proposed flats they acknowledge that provision at a ratio of less than 1 to 1 for the units would not be a basis to withhold permission.

6. **POLICY CONTEXT**

- 6.1 The relevant policies in the Further Alterations to the London Plan (2015) are:
- 3.3 (Increasing housing supply)
 - 3.4 (Optimising housing potential)
 - 3.5 (Quality and design of housing developments)
 - 6.13 (Parking)
 - 7.4 (Local character)
 - 7.6 (Architecture)

London Housing Supplementary Planning Guidance 2012

- 6.2 The relevant policies in the Merton LDF Core Planning Strategy (2011) are:
CS 9 (Housing provision)
CS 14 (Design)
CS 16 (Flood risk management)
CS 20 (Parking, servicing and delivery)

- 6.3 The relevant policies in the Merton Sites and Policies Plan (July 2014) are:
DM D1 (Urban design)
DM D2 (Design considerations)
DM D3 (Alterations and Extensions to Buildings)
DM E1 (Employment Areas in Merton),
DM E3 (Protection of scattered employment sites),
DM E2 (Offices in town and local centres),
DM F1 (Support for Flood Risk management)
DM T 2 (Transport impacts of developments)

Supplementary Planning Guidance for New Residential Development
1999.

7.0 PLANNING CONSIDERATIONS

- 7.1 The main issues for consideration are the loss of potential employment floorspace, the suitability of the property for conversion to flats, the impact on neighbour amenity and the local streetscene including flood risk.
- 7.2 Loss of employment floorspace and the provision of housing:
The office area subject to this application has been granted planning permission for use as offices but has never been occupied as such and despite attempts at marketing the site for office use, it has remained vacant.
- 7.3 Planning consent has previously been granted for both the vacant upper floor and the area to the rear of the ground floor to be converted to flats and prior approval was not required for the conversion of the whole building to flats. Consequently it is considered that loss of employment floorspace would not be a basis to withhold permission.
- 7.4 Policy CS. 9 within the Council's Adopted Core Strategy [July 2011] states that the Council will work with housing providers to provide a minimum of 4,800 additional homes [320 new dwellings annually] between 2011 and 2026. The Further amendments to the London Plan (2015) have increased the Borough target to a minimum of 411 dwellings per year from 2015 to 2025. This proposal will provide four new flats suitable for small family accommodation and would contribute to meeting these targets.

7.5 Housing standards and amenity space provision.

The proposal would provide 4 two bedroom flats. Flat 1 would be a 2 bedroom 3 person unit with a Gross Internal Area of over 70m² which exceeds the 61m² minimum Gross Internal Area requirements of the London Plan (2015). The remaining three flats are 2 bedroom 4 person units and with GIAs of 79m², 79m² and 102m² respectively and these also exceed the minimum requirement for 70m². Flats 3 and 4 meet the required minimum amount of amenity space set by Standard 4.10.1 of the London Housing SPG whilst Flats 1 and 2 readily exceed the minimum standard. Consequently it is considered that the proposal would provide additional housing capacity to an acceptable standard and therefore accords with relevant planning policies in this regard.

7.6 The impact on neighbour amenity

London Plan policy 7.6 and SPP policy DM D2 require that proposals do not have a negative impact on neighbour amenity in terms of loss of light, privacy visual intrusion or noise and disturbance There are no residential neighbours on the same side of the road as the proposal and therefore the proposal will have no impact in terms of loss of light or outlook on neighbour amenity on that side of the road and all the windows on these sides would be obscure glazed and therefore have no impact on privacy. The fronts of the residential properties on the opposite side of Lower Morden Lane are more than 31m from the upper windows in the new flats site across a busy road whilst the front balcony would be 29m from the houses opposite which exceeds the 20m requirement set out in the Merton New Residential Development SPG 1999. The size of this separation distance and the fact that it relates to front gardens and not the rear gardens, where existing occupiers may reasonably expect design guidance to be employed to maintain privacy, would ensure that the proposals did not conflict with relevant planning policies or design guidance.

7.7 The impact on the street scene

London Plan policy 7.4, Sites and Policies Plan policies DM D1 (Urban design), DM D2: (Design considerations) and DM D3: (Alterations and Extensions to existing Buildings) as well as LBM Core Strategy Policy CS14 are all policies designed to ensure that proposals are well designed and in keeping with the character of the local area.

7.8 A number of objections raised concerns relating to the impact of the appearance of the proposed building on the street scene, in particular it being out of keeping with the local area. The previous application 14/P0004 for two additional storeys was refused under delegated powers by officers on grounds of scale bulk massing and appearance. It was

considered to be too large as it followed the ground floor footprint up through all three floors and its very modern appearance, as a purpose built block of flats, was considered to make no reference to local context.

7.9 It is considered that the applicants have addressed the reasons for refusal. Rather than have the second floor with a footprint that fully matched the first floor, the second floor is now incorporated into a roof design that reduces its scale and bulk whilst blending it into a hipped tiled roof which is a common feature of the local area. Indeed the whole design has been revised such that it now has the appearance of being a large house finished in more 'domestic' materials rather than an overtly modern block of flats.

7.10 Neighbour concerns have focused on the proposal failing to respect the character and appearance of the streetscene. However, in this instance the context for the proposals on the northern side of Lower Morden Lane is a garden centre and a primary school with no residential properties. While residential dwellings of a similar design characterize the southern side of the road it is considered that a degree of flexibility may be accorded to the character and appearance of the remodeled and extended former library building so as to ensure that overall it blends in with its surroundings while not necessarily being a slavish copy of the dwellings to the south. The proposal has been designed to give the appearance of a large house and would complement rather than jar with the wider streetscene. The addition of a balcony and increase in roof space on this building is considered acceptable, and would not create a precedent for the houses on the opposite side of the road.

7.11 Parking, servicing and deliveries.

Core Strategy Policy CS 20 is concerned with issues surrounding pedestrian movement, safety, serving and loading facilities for local businesses and manoeuvring for emergency vehicles as well as refuse storage and collection. The proposal will provide four flats which would be an increase of two flats above the existing permissions for the site. Consequently in terms of additional traffic it is considered that this small number of additional units would not create a noticeable increase in traffic in the area. In terms of parking the site can accommodate 6 cars and sufficient cycle storage as the provision of 4 on-site parking spaces for the flats will accord with the recommended provision of less than 1 space per dwelling for 2 bedroom dwellings as set out on standard 3.3.1 in the London Housing SPG and policy 6.13 of the London Plan.

7.11 Risk from flooding

The proposal involves a reduction in the amount of ground floor buildings on site. The existing area of non permeable hardstanding at the side of the site will be replaced by an area of porous hardstanding blockwork which

will serve to improve the situation regarding water run off. The Environment agency raised no objection to the proposals subject to the imposition of suitable conditions relating to the inclusion of the flood mitigation methods identified in the FRA such as the raising of floor levels, the installation of a floor protection barrier at the ground floor doors and the connection of residents to the local floor warning system. Consequently the proposal accords with SPP policy DM F1 (Support for Flood Risk Management).

8 CONCLUSION

- 8.1 Officers consider that the applicants have responded favourably in addressing the previous grounds for refusal and have developed a scheme that is less bulky and, whilst there is no predominant form of development on that side of Lower Morden Lane, the appearance and character of the proposed building is more akin to a large residential property with a number of design features intended to ensure it is in keeping with the locality. The positioning and siting of the building is such that it has no impact on neighbour amenity on that side of the road and is far enough away from the houses on the opposite side of the road that it complies with adopted planning requirements for a 20m separation distance between habitable windows. The proposal will provide two more flats than has been previously consented and it is considered that a total of four flats on the site would not generate a material increase in traffic or requirements for parking to justify a refusal of planning permission. The proposal will also provide four units of accommodation that will exceed the required standards for internal and external space standards and will contribute to the provision of new additional housing within the borough. For these reasons the proposal is recommended for approval subject to conditions

RECOMMENDATION

GRANT PLANNING PERMISSION subject to planning conditions;

A1 Commencement of Development

A7 Construction in accordance with plans Site location plan, Drawings, MRD/5/1000, MRD/5/001 Rev A, MRD/5/101 Rev B and Flood Risk Assessment (FRA) issue B dated 4th December 2014 prepared by Monson Engineering Ltd.

B1 The materials to be approved

C6 Details of the provision to be made for the storage of refuse and recycling shall be submitted to and approved

C7 Refuse and recycling implementation

D11 Construction times.

F2 Landscape implementation; All hard and soft landscape works shall be carried out in accordance with the details as shown on drawing MRD/5/1000. The works shall be carried out in the first available planting season following the completion of the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of same approved specification, unless the Local Planning Authority gives written consent to any variation. All hard surfacing and means of enclosure shall be completed before the development is first occupied.

F9 Hardstandings

H7 Cycle parking implementation

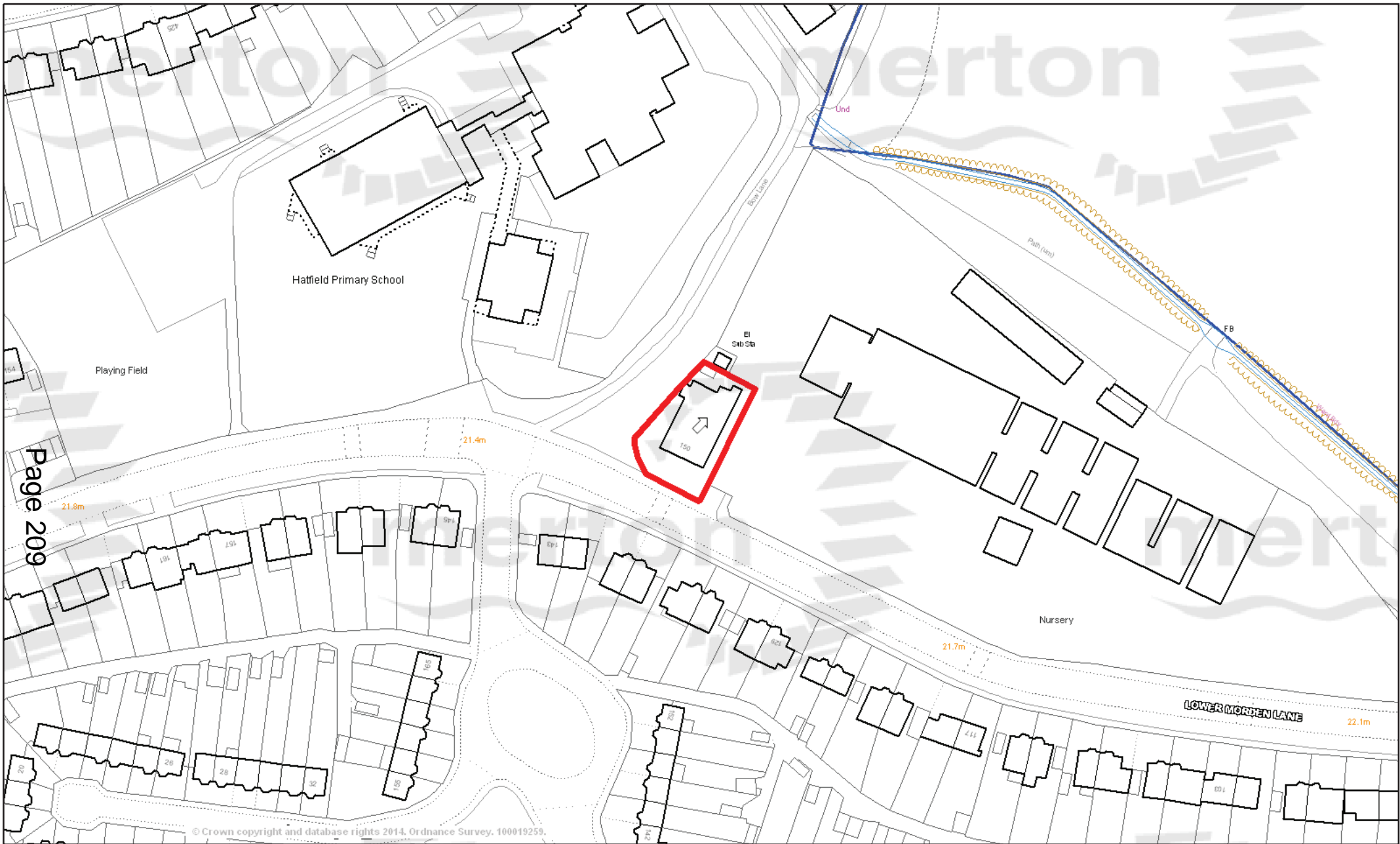
H9 Construction vehicles

Non Standard condition; The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) issue B dated 4th December 2014 prepared by Monson Engineering Ltd and the following mitigation measures detailed within the FRA;

Finished floor levels are set no lower than 21.54m above Ordnance Datum (AOD) and the mitigation measures shall be fully implemented prior to occupation.

Reason; To reduce the risk of flooding to the proposed development and future occupants in accordance with policy DM F1 of the Merton Sites and Policies Plan 2014.

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The Old Library

150 Lower Morden Lane

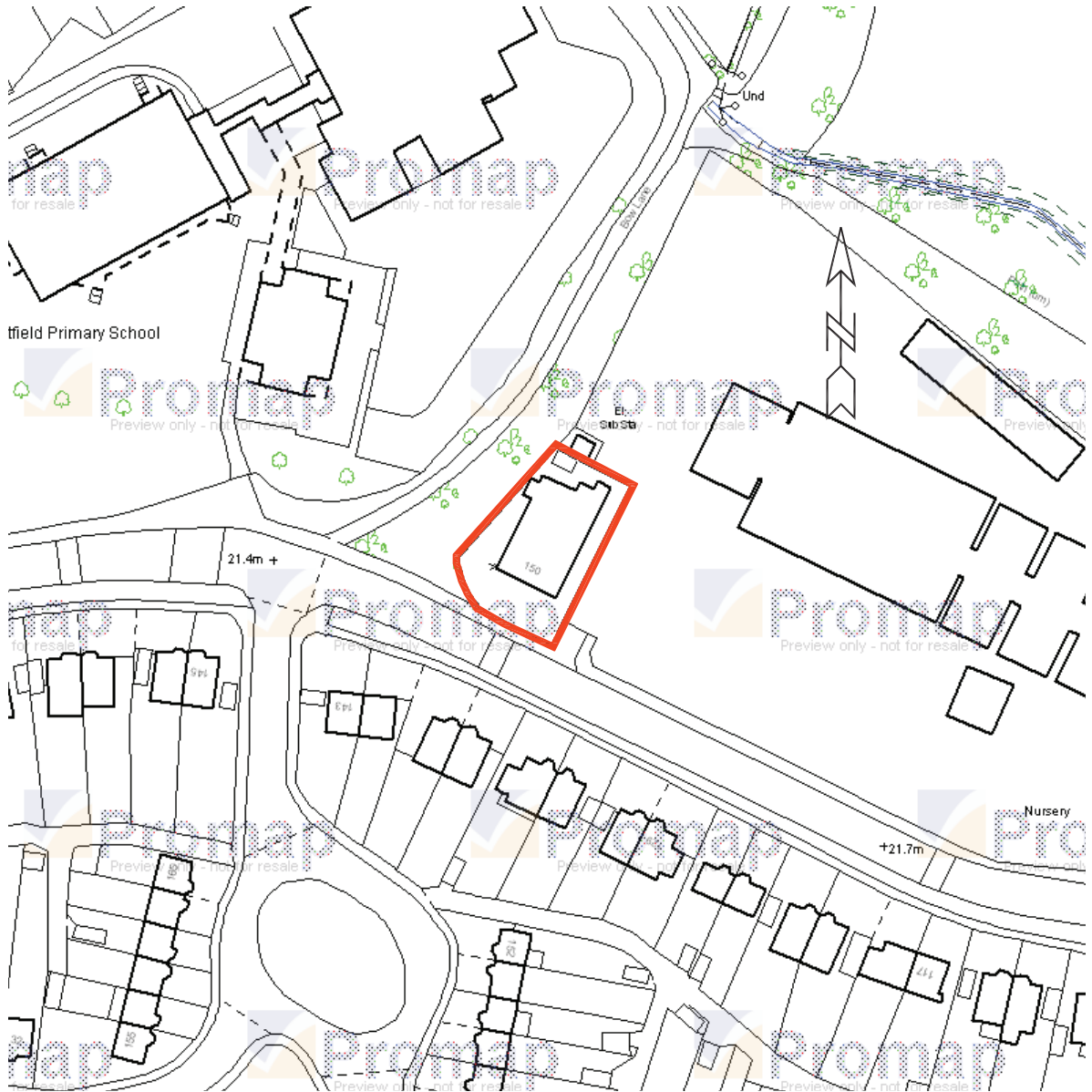
Scale 1/1250

Date 10/3/2015

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



DEVELOPMENT CONTROL

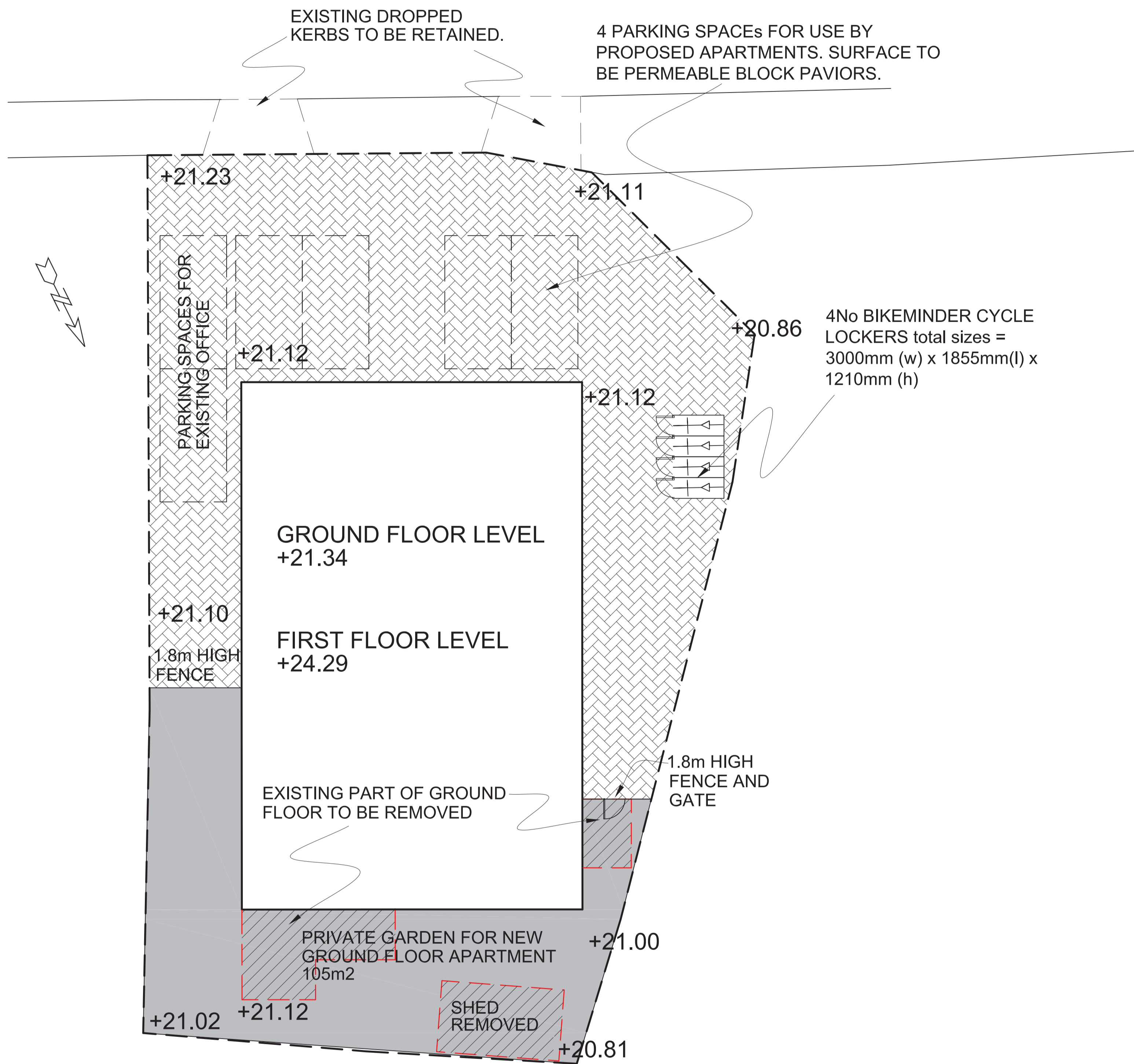


LOCATION PLAN 1:1250

MRD/5/010

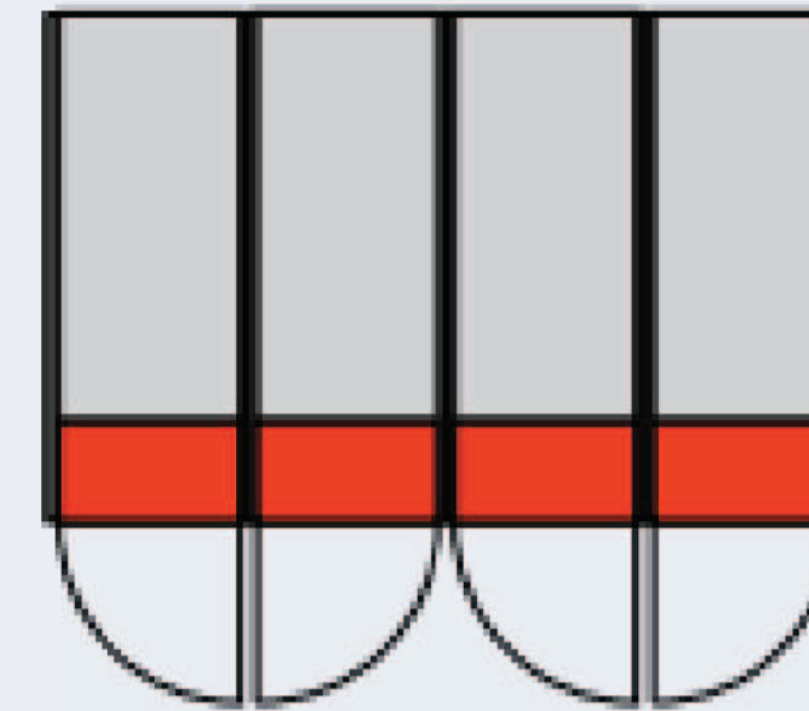
THE OLD LIBRARY
150 LOWER MORDEN LANE,
MORDEN, SURREY, SM4 4SJ

LOWER MORDEN LANE



SITE PLAN 1:100

4 Lockers

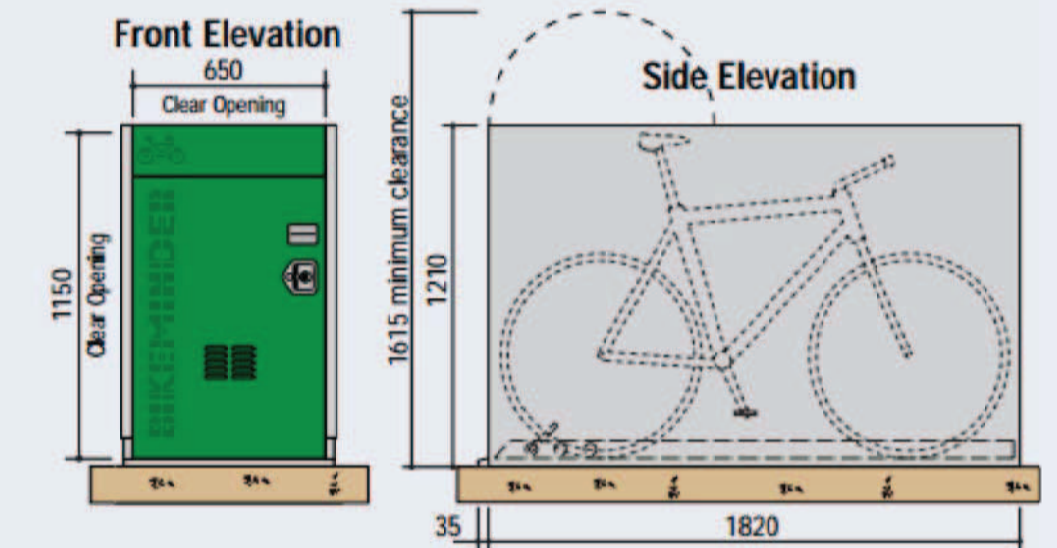


BM4

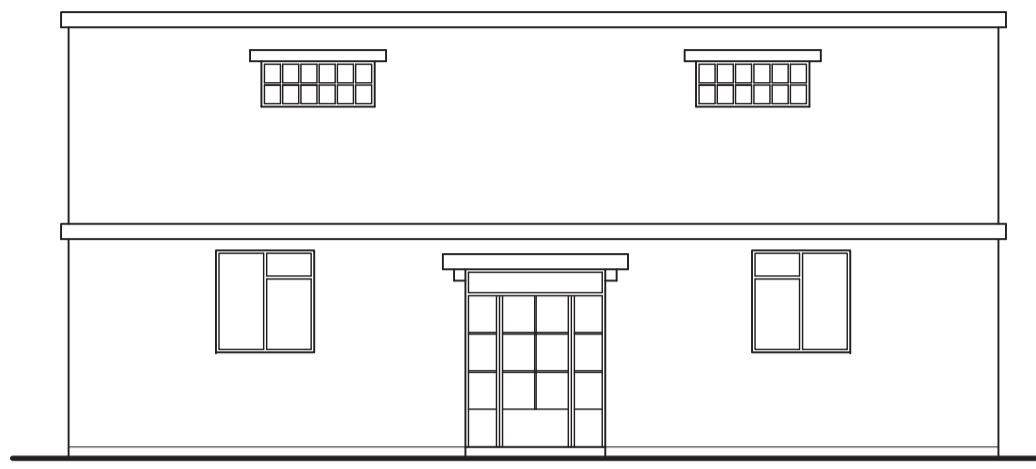
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 Horizontal model*



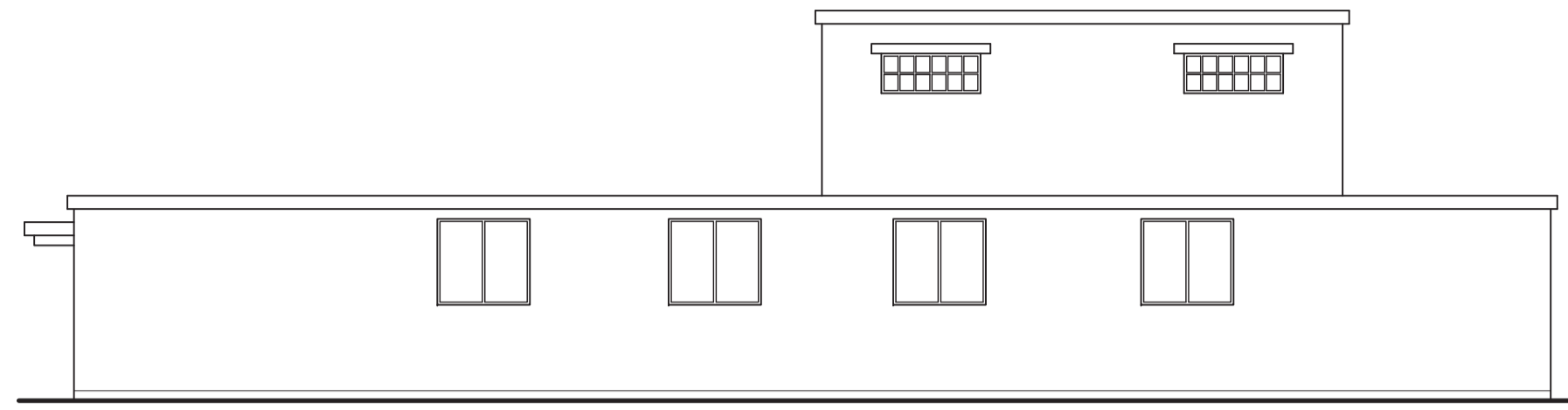
SIDE-BY-SIDE MODELS



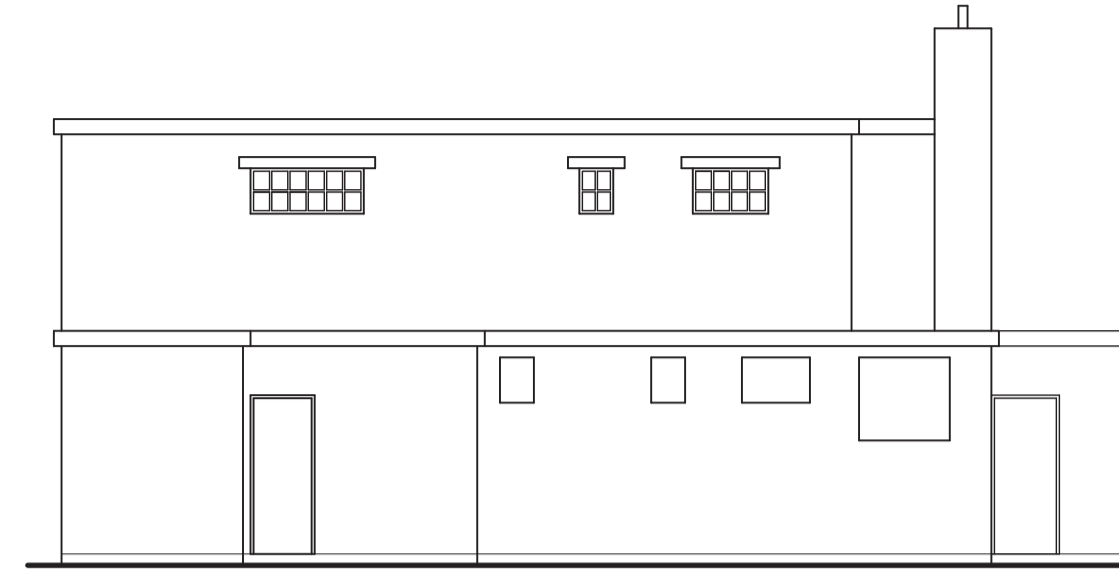
DETAILS OF BIKEMINDER CYCLE LOCKERS nts



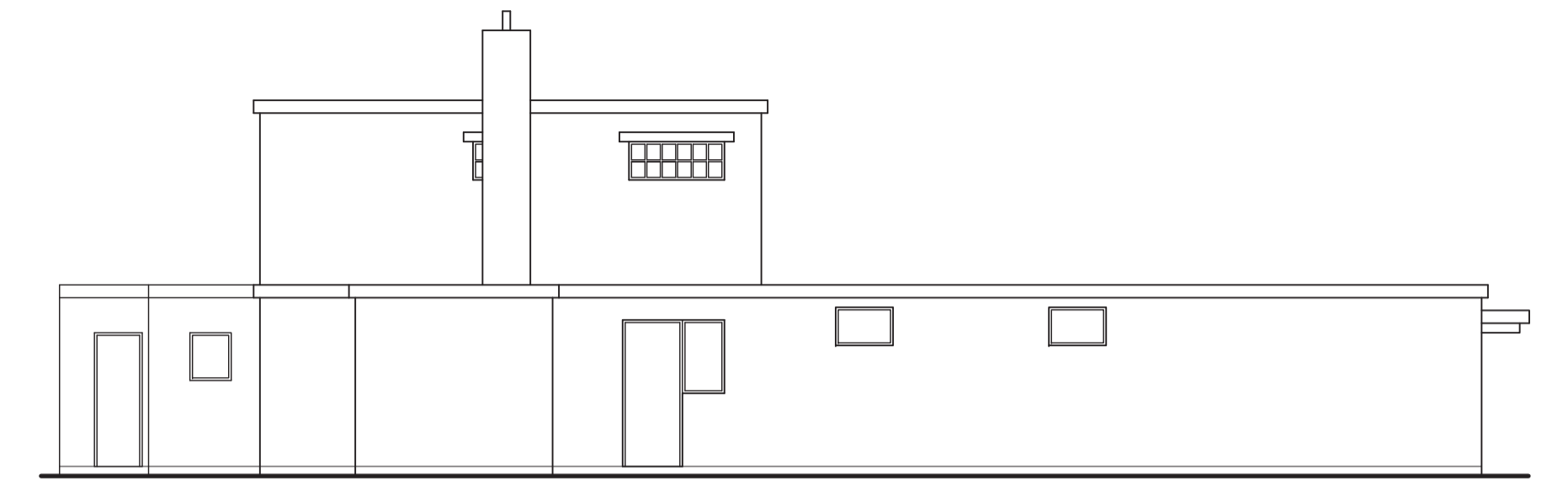
EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100

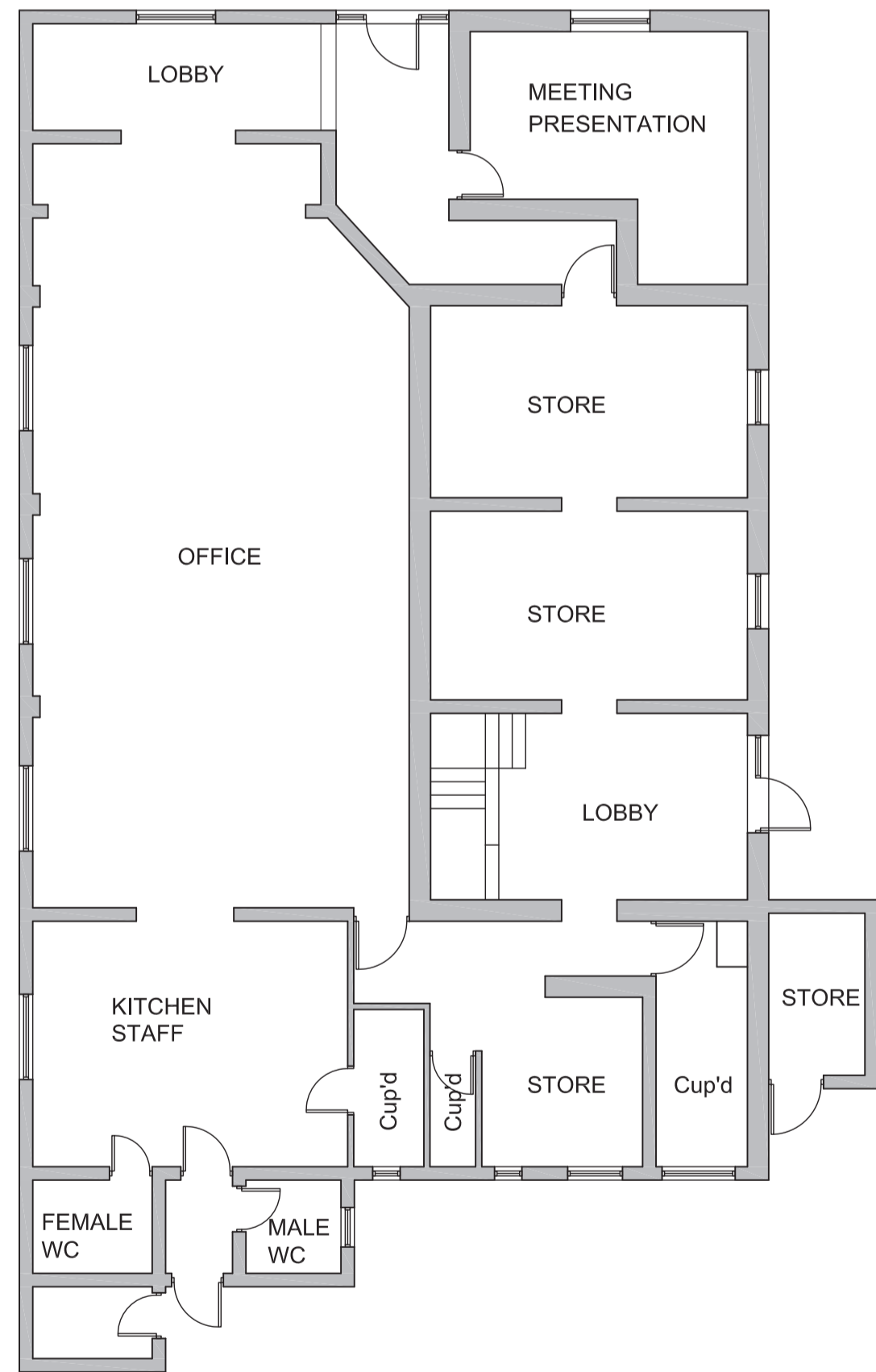


EXISTING REAR ELEVATION 1:100



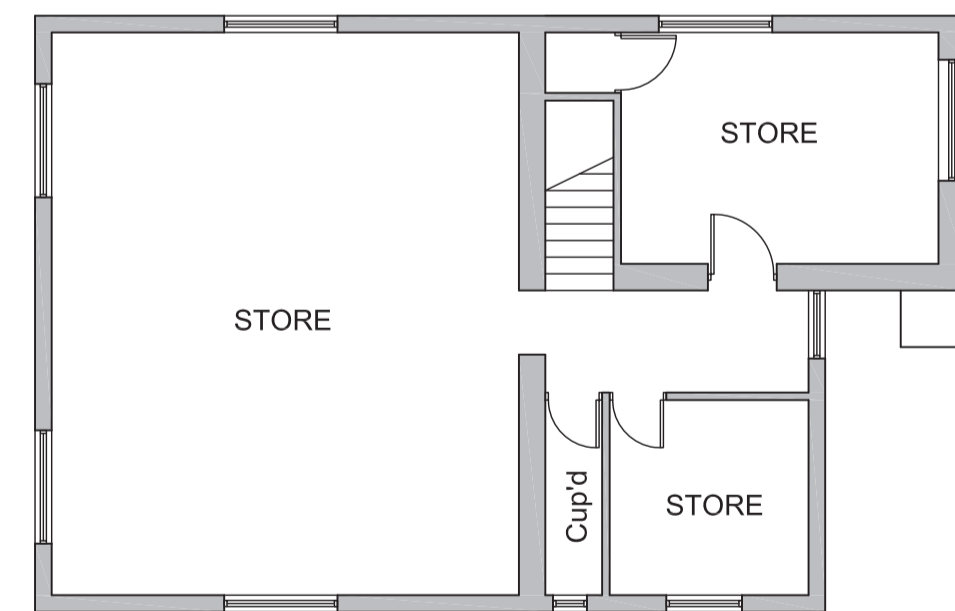
EXISTING SIDE ELEVATION 1:100

Page 212



EXISTING GROUND FLOOR PLAN 1:100

TOTAL FLOOR AREA = 315m²



EXISTING FIRST FLOOR PLAN 1:100

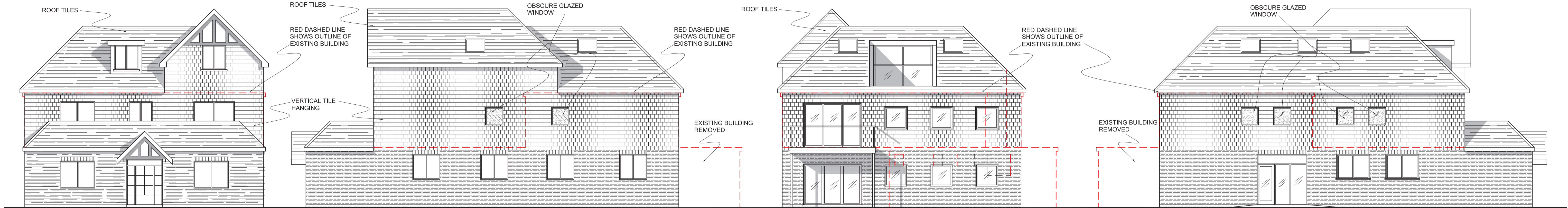
Hillmandesign Ltd
Architectural Practice

24 Crichton Road
Carshalton Beeches
Surrey, SM5 3LS
t:(020) 8715 5584
f:(020) 8715 8134
mail@hillmandesign.co.uk

PROJECT	
THE OLD LIBRARY 150 LOWER MORDEN LANE, MORDEN, SURREY, SM4 4SJ	
DRAWING	
EXISTING PLANS & ELEVATIONS	
SCALE	DATE
1:100	SEPT 11
DRAWING NO	REVISION
MRD/100	

0cm 2cm 4cm 6cm 8cm 10cm

scale verification bar
This drawing prints at A1.



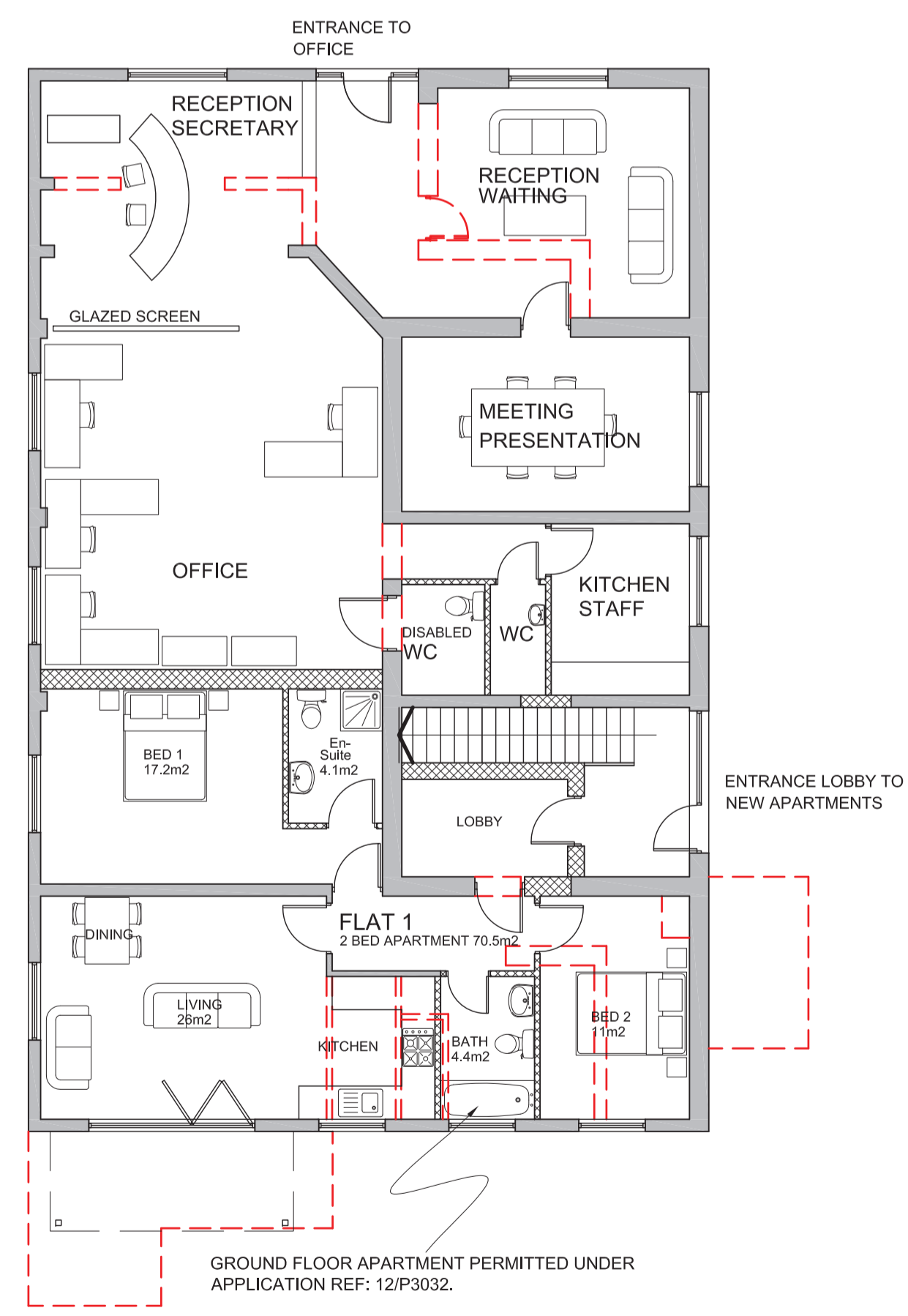
PROPOSED FRONT ELEVATION 1:100

PROPOSED SIDE ELEVATION 1:100

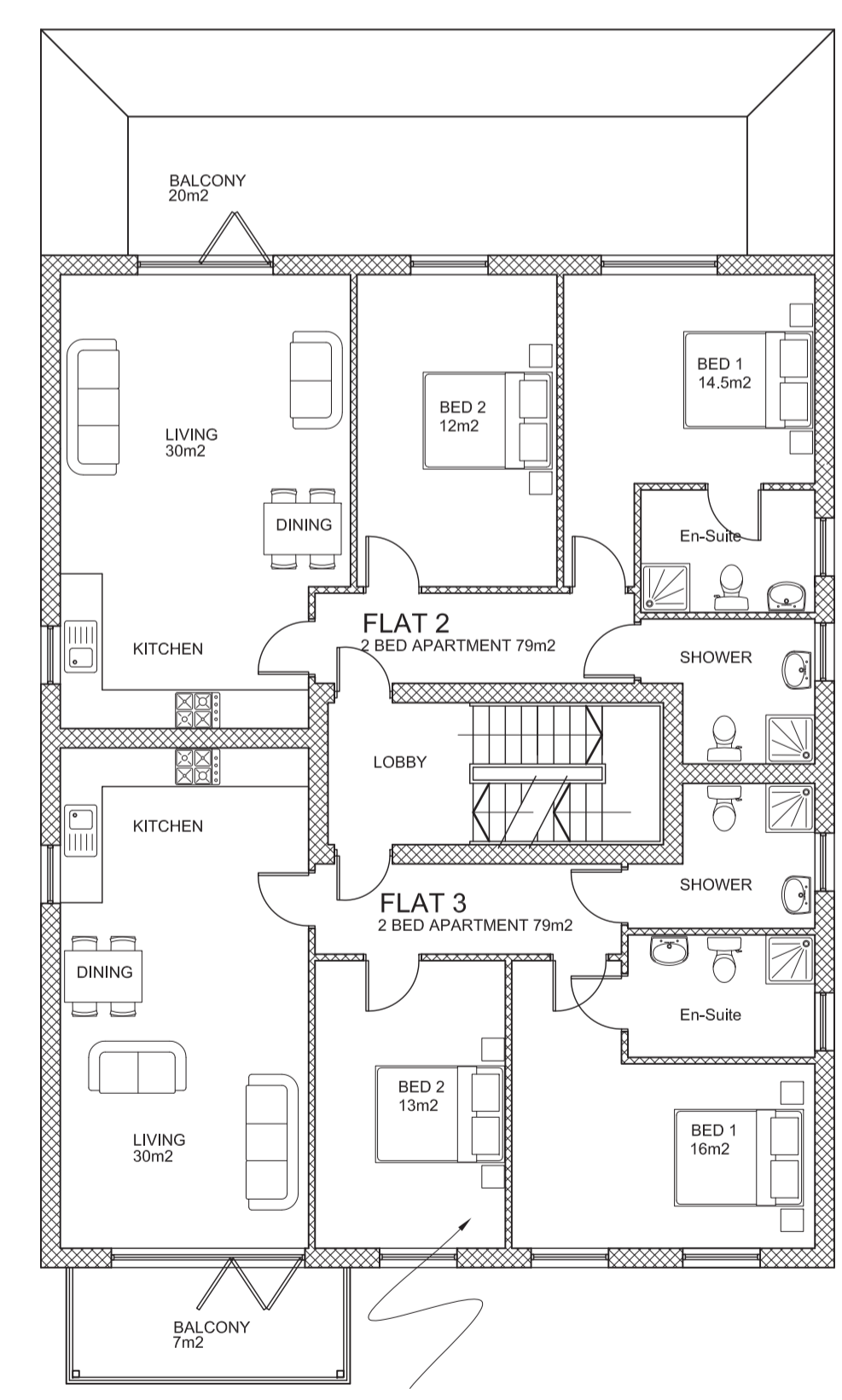
PROPOSED REAR ELEVATION 1:100

PROPOSED SIDE ELEVATION 1:100

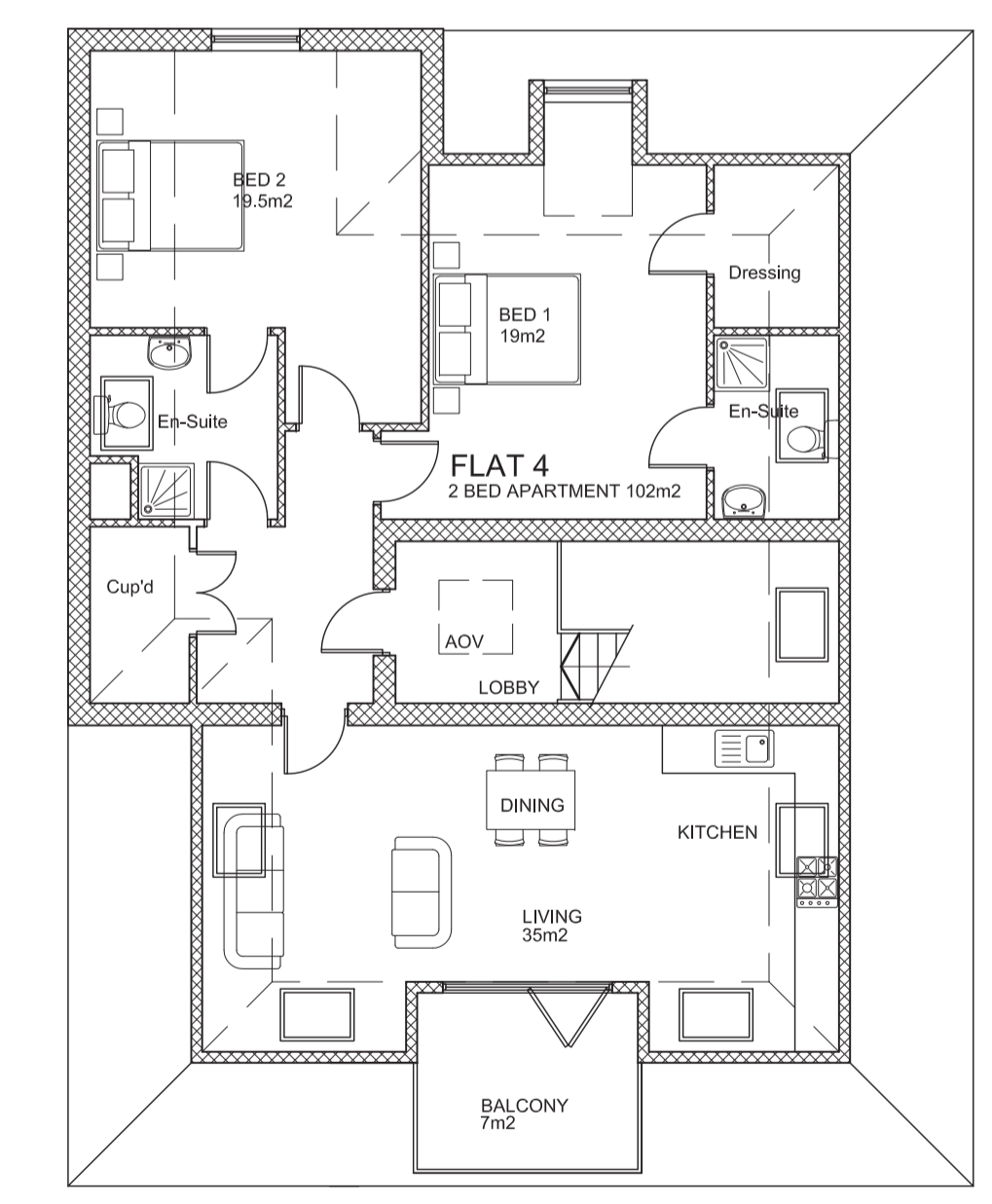
Page 213



PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED SECOND FLOOR PLAN 1:100

B SCALE BAR ADDED 2.03.2015
A GROUND FLOOR FRONT WINDOWS REDUCED IN SIZE 27.01.2015

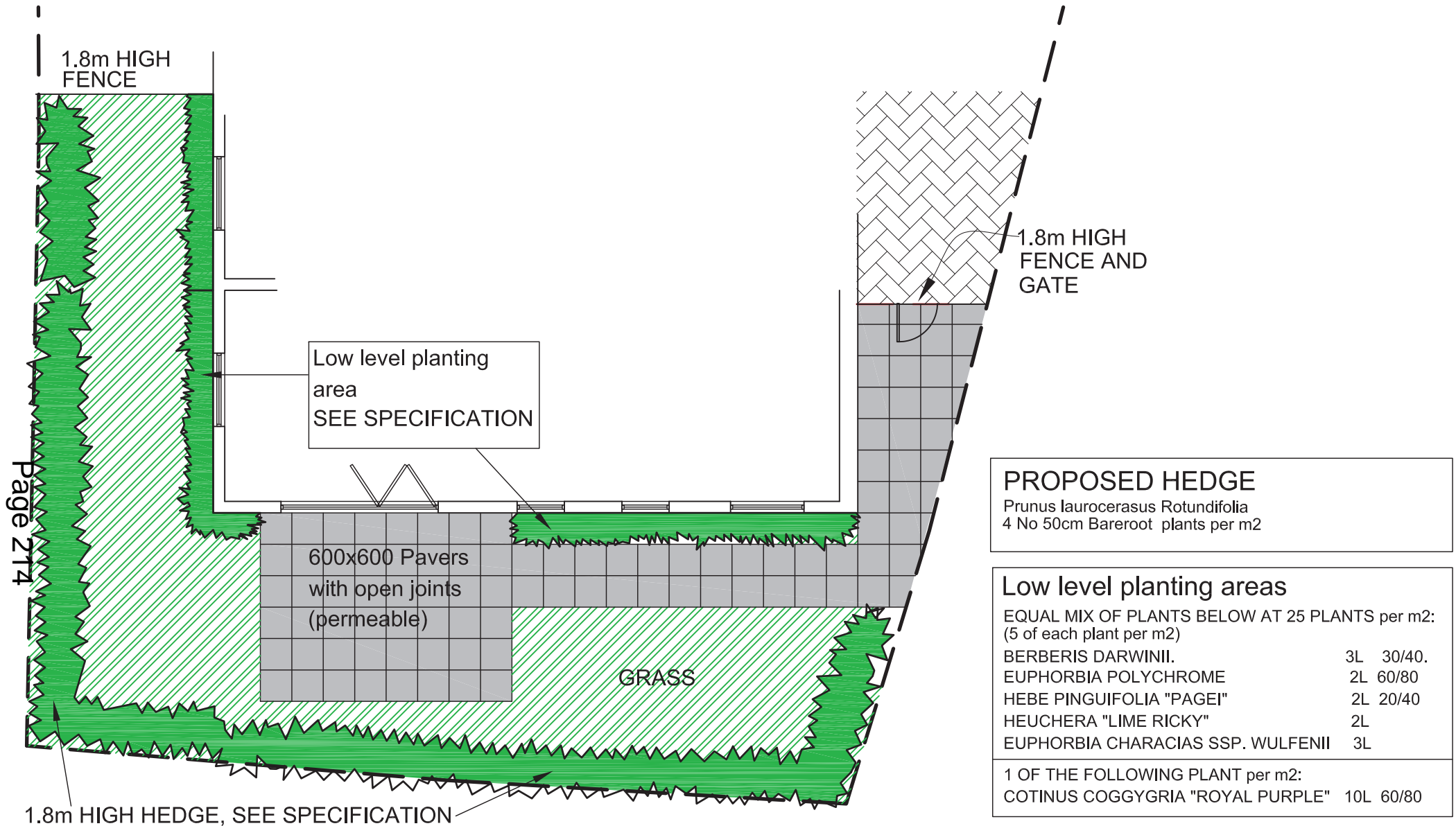
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mail@hillmandesign.co.uk

PROJECT
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MORDEN, SURREY, SM4 4SJ

DRAWING
PROPOSED PLANS & ELEVATIONS

SCALE 1:100	DATE NOV 14
DRAWING NO MRD/5/101	REVISION B



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THE OLD LIBRARY
 150 LOWER MORDEN LANE,
 MORDEN, SURREY, SM4 4SJ

LANDSCAPING LAYOUT 1:100

MRD/5/1000

PLANNING APPLICATIONS COMMITTEE
26th March 2015

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	14/P3856	06/11/2014
Address:	34 - 40 Morden Road, South Wimbledon, SW19 3BJ	
Ward	Abbey	
Proposal	Application for outline planning permission considering access and scale for the demolition of the existing two storey buildings at 34-40 Morden Road [providing 1 two bedroom house, 2 one bedroom flats and 7 studio flats] and erection of a building up to a maximum of five storeys [previously up to 8 storeys] providing an 'aparthotel' consisting of 17 serviced apartments including 7 studio units and 10 one bedroom units provided short term accommodation together with 9 residential flats providing 6 one bedroom, 2 two bedroom and 1 studio flat [Outline planning application with access and scale considered at this stage with external appearance, landscaping, layout reserved matters for future consideration].	
Drawing No's	DMWR/A3/21; PL2-00001; PL2-00002; PL2-00003; PL2-00004; PL2-00032; PL2-00033; PL2-00034; PL2-00035; Planning Statement; Daylight and Sunlight Assessment Design and Access Statement; Transport Note; explanatory note 'The Concept of an Aparthotel [C1 Use]'	
Contact Officer	Tony Ryan [020 8545 3114]	

RECOMMENDATION GRANT OUTLINE PLANNING PERMISSION subject to planning conditions and a S106 legal agreement.

CHECKLIST INFORMATION.

- S106: public realm improvements.
 - Is an Environmental Statement required: No
 - Has an Environmental Impact Assessment been submitted – No
 - Press notice – Yes
 - Conservation Area – No
 - Archaeological Priority Zone – No
 - Area at Risk from Flooding - No
 - Site notice – Yes
 - Design Review Panel consulted – No
 - Number of neighbours consulted – 217
 - External consultations – Transport for London, Police Crime Prevention Design Advisor and Thames Water.
 - PTAL: 6a [TFL Planning Information Database]
 - Density – 383 habitable rooms per hectare
 - Number of jobs created: 1
-

1. INTRODUCTION

- 1.1 The consideration of this planning application was deferred at the meeting of the Planning Applications Committee on the 12 February 2014 to allow a separate consultation exercise to be concluded. This separate consultation that finished on the 9 March 2015 related to the potential inclusion of the buildings on the application site on the Council's local list of historically important buildings.
- 1.2 In addition to the assessment already carried out by officers English Heritage advice highlights the importance of public consultation as part of the assessment as to whether buildings should be included on a local list of historically important buildings. Public consultation is considered important in order "*...to identify errors or inaccuracies in supporting information*".
- 1.3 As a result of consultation 44 responses were received in favour and 8 responses against the inclusion of the application site on the list of historically important buildings. The reasons given for the inclusion of the buildings on the local list included objections to the proposed aparthotel; to protect the buildings from demolition and as a means to allow the buildings to be restored.
- 1.4 These reasons are not valid considerations in the assessment of whether a building should be included on the local list. The consultation responses also did not identify any new information that would change the earlier assessment by officers that the buildings are not suitable for inclusion on the local list of historically important buildings. A summary of the consultation responses received by the Council in relation to potential inclusion on the local list are provided as an appendix to this report.
- 1.5 It is considered that the existing buildings do not have sufficient heritage value to justify the refusal of planning, with an assessment of the proposed development provided in the following officer report.

2. SITE AND SURROUNDINGS

- 2.1 The application site [0.1 hectares] is located on the west side of Morden Road [A219] at the road junction with the cul-de sac called The Path and opposite the road junction with High Path. The application site is currently occupied by two storey pitched roof buildings that provide 1 two-bedroom house, 2 one-bedroom flats and 7 studio flats. The existing pitched roof buildings are 7 metres high at the roof eaves and 9.8 metres high at the roof ridge.
- 2.2 The existing buildings are set back from the front boundary of the site, with front gardens separating the existing buildings from the pavement in Morden Road. The buildings are constructed in different facing materials including yellow brick, red brick and render. The majority of the buildings have previously been extended with single and double storey rear extensions and a large double storey side extension facing The Path.
- 2.3 A private access road separates the rear gardens of the properties on the application site from the side elevation of a terrace of two storey residential

properties on the north side of The Path [with the Nelson Industrial Estate located to the south of The Path]. This private access road provides access to garages and off street parking located to the rear of properties on the application site and in The Path.

- 2.4 The application site forms part of a group of buildings located between the road junctions with The Path and Milner Road. The residential building at 30 Morden Road that is located immediately to the north of the application site is part two storey, part three storeys in height with an additional fourth storey of accommodation within a mansard roof. This building constructed of yellow brick with red brick detailing is set back behind the front elevation of the buildings on the application site and provides 12 flats. The adjacent four storey flat roofed residential building at 26 Morden Road is constructed in buff brick and provides 23 flats.
- 2.5 The three storey red brick commercial building [11.3 metres high] at 16-20 Morden Road is occupied by Barclays Bank with vacant office space on the upper floors. Spur House is located at the junction of Morden Road and Milner Road and currently provides residential and commercial uses. Construction work is currently taking place to implement a planning permission for extensions and alterations to provide a nine-storey building [see planning history section of this report].
- 2.6 To the south of the application site are commercial buildings set back from Morden Road that are within the Nelson Trading Estate. On the eastern side of Morden Road opposite the application site is the High Path Housing Estate with two four-storey buildings called Priory Close [32 flats] and Gilbert Close [20 flats]. The High Path Housing Estate also including three 12-storey tower blocks. Circle Housing have recently carried out public consultation on regeneration plans for the High Path Estate that include an additional 642 homes. The proposed increase in residential density is in line with the Mayor of London's designation of the area between South Wimbledon and Colliers Wood as an 'area of intensification'.
- 2.7 The open space called Nelson Gardens and St John the Divine Church are located on the eastern side of Morden Road. The church was built in 1913 to mark the centenary of the death of Admiral Lord Nelson, whose country house Merton Place was formerly located nearby. The church is not included on the national statutory list of historically important buildings. The church is included on the Council's separate non-statutory list of buildings in the borough that are considered to be of local rather than national significance. The church is described as a stone built gothic church, with the main features of interest the squat tower, the large west facing window, and the roof which is covered in greenish coloured slate. The nave and aisle each have separate gabled roofs. Nelson Gardens does not appear on the national or local list.
- 2.8 The site has a Public Transport Accessibility Level rating of 6a [On a scale of 1a, 1b, and 2-5,6a, 6b where zone 6b has the greatest accessibility]. South Wimbledon Underground Station is 130 metres to the north and Morden Road tram stop 570 metres to the south. The site is located within a controlled parking zone [zone S1] with double yellow line waiting

restrictions along the main Morden Road frontage and along part of the secondary frontage in the Path. A bus lane also passes the front of the site. The railings associated with a nearby traffic light controlled pedestrian crossing are along the pavement to the front of the site. There is a large area of pavement to the side of the application site at the Morden Road/The Path road junction and includes a marked cycle route.

- 2.9 The main traffic route in the local area is the strategic A24 red route that forms part of the Transport for London road network. The A24 runs from Morden Town Centre in a northerly direction along Morden Road to the road junction with Merantun Way [100 metres to the south of the application site]. At this junction the A24 turns eastwards off Morden Road onto Merantun Way towards central London and Colliers Wood. The other arterial route in the area is Kingston Road/Merton High Street (A238) that is 170 metres to the north of the application site. The application site is located off these main traffic routes on a section of Morden Road that forms part of the A219.
- 2.10 The application site is not in an archeological priority area, and not in an area at risk from flooding [June 2012]. A purple leaf plumb tree in the rear garden of the adjacent property at 30 Morden Road is the subject of a Tree Preservation Order.

3 CURRENT PROPOSAL

- 3.1 The current application has been submitted as an 'outline' planning application with a request that the Council only consider certain standard aspects of the development. The applicant has requested that the submitted outline application considers 'means of access' and 'scale. Further information on what these matters include is provided below:
- 'Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
 - 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.
- 3.2 If outline planning permission is granted, a 'reserved matters' application must be made within three years of the planning permission. The details of the 'reserved matters' application must be in accordance with the matters that were agreed as part of the outline planning approval, including any conditions and planning obligations attached to the planning permission.
- 3.3 The applicant has requested that in this case the reserved matters include 'appearance', 'landscaping' and 'layout.' It should be noted that aspects of the development that are shown on the submitted drawings that relate to these reserved matters are only illustrative. Further information on what these reserved matters include is provided below:
- 'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or

place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

- Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;
 - Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- 3.4 The redevelopment of the site will provide a new building providing an 'aparthotel' consisting of 17 serviced apartments including 7 studio units and 10 one bedroom units. The proposed building also provides 9 residential flats including 4 one bedroom, 4 two bedroom and 1 three bedroom flats that will be provided as general market accommodation. A schedule providing information on room sizes, amenity space provision and tenure is provided as an appendix to this report.
- 3.5 The ground floor has a main entrance from Morden Road and a secondary entrance from an undercroft parking area at the rear of the site. This parking area with a proposed new vehicular access from 'The Path' provides five car parking spaces, including two spaces suitable for those with disabilities. This undercroft area also provides a self-contained store for 21 cycles and a self-contained refuse store. Two lifts and a staircase in the centre of the building provide access to the upper floors of the building.
- 3.6 Following the dismissed appeal the current proposal includes a reduction in the height of the proposed building from 8 storeys to 5 storeys; a reduction in number of serviced apartments from 31 to 17; with the number of flats remaining as 9 units and changes to the shape and layout of the building.
- 3.7 The proposed 17 serviced apartments are located on at first and second floor level of the building. The proposed aparthotel accommodation concept is aimed at those persons that are seeking residential accommodation for time periods that are longer than the typical hotel stay, but shorter than the six months minimum period that is required for a tenancy agreement. The units would be suitable for persons seeking accommodation for a period of a few months whilst they are working locally. The accommodation would generally offer a 24 hour reception and aims to provide a 'home away from home' feeling in a hotel-like environment.
- 3.8 The accommodation typically uses a hotel booking system but is able to provide accommodation that is cheaper than a normal hotel as the accommodation would not include all the normal services of a hotel such as room service, or a hotel bar. The apartments are different than normal

residential accommodation because a resident of an aparthotel will not be required to enter into a tenancy contract. There would be no minimum level of stay for a resident of an aparthotel and they would not be directly responsible for utility bills, maintenance and ground rent.

- 3.9 Central Government circular guidance [ODPM Circular 03/2005] advises "...short-term (i.e. purchased at a nightly rate with no deposit against damage being required) self-contained accommodation, sometimes called Apart-Hotels..." fall within the C1 Planning Use Class. Planning Use Class C1 also includes hotels, guesthouses and boarding houses but excludes hostels.
- 3.10 The following table provides a comparison between the previously refused application and the current proposal.

Table 1 Comparison between the previous and current proposals

	Previous proposal refused permission reference 13/p1898	Current proposal reference 14/p3856
Building height	Up to 8 storeys	Up to 5 storeys
Total no. of Aparthotel units	31	17
Studio flats	10 [10 habitable rooms]	7 [7 habitable rooms]
One bed flats	19 [38 habitable rooms]	10 [20 habitable rooms]
Two bed flats	2 [6 habitable rooms]	0[0 habitable rooms]
Total no. of flats	9	9
Studio flats	1 [1 habitable room]	1 [1 habitable rooms]
One bed flats	6 [12 habitable rooms]	6 [12 habitable rooms]
Two bed flats	2 [6 habitable rooms]	2 [6 habitable rooms]

- 3.11 The proposed 9 residential flats are located on the top two floors of the building at on the third and fourth storeys. This accommodation includes external amenity space in the form of shared roof terraces and private balconies to the majority of the proposed units.

4. PLANNING HISTORY.

- 4.1 The planning history associated with the application site at 34, 36, 38, 40 is provided below. The planning history for the nearby site at Spur House, 14 Morden Road is also provided. This site is considered relevant as an appeal has recently been allowed which allows three additional storeys to the existing six storey building on this nearby site.

34, 36, 38, 40 Morden Road

- 4.2 On the 5 December 2012 an outline planning application [reference 12/P1891] was withdrawn for the site 34-40 Morden Road South Wimbledon. The applicant withdrew the application after the applicant was advised that the application was likely to be recommended for refusal. This application was for the demolition of the existing two storey buildings [providing 1 two bedroom house, 2 one bedroom flats and 7 studio flats] and erection of a nine-storey building providing an 'aparthotel' consisting of

58 serviced apartments [22 studio units and 29 one bedroom units] provided short term accommodation together with 10 residential flats (2 one bedroom, 8 two bedroom and 1 three bedroom flats).

- 4.3 An application for outline planning permission [considering access and scale] was refused on the 25 October 2013 [reference 13/P1898, overturned officer recommendation] for the demolition of the existing two storey buildings [providing 1 two bedroom house, 2 one bedroom flats and 7 studio flats] at 34-40 Morden Road and erection of a eight storey building providing an 'aparthotel' consisting of 31 serviced apartments [10 studio units, 19 one bedroom units and 2 two bedroom units] provided short term accommodation together with 9 residential flats [4 one bedroom, 4 two bedroom and 1 three bedroom flats]. The reasons for refusal are provided below:

“The proposals fail to demonstrate that the development (i) would respond to and reinforce the locally distinctive pattern of development and landscape; (ii) respect the siting, rhythm, scale, density, proportions, height, and massing of surrounding buildings; (iii) achieve a high standard of design that would complement the character and local distinctiveness of the adjoining townscape and landscape and; (iv) not adversely affect the nearby Nelson Gardens; and would be harmful to the visual amenities of neighbours and of the area generally. The proposals would be contrary to policies 3.5 and 7.4 of the London Plan, policy CS.14 of the Merton LDF Core Planning Strategy, and policies BE16 (i) and BE.22 (i) and (ii) of the Merton Unitary Development Plan (2003)”

- 4.4 A subsequent appeal to the Secretary of State against the Council's refusal of planning permission was dismissed in August 2014 and the Inspectors decision letter is appended to this report.

36 Morden Road

- 4.5 Planning permission was approved in May 2004 [reference MER105/84] for alterations to and conversion of dwelling house into two flats involving erection of a single storey rear extension, new front porch and two garages at rear.

34 and 36 Morden Road

- 4.6 Planning permission was refused on the 17 March 2008 [reference 07/P3503] for the demolition of 34 and 36 Morden Road and the construction of 14 one-bedroom flats. The reasons for refusal are provided below:

“The current proposal fails to demonstrate that adequate living standards can be provided for future occupiers of the building or that an appropriate mix of dwelling can be provided without adverse impacts which would result to neighbouring occupiers by reason of loss of outlook and overshadowing, contrary to policies BE15, BE22, HS1 and HN3 of the Adopted Unitary Development Plan 2003”.

- 4.7 A subsequent appeal to the Secretary of State against the decision to refuse planning permission was dismissed.
- 4.8 An application was withdrawn in October 2008 [reference 08/P1897] for outline planning application [with access to be determined], for demolition of the residential properties at 34 and 36 Morden Road and construction of a new building providing nine, one bedroom residential units.

40 Morden Road

- 4.9 In December 1987 planning permission [reference 87/P1324] was refused for the conversion of property to form 2 one-bedroom flats and two studio flats involving the erection of two 2 storey extensions at the rear and the provision of 4 parking spaces. Planning permission was refused on the following grounds:
- 1. The proposed conversion would bring about an over intensive use of the property and will result in substandard units of accommodation contrary to policy P3.13 (as revised) of the Adopted Borough Plan.**
 - 2. The proposed two storey rear extension nearest the southern boundary would by reason of its size and siting be detrimental to the amenities of the adjoining residential property.**
- 4.10 In March 1988 planning permission was approved for the [reference 88/P0162] for alterations to and conversion of property into 4 studio flats involving erection of a two storey extension at rear and a new enclosed entrance staircase at side together with provision of four parking spaces at rear involving the demolition of the existing entranceway and single storey rear extension.
- 4.11 In July 1990 planning permission [reference 90/P0127] was refused for the erection of a two-storey extension at rear of building for use as a bedsitting unit at first floor level together with the provision of two off street car parking spaces at ground floor level. Planning permission was refused on the grounds:
- 1. The proposed bedsitting unit by reason of its layout and size represents a substandard unit of accommodation contrary to Policy H.15 of the Merton Borough U.D.P. Pre-Deposit Draft Plan.**
 - 2. Having regard to the extant planning permission granted on 31st March 1988 (ref.88/P0162) for the conversion of the existing building to use as four flats, the proposed development would bring about an over intensive use of the site, resulting in inadequate provision of amenity space for the benefit of prospective occupiers of the proposed flats, contrary to Policy H.12 of the U.D.P. Pre-Deposit Draft.**
 - 3. The proposed extension would result in a loss of daylight/sunlight to rooms at the rear of the existing building at 40 Morden Road,**

causing a loss of amenity to the occupiers of this accommodation, contrary to Policy H.17 of the U.D.P. Pre-Deposit Draft.

- 4. The proposed extension is unacceptable in that it would be detrimental to the amenities of the occupiers of No. 38 Morden Road by reason of a loss of daylight/sunlight, contrary to Policy H.17 of the U.D.P Pre-Deposit Draft.**

Spur House 14 Morden Road

- 4.12 In November 2009 the Planning Applications Committee resolved to refuse planning permission [LB Merton Ref 09/P2219] for the extension and refurbishment of Spur House to provide a building ranging from one to nine storeys in height providing 46 private flats (21 one bedroom, 20 two bedroom and 5 three bedroom) on the upper floors with external amenity area at first floor level and a retail shop unit (986 square metres) at ground floor level including an internal service area, electricity substation and cash point machines on the Milner Road elevation.
- 4.13 Planning permission was refused for the following reasons:

“The proposed development, by reason of its size, bulk and scale, would be unduly dominant and visually prominent and would fail to either respect the height and massing of surrounding buildings, or enhance the character of the area, detracting from visual amenities of the locality and the surrounding street scenes. The proposal would therefore be contrary to Policies BE.22 and BE.23 of the Adopted Unitary Development Plan (October 2003)”.
- 4.14 Following an appeal to the Secretary of State an appeal decision letter dated 11 May 2010 overturned the decision of the Council to refuse planning permission and granted planning permission for the redevelopment of Spur House.
- 4.15 In March 2010 the Planning Applications Committee resolved to grant planning permission [LB Merton Ref 10/P0049] subject to a section 106 agreement for the extension and refurbishment of Spur House to provide a building ranging from one to eight storeys in height providing 49 private flats (29 one bedroom and 20 two bedroom) on the upper floors with external amenity area at first floor level and a retail shop unit (986 square metres) at ground floor level including an internal service area, electricity substation and cash point machines on the Milner Road elevation. The developer chose not to proceed with the S106 in relation to this development and the application was withdrawn in January 2011. This proposal included a reduction in building height from 9 storeys to 8 storeys and an additional three residential properties when compared to the proposal that was approved as part of the decision to allow the planning appeal.
- 4.16 On the 4 June 2013 planning permission was approved [reference 12/P2165] following a committee resolution for the demolition of existing commercial buildings fronting Milner Road and forming part of Spur House and the construction of two residential blocks, one four storey and one

three storey containing 16 apartments [8 two bedroom and 8 one bedroom] with access on to Milner Road.

5. **CONSULTATION**

5.1 The submitted planning application was publicised by means of a site notice, and individual consultation letters sent to 217 local properties. As a result of this consultation 55 letters [including 39 circular letters] have been received objecting to the proposal and two letters expressing support for the development. The objections to the development were on the following grounds:

5.2 **Design and scale**

- Reducing the height by three storeys does not resolve the issue raised by the planning inspector in relation to impact on local character;
- The development is contrary to policies 7.1 and 7.4 of the London Plan; policies ST18, BE15, BE16 and BE22 of the UDP and policy CS14 of the Core Strategy;
- The development will lead to the loss of local historic buildings worthy of protection;
- The development does not have any architectural quality;
- Potential mobile phone equipment will further increase the height of the building;
- This is an overdevelopment of the site;
- The development does not respect, reinforce and enhance the local area contrary to policy CS14.
- The approval of a nine storey building on the Spur House site does not justify a taller building on this site;
- The height of the building will damage the character of the area.
- Other commercial development has been kept low to avoid any loss of character.
- The building is out of proportion with its surroundings;
- The development fails to complement the local housing stock and is contrary to policy CS Policy 14: Design;
- The development is incongruous to the design of the St John the Divine Church and the neighbouring Nelson Gardens;
- The lack of maintenance of the existing buildings is a reason to allow demolition;
- The development is contrary to Council policy in that it includes a tall building with no architectural merit.

5.3 **Car Parking**

- The development will result in pressure on local on street parking within the CPZ and other local private car parking areas.
- The obligations on parking put forward by the applicant do not cover the aparthotel users;
- The users of the aparthotel are likely to use their own vehicles rather than public transport;
- The development will harm the safety of the nearby vehicle access.

5.4 **Nuisance and amenity**

- The point at which the proposed building rises to 5 storeys was raised as an issue by the planning inspector and this has not changed significantly;
- The development will dominate, be overbearing and will lead to visual intrusion and loss of outlook;
- The development will lead to a loss of sunlight and daylight to adjacent dwellings contrary to policy BE15;
- The development will have an adverse impact on the privacy of adjacent properties.

5.5 **Proposed accommodation**

- There is a concern that the aparthotel will turn into a 'low quality hostel';
- The proposal would create few local jobs;
- A hotel is inappropriate in this area;
- There is no need for an additional hotel in this area;
- There is insufficient local infrastructure to support the development.
- The applicant has not demonstrated a need for the aparthotel;
- If the aparthotel is not successful the Council will be forced into considering a change to something else which is more harmful;
- There are safety concerns as this is temporary and low cost accommodation;
- The short term nature of the proposed accommodation will bring residents who will not consider existing residents and will increase crime rates;
- The development does not add anything including employment or facilities.

5.6 **Car Parking**

- The development will result in pressure on local on street parking within the CPZ and other local private car parking areas.
- The obligations on parking put forward by the applicant do not cover the aparthotel users;
- The users of the aparthotel are likely to use their own vehicles rather than public transport;
- The development will harm the safety of the nearby vehicle access.

5.7 **Other comments**

- It is questioned why a full planning application has not been submitted with all the sustainability measures that the applicant is promoting;
- The proposal is driven by a desire to make profit but this will be at the expense of the local community;
- There have been too many construction projects and this must stop;
- The development will decrease local property values.

5.8 Two letters have been received in support of the development, with these letters making the following points:

- The development would be a vast improvement to the current site;

- The mail distributed locally urging people to object hides the truth that the existing buildings are “...more like ‘squats’ than properties of architectural heritage” with nothing of visual or historic value;
- If we are to improve South Wimbledon than badly judged sentiment should not stand in the way of progress;
- The current proposal removes previous objections to the development;
- The development will provide new quality accommodation;
- The development is an opportunity to improve this part of Morden Road which is ‘...an ugly blight on the area”.

5.9 Councillor Andrew Judge The following concerns are raised about the proposed development:

- The application involves the demolition of a heritage asset in the form of the existing buildings that retain the original proportions, roof line and characterful arched windows.
- The application includes no Heritage Statement and there should be one. The opportunity should be taken during the development control process to identify the heritage value of the site.
- A petition that these cottages be given a local listing has been submitted and the local listing process should continue during the planning application, including local consultation.
- The proposed building is too high for the site, by at least a storey, being higher than nearby buildings in Morden Road and the Path. As such it affects the visual amenity of 2A The Path.

5.10 Councillor Katy Neep The following concerns are raised about the proposed development:

- The application involves the demolition of a heritage asset in the form of the existing buildings that retain the original proportions, roof line and characterful arched windows.
- The application includes no Heritage Statement and there should be one. The opportunity should be taken during the development control process to identify the heritage value of the site.
- A petition that these cottages be given a local listing has been submitted and the local listing process should continue during the planning application, including local consultation.
- The proposed building is too high for the site, by at least a storey, being higher than nearby buildings in Morden Road and the Path. As such it affects the visual amenity of 2A The Path.

5.11 LB Merton Transport Planning Transport Planning have no objection to the proposal on the basis that conditions are used to seek further details in relation to intended cycle and pedestrian movements; the new vehicle access, cycle parking, the submission of Delivery and Servicing Plan, submission of a Parking Management Plan, a planning obligation stating that occupants will not be able to obtain on street parking permits and informatives relating to construction of accesses and works affecting the public highway.

- 5.12 LB Merton Tree and Landscape Officer There is no objection to the development as the proposal is unlikely to have any impact on the tree protected by a Tree Preservation Order in the rear garden of the adjoining property at 30 Morden Road.
- 5.13 Transport for London There is no objection to the proposed development subject to the following:
- The footway and carriageway on the A219 Morden Road must not be blocked during the development. Temporary obstructions during works must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A219 Morden Road.
 - All vehicles associated with the development must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.
 - No skips or construction materials shall be kept on the footway or carriageway on the Transport for London Road Network at any time.
 - The proposed cycle parking spaces are welcomed are in line with relevant standards;
 - A car free development without any off street parking would be supported in this location;
 - The development will not cause a significant impact on the Transport for London Road Network;
 - The borough should seek electric vehicle charging points in line with London Plan policy.
 - To ensure the impact of the access and servicing activities on the existing contraflow cycle lane is minimised at the detailed design stage of the section 278 agreement, it is recommended that the borough seeks and agrees the details of this access to ensure a continuous safe cycle route is maintained.
 - It is recommended that a travel plan is secured and measures to prevent future occupants from applying for parking permits in the surrounding Controlled Parking Zone, in order to promote public transport.
 - The submission and agreement of a Construction Logistics Plan before work commences should be secured by a planning condition.
- 5.14 Metropolitan Police Crime Prevention Design Advisor It is recommended that Secured by Design should be incorporated as a minimum standard for security in this development. There have been no adverse comments on this application from the local Counter Terrorism Security Advisor.

6 POLICY CONTEXT

Further Alterations to the London Plan 2015

- 6.1 The relevant policies in the London Plan [July 2011] are 3.3 [Increasing housing supply]; 3.4 [Optimising housing potential]; 3.5 [Quality and design of housing developments]; 3.6 [Children and young people's play and informal recreation facilities]; 3.8 [Housing choice]; 3.9 [Mixed and balanced communities]; 3.11 [Affordable housing targets]; 4.5 [London visitor infrastructure]; 5.1 [Climate change mitigation]; 5.2 [Minimising carbon dioxide emissions]; 5.3 [Sustainable design and construction]; 5.7

[Renewable energy]; 5.10 [Urban greening]; 5.13 [Sustainable drainage]; 6.3 [Assessing effects of development on transport capacity]; 6.9 [Cycling]; 6.10 [Walking]; 6.11 [Smoothing traffic flow and tackling congestion]; 6.12 [Road network capacity]; 6.13 [Parking]; 7.1 [Building London's neighbourhoods and communities]; 7.2 [An inclusive environment]; 7.3 [Designing out crime]; 7.4 [Local character]; 7.5 [Public realm]; 7.6 [Architecture]; 7.14 [Improving air quality]; 7.15 [Reducing noise and enhancing soundscapes]; and 8.2 [Planning obligations].

Merton Sites and Policies Plan [adopted July 2014]

- 6.2 The London Borough of Merton 'Sites and Policies Plan' was formally adopted by the Council on the 9 July 2014. The relevant policies within the Sites and Policies Plan are as follows: DMD1 [Urban Design and the Public Realm]; DMD2 [Design Considerations and the Public Realm]; DM D4 [Managing heritage assets]; DMEP2 [Reducing and mitigating against noise]; DMEP4 [Pollutants]; DM T1 [Support for sustainable travel and active travel]; DM T2 [Transport impacts from development]; and DMT3 [Car parking and servicing standards].

Merton Supplementary Planning Guidance

- 6.3 The key supplementary planning guidance relevant to the proposals includes New Residential Development [1999]; Design [2004] and Planning Obligations [2006].

Policies within the Merton LDF Core Planning Strategy [July 2011]

- 6.4 The relevant policies within the Council's Adopted Core Strategy [July 2011] are; Policy CS5 [Wandle Valley]; CS7 [Centres]; CS.8 [Housing choice]; CS.9 [Housing provision]; CS.13 [Open space; nature conservation; leisure and culture]; CS.14 [Design]; CS.15 [Climate change]; CS.18 [Active transport]; CS.19 [Public transport]; and CS.20 [Parking; servicing and delivery].

National Planning Policy Framework [March 2012]

- 6.5 The National Planning Policy Framework [NPPF] is a key part of central government reforms '*...to make the planning system less complex and more accessible, and to promote sustainable growth*'.
- 6.6 The NPPF supports the plan led system stating that development that accords with an up to date plan should be approved and proposed development that conflicts should be refused. The framework also states that the primary objective of development management should be to foster the delivery of sustainable development, and not to hinder or prevent development.
- 6.7 To enable each local authority to proactively fulfil their planning role, and to actively promote sustainable development, the framework advises that local planning authorities need to approach development management decisions positively. Local planning authorities looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. The framework attaches significant weight to the benefits of economic and housing growth, the need to influence development

proposals to achieve quality outcomes; and enable the delivery of sustainable development proposals.

7. PLANNING CONSIDERATIONS

7.1 The main planning considerations include assessing the principle of the development in terms of the loss of the existing buildings, the need for the proposed accommodation; the relationship with St John the Divine Church and Nelson Gardens, residential density, the impact of the development including in terms of design, scale and layout, the standard of the proposed residential accommodation; the impact on residential amenity including privacy daylight and sunlight and the impact on access and parking.

7.2 These issues are considered in the context of the appeal inspector's decision letter dated 4 August 2014 that is a material consideration. A copy of this decision letter report is attached to this report.

Loss of the existing buildings

7.3 Policy CS8 within the LDF Core Strategy [2011] states that all development needs to be designed in order to respect, reinforce and enhance the local character of the area in which it is located and to contribute to Merton's sense of place and identity. This will be achieved by conserving and enhancing Merton's heritage assets and wider historic environment including other non-designated heritage assets.

7.4 The existing buildings on the application site are not located in a conservation area. The existing buildings do not appear on either the statutory national list of historically important buildings or on the Council's own local list of buildings that are considered to have historic, architectural or townscape value.

7.5 Historic maps suggest that the existing buildings on the application site were built around 1820. The buildings have suffered from various subsequent inappropriate building extensions and alterations, including a large and prominent two storey side extension and rear extensions. These alterations and extensions severely detract from the appearance of the buildings and any historic or other value that they may have had. In this context it is considered that the loss of the existing buildings is acceptable and this loss does not constitute grounds on which to refuse planning permission for the current development.

7.6 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.

7.7 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.

- 7.8 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.
- 7.9 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.

Need for the proposed accommodation

- 7.10 In terms of current planning policy, policy CS9 within the Council's Adopted Core Strategy [2011] states that the Council will support the provision of well-designed housing located to create socially mixed and sustainable neighbourhoods.
- 7.11 The existing buildings on the application site provide 1 two bedroom house, and 9 flats [2 one bedroom flats and 7 studio flats]. The current development as well as the 17 serviced apartments within the aparthotel will provide 9 residential flats [4 one bedroom, 4 two bedroom and 1 three bedroom flat]. The removal of the 7 studio flats and the provision of an improved mix of residential accommodation are both welcomed and are considered to outweigh the overall loss of one residential unit as part of this development.
- 7.12 The supporting text to policy CS7 of the Council's Adopted Core Strategy [2011] states that new hotels will be directed to parts of the borough that are very accessible by public transport, as this will minimise traffic congestion and help support surrounding restaurants, shops, cafés and theatres. Policy 4.5 of the London Plan states that developments should contribute towards the hotel provision target of 40,000 net additional hotel

bedrooms by 2031 and ensure that at least 10 per cent are wheelchair accessible.

- 7.13 The application site has a Public Transport Accessibility Level rating of 6a which is one level below the highest possible Public Transport Accessibility rating of 6b. South Wimbledon Underground Station is 130 metres to the north of the site and Morden Road tram stop 570 metres to the south. There are also various bus routes that pass the application site. With the high public transport accessibility and access to the underground network this location is considered suitable for the provision of hotel accommodation.
- 7.14 The current development is considered in keeping with policy CS7 of the Council's core strategy and policy 4.5 of the London Plan. There are no planning policies in the development plan that restrict hotel provision in certain areas and it should also be noted that the current proposal seeks to provide accommodation that is different to that which is currently provided locally.

Residential density,

- 7.15 To ensure the sustainable and efficient use of land the London Plan states that in urban areas, along main arterial routes and with a public transport accessibility level of between 4 and 6 new residential development should be within a density range of between 200 and 700 habitable rooms per hectare. The areas of the borough such as the application site with good access to public transport and access local facilities provide opportunities for more intensive development in terms of the sustainable use of land.
- 7.16 The proposed development that has a public transport accessibility level of 6a has a residential density of 383 habitable rooms per hectare. The density of the proposed development will ensure the efficient use of land in this location which has good access to public transport and access to facilities without the need to use a car. The density range is considered appropriate for this location and is within the London Plan density range.

Relationship with St John the Divine Church and Nelson Gardens

- 7.17 St John the Divine Church is included on the Council's list of historically important buildings. The application site is located on the opposite side of Morden Road to the church and there would be a distance of 65 metres separating the proposed building from the church. The nearby four-storey building called Priory Close is located 40 metres from the church. In this context, and with the separation between the buildings, it is considered that the proposed development will have no significant impact on St John the Divine Church.
- 7.18 In the assessment of the earlier appeal the planning appeal Inspector considered that an 8 storey building on the application site [now reduced to 5 storeys] was acceptable in terms of the relationship with Nelson Gardens. The inspector states in the decision letter at paragraph 14 that *"...given the separation across Morden Road and the urbanised location, although the building would be visible especially in winter months, it would not harm the function or nature of that space. Nelson Gardens"*.

Building appearance, layout and landscaping.

- 7.19 Policy CS8 within the LDF Core Strategy [2011] states that the Council will require redevelopment proposals to be well designed. Policy CS14 within the Council's Adopted Core Strategy [2011] states that development should respect, reinforce and enhance local character and contribute to Merton's sense of place and identity.
- 7.20 The nearby existing development along Morden Road does not have a defined front building line with the Barclays Bank building set forward of all other existing buildings. The front elevation of the proposed building is set back 5 metres from the front boundary of the application site to reflect the position of the front elevation of Spur House and this is considered appropriate for this location.
- 7.21 If outline planning permission is granted, a 'reserved matters' application must be made within three years of the date that the planning permission is issued. The details of the 'reserved matters' application must be in accordance with the matters that were agreed as part of the outline planning approval, including any conditions and planning obligations attached to the planning permission.
- 7.22 The applicant has requested that in relation to this application the reserved matters include 'appearance' [aspects of a building or place which affect the way it looks, including the exterior of the development], 'landscaping' [improvement or protection of the amenities of the site this could include planting trees or hedges as a screen]; and 'layout' [buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development]. It is highlighted that aspects of the development that are shown on the submitted drawings that relate to the reserved matters layout' are only illustrative. These details are included to assist in the assessment of the planning application and to show what could be achieved on the site. .

Building scale and means of access

- 7.23 The applicant has requested that the submitted outline application considers 'scale' [information on the size of the development, including the height, width and length of buildings] and 'means of access [accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site].
- Scale
- 7.24 The London Plan policy 7.4 requires buildings, streets and open spaces to provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in terms of orientation, scale, proportion and mass. Policy 7.6 sets out a number of key objectives for the design of new buildings including that they should be of the highest architectural quality, they should be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, and buildings should have details that complement, but not necessarily replicate the local architectural character.

- 7.25 Policy CS14 of the Council's Core Strategy states that the Council will protect the valued and distinctive suburban character of the borough by resisting the development of 'tall buildings' where they will have a detrimental impact on this character. Tall buildings may therefore only be appropriate in the town centres of Colliers Wood, Morden and Wimbledon. The London Plan defines tall buildings as those that are a) substantially taller than their surroundings; b) that cause a significant change to the skyline, c) or are larger than the threshold size for the referral of planning applications to the Mayor of London.
- 7.26 In terms of local context, the existing development along Morden Road between the application site and South Wimbledon Underground Station is mainly four storeys in height and provides a mix of residential and commercial uses. This includes the flat roof building at 26 Morden Road on the same side of the road as the application site. The building immediately adjacent to the application site at 30 Morden Road is also four storeys high with this including accommodation within a mansard roof. In the consideration of the appeal against the earlier refusal of planning permission for an 8 storey building the appeal inspector [paragraph 10] advised that the adjacent buildings "...fronting Morden Road provide a strong visual sense of scale which in my view is characterised by buildings of up to four storeys".
- 7.27 In dismissing the appeal the Inspector considered that an 8 storey building would be a 'tall building' because it was twice the height of and '*substantially taller*' than the predominant local building height of 4 storeys. In seeking to address the concerns raised by the appeal inspector the height of the proposed building has been reduced. The building height has been reduced from eight storeys to five storeys. Using the reasoning of the planning Inspector the proposed building which is one storey higher than adjacent development is not '*substantially taller*' than adjacent buildings and is considered in keeping with the character of the area that was highlighted by the appeal inspector. The bulk and scale of the proposed building is further reduced by the set back on the top floor of the building.
- 7.28 The area to the west of the application site provides a 'grid iron' pattern of residential development, with buildings typically of a smaller scale than those on Morden Road. The nearby two storey residential properties at 4a, 8, 14 The Path have previously had rear roof extensions to the original pitched roof creating three storeys of accommodation. Other properties on The Path and on the application site have pitched roofs with a height equivalent to that of a three storey building.
- 7.29 The revised proposal includes a building that is five storeys at the front of the site but stepping down along the secondary elevation in The Path to four storeys, two storeys and then a single storey. The single storey part of the proposed building is separated by a distance of 3.5 metres from the side boundary and blank side elevation of the two storey residential property at 2a The Path. The two storey part of the proposed building is separated by a distance of 7 metres, the three storey part of the proposed building separated by a distance of 11 metres and the fourth storey by a distance of 17 metres from the side boundary of 2a The Path.

- 7.30 It is considered that the overall reduction in building height has successfully addressed the concerns expressed by the appeal inspector in relation to the scale of the development and that the development will be in keeping with the character and appearance of the surrounding area. Using the reasoning of the appeal inspector it is considered that the proposed building which is a single storey higher than neighbouring four storey buildings reflects the local “*visual sense of scale*”.
- Access
- 7.31 Policy CS 20 of the adopted Core Strategy [July 2011] states that the Council will seek to implement effective traffic management by requiring developments to incorporate safe access to and from the public highway as well as on-site parking, refuse storage and collection, and for service and delivery vehicles. London Plan policy 4.5 states that The Mayor will, and boroughs and relevant stakeholders should seek to achieve 40,000 net additional hotel bedrooms by 2031, of which at least 10 per cent should be wheelchair accessible. Policies in the London Plan and Core Strategy require all new residential properties to be built to Lifetime Home Standards.
- 7.32 The applicant has stated that the vehicle access to the proposed 6 off street car parking spaces will be provided in the southern boundary of the site fronting The Path. The main pedestrian access to the building will be provided from the main Morden Road elevation. used in to the proposed
- 7.33 The submitted plans show a shared refuse storage room and a room providing parking for 21 cycles within the proposed building. The external access to these storage rooms is shared with the vehicle access provided from The Path with double doors providing internal access provided to the buildings staircase core. This provision is considered acceptable and planning conditions are recommended to ensure that these storage areas are provided and retained for the benefit of future occupiers.
- 7.34 A further planning condition is recommended seeking further details from the developer on the proposed new vehicle access from The Path and access and servicing activities. This condition will seek to ensure that there is no adverse impact on the operation of the existing contra flow cycle lane outside the application site.
- 7.35 The Council’s Transport Planning Team and Transport for London have both confirmed that they have no objection to the proposed development in terms of the arrangements for servicing and access.
- 7.36 The applicant has stated that all floors of the building will be served by twin lifts and that the development will comply with Lifetime Homes standards and building regulations. A planning condition is recommended to ensure that prior to first occupation of the proposed new dwellings; the applicant shall provide written evidence to confirm the new dwelling units meet Lifetime Homes Standards based on the relevant criteria. It has been confirmed that the development In line with policy London Plan policy 4.5

the applicant has stated that 10 per cent of the aparthotel units will be wheelchair accessible.

- 7.37 In conclusion it is considered that the proposed development has been designed with adequate access and servicing arrangements and with the planning condition seeking to protect the nearby cycle lane the proposal is considered in line with Policy CS20 of the Core Strategy [July 2011]. The accessibility of the development is acceptable in terms of routes to and within the site and the relationship of the development to roads and pathways outside the site.

Impact on residential amenity

- **Loss of privacy and overlooking**

- 7.38 Policy DM D2 of the adopted Sites and Policies Plan states that proposals for development will be expected to ensure the quality of living conditions including in terms of privacy. The Council's Supplementary Planning Guidance sets out minimum separation distances, recommending a minimum separation distance of 20 metres between directly opposing habitable room windows located on the upper floor levels of residential accommodation.

- 7.39 The planning appeal inspector made the following conclusions in terms of loss of privacy and overlooking *"Given the relationship with the adjoining properties and the orientation of the proposed development, with the likely aspect for the scheme to be to the front and rear, privacy could be adequately secured through appropriate design measures. The terrace areas could similarly be secured and privacy screens designed and provided to ensure there was no significant impact on the privacy enjoyed by occupiers of adjoining properties"*.

- 2A The Path.

- 7.40 The proposed residential accommodation is provided with external amenity areas on the upper floors of the building. It is considered that the proposed screening to these areas that are annotated on the submitted drawings will ensure that these areas do not result in overlooking or loss of privacy. A planning condition is recommended seeking further details of this screening to be submitted and for the approved screening to be in place prior to occupation of the building.

- 7.41 The west elevation of the proposed building faces towards the side elevation of the adjacent residential building at 2A The Path. Whilst there is a non-habitable staircase window located to the side elevation of 2A The Path there are no windows on this part of the proposed building.

- 7.42 The new building includes windows at first floor level to studio 108 and 109 that are separated from the side elevation of 2A The Path by a distance of 15 metres. At second, third floor levels the proposed lift lobby windows are separated from the side elevation of 2A The Path by a distance of 14 metres. It is considered that these windows will not result in a loss of privacy or overlooking due to the separation distance and the screening provided by the proposed building and the potential for frosted glazing around the new external amenity area.

- 30 Morden Road
- 7.43 The proposed building includes external amenity areas at first, second third and fourth floor levels with windows at second and third floor levels. It is considered that these windows will not result in a loss of privacy or overlooking due to the screening provided by the proposed building and the potential for frosted glazing around the new external amenity area.
- Noise
- 7.44 Policy DM EP2 of the sites and policies plan states that development which would have a significant effect on existing or future occupiers or the local amenity due to noise or vibration will not be permitted unless the potential noise problems can be overcome by suitable mitigation measures.
- 7.45 The planning appeal inspector made the following conclusions in terms of noise *"I am satisfied that the proposed use as an apart-hotel and residential flats would not introduce an activity that would add significantly to the local noise environment"*.
- 7.46 With the nature of the development proposed there is the potential for noise and disturbance to be caused through both the construction process and secondly the proposed new use of a site. It is generally accepted that during the construction process there is likely to be unavoidable short term noise and disruption to adjoining occupiers. Planning conditions are recommended to ensure that this disruption is minimised with these conditions controlling matters such as hours of construction work and suppression of the dust generated as a result of the demolition process.
- Visual intrusion and outlook
- 2A The Path
- 7.47 Policy DM D2 of the adopted Sites and Policies Plan states that proposals for development will be expected to ensure the quality of living conditions to both proposed and adjoining buildings and gardens and should protect new and existing development from visual intrusion so that living conditions are not unduly diminished.
- 7.48 The planning inspector in the decision letter noted several concerns that contributed to his conclusion that the previously proposed eight storey building *"...would result in material harm to the living conditions of the occupants of the neighbouring properties 2a and 4a The Path with particular reference to outlook"* These factors are set out below with details of how the revised proposal has been amended to address these concerns.
- 7.49 In terms of the relationship of a three storey part of the building with properties in the Path the Inspector noted that *"The height and bulk of this part of the building sited so close to the boundary would dominate the views from the rear gardens of the adjoining properties in The Path and would be particularly obtrusive and oppressive"*. In response to these comments the building has been reduced to from three storeys to a single storey in the same location at the rear of the site. The separation distance

between the three storey part of the proposed building and 2A The Path has been increased from 3.2 metres to 11 metres.

7.50 The Inspector noted that the five storey part of the proposed building would be slightly in excess of 10 metres from the side boundary of 2A The Path. In addition to the overall reduction in the height of the building from eight storeys to five storeys the current proposal increases the separation distance between the five storey part of the building and the side elevation of 2A The Path to 17 metres.

- 30 Morden Road

7.51 After assessing the impact of an eight storey building on the adjacent building at 30 Morden Road the Inspector noted that *“The impact on the outlook of the occupiers of 30 Morden Road would not be affected to the same degree given the relationship of that building with the proposed building. Whilst there may be some intrusion into their views this would not be so significant as to warrant resisting the scheme”*.

7.52 In conclusion it is considered that the proposed development of a building up to five storeys in height will not unduly diminish the living conditions of adjacent occupiers and is acceptable in terms of visual intrusion and outlook. The proposal is considered in line with Policy DM D2 of the adopted Sites and Policies Plan.

• Sunlight and daylight

7.53 The appeal inspector stated that *“The appellant had submitted with the application a report by GIA entitled Daylight, Sunlight and Overshadowing which demonstrated that there would be no substantial breaches of daylight or sunlight to any of the surrounding properties. During the site visit I was satisfied that this was a reasonable conclusion”*.

7.54 Policy DM D2 of the adopted Sites and Policies Plan states that proposals for development will be expected to ensure appropriate levels of sunlight and daylight and the quality of living conditions. In order to protect daylight and sunlight to existing properties the Council’s Supplementary Planning Guidance on Residential Development advises on general building design and location. As part of the application the applicant has also submitted the conclusions of a more detailed BRE investigation into the daylight and sunlight impact of the proposed new building.

- 2A The Path.

7.55 The application site is located to the east of the properties in The Path. Whilst the existing building on the application site protrudes past the building line of properties in The Path, the proposed building is in line with the front elevation of adjacent properties. The proposed new building will be separated from the rear garden of the property at 2A The Path by a private shared road providing access to the rear of neighbouring gardens. The proposed building will a single storey [reduced from three storeys] where it is closest to the property at 2A The Path and then the building will step up to five storeys at the junction with Morden Road.

7.56 A distance of 3.2 metres will separate the single storey part of the proposed building from the two storey side elevation of 2A The Path. At the closest point a distance of 7 metres will separate the two storey part of the proposed building from 2A The Path. The three and four storey parts of the building will be separated by a distance of 11 metres and the five storey part of the building will be separated by 17 metres from the side elevation 2A The Path.

- 30 Morden Road

7.57 The residential building at 30 Morden Road is located immediately to the north of the application site. The building is part two storey, part three storeys in height with the two storey part of the building adjacent to the boundary with the application site. There are no windows at ground floor level adjacent to the boundary as a rear under-croft vehicle access is provided. A dormer window in the front mansard roof provides natural light to the roof space of the building.

7.58 The existing two storey building on the application site with a pitched roof currently extends 6 metres past the front elevation of the adjacent building at 30 Morden Road. The proposed building at ground and first floor level would extend 8.5 metres past the front elevation of 30 Morden Road.

7.59 There would be a separation distance of one metre between the two buildings and two metres separation distance between the side elevation of the new building and the existing window in the front elevation of 30 Morden Road. At second and third floor levels the section of the new building closest to the boundary would extend 3.4 metres past the front elevation of 30 Morden Road. The top floor the building is set back a further 1.5 metres from the boundary and extends 1.8 metres past the front of located with this distance

- Priory Close

7.60 This four storey building on the opposite side of Morden Road provides 32 flats. There is a distance of 50 metres separating the proposed building from this existing residential accommodation. The BRE study commissioned by the applicant concluded that due to the orientation of the front elevation windows the level of daylight and sunlight to this building would be within recommended limits.

7.61 In conclusion, the BRE study commissioned by the applicant found that whilst the previously proposed eight storey building would result in some increased overshadowing to the rear garden of this adjacent property, this impact was well within recommended thresholds. The methodology used by the applicant in assessing daylight and overshadowing issues is considered to be sound and follows the assessment criteria that are recognised in the justificatory text to the relevant Council's planning policies. With the reduction in the scale of the proposed building towards the rear of the site, the separation distances from the adjacent garden and the building orientation it is considered that the proposal is acceptable in terms of impact on sunlight and daylight.

Standard of the proposed new accommodation.

7.62 Policy DM D2 states that proposals for development will be expected to ensure appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy to adjoining gardens. Policies CS8, CS9 and CS14 within the Council's Adopted Core Strategy [2011] states that the Council will require proposals for new homes to be well designed.

• **Internal layout and room sizes**

7.63 Policy 3.5 of the London Plan [July 2011] states that housing developments should be of the highest quality internally and externally. The London Plan states that boroughs should ensure that new development reflects the minimum internal space standards as set out as gross internal areas in table 3.3 of the London Plan. Further advice on internal layout is provided within the Supplementary Planning Guidance on Housing published by the Greater London Authority in November 2012.

- **Serviced apartments**

7.64 The serviced apartments are located on the first and second floors of the building. There are no internal space standards within the London Plan or in supplementary guidance for hotel accommodation or serviced apartments. The minimum floor space standards for permanent accommodation [set out as gross internal areas] are provided in a table appended to this report only as a guide against which to judge the proposed temporary residential accommodation.

7.65 Whilst a number of the serviced apartments provided in excess of the general minimum space requirements, seven of the serviced apartments are under the minimum floor space requirement. It is considered that whilst these units do not meet the general minimum space standards for permanent accommodation, the proposed temporary accommodation is considered acceptable in light of the nature of the accommodation and the length of proposed stay.

- **General market flats**

7.66 The flats are located on the third and fourth floors of the proposed building. Three of the flats [units 305, 306 and 307] are below the minimum gross internal areas specified in the London Plan for this type and size of accommodation [total of 15 square metres deficit]. The applicant has stated that unit 307 will be used by the building concierge.

7.67 A number of the proposed units provide accommodation above minimum standards [total of 14 square metres]. It is considered that amendments could be made to the internal layout to improve the space available to units 305, 306 and 307 that are currently below minimum standards. The current application is for outline planning permission considering only 'scale' and 'access'. The future consideration of matters such as layout provides the opportunity to seek these changes to the internal layout of the development.

- External amenity space
- 7.68 Sites and Policies Plan policy DM D2 states that developments will be expected to ensure appropriate provision of outdoor amenity space which accords appropriate minimum standards and is compatible with the character of the surrounding area.
- 7.69 In accordance with the London Housing Design Guide, the Council's Sites and Policies Plan states that there should be 5 square metres of external space provided for one and two bedroom flats with an extra square metre provided for each additional bed space. The table provided as an appendix to this report sets out the areas of external space provided for each of the 9 residential units.
- 7.70 All of the proposed nine flats are provided with private external private amenity space in the form of a balcony. Whilst the provision of external space is below the Council's normal standards for three of the proposed flats, the units also have access to a shared external amenity space covering 327 square metres. In other similar developments accommodation has been found to be acceptable without any provision of private external space. This includes the redevelopment of Spur House site, with members resolving to grant planning permission for development of this site in March 2010 for the application under LB Merton Ref 10/P0049.
- 7.71 There are no external amenity space standards set out in the development plan for the proposed serviced apartments, however the table provided as an appendix to this report the units are assessed against the standards for normal flats. Whilst some of the serviced apartments significantly exceed the external space standards, five of the units are below standard including two units without any external space. With the serviced apartments providing temporary accommodation the level of external amenity space that is proposed is considered acceptable.
- 7.72 In conclusion it is considered that the proposal is well designed and provides adequate internal space, a safe layout and access for all users; and provision of adequate amenity space to serve the needs of occupants in accordance with policies CS 8, CS9 and CS14 within the Council's Adopted Core Strategy [2011] and and the Mayor's Supplementary Planning Guidance on Housing.

Traffic impact, access, servicing, car parking, and cycling

- Traffic impact
- 7.73 Policy CS 19 of the adopted Core Strategy [2011] states that the Council will support and enhance the public transport network by ensuring that the proposals do not have an adverse effect on transport within the vicinity of the site.
- 7.74 The application site is in an accessible location in terms of the road network with the A24 [Transport for London road network], the A238 and the A219 located nearby. A planning condition is recommended seeking the submission of a bespoke travel plan that will be required to

demonstrate how an operator will minimise impact on the public highway. It is considered that the anticipated traffic that would be generated by the proposed development can be adequately and safely accommodated on the existing road network. A consultation response has raised concerns about the width of the private access road at the rear of the application site. The submitted planning application does not encroach on to the rear access road and this road will retain the current width.

- Car parking

- 7.75 Policy 6.13 of the London Plan [2015] states that a maximum of one car parking space should be provided for a three bedroom flat and less than one space for each one or two bedroom flat. A maximum of one car parking space should be provided for each ten members of hotel staff with no standard for residents of hotels. The standards for car parking are set at maximum levels rather than minimum levels with the aim of discouraging the use of the private car.
- 7.76 The site is located within a controlled parking zone [zone S1] with double yellow line waiting restrictions along the main Morden Road frontage and along part of the secondary frontage in the Path. The application site is located in an area of very good public transport accessibility. The proposal includes 5 parking bays 2 of which are suitable for disabled use.
- 7.77 In order to promote public transport, a planning obligation is recommended to ensure that future residents of the proposed flats and serviced apartments are unable to apply for on street parking permits in the surrounding Controlled Parking Zone. A planning condition is also recommended seeking the provision of an electric vehicle charging point as part of the development.

- Cycling

- 7.78 Policy CS 18 of the adopted Core Strategy [July 2011] states that the Council will promote active transport by prioritising the safety of pedestrian, cycle and other active transport modes; by supporting schemes and infrastructure that will reduce conflict between pedestrians, cyclists and other transport modes; and encouraging design that provides, attractive, safe, covered cycle storage, cycle parking and other facilities.
- 7.79 The submitted plans show cycle storage within the new building in line with Transport for London cycle parking standards and a planning condition is recommended to seek further details of this cycle storage and to ensure that this storage is maintained.
- 7.80 In conclusion the proposal is considered acceptable and in line with Policy CS 19 of the adopted Core Strategy [2011]. The Council's Transport Planning Team and Transport for London have both confirmed that they have no objection to the proposed development in terms of any potential impact on the road network. The previous reasons for the refusal of planning permission did not raise any concerns about traffic impact and the revised proposal has reduced the overall number of units from 31 to 17 units. The level of off cycle parking is considered acceptable and the

development in accordance with Policy CS 18 of the adopted Core Strategy [July 2011]

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT **Sustainability**

- 8.1 Policy CS 15 of the adopted Core Strategy [2011] states that proposals will be required to demonstrate how resources have been used effectively. Proposals would also need to demonstrate how they make the fullest contribution to minimising carbon dioxide emissions. Residential development should achieve Code for Sustainable Homes level 4 certification. Proposals should meet the CO2 reduction targets in line with the London Plan. Policy 5.2 of the London Plan [2015] states that development proposals should make the fullest contribution to minimising carbon dioxide emissions.
- 8.2 Planning conditions are recommended to seek the submission of a design stage assessment and post construction certification to show that Code for Sustainable Homes Level 4 is achieved for the residential flats and BRE 'Very Good; standard for the aparthotel accommodation together with a minimum 25% improvement in the dwelling emissions rate in accordance with Policy 5.2 of the London Plan.

Environmental Impact Assessment

- 8.3 The application site is less than 0.5 hectares in area and therefore falls outside the scope of Schedule 2 development under the The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. In this context there is no requirement for an Environmental Impact Assessment as part of this planning application.

9. LOCAL FINANCIAL CONSIDERATIONS

Mayor of London Community Infrastructure Lev

- 9.1 The proposed development is liable to pay the Mayoral Community Infrastructure Levy [CIL], the funds for which will be used by the Mayor of London towards the 'CrossRail' project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to pay the CIL.
- 9.2 The Mayor of London Community Infrastructure Levy charge that would be payable for the proposed development would provisionally be £37,100 This is based on the charge of £35 per square metre and information provided by the applicant that states that there will be additional floor space of 1,060 square metres. This figure is also subject to future reassessment in terms of whether the floor space to be lost as part of this proposal has been in lawful use.

London Borough of Merton Community Infrastructure Levy

- 9.3 After approval by the Council and independent examination by a Secretary of State appointed planning inspector, in addition to the Mayor of London levy the Council's Community Infrastructure Levy commenced on the 1 April 2014. The liability for this levy arises upon grant of planning permission with the charge becoming payable when construction work commences.

- 9.4 The Merton Community Infrastructure Levy will allow the Council to raise, and pool, contributions from developers to help fund local infrastructure that is necessary to support new development including transport, decentralised energy, healthcare, schools, leisure and public open spaces. The provision of financial contributions towards affordable housing and site specific obligations will continue to be sought through planning obligations a separate S106 legal agreement.
- 9.5 The London Borough of Merton Community Infrastructure Levy charge that would be payable for the proposed development would provisionally be £233,200. This is based on the charge of £220 per square metre and on the information provided by the applicant that states that there will be additional floor space of 1,060 square metres. This figure is also subject to future reassessment in terms of whether the floor space to be lost has been in lawful use.

Planning Obligations

- 9.6 Regulation 122(2) of the CIL Regulations 2010 (continued in the CIL Regulations 2011) introduced three tests for planning obligations into law, stating that obligations must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development;
 - fairly and reasonably related in scale and kind to the development.
- 9.7 If a planning obligation does not meet all of these tests it cannot legally be taken into account in granting planning permission and for the Local Planning Authority to take account of S106 in granting planning permission it needs to be convinced that, without the obligation, permission should be refused.
- Affordable housing
- 9.8 The current application involves the demolition of the existing two storey buildings that provide ten residential units [1 two bedroom house, 2 one bedroom flats and 7 studio flats] and the erection of a eight storey building that includes 9 residential units [4 one bedroom, 4 two bedroom and 1 three bedroom flats].
- 9.9 On Friday 28 November 2014, the Government amended National Planning Policy Guidance to state that planning obligations (section 106 planning obligations) requiring a financial contribution towards affordable housing should not be sought from small scale and self-build development. Following this change, the Council can no longer seek financial contributions towards affordable housing on schemes of 1-9 units with a gross area of no more than 1,000 square metres; consequently part of Section (d) of Merton's Core Planning Strategy policy CS8 *housing choice*, no longer applies.
- 9.10 The proposed development also includes an 'aparthotel' consisting of 17 serviced apartments. To ensure that the proposals remain in compliance with the relevant local and national policies in relation to affordable housing provision, a planning condition is recommended to ensure that the apartments do not become permanent residential units within the terms of

Class C1 or Class C3 of the Town and Country Planning (Use Classes) Order 2005.

- A restriction preventing future occupants from obtaining an on street car parking permit.
- 9.11 In order to encourage public transport use in this sustainable location a planning obligation is recommended to prevent future occupants from obtaining on street car parking permits.
- The developer agreeing to meet the Council's costs of preparing and monitoring the Section 106 Obligations;
- 9.12 As set out in the Council's adopted Supplementary Planning Guidance the s106 monitoring fee would be £250 with legal fees agreed at a later date.

10. CONCLUSION

- 10.1 The proposed development represents an effective and sustainable use of this brownfield site providing additional residential units that would meet a need for hotel accommodation set out in the London Plan.
- 10.2 The development is of a scale that is sympathetic to the character of the surrounding area, whilst at the same time minimising any adverse impacts on neighbouring amenity. The revised proposal with the reduction in building height is considered to have satisfactorily addressed the concerns of the appeal Inspector that resulted in the dismissal of the earlier appeal. Accordingly, it is recommended that planning permission be granted subject to the planning conditions and planning obligations set out below.

RECOMMENDATION

GRANT OUTLINE PLANNING PERMISSION subject to the completion of a Section 106 Agreement and planning conditions.

1. A planning obligation preventing future occupants from obtaining on street car parking permits.
2. The developer agreeing to meet the Council's costs of drafting the Section 106 Obligations [to be agreed].
3. The developer agreeing to meet the Council's costs of monitoring the Section 106 Obligations [£250].

And the following conditions:

1. Standard condition [Time period - outline] The development to which this permission relates shall be commenced before the expiration of 3 years from the date of this permission or 2 years from the approval of the last of the reserved matters as defined in the condition below, whichever is the later. Reason for condition: To comply with Section 92 (as amended) of the Town & Country Planning Act 1990.
2. Standard condition [Submission of reserved matters] Details of the reserved matters set out below ('the reserved matters') shall be submitted to the Local Planning Authority for approval within 3 years from the date of this permission: (i) layout; (ii) appearance; and (iii) landscaping. The reserved matters shall be carried out as approved and the approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced. Reason for condition: To

comply with Section 92 (as amended) of the Town & Country Planning Act 1990.

3. Amended standard condition [Approved plans] The development hereby permitted shall be carried out in accordance with the following approved plans: DMWR/A3/21; PL2-00001; PL2-00002; PL2-00003; PL2-00004; PL2-00032; PL2-00033; PL2-00034; PL2-00035; Planning Statement; Daylight and Sunlight Assessment Design and Access Statement; Transport Note; explanatory note 'The Concept of an Aparthotel [C1 Use]' Reason for condition: For the avoidance of doubt and in the interests of proper planning.
4. Standard condition [Timing of construction work] No demolition or construction work or ancillary activities such as deliveries shall take place before 0800hrs or after 1800hrs Mondays to Fridays inclusive; before 0800hrs or after 1300hrs on Saturdays and not at any time on Sundays or Bank Holidays. Reason for condition: To safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with Sites and Policies policy DM D2.
5. Non-standard condition [Demolition dust and noise] Prior to the commencement of development [including demolition] measures shall be in place to prevent nuisance from dust and noise to surrounding occupiers with these measures in accordance with a method statement that has previously been submitted to and approved in writing to the Local Planning Authority with the approved measures retained until the completion of all site operations. Reason for condition: To protect the amenities of occupiers of neighbouring properties and to accord with Sites and Policies policy DM D2.
6. Amended standard condition [Construction phase impacts] Prior to the commencement of development [including demolition] a working method statement shall be submitted to and approved in writing by the Local Planning Authority that shall include measures to accommodate: the parking of vehicles of site workers and visitors; loading and unloading of plant and materials; storage of construction plant and materials; wheel cleaning facilities; control of smell and other effluvia; control of surface water run-off. No development shall be take place that is not in full accordance with the approved method statement. Reason for condition: In the interests of vehicle and pedestrian safety and the amenities of neighbouring occupiers and to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011.
7. Amended standard condition [Construction Logistics Plan] Prior to the commencement of development [including demolition], a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority and all works shall take place in accordance with approved plan Reason for condition: In the interests of vehicle and pedestrian safety and the amenities of local residents to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011.

8. Amended standard condition [Parking Management Strategy] Prior to the commencement of development a Parking Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. No works that is subject of this condition shall be carried out until this strategy has been approved, and the development shall not be occupied until this strategy has been approved and the measures as approved have been implemented. Those measures shall be maintained for the duration of the use unless the prior written approval of the Local Planning Authority is obtained to any variation. Reason for condition: To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Polices Plan 2014.
9. Amended Standard condition [New vehicle access] No development shall commence until details of the proposed vehicular access to serve the development including the relationship with the nearby cycle lane have been submitted in writing for approval to the Local Planning Authority. No works that are subject of this condition shall be carried out until those details have been approved, and the development shall not be occupied until those details have been approved and completed in full. Reason for condition: In the interests of the safety of vehicles and pedestrians and to comply with adopted planning policies.
10. Non standard condition [Car parking spaces] Prior to occupation of the development hereby permitted the car parking spaces shown on the approved drawing that will include an on site facility for charging electric vehicles to serve the development shall be provided and thereafter shall be kept free from obstruction and shall be retained for parking purposes for users of the development and for no other purpose. Reason for condition: To ensure the provision of an appropriate level of car parking and comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011, the Mayor of London's Electric Vehicle Delivery Plan and policy 6.13 of the London Plan 2015.
11. Non-standard condition [Cycle storage and parking] Prior to first occupation of the proposed new dwellings the cycle storage shown on the approved drawing to serve the development shall be provided and thereafter shall be kept free from obstruction and shall be retained for cycle parking purposes for users of the development and for no other purpose. Reason for condition: To ensure the provision of satisfactory facilities for the storage of cycles and to comply with policy CS18 of the Adopted Core Strategy [July 2011].
12. Non-standard condition [Refuse and recycling facilities] Prior to first occupation of the proposed new dwellings the refuse and recycling facilities shown on the approved drawing to serve the development shall be provided and thereafter shall be kept free from obstruction and shall be retained for refuse and recycling purposes for users of the development and for no other purpose. Reason for condition: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to

comply with policies CS13 and CS14 of the Adopted Core Strategy [July 2011].

13. Amended standard condition [External Lighting] Any new external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary. Reason for condition In order to safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with policy DM D2 and policy CS14 of the Adopted Merton Core Planning Strategy 2011.
14. Amended standard condition [Lifetime homes] Prior to first occupation of the proposed new dwellings written evidence shall be submitted to and approved by the Local Planning Authority that confirms that the new dwelling units meet Lifetime Homes Standards based on the relevant criteria. Reason for condition: To meet the changing needs of households and comply with policy CS8 of the Adopted Core Strategy [July 2011].
15. Non Standard condition [Aparthotel – length of stay] The short-term let /serviced apartments forming part of the aparthotel shall not be used other than for temporary sleeping accommodation (periods of less than 90 consecutive nights) only and for no other purpose including any other purpose falling within Class C1 and Class C3 of the Town and Country Planning (Use Classes) Order 2005 Reason for condition: To ensure that the short-term lets/serviced apartments are not used for permanent residential purposes without the provision of affordable housing, and the provision of accommodation of a suitable standard in accordance with Central Government Guidance, the London Plan, policy CS8 of the Core Strategy, and supplementary planning advice.
16. Amended standard condition [Landscaping] Prior to occupation of the proposed accommodation landscaping shall be in place that is in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority. Within a period of 5 years from planting if any trees that form of the approved landscape plan die, if they are removed, if they become seriously damaged or diseased or are dying, they shall be replaced in the next planting season with others of same approved specification, unless the Local Planning Authority gives written consent to any variation. Reason for condition: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2015, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Polices Plan 2014.
17. Amended Standard condition [Timing of deliveries] All deliveries, loading, unloading or other servicing activities associated with the operation of the completed building shall take place before 0800hrs or after 1800hrs Mondays - Fridays inclusive; before 0800hrs or after 1300hrs on Saturdays and not at any time on Sundays or Bank Holidays. Reason for condition: To safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with Sites and Policies policy DM D2.

18. Amended standard condition [Screening of external amenity areas] Prior to first occupation of the proposed new dwellings screening to the proposed external amenity areas above ground floor shall be in place that is in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority with the approved screening maintained permanently thereafter. Reason for condition: To safeguard the privacy and amenities of the occupiers of neighbouring properties and to comply with Sites and Policies policy DM D2 and policy CS14 of the Adopted Merton Core Planning Strategy 2011.
19. Standard condition [Code for Sustainable Homes Pre-Commencement - flats] No development shall commence until a copy of a letter from a person that is licensed with the Building Research Establishment (BRE) or other equivalent assessors as a Code for Sustainable Homes assessor that the development is registered with BRE or other equivalent assessors under Code For Sustainable Homes and a Design Stage Assessment Report demonstrating that the development will achieve not less than Code for Sustainable Homes Level 4 has been submitted to and approved in writing by the Local Planning Authority. Reason for condition: To ensure the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies 5.2 of the Adopted London Plan 2015 and CS 15 of the Adopted Merton Core Planning Strategy 2011.
20. Standard condition [Code for Sustainable Homes Pre-Occupation-flats] Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be occupied until a Building Research Establishment or other equivalent assessors Final Code Certificate confirming that it has achieved not less than a Code 4 level for Sustainable Homes has been submitted to, and acknowledged in writing by the Local Planning Authority. Reason for condition: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies, 5.2 of the London Plan 2015 and CS 15 of the Adopted Merton Core Planning Strategy 2011.
21. Standard condition [BREEAM - Pre-commencement-aparthotel] No development shall commence until a copy of a letter from a person that is licensed with the Building Research Establishment (BRE) or other equivalent assessors as a BREEAM – Pre-Commencement (New build non-residential) assessor that the development is registered with BRE under BREEAM (either a ‘standard’ BREEAM or a ‘bespoke’ BREEAM) and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of not less than ‘Very Good’ has been submitted to and approved in writing by the Local Planning Authority. The submission shall also include evidence to show how the development will meet the London Plan C02 reduction targets (equivalent to minimum emissions reductions required to achieve BREEAM excellent). Reason for condition: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies 5.2 of the London Plan 2015 and CS 15 of the Adopted Merton Core Planning Strategy 2011.

22. Standard condition [BREEAM - Pre-occupation - aparthotel] Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until a Post-Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the non-residential development has achieved a BREEAM rating of not less than 'Very Good' has been submitted to and acknowledged in writing by the Local Planning Authority. The submission shall also include confirmation that the development will meet the London Plan CO2 reduction targets relevant at the time of determination of the application (equivalent to minimum emissions reductions required to achieve BREEAM excellent) Reason for condition: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies 5.2 of the London Plan 2015 and CS 15 of the Adopted Merton Core Planning Strategy 2011.

INFORMATIVES:

- a) The applicant is advised that details of Lifetime Homes Standards can be found at www.lifetimehomes.org.uk
- b) The applicant is advised that 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 Planning Committee considered the application where the applicant or agent had the opportunity to speak to the committee and promote the application.
- c) The applicant is advised to contact the Council's Highways team prior to undertaking any works within the Public Highway.
- d) The applicant is advised that should they wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>
- e) The applicant is advised that it is Council policy for the Council's contractor to construct new vehicular accesses. The applicant should contact the Council's Highways Team on 020 8545 3829 prior to any work starting to arrange for this work to be done. If the applicant wishes to undertake this work the Council will require a deposit and the applicant will need to cover all the Council's costs (including supervision of the works). If the works are of a significant nature, a Section 278 Agreement (Highways Act 1980) will be required and the works must be carried out to the Council's specification.
- f) The applicant is advised that the demolition works 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 be 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 (telephone: 020 7831 6922).

- g) The applicant is reminded of the need to comply with the Control of Asbestos Regulations 2012 in relation to the demolition of the existing garages on the application site, with further advice available at the following link: <http://www.hse.gov.uk/asbestos/regulations.htm>.

Appendix 1: Room sizes, amenity space and tenure information for the proposed residential accommodation

- Ground floor – no residential accommodation.
- **Table 1: First floor accommodation providing 9 aparthotel units**

	Floor area [Sq. M]	London Plan standard [Sq. M]	Amenity space [Sq. M]	Sites and Polices standard [Sq. M]	Tenure
Unit 101	62	50 [one bedroom two person]	4.8*	5	Aparthotel unit - market rent
Unit 102	56	50 [one bedroom two person]	5.6*	5	Aparthotel unit - market rent
Unit 103	51	50 [one bedroom two person]	5.6*	5	Aparthotel unit - market rent
Unit 104	51	50 [one bedroom two person]	5.7*	5	Aparthotel unit - market rent
Unit 105	50	50 [one bedroom two person]	3.8*	5	Aparthotel unit - market rent
Unit 106	28	37 [one person unit]	5*	5	Aparthotel unit - market rent
Unit 107	32	37 [one person unit]	5.7*	5	Aparthotel unit - market rent
Unit 108	35	37 [one person unit]	0*	5	Aparthotel unit - market rent
Unit 109	35	37 [one person unit]	0*	5	Aparthotel unit - market rent

*Occupants will also have access to 327 square metres of on site shared external amenity space.

- **Table 2: Second floor accommodation providing 8 aparthotel units**

	Floor area [Sq. M]	London Plan standard [Sq. M]	Amenity space [Sq. M]	Sites and Polices standard [Sq. M]	Tenure
Unit 201	56	50 [one bed two person]	5.6*	5	Aparthotel unit - market rent
Unit 202	51	50 [one bed two person]	5*	5	Aparthotel unit - market rent
Unit 203	51	50 [one bed two person]	7.6*	5	Aparthotel unit - market rent
Unit 204	50	50 [one bed two person]	4*	5	Aparthotel unit - market rent
Unit 205	47	50 [one bed two person]	18*	5	Aparthotel unit - market rent
Unit 206	33	37 [one person unit]	5*	5	Aparthotel unit - market rent
Unit 207	29	37 [one person unit]	5*	5	Aparthotel unit - market rent.

*Occupants will also have access to 327 square metres of on site shared external amenity space.

- **Table 3: Third floor accommodation providing 7 general market units**

	Floor area [Sq. M]	London Plan standard [Sq. M]	Amenity space [Sq. M]	Sites and Policies standard [Sq. M]	Tenure
Unit 301	56	50 [one bed two person]	7.6*	5	General market flat
Unit 302	51	50 [one bed two person]	6.8*	5	General market flat
Unit 303	51	50 [one bed two person]	7.6*	5	General market flat
Unit 304	50	50 [one bed two person]	4*	5	General market flat
Unit 305	47	50 [one bed two person]	8*	5	General market flat
Unit 306	33	37 [one person flat]	4.7*	5	General market flat
Unit 307	29	37 [one person flat]	4.7*	5	General market flat

*Occupants will also have access to 327 square metres of on site shared external amenity space.

- **Table 4 Fourth floor accommodation providing general market units**

	Floor area [Sq. M]	London Plan standard [Sq. M]	Amenity space [Sq. M]	Sites and Policies standard [Sq. M]	Tenure
Unit 401	65	61 [two bed three person]	68*	5	General market flat
Unit 402	61	61 [two bed three person]	57*	5	General market flat
Unit 403	53	50 [one bed two person]	43.5*	5	General market flat

*Occupants will also have access to 327 square metres of on site shared external amenity space.

Local list assessment for 34 – 40 Morden Road



I have assessed the terrace against the six approved criteria below:

Architectural Style:

Simple terrace of residential cottages dating from the early 1800's. Originally brick faced with render detail over arched window at ground floor. Shallow pitched, slate roof. Good example of simple domestic architecture of the period.

Age and History:

Buildings older than 1850 may be acceptable for inclusion on the Local List with less justification in terms of the other criteria. However, the cottages have no significant historical associations and each building in the terrace has been substantially altered.

Detailing:

The existing authentic detailing is limited, windows are either upvc or inappropriate timber replacements. Original brickwork has been rendered and inappropriate porches added. The original roof form and chimneys remain to the main terrace.

Group Value:

The terrace is unified as a group by the shallow pitched slate roof. Other than that, variety in detailing and subsequent alterations has resulted in a discordant group.

Building Materials:

Standard building materials were used in the construction of the original terrace, including, slate, brick and timber. Subsequent alterations have involved the addition of more contemporary materials including Upvc, modern brickwork and inappropriately designed timber window and doors

Subsequent alterations:

The terrace has been the subject of a number of insensitive alterations which have had a serious impact on the character and appearance of the terrace. The side extension to number 40, with its discordant roof form, has destroyed the simple line of the terrace. Rear extensions have also impacted on the integrity of the terrace. Number 34 also has an inappropriate side extension which introduces a parapet to the side of the hipped roofed terrace.

Conclusion:

Although buildings earlier than 1850 should be considered more favourably against the criteria for local listing, I feel that the extent of the subsequent alterations to this terrace have destroyed the simple character of the group. The main roof form,

although intact, has been compromised by the later side additions. The simple detailing has been destroyed by a range of insensitive alterations.

Decision:

Not suitable for local listing

Comparison with other locally listed cottages in the borough

As a comparison, the following groups represent similar style and date cottages in the borough that are currently included on the Local List. They are relatively unaltered and are excellent examples of simple early Victorian cottages. Their quality is in strong contrast to the group at 34-40 Morden Road.



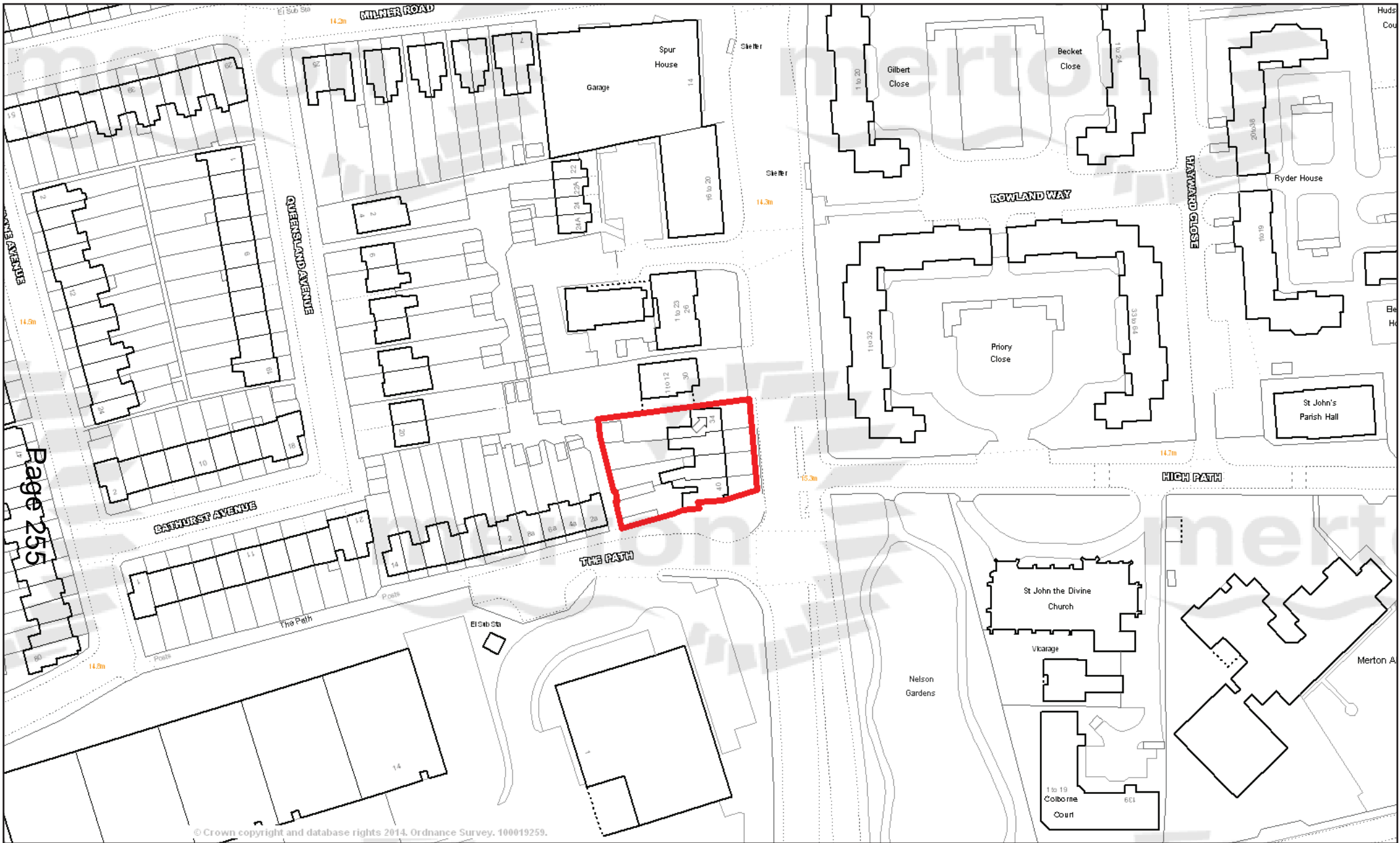
84-94 Phipps Bridge Road



2-20 Church Path, Mitcham

Caroline Kearey

25.9.14



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34-40 Morden Rd

Scale 1/1250

Date 27/1/2015

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



DEVELOPMENT CONTROL



The Path, Morden Road, SW19
GROUND FLOOR
PL2-00000
"Illustrative"
1:200 @ A3

MORDEN ROAD



The Path, Morden Road, SW19
FIRST FLOOR
PL2-00001
"illustrative"
1:200 @ A3

M O R D E N R O A D



The Path, Morden Road, SW19
SECOND FLOOR
PL2-00002
"illustrative"
1:200 @ A3

M O R D E N R O A D



The Path, Morden Road, SW19
THIRD FLOOR
PL2-00003
"illustrative"

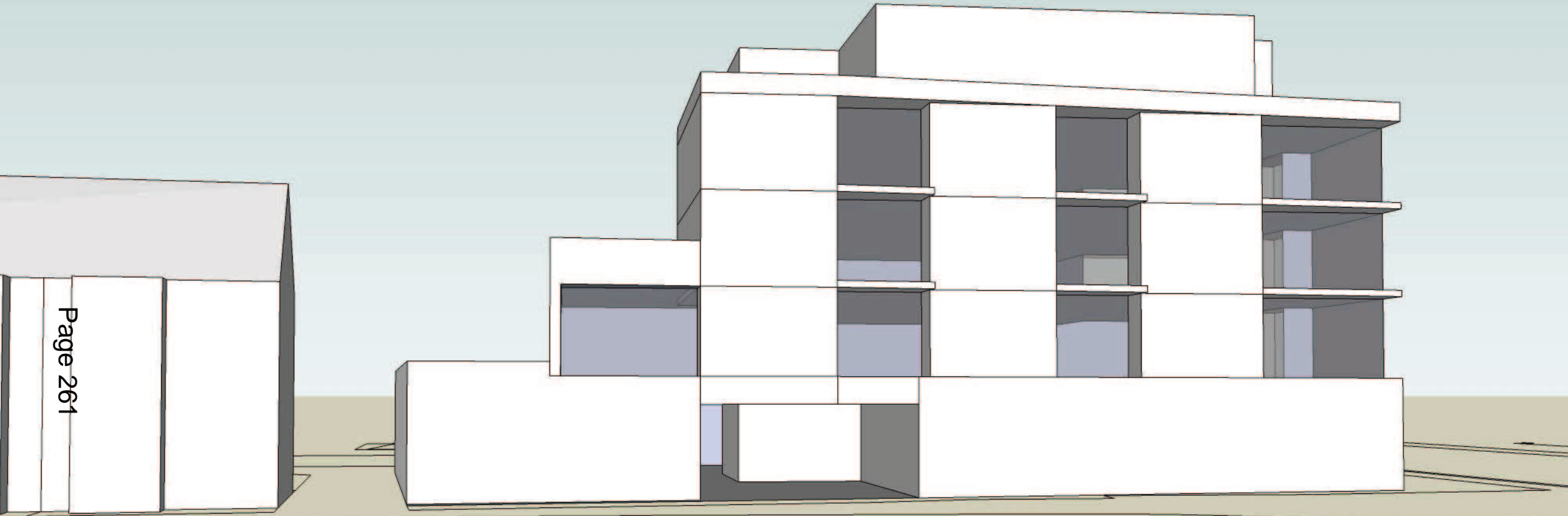
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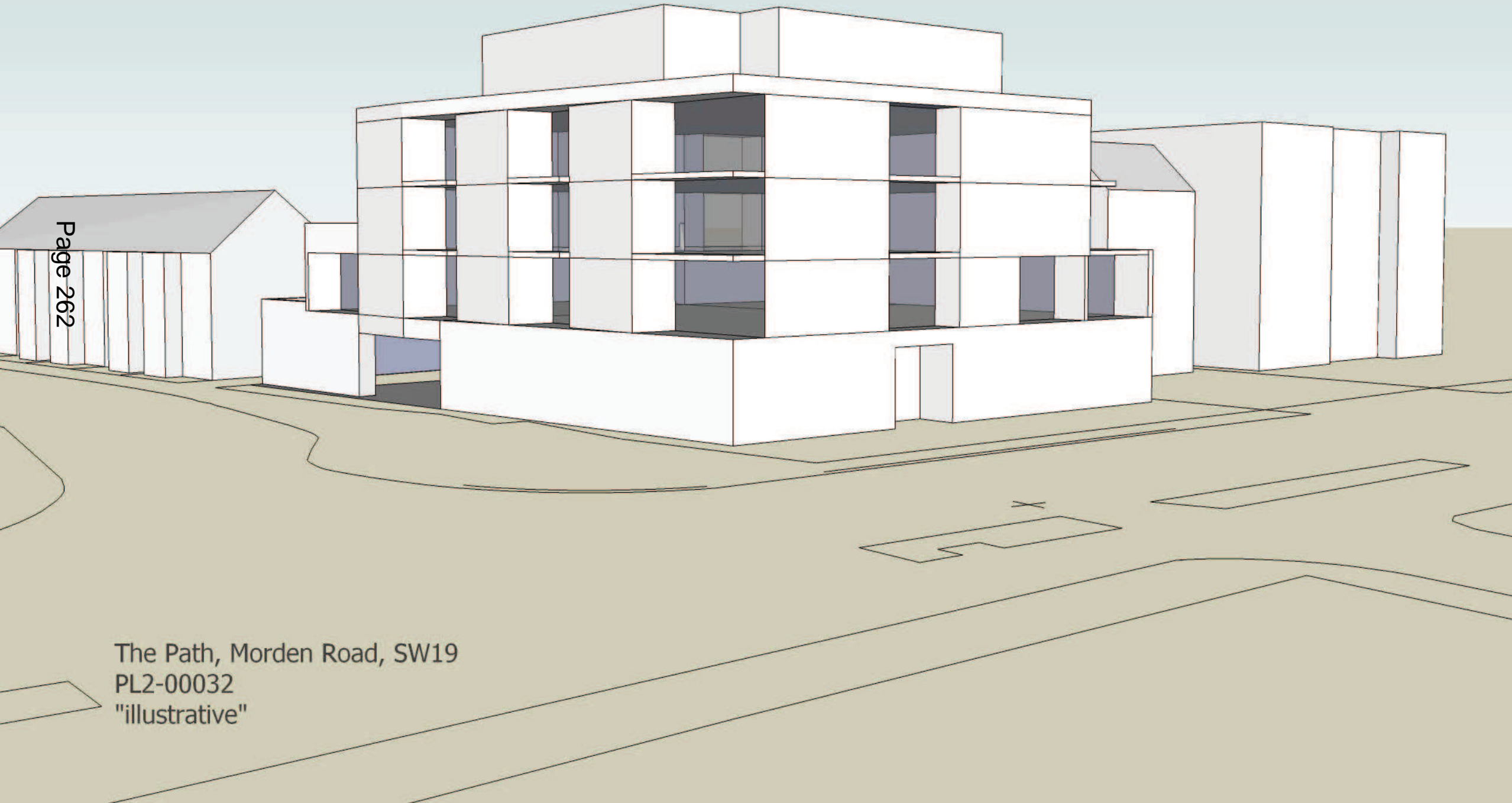
MORDEN ROAD

The Path, Morden Road, SW19
FOURTH FLOOR
PL2-00004
"illustrative"

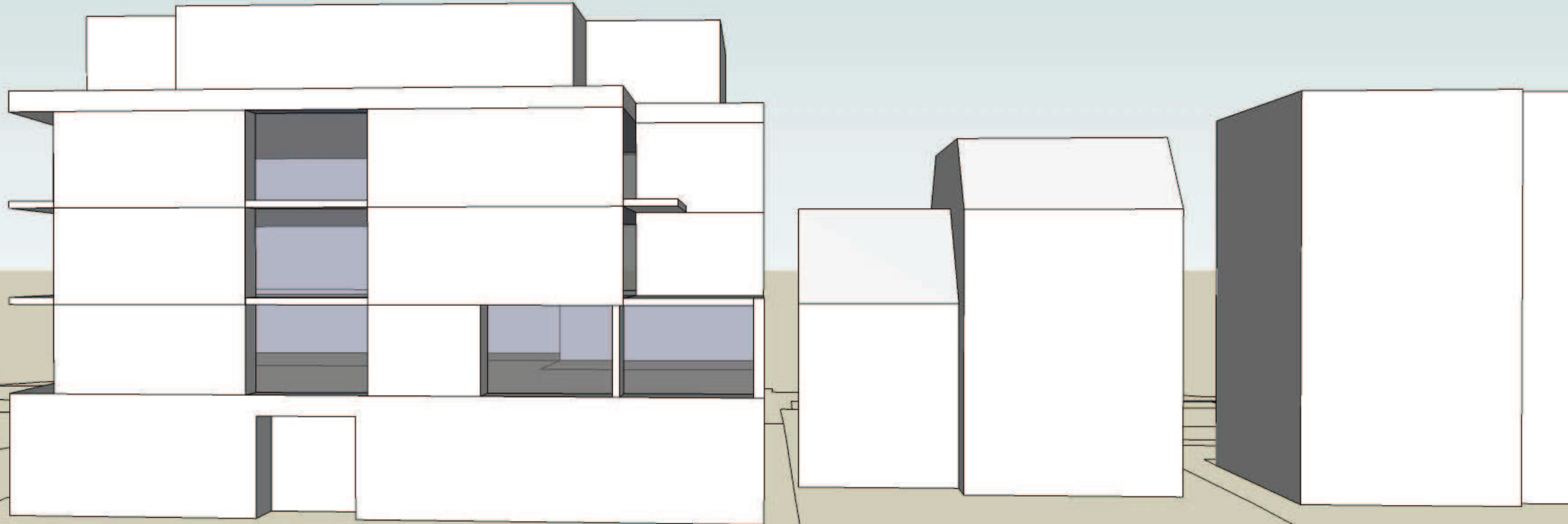
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The Path, Morden Road, SW19
PL2-00031
"illustrative"



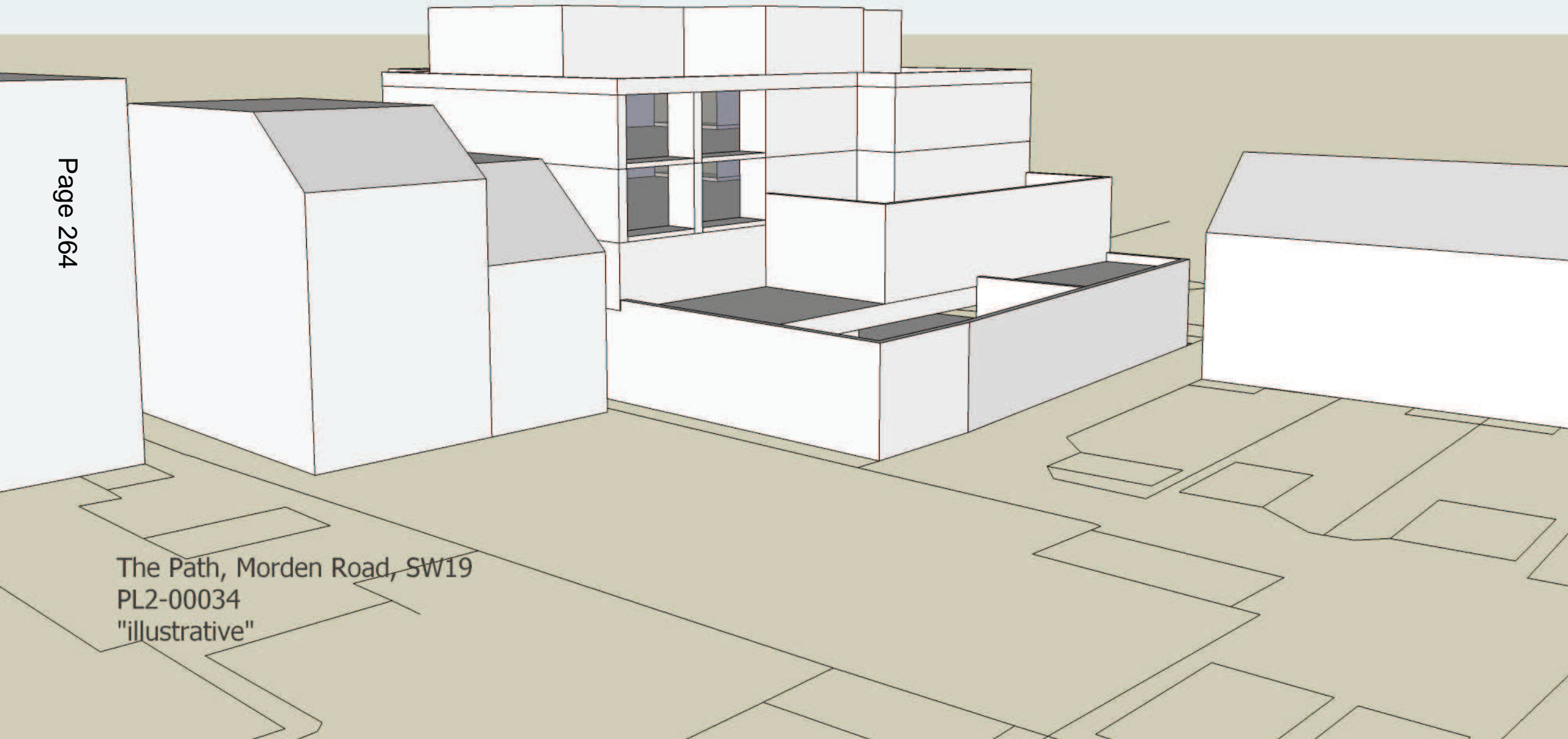
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PL2-00032
"illustrative"



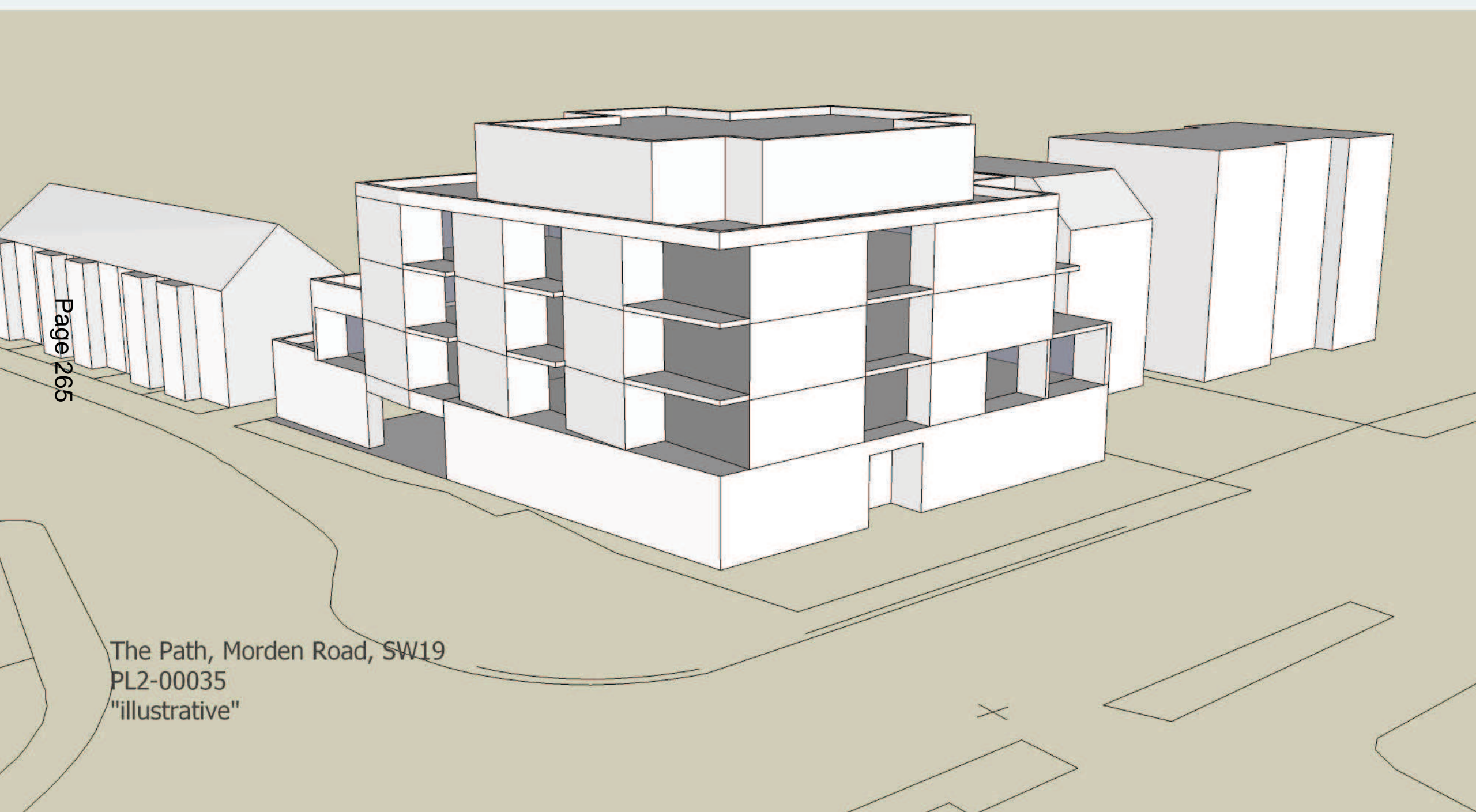
The Path, Morden Road, SW19

PL2-00033

"illustrative"



The Path, Morden Road, SW19
PL2-00034
"illustrative"



Page 265

The Path, Morden Road, SW19
PL2-00035
"illustrative"

THE CONCEPT OF AN APARTHOTEL (C1 USE)



JANUARY 2012

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Gareth W Jones BSc FRICS MCI Arb IRRV

APARTHOTELS:

'Apartment hotels', 'aparthotels', 'apart-hotels' or 'serviced apartments', are the terms given to a serviced apartment or apartment complex using a hotel booking system.



The hotel building can be designed to include both apartments and guest suites, with a hotel reception on the ground floor through which guests would pass to access their accommodation.

The length of stay can be a month, a week or even a day, as people are choosing to live in them for short-term periods as a home away from home. Therefore they are often fitted with everything the average home would require.

How do Aparthotels compare to Hotels?

Aparthotels serve a market for people who are looking for comfortable, often longer-term accommodation, providing a similar lifestyle and facilities of a home, whilst on a more affordable basis compared to a traditional hotel, usually in central hub locations.



A traditional hotel usually provides a range of services which generate additional revenue. These vary dependent on the grade of hotel, but can often include the following:

- Concierge
- Restaurant
- Bar
- 24-hour room service
- 24-hour reception
- Leisure and/or gym facilities
- Lounge
- Swimming pool



For a guest staying more than a few days, these services can be unnecessary and expensive.

An aparthotel is able to operate at a lower cost base because it does not provide all these extra services.

Citadines Apart'hotel

Citadines Apart'hotel is one of the biggest aparthotel providers worldwide, with four locations in London. Extracts from their website refers to their Apart'hotel as follows.



Citadine 'London Holborn' – Covent Garden



Citadine 'London Holborn' – Covent Garden

"When you have to work and live away from home, changing your location doesn't have to mean changing your lifestyle. At Citadines, we'll help you live the life you want, anywhere in the world."

“That's why each of our Apart'hotels offers you a menu of flexible services to choose from, so you can create the stay experience you desire. All in a space that combines the freedom and privacy of an apartment with the convenience of a hotel.

“At Citadines, we believe that you should have it all your way. That means helping you customise the mix of services you want to suit your lifestyle and budget. So whether it's breakfast in or out, daily or weekly housekeeping, broadband in your living room or WiFi at the lobby, simply pick what you want and drop what you don't. Till you feel perfectly at home. Making your business trips feel like you never left home.”

How do Aparthotels differ from Hostels?

Hostels are often designed to offer cheaper accommodation in a social environment. As such, hostel rooms are typically shared between 2 or more people in dormitory style rooms. Facilities such as kitchens, bathrooms and television areas tend to be low-specification, and are communally shared. Extracts from established hostel providers are as follows.

London Hostel Association:

“Created in 1940 to give shelter to those made homeless by the Blitz; we now cater for students, up-and-coming working people and those starting out in London for the first time.



“Whether you are looking to make friends or take time to get to know London, with 12 sites across the city - LHA is the perfect place to start your adventure in the nations capital”

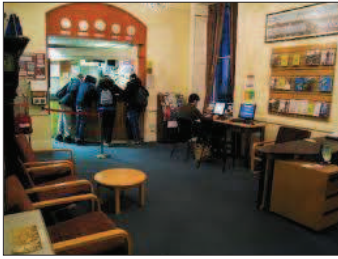
YHA:

“YHA is aiming to reach out and enhance the lives of all young people. We operate a network of more than 200 Youth Hostels, bunkhouses and camping barns across England and Wales.

“We're also part of an international network of Youth Hostels in 60 countries around the world.



“The first Youth Hostel was started 100 years ago and since then the idea has spread right around the world. We’re proud of our history and of the part we play in creating:



- Growth in skills, confidence, self reliance and well being*
- Engagement with diverse people and communities*
- Exploration of wider horizons of culture and location, particularly for young people.*

“Anyone can stay with YHA. We are open to all. Our accommodation and social spaces, our tradition of sharing, offers everyone the chance to mix with and meet people from other communities and from around the world.

“Through YHA, people are able to explore new places, to understand different cultures: an experience which encourages and enhances the growth of all.”



YHA London images

How do Aparthotels differ from Residential Accommodation?

With residential renting options, a contract is usually a condition of occupancy, where the person renting is deemed a ‘tenant’ who pays rent, typically for a minimum term of 6 months under an Assured Shorthold Tenancy. Once the term expires the tenant will very often be able to remain on a rolling ‘periodic’ tenancy basis for an unlimited period of time.

A tenant of residential accommodation will usually be required to take responsibility for paying council tax and utilities bills directly, paying for actual usage rather than an estimate. In contrast, with an aparthotel the hotel operator pays for all services except perhaps telephone usage if provided.

In residential accommodation, where applicable the tenant will often be required to pay directly for service charges and ground rent relating to the overall upkeep of the building and any grounds. The tenant therefore takes overall responsibility for the property.

Furthermore, in direct contrast to an aparthotel, no person is allowed to enter residential accommodation without prior agreement from the tenant. Otherwise would be a direct contravention of the Administration of Justice Act, and also a

breach of the implied covenant of a 'right to quiet enjoyment'. Therefore a tenant of residential accommodation has rights that do not apply when staying in a hotel or aparthotel.

Services

Examples of services that are often provided in an aparthotel but not residential accommodation are:

- Vending machines
- Manager / concierge
- Internet access
- Cleaning
- Changing of laundry
- Extra bed (optional)
- Welcome pack

Examples of Aparthotels:

1 Westminster Bridge Park Plaza, Waterloo SE1 7NJ

153-157 Tower Road, London SE1 3LW

The Corner Of Lyons Walk And Hammersmith Road, London W14

Appeal Decision

Hearing held on 17 June 2014

Site visit made on 17 June 2014

by **Kenneth Stone Bsc(Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4 August 2014

Appeal Ref: APP/T5720/A/14/2216963

34-40 Morden Road, London SW19 3BJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Gareth Jones (Jones Granville) against the decision of the Council of the London Borough of Merton.
 - The application Ref 13/P1898, dated 18 February 2013, was refused by notice dated 25 October 2013.
 - The development proposed is described as an 'application for outline planning permission considering access and scale for the demolition of the existing two storey buildings (providing 1 two bedroom house, 2 no. 1 bedroom flats and 7 studio flats) at 34-40 Morden Road and erection of a 8 storey building providing an "aparthotel" consisting of 31 serviced apartments (10 studio units, 19 1 bedroom units and 2 no. 2 bedroom units) providing short term accommodation together with 9 residential flats (4 no. 1 bedroom, 4 no. 2 bedroom and 1 no. 3 bedroom flat).
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The application was submitted in outline. The appellant's statement of case refers to layout as a matter to be determined at this stage however it was clarified at the hearing that this was not the case and that the proposal was as identified on the application form which made it clear that approval is sought at this stage for the matters of access and scale, but not for landscaping, appearance or layout.
3. The application was also accompanied by a number of plans providing a site plan, floor layouts of the proposed building, a side elevation, a section and a street scene. These have been referred to as illustrative by both the appellant and the Local Planning Authority albeit that there is no such annotation on the plans. At the hearing it was clarified that they should be treated as illustrative as the matter of layout was not a matter to be determined at this time. The appellant confirmed the plans show the approximate location of the building footprint, its building lines along The Path and Morden Road, the point of access into the site and an illustration of how the floor plate of the upper floors could be laid out to demonstrate how the scheme could be accommodated on the site. I have dealt with the appeal on that basis treating the floor layout plans, elevation and section as illustrative.

4. The description of development I have used in the banner heading is taken from the appeal form which reflects that on the decision notice. This more accurately describes the scale, quantum and nature of the development. At the hearing the appellant confirmed that fundamentally there was no change to the development, that this was an appropriate description and that there was no confusion over the nature and form of the development. The Local Planning Authority and interested parties agreed. I have dealt with the appeal on the basis of this description of development.
5. At the hearing the appellant submitted a copy of a signed s106 Unilateral Undertaking primarily in respect of parking and parking permit holders. I return to this matter below.
6. The appellant also provided at the hearing a signed copy of a Statement of Common Ground and I have had regard to this in my consideration of this appeal.
7. I have had regard to the Government's recently published Planning Practice Guidance (PPG) but its provisions have not materially affected my considerations in this case.

Main Issues

8. The main issues in this appeal are the effect of the proposed development on:
 - The character and appearance of the surrounding area; and
 - The living conditions of the residents of surrounding properties with particular regard to outlook.

Reasons

Character and appearance

9. The appeal site presently accommodates a two storey terrace of modest 19th Century houses in residential uses. It is located on the western side of Morden Road, which at this point forms part of the heavily trafficked A219, and the junction with The Path, a short residential cul-de-sac that also provides access to Nelson Trade Park, a designated industrial area that lies to the south. Opposite the site, to the south east, is Nelson Gardens a small public park and beyond which lies an extensive industrial area, Morden Industrial Area, identified as a Strategic Industrial Location (SIL). To the north Morden Road is fronted by predominantly four storey buildings, which on its eastern side are in the form of residential mansion blocks set back from the road frontage while on its western side are a mix of building forms and designs accommodating residential and commercial uses.
10. The proposed building would be substantially taller than the surrounding buildings. In the immediate vicinity of the site those fronting Morden Road provide a strong visual sense of scale which in my view is characterised by buildings of up to four storeys. The hinterland beyond particularly to the west dropped to two storey residential streets and in this context the introduction of an eight storey building, albeit that the top floor may be recessed, in such a prominent location would be particularly intrusive and out of keeping.
11. The location of the building on a line taken from the frontage of Spur house, which is some distance to the north, would place the building closer to the

highway than the immediately neighbouring buildings and than the existing properties. This forward position would accentuate the scale of the building on this prominent corner location and increase the dominance of the building in the context of the immediately adjacent buildings.

12. Whilst the Nelson Trade Park accommodates larger buildings these are similarly scaled in terms of height to those existing on Morden Road and are set back from the road such that they do not significantly change the overall height of buildings in the area. There are residential tower blocks on the High Path estate some distance to the east, whilst they are visible in longer views and in the skyline they are read as discreet elements that do not directly affect the appearance of the Morden Road street scene. The church spire of St John the Devine Church was also drawn to my attention however this is of limited scale in comparison and is screened by trees, albeit less so in winter months.
13. Much has been made of a recent appeal decision for Spur House¹ where permission was granted for a 9 storey building and where the appellant contends that the Inspector found such a building acceptable in a similar context. However, from my reading of that decision it appears the Inspector gave significant weight to the existing building which was already taller than those surrounding, the negative impact it had on the character and appearance of the area and to the benefits associated with the replacement or refurbishment of that building. None of these factors are relevant in this appeal. Even so I have considered the impact of that permission in changing the character of the area but see this as an isolated building located closer to a commercial centre which does not significantly change the relatively homogenous four storey scale of buildings fronting Morden Road in the location of the appeal site.
14. Concern has been expressed about the impact of the proposed building on Nelson gardens. However, given the separation across Morden Road and the urbanised location, although the building would be visible especially in winter months, it would not harm the function or nature of that space.
15. The London Borough of Merton Core Strategy, July 2011 (CS) Policy CS14 – Design, includes reference to tall buildings. Notwithstanding the Council Officer's report I viewed the proposed building as a building with greater vertical emphasis, almost twice the height of the tallest of those surrounding buildings, and therefore in my view 'substantially' taller. The proposed building would therefore qualify as such in terms of this policy. The policy directs tall buildings to the town centres of Colliers Wood, Morden and Wimbledon subject to criteria related to the protection of the townscape and wider heritage. The following justification section at paragraph 22.22 however also notes that designated industrial locations are sensitive areas of the borough where taller buildings may be appropriate. The appellant contends that given the proximity of Nelson Trade Park and Morden Industrial Area, designated industrial areas, that tall buildings could be located in these locations and which would therefore mean that the proposed building was not out of keeping. However, the justification includes a caveat that the presence of these buildings should not have a detrimental impact on the areas outside the designated industrial area. There are no significantly taller buildings presently in the industrial areas that affect the character of the area surrounding the appeal site and where there

¹ APP/T5720/A/09/2118978

are larger buildings these are well within the industrial location of the Morden Industrial Area and have limited impact on the surrounding area.

16. The site lies within the 'Wandle Valley Sub-Area' as identified on Figure 8.1 Key Diagram in the CS and which Policy CS5 identifies as a strategic fulcrum linking the east and west of Merton. Point d of CS5 has the objective of maximising business and employment opportunities and the appellant contends that this will add to the pressure for increases in building heights in appropriate locations in this area. However, as stated above this will be within the context of other policies in the plan namely CS14 and that if tall buildings are proposed they would need to support the industrial or business function and have regard to the surrounding distinctive character.
17. For the reasons given above I conclude on this main issue that the proposed development would result in material harm to the character and appearance of the surrounding area. It would therefore conflict with policies 3.5 and 7.4 of the London Plan 2011, Policy CS14 of the CS and Policies BE16 and BE22 of the Merton Unitary Development Plan, 2003 (UDP). Collectively these seek to ensure developments respect and reinforce the local distinctive patterns of development and character which contribute to Merton's sense of identity. This is consistent with the National Planning Policy Framework (the Framework) and in particular paragraphs 17, 56 and 60 which require high quality design that reflects local distinctiveness.

Living conditions

18. The appeal site is separated from the properties fronting The Path by a narrow unmade access road. The proposed building would be sited close to the rear boundary and at this point would accommodate a service yard area with two floors of accommodation above; the roof of which it is illustrated would be used as a terraced area. It was suggested that a screen could be added to the terrace to reduce overlooking however this would add further to the height and impact of the likely bulk of the building. The height and bulk of this part of the building sited so close to the boundary would dominate the views from the rear gardens of the adjoining properties in The Path and would be particularly obtrusive and oppressive. Whilst it is illustrated that the main part of the building would be stepped back before rising to 5 and then 8 storeys the building would be only slightly more than 3m away at three storeys stepping back to some where slightly in excess of 10m at 5 storeys. Given these short distances the siting of a building of the scale proposed would dominate and be overbearing for the occupants of those properties significantly harmful to the outlook they presently enjoy.
19. The impact on the outlook of the occupiers of 30 Morden Road would not be affected to the same degree given the relationship of that building with the proposed building. Whilst there may be some intrusion into their views this would not be so significant as to warrant resisting the scheme.
20. At the hearing residents reiterated their concern about the impact of the development on their living conditions and in particular matters related to noise, light pollution, daylighting, sunlighting, privacy and parking. The Council had not identified these matters as reasons for refusal and had addressed the issues in the officer's report to Committee. I am satisfied that the proposed use as an apart-hotel and residential flats would not introduce an activity that would add significantly to the local noise environment. The site is adjacent to a

heavily trafficked road and an industrial location and the comings and goings associated with a residential and quasi - residential use would not to my mind introduce unacceptable noise and disturbance. The intensity of activity may be greater than presently exists but the parking and servicing area is enclosed and the terraced areas and open windows of residential or serviced apartments would not be unduly disturbing in this context.

21. No evidence was provided with regard to light pollution and no specific concern identified it appeared more an assertion that more light would come from the windows of the properties. Given the lighting in this urban area and general street lighting this would not be excessively intrusive. With regard to daylighting and sunlighting again the concern was expressed primarily through assertion. The appellant had submitted with the application a report by GIA entitled Daylight, Sunlight and Overshadowing which demonstrated that there would be no substantial breaches of daylight or sunlight to any of the surrounding properties. During the site visit I was satisfied that this was a reasonable conclusion.
22. Given the relationship with the adjoining properties and the orientation of the proposed development, with the likely aspect for the scheme to be to the front and rear, privacy could be adequately secured through appropriate design measures. The terrace areas could similarly be secured and privacy screens designed and provided to ensure there was no significant impact on the privacy enjoyed by occupiers of adjoining properties.
23. I deal with the issue of parking below.
24. For the reasons given above, whilst I have found that there is no significant harm to matters of daylight, sunlight, noise and light pollution I have found that the proposed development would result in material harm to the living conditions of the occupants of the neighbouring properties 2a and 4a The Path with particular reference to outlook. Consequently it would conflict with policy BE15 of the UDP which expects developments to protect amenities from visual intrusion. This is consistent with the Framework and in particular paragraph 17 which requires a good standard of amenity for all existing and future occupants of land and buildings.

Other matters

25. The appellant submitted a signed Unilateral Undertaking (UU) at the Hearing. This sought to restrict the occupation of the development to prevent people with a parking permit occupying the development. Parking in the immediate locality of the site and in the surrounding streets is limited to parking permit holders. There is limited parking available at the development. In effect the obligation makes the development car free which given the high public transport accessibility level (PTAL) is not unreasonable. The UU is directed at a restriction on the occupation of the land and appears suitably drafted to be within the context of sec 106. The obligation will ensure that occupiers of the development would not utilize existing parking spaces allocated for permit holders and would not therefore affect local residents or highway safety. I am satisfied that the obligation is necessary, directly related to the development and reasonable. In this regard I am satisfied the obligation is compliant with regulation 122 of the CIL Regulations and paragraph 204 of the Framework.

26. Whilst I have taken account of the obligation it seeks to mitigate a consequence that would only result from the development and as such is not a direct benefit to be positively weighed in support of the development.
27. The appellant has identified a number of positive benefits that it is contended would support the appeal, these can be grouped into issues. Firstly those related to the re-development of the site for a more intense form of development. The proposal would replace aging residential stock with a residential and apart hotel use. Whilst there is some benefit associated with the re-use of urban land this needs to be appropriate in context and in keeping with the character of the area which I have concluded above this proposal is not.
28. Secondly, it is a more sustainable development both in terms of the building construction and the reliance on other modes of transport than the private car. Given the PTAL level and the modern standards of construction required of new development this would be expected of any development and would be required to meet normal planning criteria. I have not therefore afforded these benefits significant weight. Thirdly, the economic benefits associated with the development. Given the limited employment opportunities and levels of occupation these benefits are not significant. Fourthly, it is stated the development would introduce passive surveillance with on-site security and CCTV. This is of limited benefit as it would only address the immediate environs of the new development.
29. It is also contended that there would be no material increase on public services however the lack of harm is not a benefit. Finally it is suggested there would be an improvement to the street scene this is obviously a subjective assertion and one with which I do not agree given my conclusions above.

Conclusions

30. For the reasons given above I conclude that the development would conflict with the development plan and result in material harm. None of those matters identified as benefits of the scheme outweigh that harm and therefore the appeal should be dismissed.

Kenneth Stone

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Justin True BA (Hons), Dip TP,
MRTPI

John Atkinson Dip Arch, RIBA DMWR Architects Ltd

Gareth Jones Jones Granville

FOR THE LOCAL PLANNING AUTHORITY:

Leigh Harrington BA (Hons), Planning Officer London Borough of Merton
MA.

INTERESTED PERSONS:

Councillor Andrew Judge Abbey Ward Councillor, London Borough of
Merton

Andrew Boyce Local Resident, Flats at 30 Morden Road.

Christine Hart Local Resident, The Path.

Derek Manning Local Resident, The Path.

Peter Barry Local Resident, Melbourne Road.

DOCUMENTS SUBMITTED AT THE HEARING

1. Copy of a signed and executed Unilateral Undertaking submitted by the appellant.
2. Original copy of a signed Statement of Common Ground submitted by the appellant.
3. Copy of e-mail correspondence from City of London regarding their classification of 'apart-hotels' submitted by the Local Planning Authority
4. Extracts from the London Borough of Merton Core Strategy, July 2011 providing Key Diagram 8 (page 32) and Policy CS5 - Wandle Valley Sub-Area and the following justification (pages 70 to 75) submitted by the appellant.

- External consultations: Sport England, Greater London Authority (GLA), Transport for London

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee on the basis that Sport England have raised an objection

SITE AND SURROUNDINGS

- 2.1 The King's College School site extends between Southside Common to the north and Ridgway to the south and between the rear of properties in Peregrine Way to the west, and Clifton Road to the east. The bulk of the school buildings are located in the north and northeast part of the site, with the sports playing fields generally sited to the south, fronting Ridgway. The school has been progressively extended over time and has a variety of buildings dating from the 19th to the 21st Centuries including some that are either statutory or locally listed.
- 2.2 The site identified for the new music school buildings lies adjacent to the Glencairn gate entrance on the east side of the school site and is currently occupied by a hard play area and a single storey building known as Priory Lodge. School buildings surround the site to the north and east. Glencairn House, which is a grade II listed building, subdivided into five self-contained flats, is located to the south. The school playing fields are located immediately to the west. There are a number of mainly semi-mature and mature trees on or immediately adjacent to the application site.
- 2.3 The school and its grounds are located within the Merton (Wimbledon West) Conservation Area. The site is also located in an identified archaeological priority zone.

3. CURRENT PROPOSAL

- 3.1 The current application proposes the erection of a new music school building. The building will be built over the existing junior school hard play area and the site of Priory Lodge. The accommodation in the new building includes the following:
- A concert hall with seating for approximately 200 people, with stage suitable for a 70 piece orchestra, for rehearsal and music performance;
 - 4 music teaching classrooms;
 - 9 music teaching classrooms and 7 specific instrument teaching rooms;
 - Office accommodation;
 - Porters facilities;
 - 3 bedroom flat for the school caretaker.

- 3.2 The building comprises three elements linked by a L-shaped foyer. The concert hall is the tallest element at 11.9m, followed by the rehearsal room at 10.85m and then the linear block along the line of the site boundary to Glencairn House at 7.6m. The linear block would be located between 4.2m and 5.3m from the boundary line with Glencairn House. The ground floor of the concert hall will be wrapped in brick with a two storey clay tile roof sitting directly above. The roofs to the rehearsal room and linear block are raised above clerestory glazing given there is accommodation at first floor in these elements.
- 3.3 The proposed development would involve the removal of five trees, either because they are situated within the footprint of the proposed development, or because they are too close to the proposed building to enable them to be retained. Of the trees to be removed, two are category 'B' (deodar cedar and common lime), two are category 'C' (horse chestnut and hawthorn) and one is category 'U' (Myrobalan plum). Five trees are also to be pruned to facilitate development. Some soft landscaping will also be included to the north and west of the concert hall element.
- 3.4 The Music school building is part of the school's wider masterplan for the physical development of King's College School, following on from the Classroom Block, Quad and Hard Play projects.

4. PLANNING HISTORY

- 4.1 MER491/65 - Erection of classroom and dining hall area. Approved, 23/09/1965.
- 4.2 MER492/65 - Erection of buildings for Music Rooms. Refused, 7th October 1965, Amendments approved 4th November 1965.
- 4.3 MER771/74 - Demolition of Junior School Hall, Cottage and Music Hall. Approved, 30th January 1975.
- 4.4 MER585/74(D) Approval of detailed drawings for Stage 3 of Redevelopment of Junior School. Approved, 1st March 1979.
- 4.5 87/P0013 - Erection of a part single/part three-storey building to provide 6th form centre and new hall. Approved, 5th March 1987.
- 4.6 87/P0021 - Listed building consent to demolish "L" block containing 5 classrooms and an assembly hall known as Little Hall in connection with the proposed construction of a new 6th form centre. Approved, 5th March 1987.
- 4.7 87/P0840 - Erection of single storey building enclosing existing swimming pool. Approved, 3rd September 1987.

- 4.8 89/P0823 – Two-storey prefabricated building for use as a Craft Design and Technology Dept attached to the Art Dept. Approved on 14th August 1989.
- 4.9 90/P0277 - Listed building consent for alterations and refurbishment of Great Hall including formation of new gallery at southeast end of Great Hall and alterations to up-grade means of escape from South Hayes, which is linked to Great Hall. Approved, 10th May 1990.
- 4.10 93/P0279 - Listed building consent to alter existing entrance way and modern link bridge between senior school building and Great Hall including formation of new porters lodge. Approved, 4th November 1993.
- 4.11 94/P0214 - Alterations to and extension of existing sports hall to form new squash courts, erection of new rifle range on site of existing sub-standard range, and repositioning of existing timber framed junior school cricket pavilion in south west corner of Colman`s field, together with related improvements including new fencing. Approved, 21st July 1994.
- 4.12 97/P1010 - Erection of a two-storey art & design technology building with additional accommodation within the roof, situated near the Clifton Road frontage, involving demolition of existing art school building and pottery building. Erection of new brick piers and iron railings, with related landscaping, adjacent to Clifton Road, involving demolition of existing boundary wall on road frontage. Refacing existing two-storey flat roofed prefabricated junior school science & technology building, and addition of a new pitched lightweight colour coated steel roof with alterations to entrance and access. Approved, 13th November 1997.
- 4.13 99/P0212 - Listed building consent for the erection of a two-storey extension to provide entrance lobby to school and additional classroom space above. Approved, 17th May 1999.
- 4.14 01/P1971 - Erection of a four-storey extension to the existing school library. Granted, 12th February 2002.
- 4.15 03/P2445 - Erection of an extension to the existing school dining hall into kitchen yard (adjoining wrights alley). Including provision of new windows on Woodhayes Road frontage with new railings and landscaping. Approved, 20th February 2004.
- 4.16 05/P1113 - Security Hut at entrance opposite Glencairn House, 70 Ridgway. Approved, 15th July 2005.
- 4.17 06/P1981 - Extension and improvements to school science building providing 6 new laboratories, ancillary spaces and circulation. Approved, 16th November 2006.

- 4.18 10/P1437 - Erection of a single storey building for use as classrooms with 1 small ensemble and 1 large music/practice room. Approved, 3rd August 2010.
- 4.19 13/P0073 - Reconfiguration of boundary treatment to main entrance including replacement of existing gate to the main entrance with a taller wrought iron gate, 1.6m high low wall and railings, and 2.8m stone sign. Granted, 21/02/2013.
- 4.20 13/P0075 - Application for Listed Building Consent for new front boundary treatment and stone clad school logo on part of Southside Common frontage, internal alterations to grade II listed Great Hall, and associated landscaping. Granted, 21/02/2013.
- 4.21 13/P0090 - Erection of a new three storey school building comprising 6 x large classrooms, a multi-use hall space, staff offices, toilets, support space and a conference space, landscaping of surrounding areas; and erection of multiple use games area with retractable floodlighting. Granted - 04/02/2014.
- 4.21 In November 2013 an application was submitted requesting pre-application advice for a new music building.

5. POLICY CONTEXT

5.1 Adopted Sites and Policies Plan and Policies Maps (July 2014)

DM C1 (Community facilities), DM D1 (Urban design and public realm), DM D2 (Design considerations in all developments), DM D4 (Managing heritage assets), DM O2 (Nature conservation, trees, hedges and landscape features), DM R6 (Culture, arts, and tourism development)

5.2 Adopted Core Strategy (July 2011)

CS.11 (Infrastructure), CS.13 (Open Space, Nature Conservation, Leisure and Culture), CS.14 (Design), CS.15 (Climate Change), CS.20 (Parking, Servicing and Delivery)

5.3 West Wimbledon Conservation Area Character Assessment (Sub Area 13)

5.4 Further Alterations to the London Plan (2015)

3.6 (Children and Young People's Play and Informal Recreation Facilities), 3.16 (Protection and Enhancement of Social Infrastructure), 3.18 (Education Facilities), 3.19 (Sports Facilities), 5.2 (Minimising Carbon Dioxide Emissions), 5.3 (Sustainable Design and Construction), 5.7 (Renewable Energy), 7.2 (An Inclusive Environment), 7.4 (Local Character), 7.6 (Architecture), 7.8 (Heritage assets and archaeology)

5.7 National Planning Policy Framework (March 2012)

6. CONSULTATION

6.1 The application has been advertised as a major scheme, development affecting a conservation area, and has been publicised by press and site notices, and individual letters to occupiers of properties adjoining the site and in neighbouring roads. In response, three letters of objection have been received on the following grounds:

- Parking and traffic impact
- Loss of priory lodge
- Close proximity to gardens in Glencairn House
- Loss of green space
- Noise

6.3 Design and Review Panel – (27th November 2014) (Pre-application Submission)

6.4 The Panel welcomed the changes that had been made to the external roof form and the lodge building. It was felt this was far more successful than previous proposals. It was felt that the performance spaces were well expressed, the materials were good and that it was appropriate that the lodge building had a different, but complementary roof form to the performance spaces.

6.5 The Panel suggested that the existing gate piers be integrated into the new entrance and that opportunity be taken in the design of the gates' ironwork to link this with the new building. The Panel found nothing negative to say about the proposal. The Panel commended the architects for taking on board their comments in their own way and that they retained their own signature on the building, which had regained its originality and freshness.

VERDICT: **GREEN**

6.36 Sport England

6.37 It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010. The consultation is therefore statutory. Essentially, Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field unless one of the exception criteria are met. While Sport England has not visited the site, the proposed development would appear to be sited on an artificial grass pitch, which is big enough to accommodate a mini football pitch. Locating the proposed development on the existing playing field would prejudice the use of the playing field. In light of this, Sport England

objects to the proposal because is not considered to accord with any of the exceptions in Sport England's playing fields policy. Should the Council be minded to grant planning permission it should be referred to the DCLG in accordance with the Town and Country Planning (Consultation) (England) direction 2009

6.39 Greater London Authority (GLA)

6.40 The proposed scheme can be considered as limited infilling similar to the previous application on site (LBM Ref: 13/P0090) and therefore can be concluded that it does not raise any strategic planning issues. Therefore, under article 5(2) of the above Order the Mayor of London does not need to be consulted further on this application.

7. PLANNING CONSIDERATIONS

7.1 The main planning considerations concern the design of the proposed music building, its impact on the conservation area and Grade II Listed Glencairn House, the loss of the hard play area, and impact on neighbour amenity, traffic/car parking, and trees.

7.2 Design of Music Building and Impact on Character of Conservation Area

7.3 The Council aims to achieve high quality design in the borough. Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be expected to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. It also adds that development should use appropriate architectural forms, language, detailing and materials, which complement and enhance the character of the wider setting. Policy DM D4 states that all development proposals associated with the borough's heritage assets or their setting will be expected to conserve and where appropriate enhance the significance of the asset in terms of its individual architectural or historic interest and its setting.

7.4 The proposed music building is to be located on land adjacent to the Glencairn gate entrance on the east side of the school site, which is currently occupied by the Junior School hard play area and Priory Lodge, which is to be demolished. Immediately to the south is Grade II Listed Glencairn House outside the school site. The view down the side street from The Ridgway to the school entrance is an important one and makes a positive contribution to the conservation area. It is quite open due to the set back of Glencairn House and the fact that Priory Lodge at the end is single storey. There is also a substantial amount of greenery along the road.

- 7.5 It is considered that the proposed buildings, which comprise three distinct elements linked by an L-shaped foyer is of a very high quality design and as such would comply with policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014). The technical requirements of the concert hall and rehearsal rooms are a primary influence on the buildings' massing and geometry with the roof forms providing the optimum space to achieve the best acoustics. A clear hierarchy has been established between the three elements of the concert hall, teaching space and practice rooms and it is appropriate that the proposed linear practice room block has a different but complementary roof form to the performance spaces. The detailing of the building, particularly the roof of the concert hall, and the materials have been very carefully considered and will be principally brick and terracotta tile, with a geometric diamond pattern to the roof tiling.
- 7.6 The school has limited opportunities for the siting of new buildings, with the majority of the site to the south and west forming designated open space occupied by the school's extensive range of sporting facilities, comprising both grass pitches and all weather pitches. The proposed site sits within the main group of school buildings in the north/east corner.
- 7.7 In terms of the impact on the Wimbledon West Conservation Area, the proposal would involve the loss of the small lodge building, known as Priory Lodge, built in the late 19th Century. Although identified as making a positive contribution to the Conservation Area, it has been subject to a number of unsympathetic alterations over the years, which have had a negative impact on its appearance, including installation of UPVC windows and the erection of a flat roofed single storey extension, which integrates poorly with the building. Due to its low roof profile coupled with its discreet location behind the school boundary fence, it is not very prominent when viewed from the wider conservation area. Given this fairly limited contribution to the character of the Conservation Area, it is considered that demolition could be acceptable, but only subject to the replacement buildings being of the highest quality.
- 7.8 The school employed Hopkins, who are a respected and award winning architect's practice, with wide experience of civic and cultural projects, to design the proposed music buildings. The proposals have been subject to extensive pre-application discussions between Council officers, Design Review Panel (DRP) and the architects. The result is that the final proposal, considered by DRP just prior to submission, received a very enthusiastic GREEN verdict. The panel commented that they found 'nothing negative to say about the proposal' commending the architects for taking on board their comments in their own way whilst retaining their own signature on the building, which had regained its originality and freshness.

- 7.9 A number of layouts were explored to minimise the loss of trees. However, given the required space and configuration of the proposed building, it has not been possible to retain two category 'B' trees (a Deodar cedar and common lime). With regard to the cedar tree, although its loss would have some impact on the landscape setting of the school and of views from the wider conservation area, it is considered to be acceptable in this instance given that it is fairly wind exposed and has already lost its natural shape. The proposed scheme also allows retention of the English Oak identified in the tree report as offering a greater long term benefit. The common lime to be removed is one of a number of pollarded lime and London plane trees that form an informal row extending along the east boundary of the site adjacent to the shared access road from The Ridgway and its removal is necessary to facilitate emergency vehicle access. It is considered that although this tree does have some amenity value, there would only be a minor alteration to the line of limes along the side boundary. A condition would be attached requiring that replacement trees for the cedar tree and common lime are planted.
- 7.10 The quality of the replacement buildings are considered to be sufficiently high to justify loss of the lodge building and 2 'B' category trees. Extensive pre-application design discussion has taken place. The massing, hierarchy and appearance of the group have been carefully considered and the materials chosen to be harmonious with the best existing school buildings, including the Grade I Listed Great Hall. The proposals are considered to comply with the Council's adopted Core Planning Strategy and Sites and Policies Plan relating to design and conservation.
- 7.11 **Impact on Setting of Listed Buildings**
To reduce the building's mass in relation to the Grade II listed Glencairn House and preserve views from down the side street from The Ridgway to the school entrance, which makes a positive contribution to the conservation area, the concert hall and rehearsal rooms, which are the tallest elements will be located furthest away from the school boundary with the linear block which has the lowest roof profile located closest. There is also a very large gap between the proposed building and Glencairn House with the linear block located approx. 20.5m away and the concert hall approx. 36m. A detached garage block and a number of mature trees are also located between the building and Glencairn House acting as a partial visual screen. The building's detailing and materials are sensitive to its context with brick chosen for the perimeter walls and terracotta tiles for the roof. The massing, form and materials are also sympathetic to the best school buildings, including the Grade I Listed Great Hall, and will not impinge on views of this building.
- 7.12 **Loss of Junior School Hard Play Area**

- 7.13 The proposal would result in the loss of the junior school 'caged' hard play area, which has an area of 0.071 Hectares and is enclosed by a mesh fence. It is used for outdoor lessons when weather permits such as PE and drama, and for general play at breaks/lunchtimes.
- 7.14 The music school buildings are part of a sequence of projects forming part of the school's long term masterplan. The application for the music buildings has been deliberately timed to follow the approval in 2014 of a new hall, classrooms and Multi Use Games Area with floodlighting. Work on the new hall and classrooms has commenced and it is a condition of the planning permission that the MUGA be available prior to use of the buildings.
- 7.15 The multi-use games area is much larger than the hard play area being lost and has been designed to be adaptable for a range of sports to Sport England specifications as well as more casual use. Its location away from residential buildings allows it to be lit in the evening and on winter afternoons, extending the hours of use. The loss of the existing hard play area is considered to be acceptable in the light of the re-provision of more than equivalent facilities within the site. The proposal would accord with paragraph 74 of the NPPF as the hard play area would be replaced by better sports provision.
- 7.16 In terms of potential locations for the siting of new facilities, the school has limited options and the application site sits within the part of the site where the main school buildings are grouped and is the most feasible and logical location. National and local planning policies support the provision of enhanced educational facilities.
- 7.17 Sport England has objected to the loss of the hard play area on the basis that they are providing a statutory response as they consider it forms part of a wider playing field and that although they have not seen the site it appears to be an artificial grass pitch which is big enough to accommodate a mini football pitch. They have requested that if the Council is minded to grant planning permission for the development, in accordance with The Town and Country Planning (Consultation) (England) Direction 2009 and National Planning Policy Guidance the application should be referred to the Department for Communities and Local Government.
- 7.18 However, officers do not consider that Sport England are a statutory consultee in this instance as the red line planning application site area does not form part of a 'playing field' as defined by the Town & Country Planning (Development Management Procedure) (England) Order 2010 (as amended) since it does not contain a 'playing pitch' of 0.2 hectares or more. The hard surfaced play area is only 0.071 hectares in area. Consequently, there is no requirement to treat Sport England's objection as a response to a statutory consultation or any need to refer the application to the DCLG if the Council is minded to grant planning permission.

7.19 Neighbour Amenity

- 7.20 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development should ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy to both proposed and adjoining buildings and gardens. It also states that development should protect new and existing development from visual intrusion, noise, vibrations and pollution.
- 7.21 School buildings are located immediately to the north and east, whilst a playing field is located to the west of the site. The closest residential building is Glencairn House, which has been sub-divided into five flats and is located immediately to the south of the site.
- 7.22 The building has been designed to minimise its impact on occupiers of Glencairn House with the linear block, which has the lowest roof profile located closest to the shared boundary with the taller elements located behind. The linear block is not considered to be excessive in terms of its size with a height of between 5.6m and 7.6m with a gap of between 4.2m and 5.3m to the shared boundary. The linear block would also incorporate detailing on its south elevation such as windows at first floor level, which will help break up its mass and prevent it being oppressive. Partial screening is also provided by a number of existing mature trees located between the building and the boundary edge, which are to be retained.
- 7.23 The proposed building would be located north of Glencairn House, which coupled with the buildings massing and sizeable gap to the boundary edge means there would be little or no impact on direct sunlight/daylight levels to this building and its amenity area. With regards to impact on privacy, there are first floor windows in the south elevation of the linear block, which face Glencairn House which are annotated as being designed to prevent overlooking.. A condition will be attached requiring details of the design measures to protect the privacy of occupiers of Glencairn House.
- 7.24 In terms of noise impact, a significant amount of noise is currently generated by school children using the hard play area throughout the day. The new use will be contained within buildings and a noise report has been submitted with the application, which details how the building has been designed to minimise the potential noise impact on the surrounding area. For instance the percussion room, drum room and brass room do not have windows to external areas and are not adjacent to external facades. The concert hall, which will on occasion be used for evening performance, is located on the west side of the proposed building, furthest from the boundaries of the site. The Council's Environmental Health Section have assessed the noise

report and raise no objections the proposed building subject to suitable conditions.

7.25 Parking and Traffic

7.26 The proposed development would not result in an increase in pupil numbers as the buildings are specifically designed to enhance music facilities rather than expand numbers. Concerts already take place at the School, in the Great Hall or Theatre, and these will simply transfer to the new building. The School has an existing Travel Plan and the Council's Transport Planning section have requested that a condition be attached requiring that this is updated to include the new music building.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

8.1 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

8.2 An energy statement has been submitted with the application and the buildings have been designed to meet BREEAM Very Good and Code for Sustainable Homes Level 4.

9. CONCLUSION

9.1 It is considered that the proposed music buildings are of a very high quality design, reflected in their enthusiastic reception from Design Review Panel, and have been designed in terms of massing and materials, in a manner that respects their setting. They would preserve and enhance the character of the Conservation Area, compensating for the loss of Priory Lodge and two B category trees, and would not adversely impact the setting of the Grade II Listed Glencairn House or the Grade I Great Hall. The loss of a the small hard play area is acceptable in the context of the logical location for new school buildings being within the existing group in the north-east corner of the site, its replacement by a larger, floodlit Multi Use Games Area recently granted planning permission in 2014, which will offer a vastly superior facility, and its limited size and functionality. The impact on neighbour amenity and traffic/parking is acceptable.

RECOMMENDATION

GRANT PERMISSION SUBJECT TO CONDITIONS

Subject to the following conditions:

1. A.1 (Commencement of Development)

2. A.7 (Approved Plans)
3. B.1 (External Materials to be Approved)
4. B.4 (Details of Surface Treatment)
5. B.5 (Details of Walls/Fences)
6. Non Standard Condition – Notwithstanding the drawings submitted details of window design of the south facing elevation of the linear block at first floor level to prevent overlooking shall be submitted to the Council prior to commencement of works.

Reason: To protect the amenities of the occupiers in the local vicinity.

7. Non Standard Condition - Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from the new plant/machinery associated with the new air conditioning plant shall not exceed LA90-10dB at the boundary with the closest noise sensitive property.

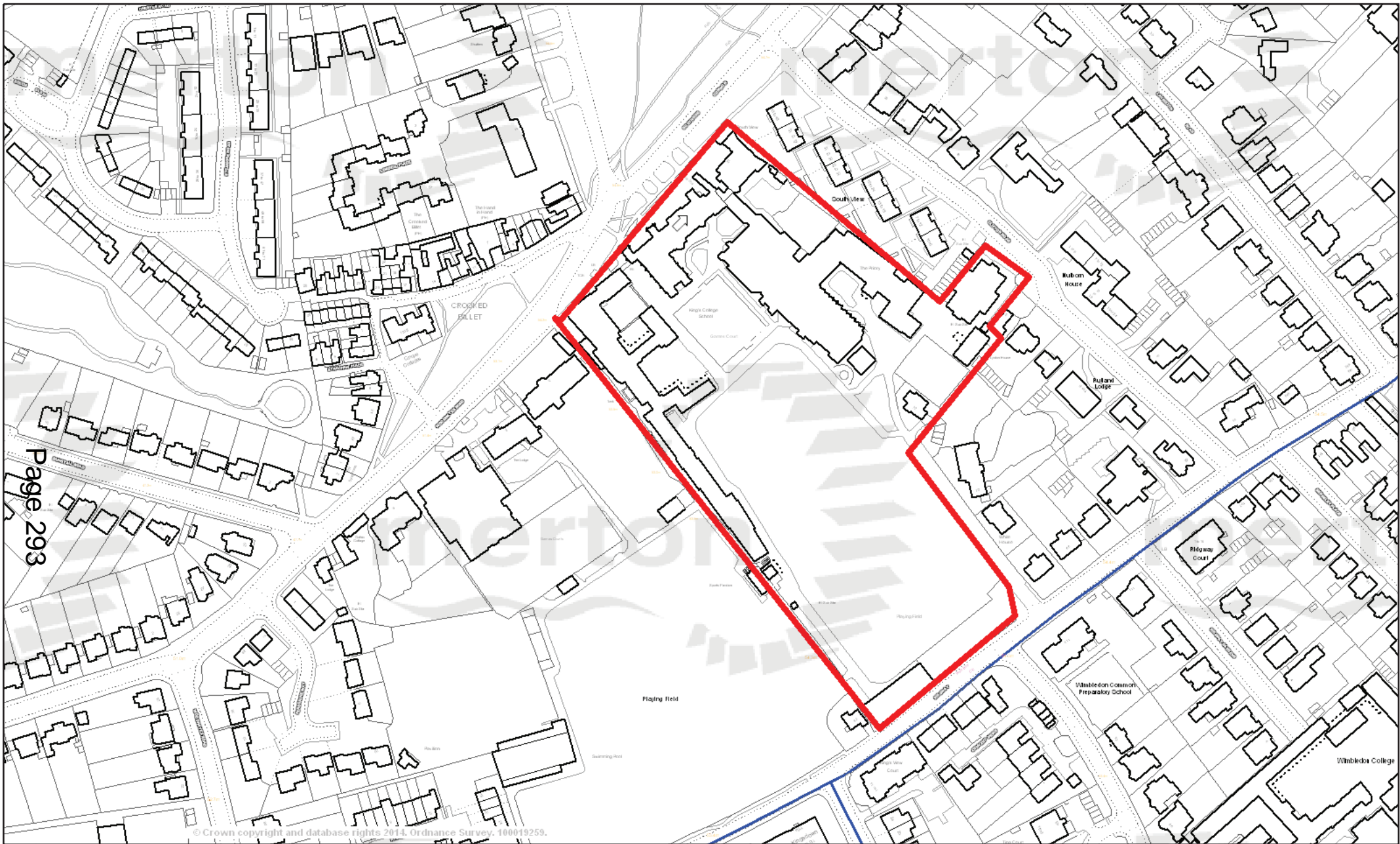
Reason: To protect the amenities of the occupiers in the local vicinity.

8. Non Standard Condition - The noise from the playing of musical instruments and/or amplified voice arising from the use of the new concert hall/music building shall not be audible at the boundary of any residential property at any time.

Reason: To protect the amenities of the occupiers in the local vicinity.

9. D.11 (Construction Times)
10. F.1 (Landscaping/Planting Scheme)
11. F.2 (Landscaping (Implementation))
12. F.4 (Tree Survey Approved)
13. F.5 (Tree Protection)
14. F.7 (Trees – Notification of Start)
15. F.8 (Site Supervision (Trees))
16. F.11 (Specific Tree Replacement)
17. H.9 (Construction Vehicles)

18. Non Standard Condition - Prior to the occupation of the development hereby permitted, an updated School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved Travel Plan.
18. J.3 (Level Access)
19. L.6 (BREEAM – Pre-Commencement (New build non-residential))
20. L.7 (BREEAM – Pre-Occupation (New build non-residential))



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Kings College

Southside Common

Scale 1/2500

Date 10/3/2015

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



DEVELOPMENT CONTROL



Page 294

- General Notes:**
- G1 For Site and Grid setting out refer to AKSCW/3000
 - G2 All dimensions to be checked on site
 - G3 Any discrepancies between drawings to be reported to the Architect immediately.
 - G4 All Levels are above ordnance datum (AOD)
 New Levels are shown thus: 20.345
 Existing Levels are shown thus: 20.345
 Retained Existing Levels: EX-20.345
 - G5 Use figured dimensions only. Do not scale from drawings. IF IN DOUBT, ASK.
 - G6 Refer to Structural Engineers drawings for all structural and services information.
 - G7 For tolerances see the Design Drawings and Specifications
 - G8 For elements of work subject to Contractor's Design, this drawing is indicative of the visual & performance requirements only. The Contractor is responsible for the detailed design and coordination of the installation within the parameters defined in the specification, design drawings, contract terms and contract documents.
 - G9 Room numbers are shown thus: 115
 - G10 Door(D) & Window (W) References are shown thus: D1
 - G11 Clear height is shown thus (finished floor to finished soffit) 2150
 - G12 T Sheet Reference shown thus RWS-01
 - G13 Finishes are shown thus: SOP
 - G14 Setting Out Points shown thus: SOP
 - G15 Refer to AKCSW/100 for T Sheet references, and to AKCSW/102 for Architectural Specifications.

- Key**
- School Boundary line
 - Site Boundary line

PLANNING

0 10 20 50m

Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction

Date	Ref.	Revision	Approved by
15.11.2013		Issued under IN 001 for Pre Planning Application	SJ
02.12.2013	B	Issued under IN 002 for Pre Planning Application supplementary note	SJ
30.05.2014	C	Issued under Memo 018 - Draft Planning for Design Team	AS
15.12.2014	D	Stage C Drawings	AS
16.12.2014	E	Issued under Memo 029 for Planning Application	SJ

Date	Ref.	Revision

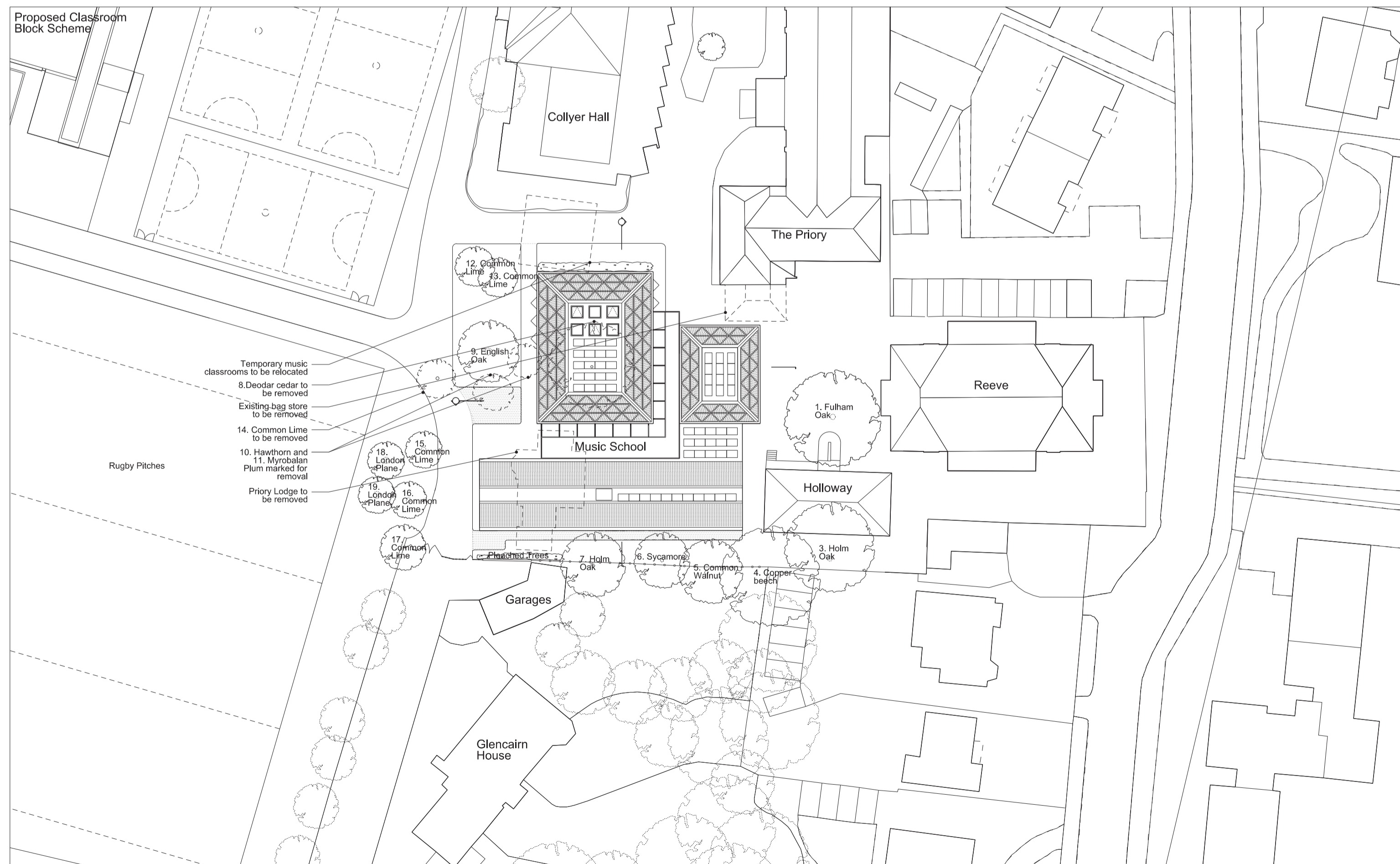
Project King's College School Wimbledon, Music School
 Subject Site Location Plan
 Architects Hopkins Architects Partnership LLP
 27 Broadley Terrace, London, NW1 6LG
 T: 020 7724 1751 E: mail@hopkins.co.uk

Sort Code	Drawing Number	Rev.
AKCSW	0001	E

Date 15.11.2013 Scale 1:1250 at A1



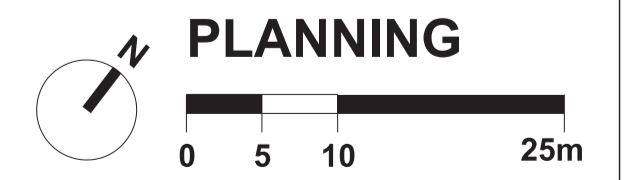
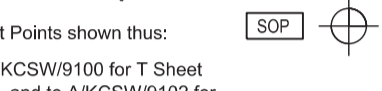
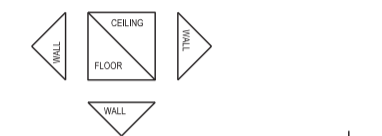
01 Existing Plan
A0100 1:500



02 Proposed Plan
A0100 1:500

General Notes:

- G1 For Site and Grid setting out refer to AKCSW/3000
- G2 All dimensions to be checked on site
- G3 Any discrepancies between drawings to be reported to the Architect immediately.
- G4 All Levels are above ordnance datum (AOD)
New Levels are shown thus: D00.345
Existing Levels are shown thus: EX-00.345
Retained Existing Levels: EX-20.345
- G5 Use figured dimensions only. Do not scale from drawings. IF IN DOUBT, ASK.
- G6 Refer to Structural Engineers drawings for all structural and services information.
- G7 For tolerances see the Design Drawings and Specifications
- G8 For elements of work subject to Contractor's Design, this drawing is indicative of the visual & performance requirements only. The Contractor is responsible for the detailed design and co-ordination of the installation within the parameters defined in the specification, design drawings, contract terms and contract documents.
- G9 Room numbers are shown thus: 115
- G10 Door(D) & Window (W) References are shown thus: D1 W2
- G11 Clear height is shown thus (finished floor to finished soffit) 2750
- G12 T Sheet Reference shown thus TWS-01
- G13 Finishes are shown thus: SOP
- G14 Setting Out Points shown thus: SOP
- G15 Refer to AKCSW/9100 for T Sheet references, and to AKCSW/9102 for Architectural Specifications.



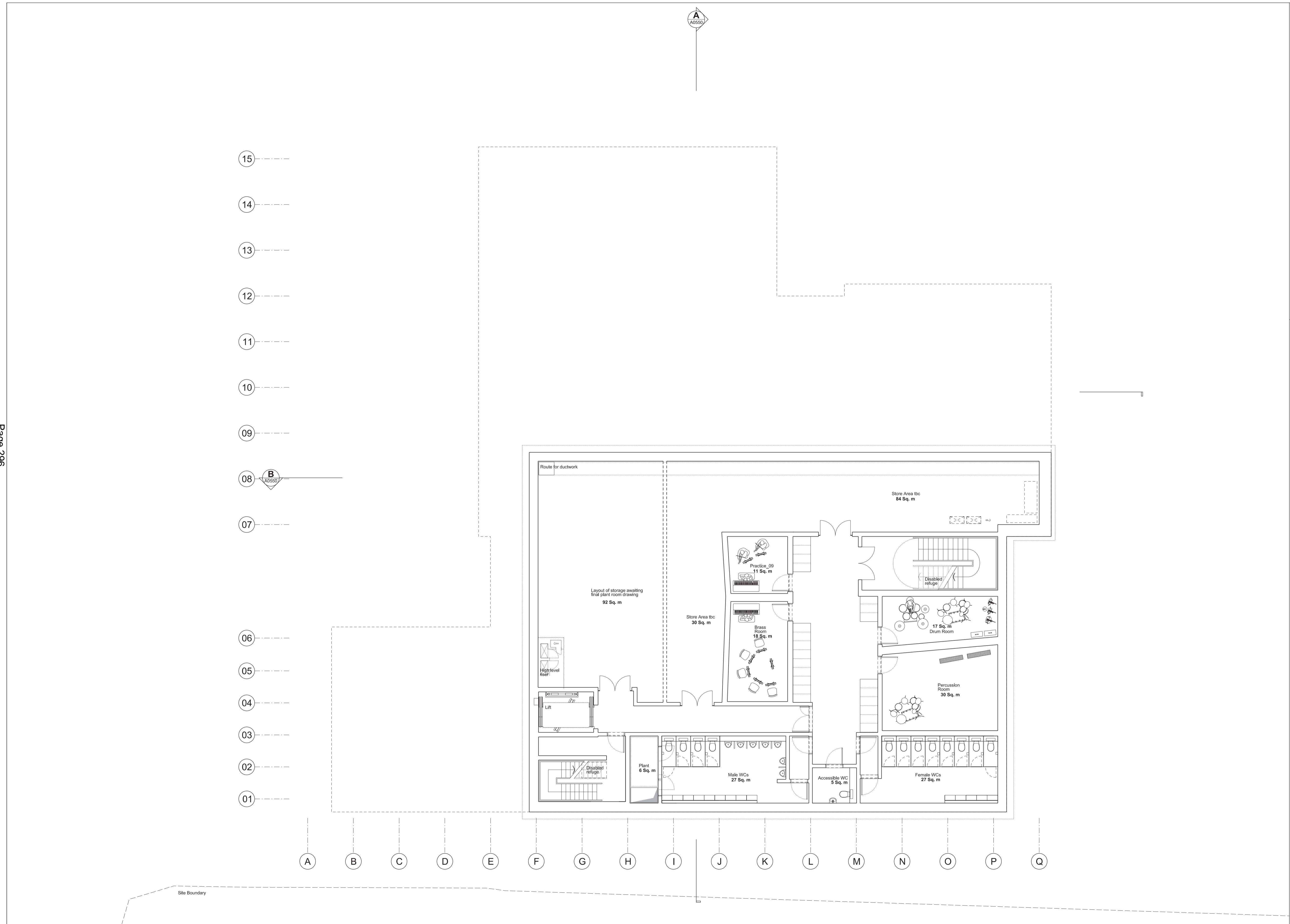
PLANNING

Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction

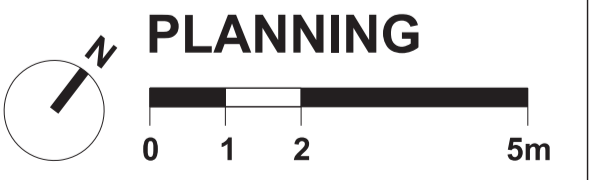
Date	Ref.	Revision	Approved by	Date	Ref.	Revision
16.12.2014	-	Issued under Memo 029 for Planning Application	SJ			

Project	King's College School Wimbledon, Music School
Subject	Existing and Proposed Block Plans
Architects	Hopkins Architects Partnership LLP 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk

Sort Code	Drawing Number	Rev.
A/KCSW	0100	-
Date	30.05.2014	Scale 1:500 at A1



- General Notes:**
- G1 For Site and Grid setting out refer to AKCSW/3000
 - G2 All dimensions to be checked on site
 - G3 Any discrepancies between drawings to be reported to the Architect immediately.
 - G4 All Levels are above ordnance datum (AOD)
 New Levels are shown thus: D20.345
 Existing Levels are shown thus: EX-20.345
 Retained Existing Levels: EX-20.345
 - G5 Use figured dimensions only. Do not scale from drawings. IF IN DOUBT, ASK.
 - G6 Refer to Structural Engineers drawings for all structural and services information.
 - G7 For tolerances see the Design Drawings and Specifications
 - G8 For elements of work subject to Contractor's Design, this drawing is indicative of the visual & performance requirements only. The Contractor is responsible for the detailed design and co-ordination of the installation within the parameters defined in the specification, design drawings, contract terms and contract documents.
 - G9 Room numbers are shown thus: 115
 - G10 Door(D) & Window (W) References are shown thus: D11
 - G11 Clear height is shown thus (finished floor to finished soffit) 2750
 - G12 T Sheet Reference shown thus INS-01
 - G13 Finishes are shown thus: FIN
 - G14 Setting Out Points shown thus: SOP
 - G15 Refer to AKCSW/100 for T Sheet references, and to AKCSW/102 for Architectural Specifications.



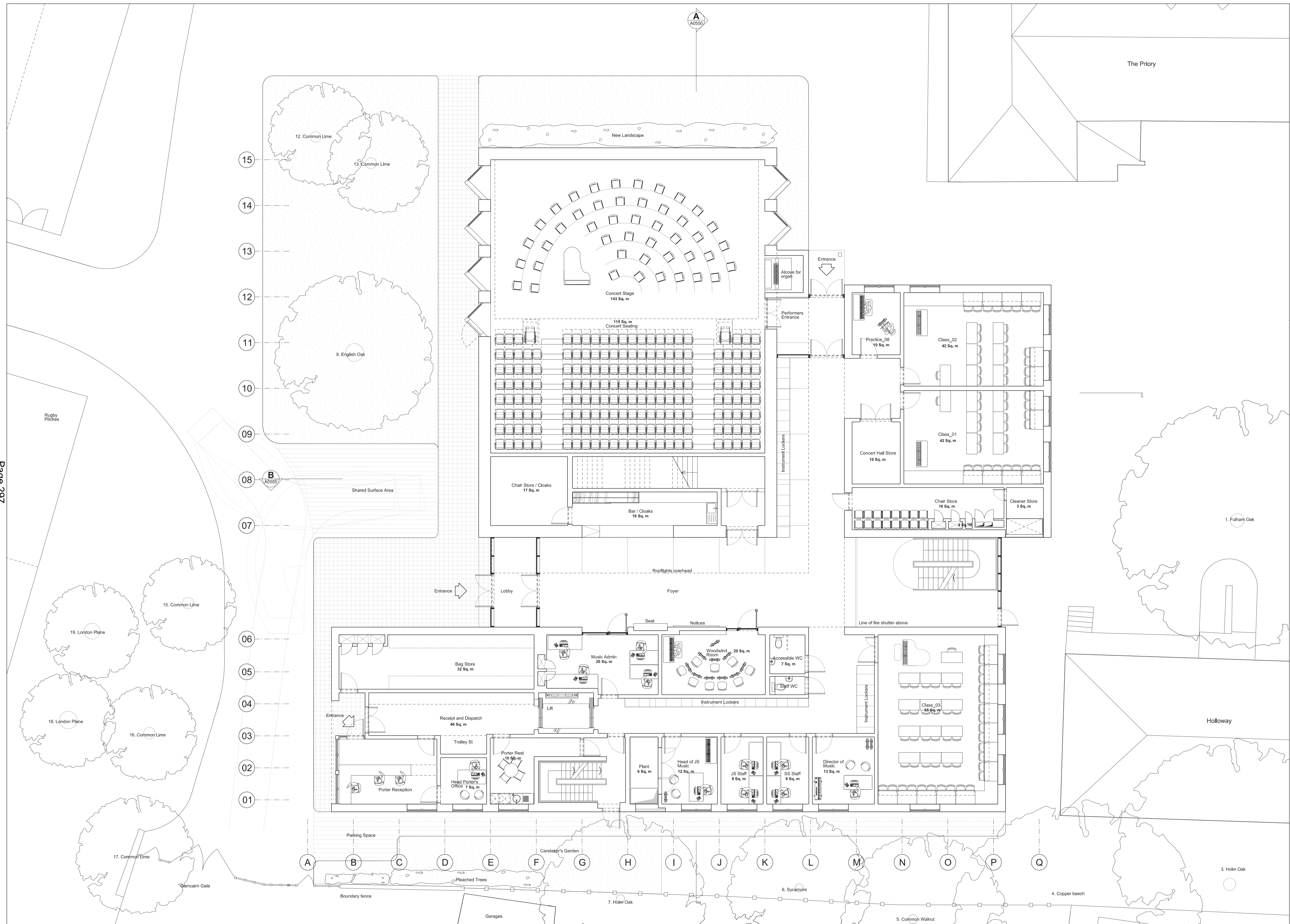
Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction

Date	Ref.	Revision	Approved by
16.12.2014	-	Issued under Memo 029 for Planning Application	SJ

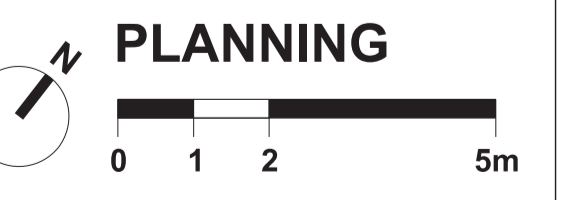
Date	Ref.	Revision

Project	King's College School Wimbledon, Music School
Subject	Basement Plan
Architects	Hopkins Architects Partnership LLP 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk

Sort Code	Drawing Number	Rev.
A/KCSW	0400	-
Date	30.05.2014	Scale 1:100 at A1



- General Notes:**
- G1 For Site and Grid setting out refer to AKCSW/3000
 - G2 All dimensions to be checked on site
 - G3 Any discrepancies between drawings to be reported to the Architect immediately.
 - G4 All Levels are above ordnance datum (AOD)
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Retained Existing Levels: EX-20.345
 - G5 Use figured dimensions only. Do not scale from drawings. IF IN DOUBT, ASK.
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 - G7 For tolerances see the Design Drawings and Specifications
 - G8 For elements of work subject to Contractor's Design, this drawing is indicative of the visual & performance requirements only. The Contractor is responsible for the detailed design and co-ordination of the installation within the parameters defined in the specification, design drawings, contract terms and contract documents.
 - G9 Room numbers are shown thus: 115
 - G10 Door(D) & Window (W) References are shown thus: D15
 - G11 Clear height is shown thus (finished floor to finished soffit) 2750
 - G12 T Sheet Reference shown thus RWS-01
 - G13 Finishes are shown thus: SOP
 - G14 Setting Out Points shown thus: SOP
 - G15 Refer to AKCSW/100 for T Sheet references, and to AKCSW/102 for Architectural Specifications.



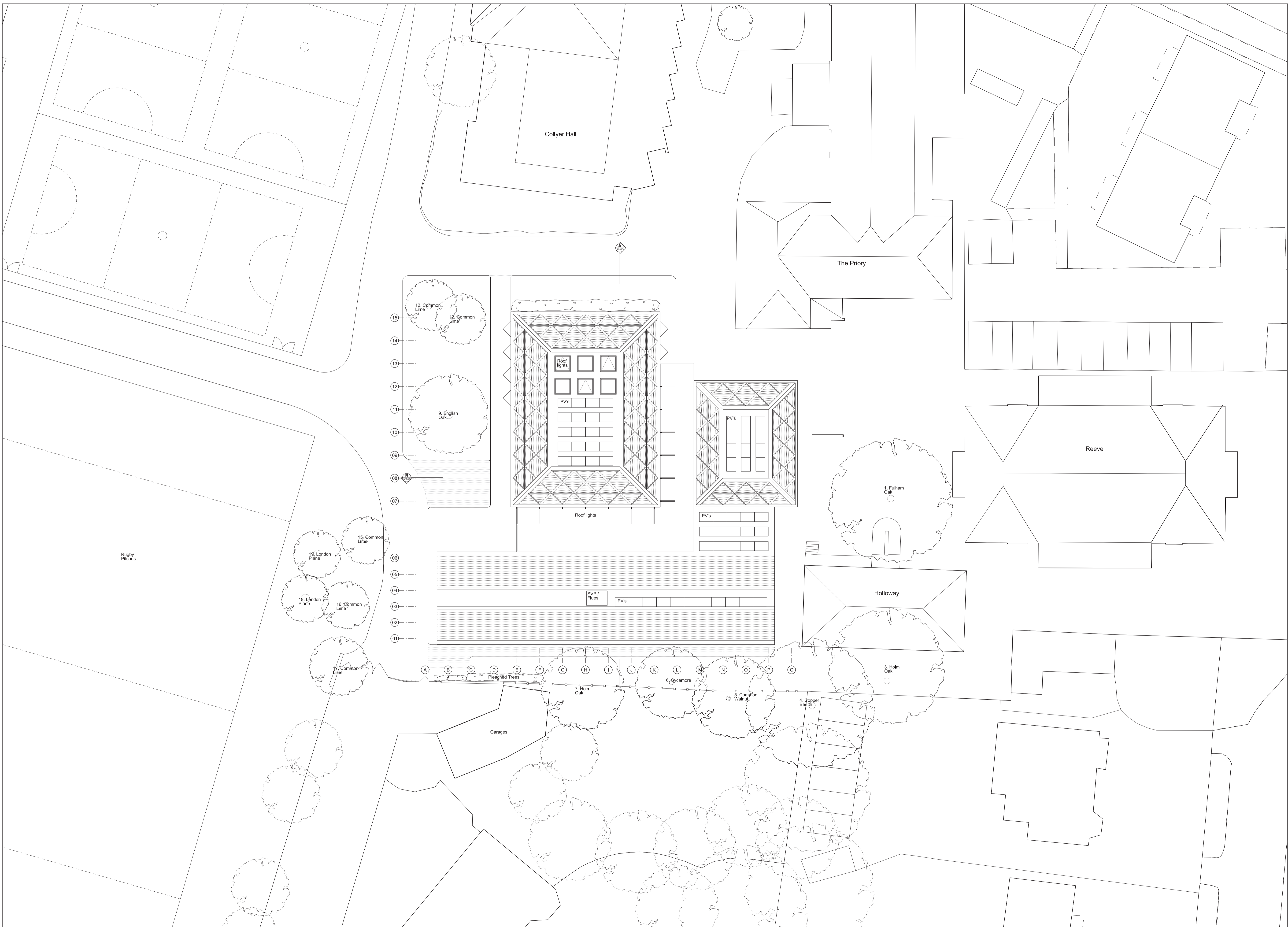
Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction

Date	Ref.	Revision	Approved by	Date	Ref.	Revision
16.12.2014	-	Issued under Memo 029 for Planning Application	SJ			

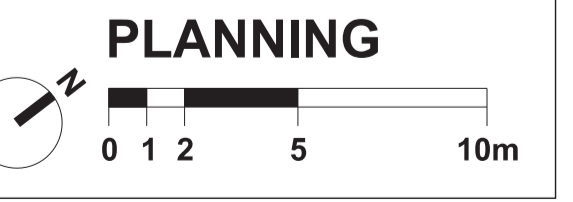
Project	Subject	Architects
King's College School Wimbledon, Music School	Ground Floor Plan	Hopkins Architects Partnership LLP 27 Broadway Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk

Sort Code	Drawing Number	Rev.
AKCSW	0401	-

Date	30.05.2014	Scale	1:100 at A1
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- General Notes:**
- G1 For Site and Grid setting out refer to AKCSW/3000
 - G2 All dimensions to be checked on site
 - G3 Any discrepancies between drawings to be reported to the Architect immediately.
 - G4 All Levels are above ordnance datum (AOD)
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 Retained Existing Levels: EX+20.345
 - G5 Use figured dimensions only. Do not scale from drawings. IF IN DOUBT, ASK.
 - G6 Refer to Structural Engineers drawings for all structural and services information.
 - G7 For tolerances see the Design Drawings and Specifications
 - G8 For elements of work subject to Contractor's Design, this drawing is indicative of the visual & performance requirements only. The Contractor is responsible for the detailed design and co-ordination of the installation within the parameters defined in the specification, design drawings, contract terms and contract documents.
 - G9 Room numbers are shown thus: 115
 - G10 Door (D) & Window (W) References are shown thus: D1 W2
 - G11 Clear height is shown thus (finished floor to finished soffit) <2750
 - G12 T Sheet Reference shown thus WS-01
 - G13 Finishes are shown thus: [Symbol]
 - G14 Setting Out Points shown thus: [Symbol]
 - G15 Refer to AKCSW/9100 for T Sheet references, and to AKCSW/9102 for Architectural Specifications.



PLANNING

Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction

Date	Ref.	Revision	Approved by
16.12.2014	-	Issued under Memo 029 for Planning Application	SJ

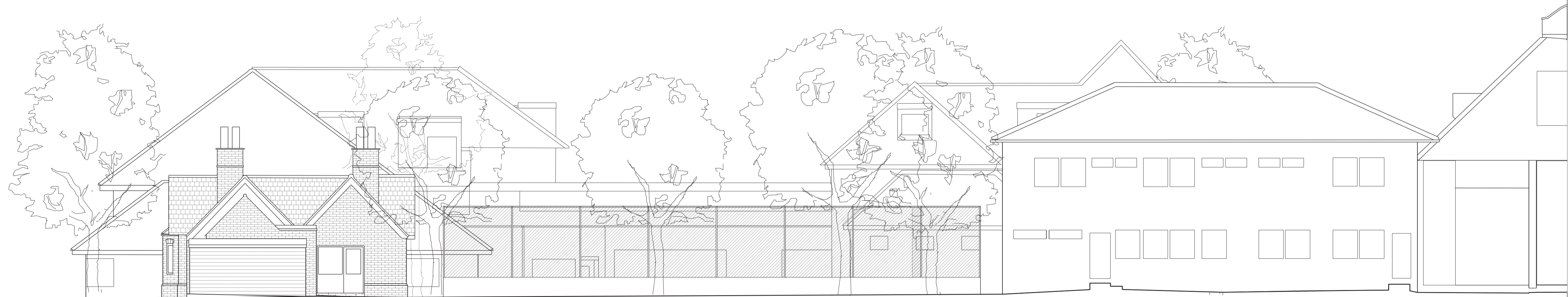
Date	Ref.	Revision

Project	King's College School Wimbledon, Music School
Subject	Roof Plan
Architects	Hopkins Architects Partnership LLP 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk

Sort Code	Drawing Number	Rev.
A/KCSW	0403	-
Date	30.05.2014	Scale 1:200 at A1



01 South-West Elevation
A0500 1:100



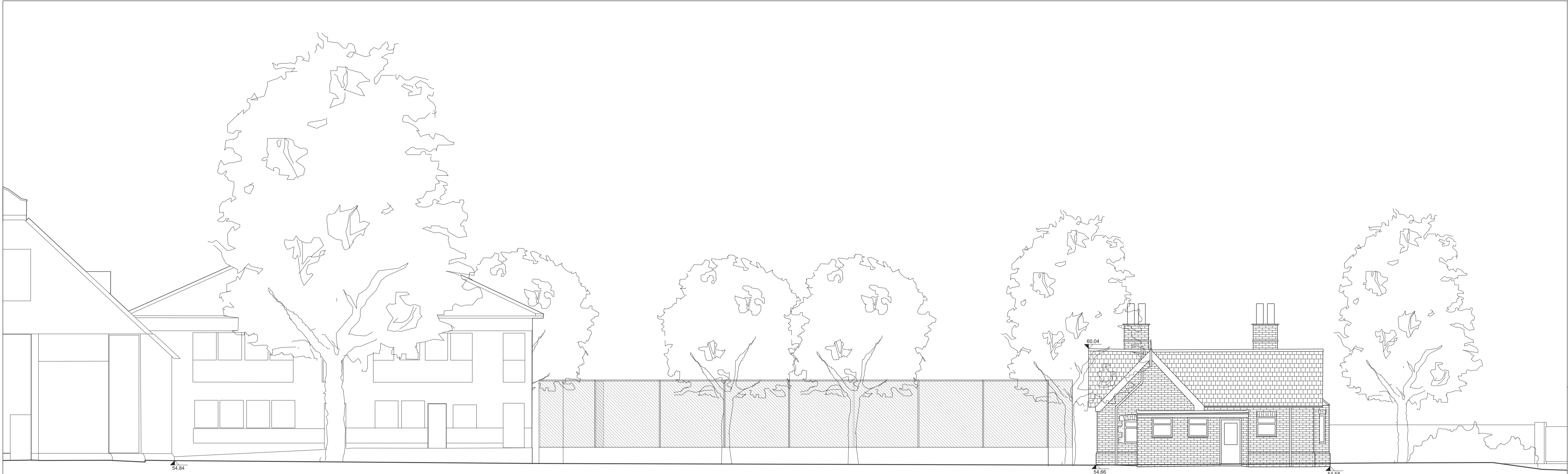
02 South-East Elevation
A0500 1:100

- General Notes:**
- G1 For Site and Grid setting out refer to AKCSW/3000
 - G2 All dimensions to be checked on site
 - G3 Any discrepancies between drawings to be reported to the Architect immediately.
 - G4 All Levels are above ordnance datum (AOD)
New Levels are shown thus: D20.345
Existing Levels are shown thus: EX-20.345
Retained Existing Levels: EX-20.345
 - G5 Use figured dimensions only. Do not scale from drawings. IF IN DOUBT, ASK.
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 - G7 For tolerances see the Design Drawings and Specifications
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 - G9 Room numbers are shown thus: 115
 - G10 Door(D) & Window (W) References are shown thus: D1
 - G11 Clear height is shown thus (finished floor to finished soffit) 2750
 - G12 T Sheet Reference shown thus RWS-01
 - G13 Finishes are shown thus: SOP
 - G14 Setting Out Points shown thus: SOP
 - G15 Refer to AKCSW/9100 for T Sheet references, and to AKCSW/9102 for Architectural Specifications.

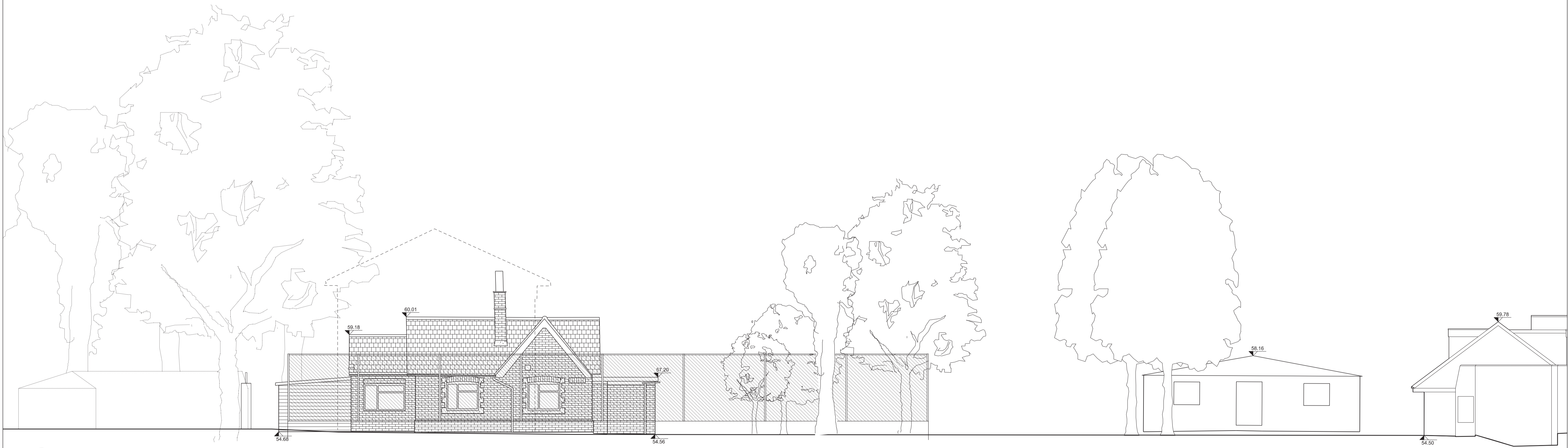
PLANNING

Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction	Date	Rev.	Description	Approved By	Date	Rev.	Description	Approved By	Project	Subject	Architects
						16.12.2014	-	Issued under Memo 029 for Planning Application	SJ					King's College School Wimbledon, Music School	Existing South Elevations	Hopkins Architects Partnership LLP 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk

Sort Code	Drawing Number	Rev.
A/KCSW	0500	-
Date	Scale	at
30.05.2014	1:100	A1



01 North-West Elevation
A0503 1:100



02 North-East Elevation
A0503 1:100

- General Notes:**
- G1 For Site and Grid setting out refer to AKCSW/3000
 - G2 All dimensions to be checked on site
 - G3 Any discrepancies between drawings to be reported to the Architect immediately.
 - G4 All Levels are above ordnance datum (AOD)
New Levels are shown thus: D20.345
Existing Levels are shown thus: EX-20.345
Retained Existing Levels: EX-20.345
 - G5 Use figured dimensions only. Do not scale from drawings. IF IN DOUBT, ASK.
 - G6 Refer to Structural Engineers drawings for all structural and services information.
 - G7 For tolerances see the Design Drawings and Specifications
 - G8 For elements of work subject to Contractor's Design, this drawing is indicative of the visual & performance requirements only. The Contractor is responsible for the detailed design and co-ordination of the installation within the parameters defined in the specification, design drawings, contract terms and contract documents.
 - G9 Room numbers are shown thus: 115
 - G10 Door(D) & Window (W) References are shown thus: D1 W2
 - G11 Clear height is shown thus (finished floor to finished soffit) 2150
 - G12 T Sheet Reference shown thus INS-01
 - G13 Finishes are shown thus: SOP
 - G14 Setting Out Points shown thus: SOP +
 - G15 Refer to AKCSW/100 for T Sheet references, and to AKCSW/102 for Architectural Specifications.

PLANNING

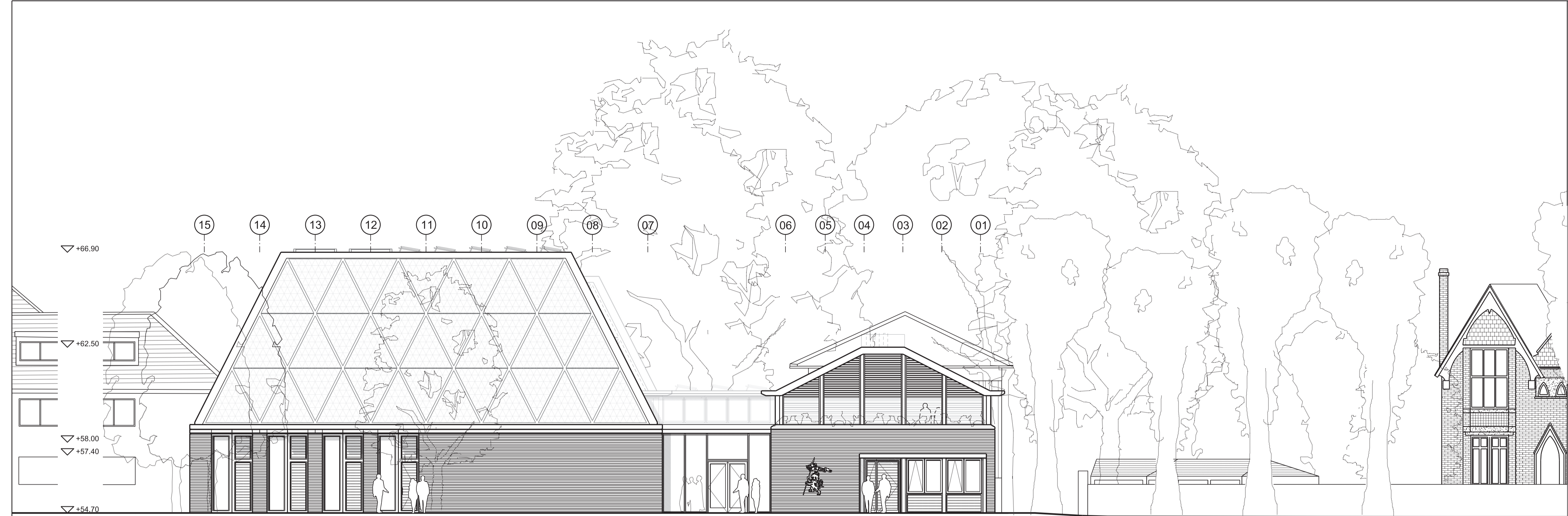
Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction

Date	Rev.	Description	Approved By
16.12.2014	-	Issued under Memo 029 for Planning Application	SJ

Date	Rev.	Description	Approved By

Project	King's College School Wimbledon, Music School
Subject	Existing North Elevations
Architects	Hopkins Architects Partnership LLP 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk

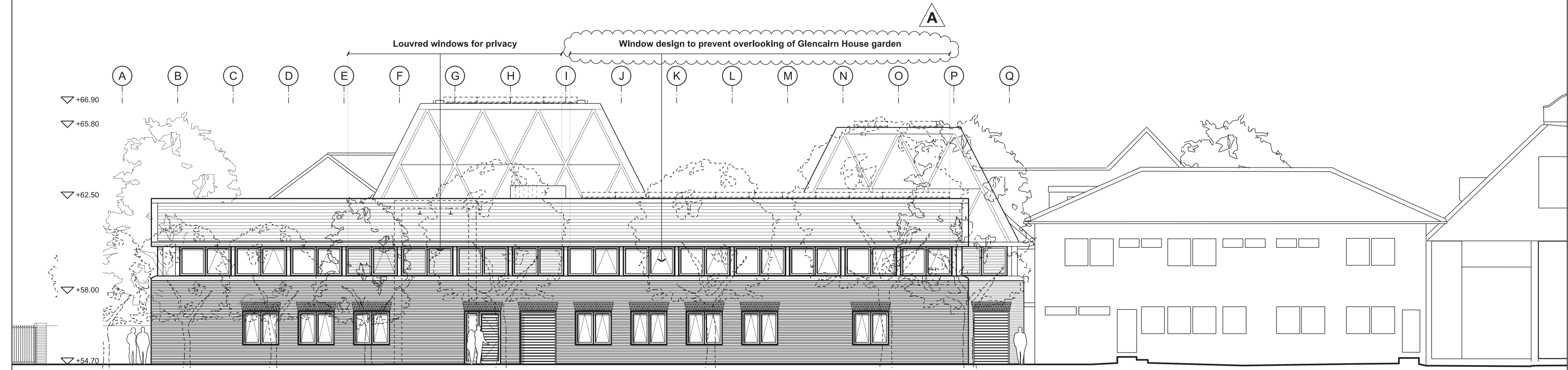
Sort Code	Drawing Number	Rev.
A/KCSW	0503	-
Date	30.05.2014	Scale 1:100 at A1



01 South-West Elevation
A0502 1:100

Page 301

- General Notes:**
- G1 For Site and Grid setting out refer to AKCSW/3000
 - G2 All dimensions to be checked on site
 - G3 Any discrepancies between drawings to be reported to the Architect immediately.
 - G4 All Levels are above ordnance datum (AOD)
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Existing Levels are shown thus: EX-03-210
Retained Existing Levels: EX-20-345
 - G5 Use figured dimensions only. Do not scale from drawings. IF IN DOUBT, ASK.
 - G6 Refer to Structural Engineers drawings for all structural and services information.
 - G7 For tolerances see the Design Drawings and Specifications
 - G8 For elements of work subject to Contractor's Design, this drawing is indicative of the visual & performance requirements only. The Contractor is responsible for the detailed design and co-ordination of the installation within the parameters defined in the specification, design drawings, contract terms and contract documents.
 - G9 Room numbers are shown thus: 115
 - G10 Door(D) & Window (W) References are shown thus: D150
 - G11 Clear height is shown thus (finished floor to finished soffit) 2150
 - G12 T Sheet Reference shown thus W5-01
 - G13 Finishes are shown thus: TOP
 - G14 Setting Out Points shown thus: SOP
 - G15 Refer to AKCSW/9100 for T Sheet references, and to AKCSW/9102 for Architectural Specifications.



02 South-East Elevation
A0502 1:100

PLANNING

Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction	Date	Rev.	Description	Approved By	Date	Rev.	Description	Approved By
						18.12.2014	-	Issued under Memo 029 for Planning Application	SJ				
						29.01.2015	A	Issued under Memo 032 for Planning Application - revised window design to prevent overlooking of Glencairn House garden	SJ				

Project	King's College School Wimbledon, Music School
Subject	South Elevations
Architects	Hopkins Architects Partnership LLP 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk
Sort Code	A/KCSW
Drawing Number	0502
Rev.	A
Date	30.05.2014
Scale	1:100 at A1



01 North-West Elevation
A0501 1:100



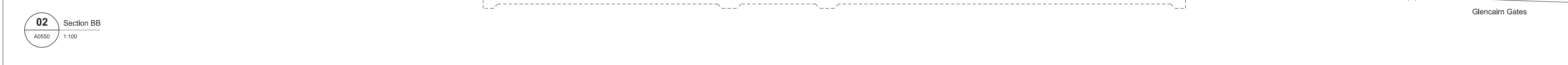
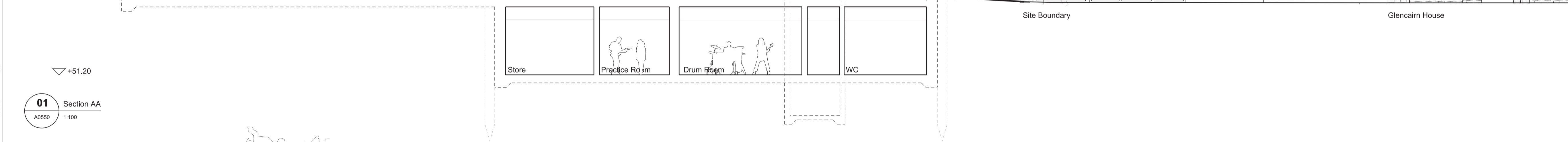
02 North-East Elevation
A0501 1:100

- General Notes:**
- G1 For Site and Grid setting out refer to AKCSW/3000
 - G2 All dimensions to be checked on site
 - G3 Any discrepancies between drawings to be reported to the Architect immediately.
 - G4 All Levels are above ordnance datum (AOD)
New Levels are shown thus: D20.345
Existing Levels are shown thus: EX-20.345
Retained Existing Levels: EX-20.345
 - G5 Use figured dimensions only. Do not scale from drawings. IF IN DOUBT, ASK.
 - G6 Refer to Structural Engineers drawings for all structural and services information.
 - G7 For tolerances see the Design Drawings and Specifications
 - G8 For elements of work subject to Contractor's Design, this drawing is indicative of the visual & performance requirements only. The Contractor is responsible for the detailed design and coordination of the installation within the parameters defined in the specification, design drawings, contract terms and contract documents.
 - G9 Room numbers are shown thus: 115
 - G10 Door(D) & Window (W) References are shown thus: D1 W2
 - G11 Clear height is shown thus (finished floor to finished soffit) 2150
 - G12 T Sheet Reference shown thus INS-01
 - G13 Finishes are shown thus: SOP
 - G14 Setting Out Points shown thus: SOP +
 - G15 Refer to AKCSW/9100 for T Sheet references, and to AKCSW/9102 for Architectural Specifications.

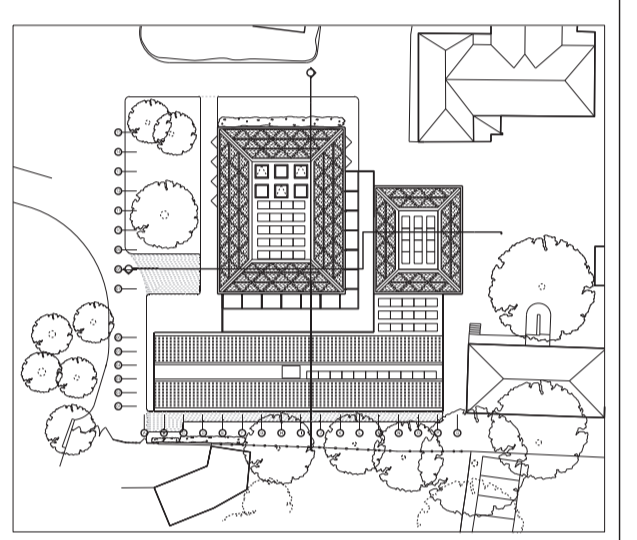
PLANNING

Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction	Date	Rev.	Description	Approved By	Date	Rev.	Description	Approved By	Project
						16.12.2014	-	Issued under Memo 029 for Planning Application	SJ					King's College School Wimbledon, Music School
														Subject North Elevations
														Architects Hopkins Architects Partnership LLP 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk

Sort Code	Drawing Number	Rev.
A/KCSW	0501	-
Date	30.05.2014	Scale 1:100 at A1



- General Notes:**
- G1 For Site and Grid setting out refer to AKCSW/3000
 - G2 All dimensions to be checked on site
 - G3 Any discrepancies between drawings to be reported to the Architect immediately.
 - G4 All Levels are above ordnance datum (AOD)
 New Levels are shown thus: D20.345
 Existing Levels are shown thus: EX-20.345
 Retained Existing Levels: EX-20.345
 - G5 Use figured dimensions only. Do not scale from drawings. IF IN DOUBT, ASK.
 - G6 Refer to Structural Engineers drawings for all structural and services information.
 - G7 For tolerances see the Design Drawings and Specifications.
 - G8 For elements of work subject to Contractor's Design, this drawing is indicative of the visual & performance requirements only. The Contractor is responsible for the detailed design and coordination of the installation within the parameters defined in the specification, design drawings, contract terms and contract documents.
 - G9 Room numbers are shown thus: 115
 - G10 Door(D) & Window (W) References are shown thus: D15
 - G11 Clear height is shown thus (finished floor to finished soffit) 2150
 - G12 T Sheet Reference shown thus INS-01
 - G13 Finishes are shown thus: [Symbol]
 - G14 Setting Out Points shown thus: SOP
 - G15 Refer to AKCSW/9100 for T Sheet references, and to AKCSW/9102 for Architectural Specifications.



Site 1.1000 - Section Lines

01 Section AA
A0550 1:100

02 Section BB
A0550 1:100

PLANNING

Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction	Date	Rev.	Description	Approved By	Date	Rev.	Description	Approved By	Project
						16.12.2014	-	Issued under Memo 029 for Planning Application	SJ					King's College School Wimbledon, Music School
														Sections AA and BB
														Hopkins Architects Partnership LLP 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk

Sort Code	Drawing Number	Rev.
AKCSW	0550	-
Date	30.05.2014	Scale 1:100 at A1

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PLANNING APPLICATIONS COMMITTEE

26 MARCH 2015

Item No:

UPRN

APPLICATION NO.

DATE VALID

14/P4646

15/12/2014

Address/Site 23 Vineyard Hill Road, Wimbledon SW19 7JL

(Ward) Wimbledon Park

Proposal: Demolition of existing garage and erection of single storey side and rear extensions and enlargement of existing basement, alterations to the fenestration of the existing dwelling house and construction of new steps from street level to new side entrance together with associated landscaping.

Drawing Nos Site location plan No. 201, 200 Rev B, 201 Rev C, 202 Rev B, 220 Rev B, 231 Rev A, 230 Rev A, 232 Rev A, 233 Rev A and Design and Access Statement and Basement Construction Method Statement, Tree report

Contact Officer: Richard Allen (8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice-Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number of neighbours consulted - 3
- External consultants: None
- Density: n/a

3.4 External Alterations and Basement

Other works are shown on the proposed plans including installing a single door to the north side elevation and a single window at first floor level in the south side elevation. The existing basement under the front main rooms is also shown as being enlarged to extend within the original house footprint. These works do not of themselves require planning permission and could be undertaken separately to the new extensions as permitted development.

4. **PLANNING HISTORY**

4.1 No relevant history.

5. **CONSULTATION**

5.1 Conservation Area site and press notice procedure.

Letters to occupiers of neighbouring properties.

In response seven representations have been received. The main grounds of objection are set out below:-

-The extensively glazed, white rendered rear extension with aluminium doors is out of character with the house and the Conservation Area.

- Glazing will result in uncomfortable glare in sunshine and light pollution at night

- The rear extension goes out too far to the rear – bad precedent

- Neighbours will be looking straight into the dining room

- Extension would allow overlooking of 25 because of difference in ground levels

--The plans lack detail on levels and materials, ground levels are not accurately shown, nor are site boundaries

- No method statement for demolition or construction works

-No landscaping details are provided or indication of any trees to be removed

--- new secondary front entrance not in keeping, steps will be longer than shown as don't comply with Building and would be intrusive, may block parking space if landing provided

-no objection to side door subject to suitable screening

- wrong reference to Nightingale Lane CA

- no indication of any excavation at rear

-neighbours opposite ought to have been consulted

Following discussions with neighbours, the applicant submitted revised plans seeking to allay concerns. The revisions to the plans are set out below:-

-The rear extension at ground floor has not changed in size or height but the proposed materials to be used for the extension have been changed from a mainly rendered and glazed structure, to brickwork to match the rear elevation of the house.

-The side return extension has been set back by 1 metre from the corner of the house to reinforce the outline of the existing building and create a subordinate low level extension to the side of the existing house.

'substantially adverse impact on the way the houses present themselves to the street' and as strongly detrimental to the character of the Conservation Area. The removal of the garage as part of the overall proposal is therefore warmly welcomed. The attractive existing soft landscaped areas in the front garden, contained within low walls, are retained. The removal of the garage will create a much improved relationship between the main façade and the street. The side extension is set back 1m from the front elevation which creates an acceptable level of subserviency to the main façade. The brickwork will be to match the existing building and a sample brick will be required. The simple solid 4 panel timber door is suitably designed for this low key secondary side door. The new steps will be clad in paving slabs and details of the materials for the steps and new driveway will be conditioned to be approved.

7.3.2 Rear Extensions

The rear extensions will only be visible from the backs of adjoining properties. The element which infills between the rear gable and the original flank wall is very modest at 2.754m in depth and ties into the existing two storey gable, with a timber sash window to match the first floor. The centrally positioned extension which projects 2.29m beyond is set 5m away from each of the side boundaries and will have no impact on views of the main house from the public realm and will not therefore affect the character and appearance of the Conservation Area as a designated heritage asset. Its materials have been revised from render to brickwork to match the main house. The large window openings are overtly modern window openings made of aluminium and a narrow metal coping runs around the roof. Use of modern materials and window openings is considered to be acceptable, particularly given the location of the extension and its modest dimensions. In terms of projection into the garden area, in total, the central portion projects 5m beyond the original main rear wall, which is only 1m beyond permitted development, and is not considered excessive in relation to the overall scale of the house. This is particularly true given that the deepest element is substantially recessed from the side walls.

7.3.3 Basement

The extension and alterations to the existing basement would be wholly beneath the existing house and do not extend beyond the original footprint, with no encroachment into front or rear garden areas. They are not an integral part of the new side and rear extensions and could be built under permitted development. It would appear that new small window openings are proposed in the flank walls of the existing bay at just above ground level. These will not be prominent due to their small size and location.

7.3.4 The proposed extensions are considered to preserve the character and appearance of the Merton (Vineyard Hill Road) Conservation Area and to be acceptable in terms of policies DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Buildings) and DM D4 (Managing Heritage Assets).

7.4 Neighbour Amenity

The proposed single storey side extension would be located behind the existing garage (which is to be demolished). Although the proposed side extension would abut the boundary with number 21 Vineyard Hill Road, the side extension would have an eaves height of only 2.4 metres and the extension would be 8 metres from the side elevation of 21 Vineyard Hill Road and the only windows would be roof lights. There is considered to be no adverse impact from the side extension on the neighbouring property.

- 7.5 The rear extensions have no impact on neighbours in terms of loss of daylight, sunlight or overshadowing given their siting and limited depth. In relation to the central section, the applicant has amended the materials from render to brickwork in deference to neighbours' expressed concerns about the visual impact. Concerns have also been expressed about light pollution/reflection and impact on privacy from the large window openings. This type of extension, with principally glazed walls and a mainly solid roof, is not at all uncommon - the lighting levels would be those of a domestic building, and any reflection from sunlight no different to a glazed conservatory and is not considered to offer grounds for refusal. The large side window openings are 5 metres from neighbouring boundaries, additionally separated by the side garden boundary fences. The drawings indicate that revised side boundary treatments are to be provided and a condition will be attached requiring details to ensure that they are a minimum of 1.75m in height to avoid a sense of overlooking.

Subject to suitable conditions, the proposal is considered to be acceptable in terms of policies DM D2 (Design Considerations in all Developments) and DM D3 (Alterations and Extensions to Buildings).

7.6 Trees

Tree protection conditions will be imposed on any grant of planning permission. Two small trees - a Japanese Maple and a Snakebark Maple - are proposed to be removed from the rear of the house. They are small C category trees which do not contribute to the public realm and would be replaced with trees in locations which will make a greater visual contribution to the surrounding area.

7.7 Basement

As noted previously, the basement works shown on the plans involve an extension of the existing front basement towards the rear, wholly beneath the original house footprint and does not form an integral part of the side and rear extensions. It could therefore be constructed under permitted development. Nonetheless, a construction method statement has been provided setting out a suitable construction sequencing and these details are considered to be acceptable.

8.0 CONCLUSION

- 10.1 The design of the proposed extensions is considered to be acceptable and to preserve or enhance the character of the Merton (Vineyard Hill Road)

Conservation Area. They would not have an unacceptable impact on neighbour amenity subject to appropriate planning conditions. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions:-

1. A.1 Commencement of Development
2. A.7 Approved Plans
3. B.1 External Materials to be Approved
4. C.2 No Additional or Enlarged Window or Door Openings
5. C.8 No Use of Flat Roof
6. D.11 Hours of Construction
7. F.5 Tree Protection
8. F.8 Site supervision (Trees)
9. No development shall take place until a plan showing the location of 2 Advance Nursery Stock (18-20 cms girth) trees including the proposed species has been submitted to and been approved in writing by the Local Planning Authority and these works shall be carried out in the first available planting season following completion of the development. If either tree dies within a period of five years from completion of the development is removed or becomes seriously damaged, diseased or dying, it shall be replaced in the next planting season with another of the same approved specification, unless the Local planning Authority gives written consent for any variation.

Reason for condition: To enhance the appearance of the development in the interest of the amenities of the area, and to comply with the following Development Policies for Merton: Policies 5.1, 7.5 and 7.21 of the London plan (July 2011), Policy CS13 of Merton's adopted Core Planning strategy (July 2011) and Policies DM D2, F2 and O2 of the Plans and Policies Plan (July 2014).

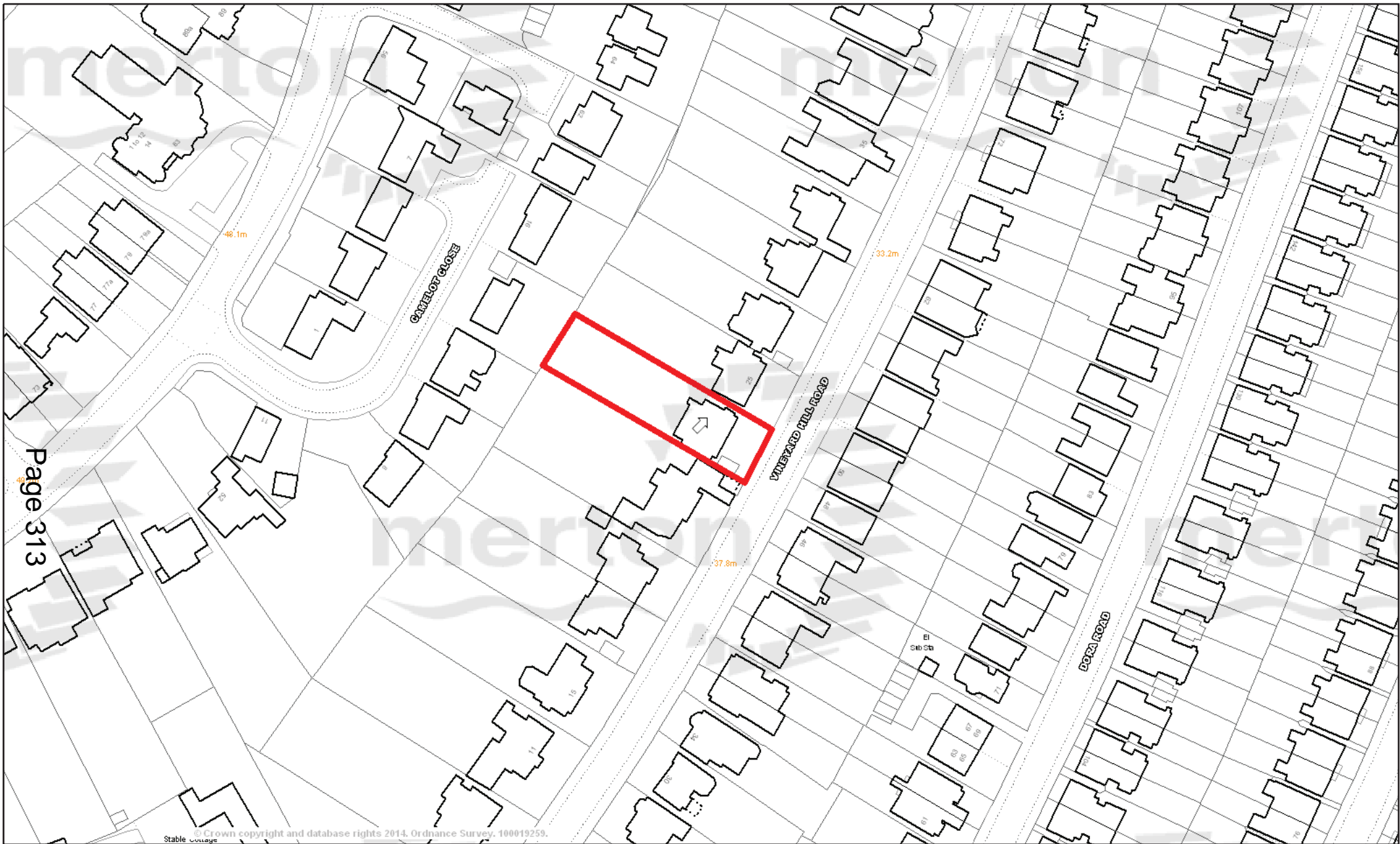
10. Details of hard landscaping to front driveway
11. Details of new side boundary treatments which shall be a minimum of 1.75m in height shall be submitted to and approved by the l.p.a and shall be installed prior to first use of the rear extension.

12. Adherence to Construction Method Statement

13. Construction Vehicles

INF 1 Party Wall Informative

Note to Applicant



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23 Vineyard Hill Rd

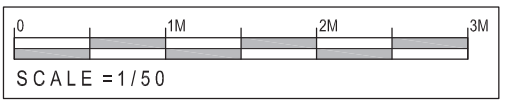
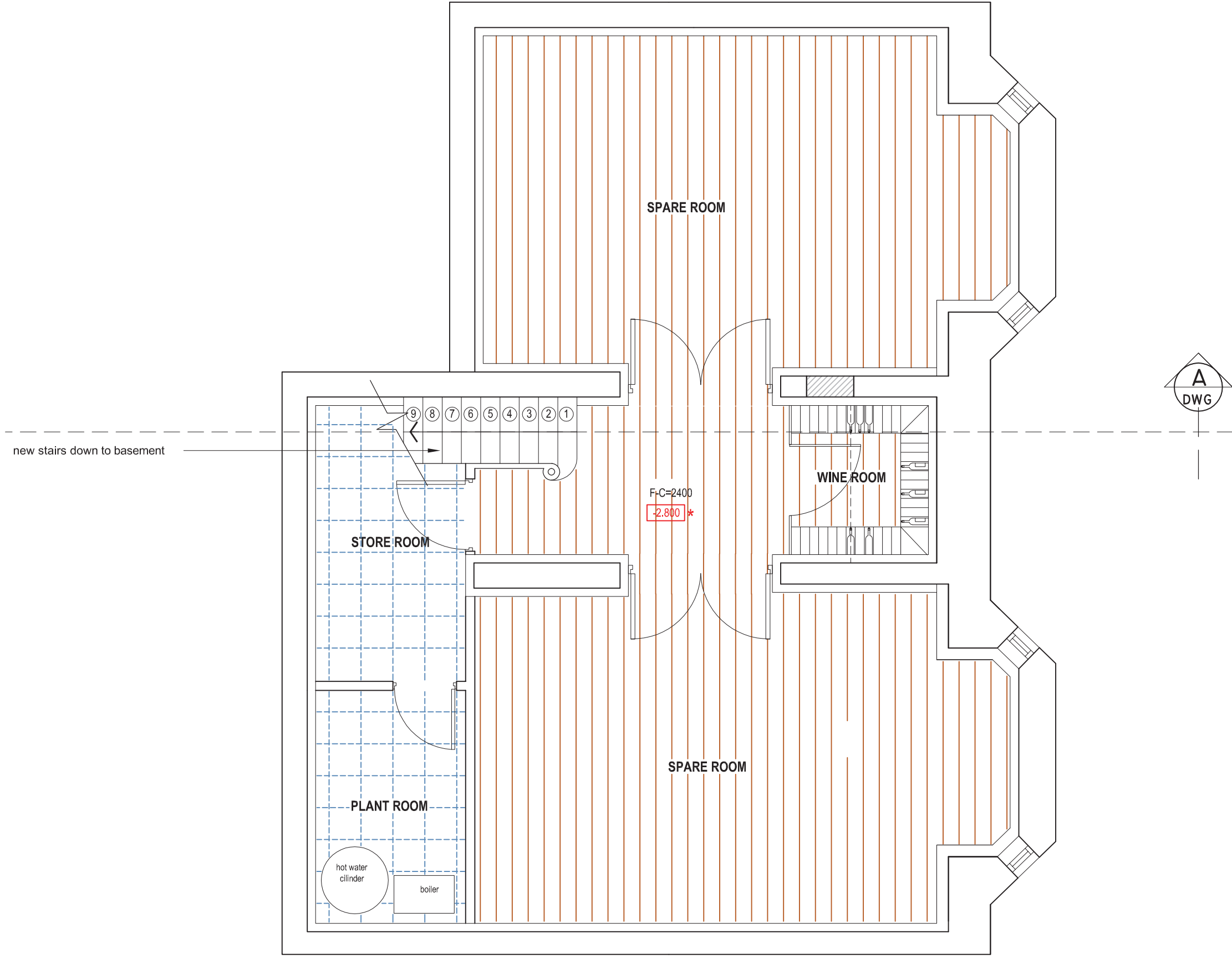
Scale 1/1250

Date 10/3/2015

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



DEVELOPMENT CONTROL



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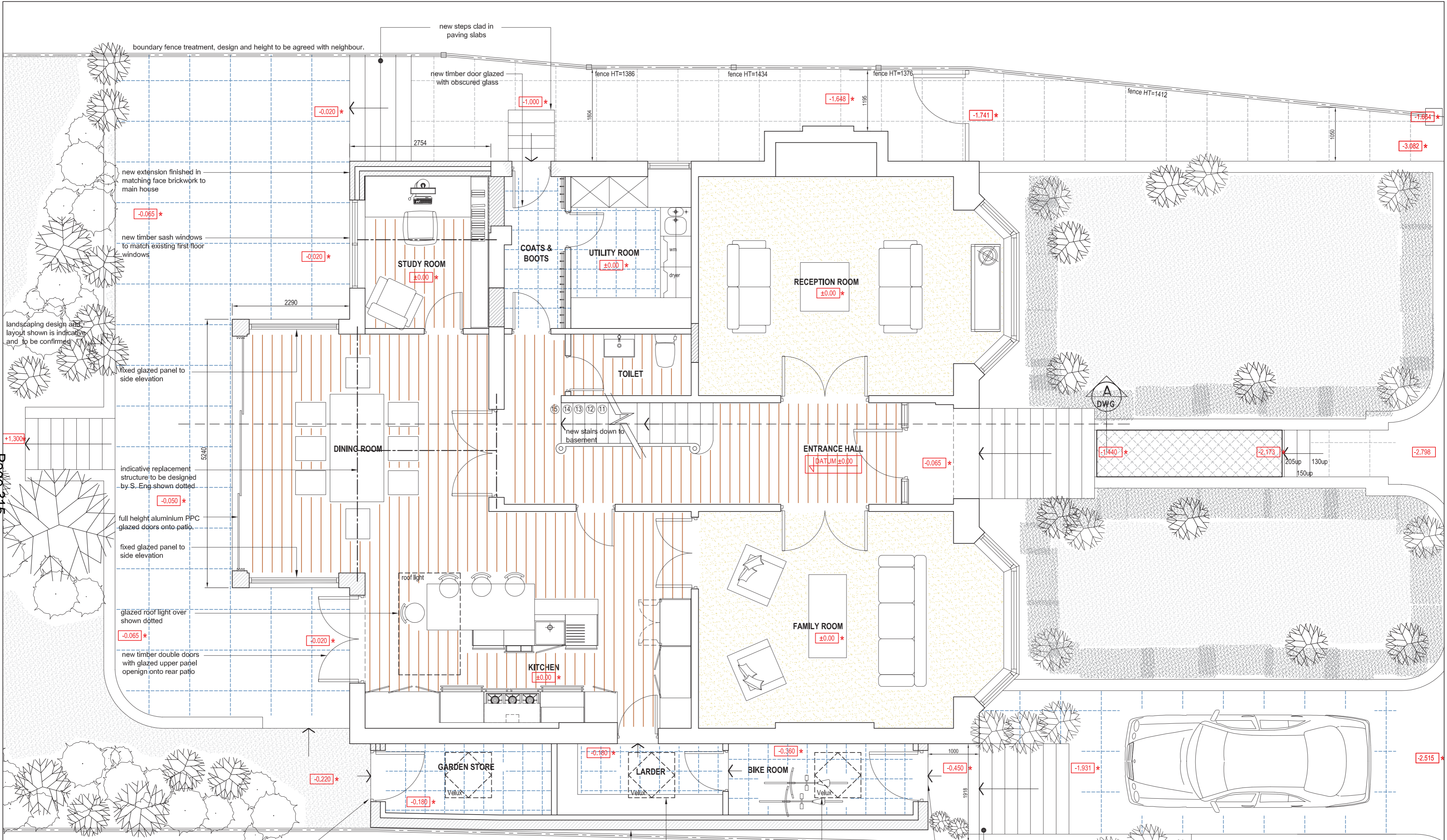
Rev	Date	In1	Description
B	28.01.15		additional information added to suit neighbour consultation
A	12.12.14		layout amended to suit client's comments

PROJECT	
23 VINEYARD HILL ROAD LONDON SW19 7JL	
Drawing No.	200
Revision	B

Drawing	
PROPOSED BASEMENT FLOOR PLAN	
Drawn By	Date DEC 2014
Scale 1:50@A3	Status:

QUALITAS
 Design Construction Basements

The Warehouse
 12 Ravensbury Terrace
 London SW18 4RL E - info@qualitasconstruction.com
 T-020 8432 1520

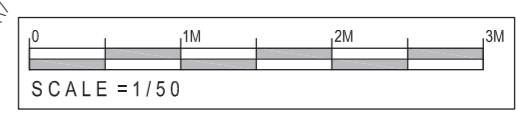


PROPOSED GROUND FLOOR PLAN

hatch denotes new or modified masonry,

new brick facing wall (bricks to match main house) built wholly on No. 23 Vineyard Hill Road side boundary

new steps clad in paving slabs



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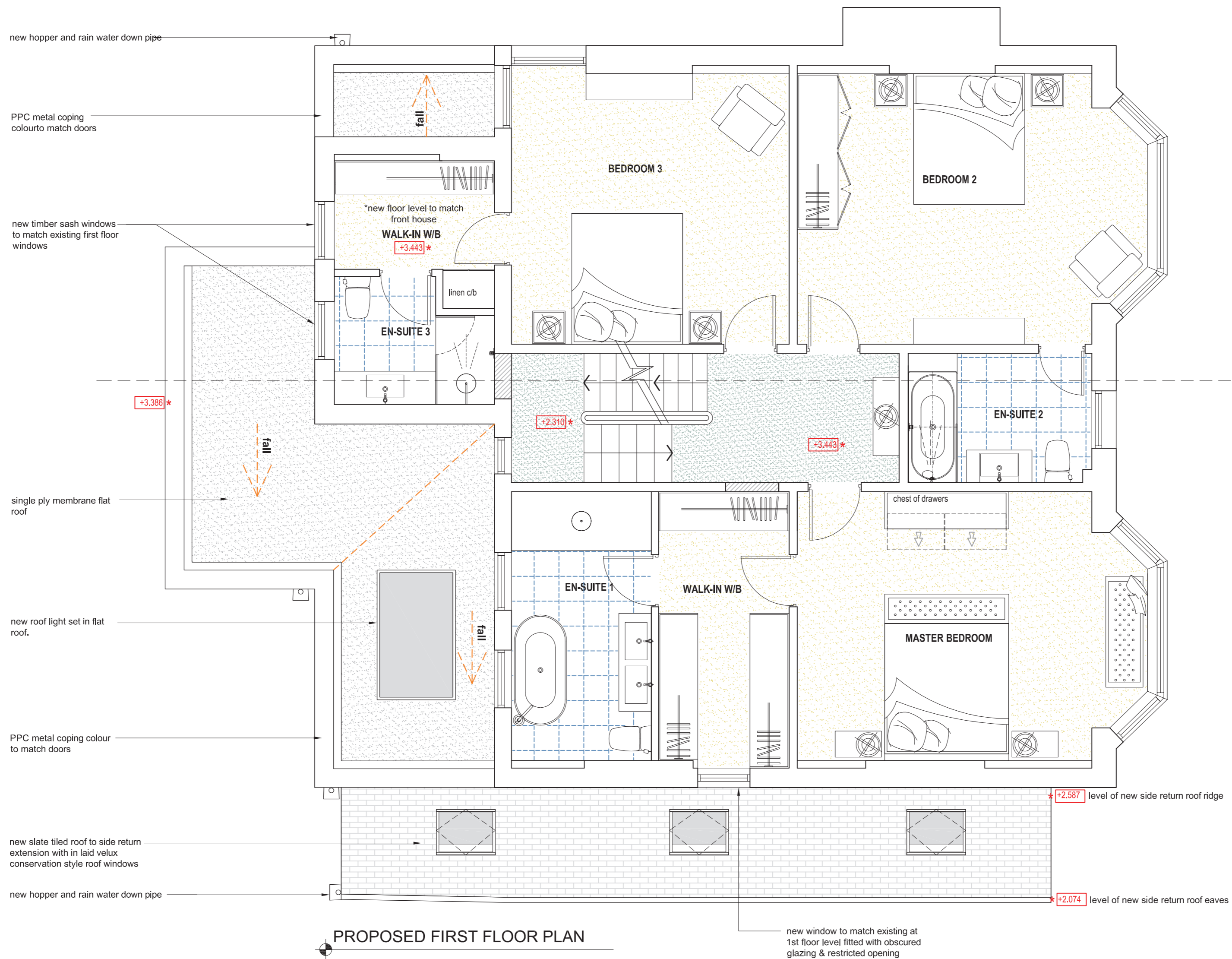
Rev	Date	Int	Description	Checked
B	28.01.15		additional information added to suit Neighbour's consultation	
A	12.12.14		Layout amended to suit client's comments	

PROJECT
 23 VINEYARD HILL ROAD
 LONDON SW19 7JL
 Drawing No. 201

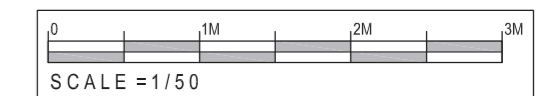
Drawing
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 Drawn By: [] Date: DEC 2014
 Scale: 1:50@A2 Status: []

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PROPOSED FIRST FLOOR PLAN



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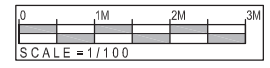
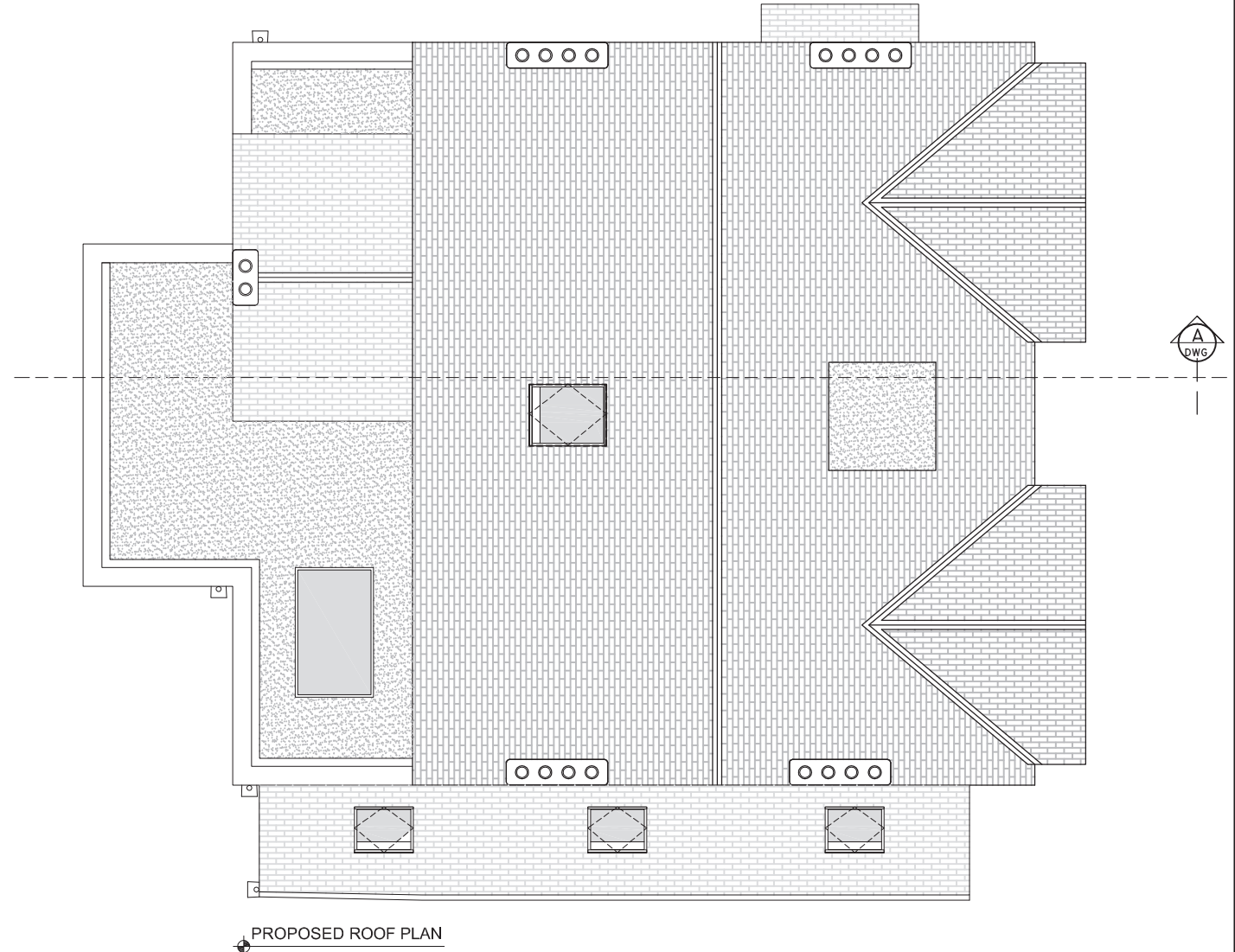
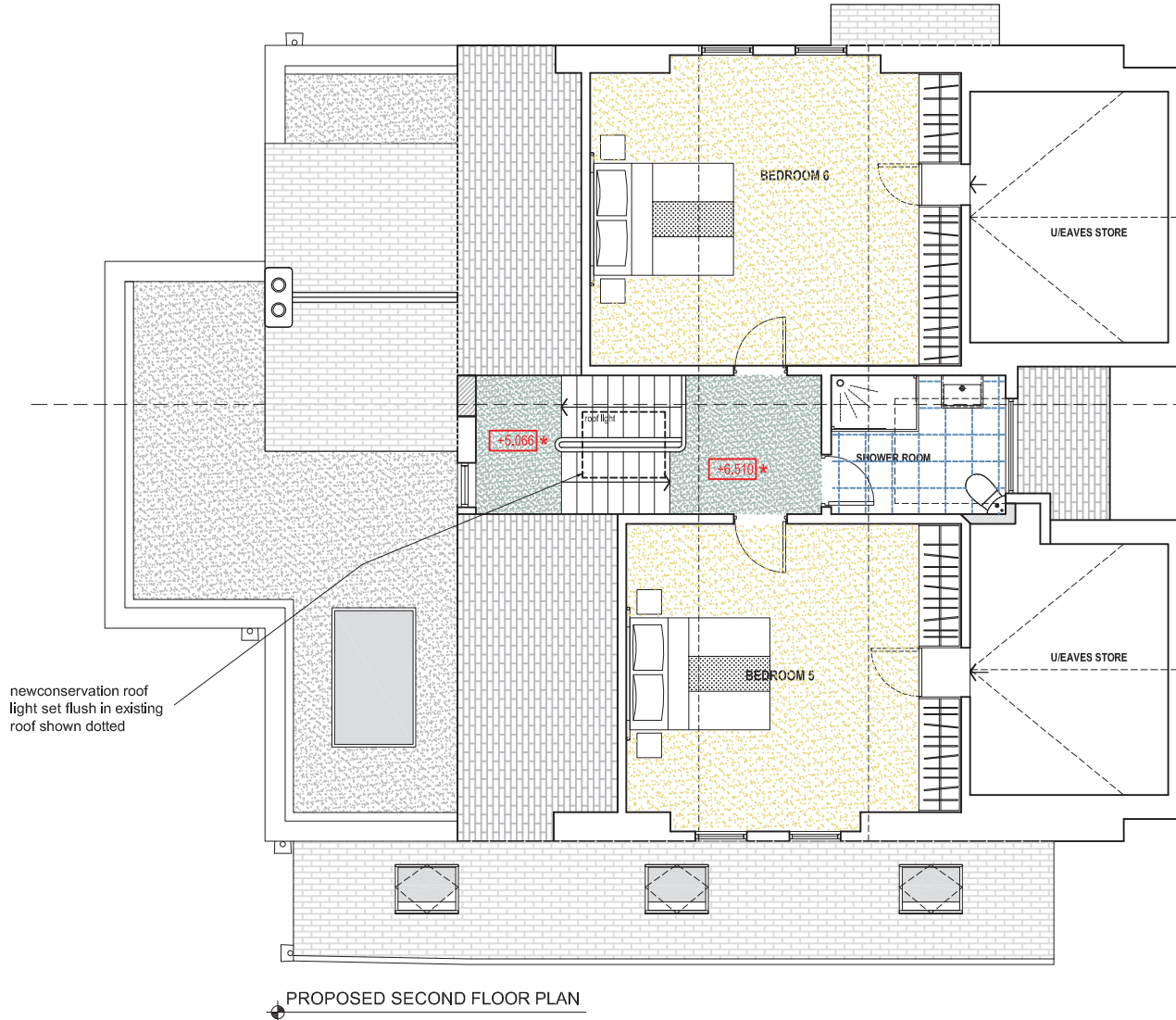
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Rev	Date	Int	Description	Checked
B	28.01.15		additional information added to suit neighbour consultation	
A	12.12.14		layout amended to suit client's comments	

PROJECT		Drawing	
23 VINEYARD HILL ROAD LONDON SW19 7JL		PROPOSED FIRST FLOOR PLAN	
Drawing No. 202	Revision B	Drawn By	Date DEC 2014
		Scale 1:50@A2	Status:

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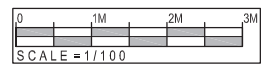
Rev	Date	In/1	Description
B	28.01.15		additional information added to suit neighbour consultation
A	12.12.14		layout amended to suit client's comments

PROJECT
 23 VINEYARD HILL ROAD
 LONDON SW19 7JL

Drawing
PROPOSED SECOND FLOOR PLAN AND ROOF PLAN
 Drawn By: Date DEC 2014
 Scale 1:100@A3 Status:

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Rev	Date	In1	Description	Checked
A	28.01.15		additional information added to suit neighbour consultation	

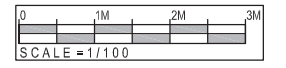
PROJECT	
23 VINEYARD HILL ROAD LONDON SW19 7JL	
Drawing No.	230
Revision	A

Drawing	
PROPOSED FRONT ELEVATION	
Drawn By	Date DEC 2014
Scale 1:100@A3	Status:

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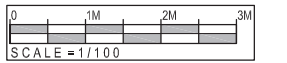
Rev	Date	In/1	Description	Checked
A	28.01.15		additional information added to suit neighbour consultation	

PROJECT
23 VINEYARD HILL ROAD
LONDON SW19 7JL

Drawing
PROPOSED REAR ELEVATION
 Drawn By: _____ Date: DEC 2014
 Scale: 1:100@A3 Status: _____

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Rev	Date	In1	Description	Checked
A	28.01.15		additional information added to suit neighbour consultation	

PROJECT
**23 VINEYARD HILL ROAD
 LONDON SW19 7JL**

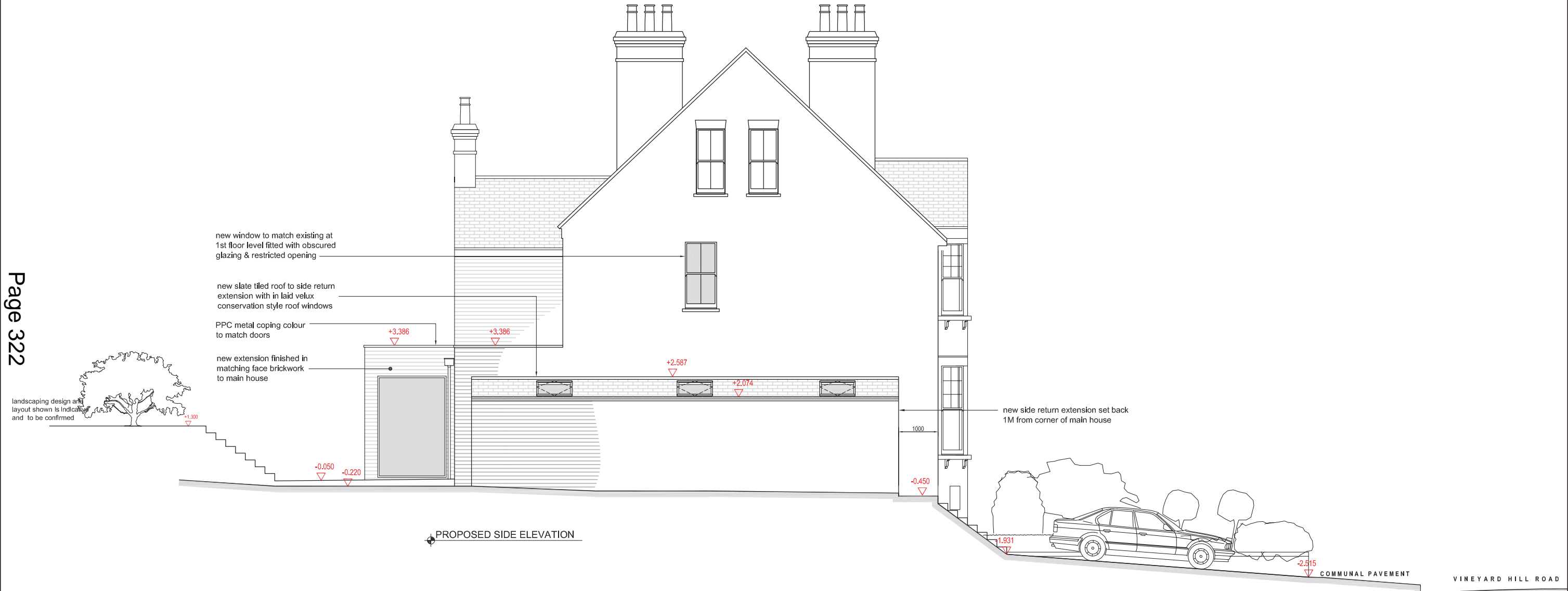
Drawing No. 232
 Revision A

Drawing
**PROPOSED SIDE 1
 ELEVATION**

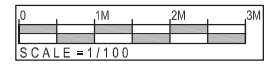
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 Scale 1:100@A3
 Status:

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PROPOSED SIDE ELEVATION



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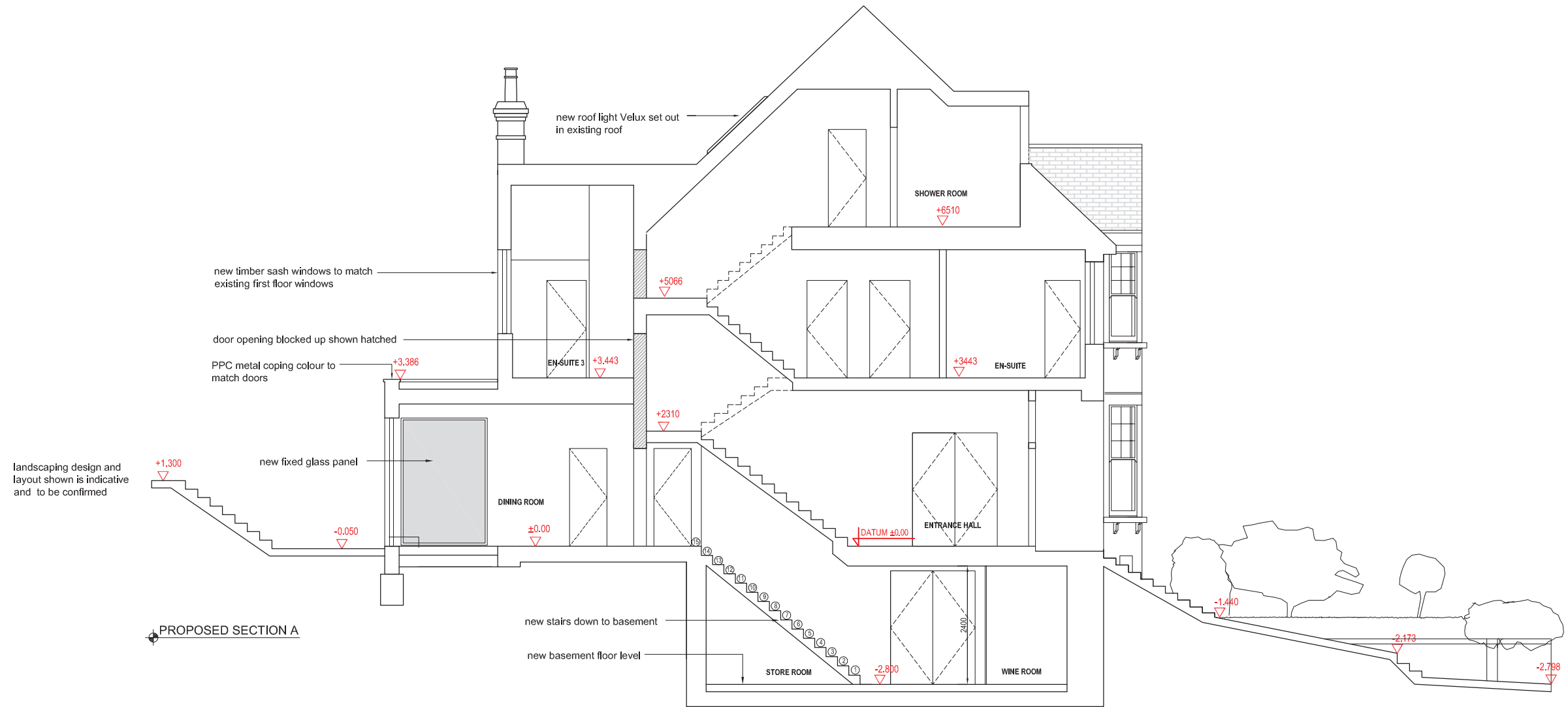
Rev	Date	In1	Description
A	28.01.15		additional information added to suit neighbour consultation

PROJECT
23 VINEYARD HILL ROAD
LONDON SW19 7JL

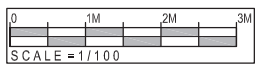
Drawing
PROPOSED SIDE ELEVATION
 Drawn By: _____ Date: DEC 2014
 Scale: 1:100@A3 Status: _____

QUALITAS
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The Warehouse
 12 Ravensbury Terrace T-020 8432 1520
 London SW18 4RL E - info@qualitasconstruction.com



PROPOSED SECTION A



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.
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Rev	Date	In/1	Description	Checked
B	28.01.15		additional information added to suit neighbour consultation	
A	12.12.14		layout amended to suit client's comments	

PROJECT
**23 VINEYARD HILL ROAD
 LONDON SW19 7JL**

Drawing
PROPOSED SECTION A

Drawn By _____ Date DEC 2014
 Scale 1:100@A3 Status: _____

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 Design Construction Basements

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**PLANNING APPLICATIONS COMMITTEE
26 MARCH 2015**

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	14/P3300	22/09/2014
Address/Site	Sterling House, 42 Worple Road, Wimbledon, SW19 4EQ	
(Ward)	Hillside	
Proposal:	Extension of existing second floor and installation of third floor roof extension to provide additional office (B1) floor space	
Drawing No's	Site Plan, SH P201, SH P202, SH P203, SH P204, SH P205, SH P206, SH P207, SH P208, SH P209, SH P210, SH P211, SH P212, SH P213, SH P214, SH P215, SH P216, SH P217, and Car Park Plan	
Contact Officer:	Sabah Halli (0208 545 3297)	

RECOMMENDATION

Grant Planning Permission subject to conditions and a S106 Heads of Terms

CHECKLIST INFORMATION

- Heads of Agreement: Business 'parking permit free'
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 27

- External consultations: No
- Controlled Parking Zone: Yes (W6)

1. **INTRODUCTION**

- 1.1 This application is being brought to the Planning Applications Committee (PAC) for determination following its deferral at the November 2014 PAC due to a request by members for a daylight/sunlight report in respect of the adjoining properties, for clarification on the properties consulted on the application, and due to the number of objections received.
- 1.2 The applicant has submitted a daylight/sunlight report (discussed further in report) and properties have been consulted on this.
- 1.3 Officers have also consulted other properties which appeared to have been omitted in error during the initial consultation process.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two storey office building with additional office space within a 2nd floor mansard roof served by a number of dormers, prominently located at the junction of Worple Road and Courthope Villas. A staff car park with sufficient space for 15 vehicles, accessed from Courthope Villas, sits to the rear of the building. The neighbouring properties adjoining the site to the east on Worple Road are substantial 2-storey detached period houses. Around the corner in Courthope Villas, beyond the staff car park, are two storey linked semi-detached traditional houses.
- 2.2 The site is located approximately 80m outside of the Wimbledon Town Centre boundary as defined on the Council's Policies Map.
- 2.3 The site is located within a Controlled Parking Zone.
- 2.4 The site is not located within a Conservation Area and there are no trees on the site.

3.0 **CURRENT PROPOSAL**

- 3.1 It is proposed to increase the office floorspace of the existing building by adding an additional 3rd floor as well as expanding the floorspace at the current 2nd floor level. The existing second floor mansard roof form would be replaced with an additional full floor with a brickwork exterior echoing the ground and first floor window pattern, and a new mansard roof at third floor level.

- 3.2 The building is owned and occupied by Peldon Rose, an interior design practice, who wish to extend their existing building to facilitate growth whilst remaining within Wimbledon. The proposal will provide an additional 24 square metres at 2nd floor and 147 square metres at fourth floor.
- 3.3 Materials proposed are facing brickwork to match the existing, timber sash windows to match the existing, and zinc for the mansard roof.

4. **PLANNING HISTORY**

- 4.1 03/P2579 - DISPLAY OF ONE ILLUMINATED SIGN TO WORPLE ROAD AND ONE NON - ILLUMINATED SIGN TO COURTHOPE VILLAS – Consent granted
- 4.2 01/P1214 - DISPLAY OF 1 HALO LIT ILLUMINATED SIGN FRONTING COURTHOPE VILLAS AND 1 NON ILLUMINATED SIGN FRONTING WORPLE ROAD – Consent granted.
- 4.3 93/P1112 - DISPLAY OF AN INTERNALLY ILLUMINATED ROUND LOGO SIGN MEASURING 1.83 METRES DIAMETER AND ERECTED 7.5 METRES ABOVE GROUND LEVEL ON COURTHOPE VILLAS FRONTAGE – Consent granted

5. **CONSULTATION**

- 5.1 The application has been advertised by site notice and letters of notification to the occupiers of neighbouring properties on the 25th September 2014 and the 29th January 2015.

Following the initial consultation 12 representations were received:

- The site is located in an otherwise wholly residential area outside the Wimbledon town centre boundary, office expansion should be within the town centre, office should re-locate, building more suitable as residential
- Building is already the ‘odd one out’ and an eyesore, makes town centre appear to start and finish before and after it actually does and this will exacerbate this issue, disrupts lines of sight, contrary to policy – tall buildings should be within town centre
- The scale and proportion of the extension do not respect the local context and would lead to the loss of the distinctive suburban residential character of the area, Courthope Villas would lose its traditional Victorian terrace character. It would dwarf surrounding buildings and the two extra storeys

will severely impact on residents in the houses adjacent to this development

- Loss of light, loss of privacy
- The proposed development has been submitted on behalf of the applicant and for the benefit of 6 businesses, not 1, located at and solely operating from the premises at 42 Worple Road
- Increased loading/unloading activity from the increasing number of employees of Peldon Rose and its visitors/suppliers, extra traffic and pollution, limited parking at present and additional employees will worsen this, increased rubbish collections, noise from plant and additional lighting in winter months

Following the second consultation 2 representations have been received:

- The site lies outside of the town centre boundary and therefore the creation of additional office space in this location is technically contrary to policy
- Increasing the height of the building would be hugely detrimental to the adjoining buildings and would dominate and over-power the surrounding buildings and detrimentally impact on the traditional Victorian character of Courthope Villas
- The proposed height of the building is out of character with the adjoining buildings
- Loss of daylight/sunlight
- Increase in traffic and noise pollution due to the increase in employees at the site
- If the business needs to expand it should re-locate to the town centre
- The daylight/sunlight report is not independent or impartial if commissioned by the applicant

5.2 Planning Policy Officer

From the 30 May 2013, the GDPO has been changed for a period of three years to allow the change of use from existing office use to residential use, subject to certain criteria. As this proposal is for the creation of additional office space, it would not benefit from this current temporary change to the GDPO. However, there is concern that this temporary change to the

GDPO could be made permanent after this three year period as proposed within the most recent DCLG consultation which closed in Sept 2014.

Should this proposal be granted planning permission, consideration should be given to imposition of a condition to ensure that this proposal would not benefit from potential future changes to the GDPO. The site is within close proximity to Wimbledon town centre, where new office floorspace is encouraged in Merton. This is supported by Merton's Economic Development Strategy 2009 & Refresh 2012 and Policy CS6: Wimbledon town centre and CS12: Economic Development of Merton's Core Planning Strategy (2011). Moreover, Merton's Economic and Employment Land Study (2010) forecasts significant demand for office floorspace in Wimbledon town centre over the plan period, in particular a need for large modern offices.

This site is located 80m from Wimbledon town centre boundary and lies circa 240 m from the Primary Shopping Area. Wimbledon town centre is designated as a Major Centre in Merton's development plan. In accordance with Policy CS7: Centres of the Core Planning Strategy, town centre type uses are encourage to located in Merton's town and local centres to contribute to their vitality and vibrancy. This site lies circa 15 metres from the town centre boundary and thus, in line with the NPPF, is technically edge-of-centre. For office uses, the NPPF states that edge-of-centre is 300 metres from the town centre boundary but within 500 metres of a public transport interchange. This site would be circa 490 metres from Wimbledon station which includes access to tube, tram, train and bus.

Hence this proposal would need to comply with the following key Policies CS7: Centres and CS12: Economic Development of the Core Planning Strategy and Policies DMR2: Development of town centre type uses outside town centres, DME1: Employment Areas in Merton and DME2: Offices in town centre. The key aspects of these policies would be the requirement for the applicants to submit a sequential test with the planning application due to the site being located 'edge-of-centre'.

In this instance, a sequential test would not be needed, due to the:

- size of the proposal,
- its close proximity to Wimbledon town centre,
- The existing building is in office use,
- This proposal will create more jobs,
- The need for offices in sustainable locations, in particular Wimbledon (impact of DCLG changes – change of use from office to residential use, in addition to the overwhelming need for offices in Wimbledon town centre as stated earlier).

Thus, from an employment policy perspective, we would support this proposal.

5.3 Climate Change Officer

The scale of the development (<500m²) means that it would not fall within the scope of Policy CS15 part f of Merton's Core Planning Strategy (2011).

However the development should demonstrate how it complies with Policy CS15 parts a – c by:

- Achieving a high standard of sustainability and make efficient use of resources and material and minimise water use and CO₂ emissions
- Demonstrating that it has been designed in accordance with the Mayor's energy hierarchy (be lean; be clean; be green) outlined in Policy 5.2 of the Further Alterations to the London Plan (2014) and Policy CS15 part b of Merton's Core Planning Strategy (2011). This advocates a 'fabric first' approach and maximising energy efficiency before seeking to address any shortfall in performance through the use of renewable technologies.
- Be sited and designed to withstand the long term impacts of climate change

5.4 Transport Officer

This site has a PTAL rating of 4 Good and is located in a Controlled Parking Zone. The site has 18 parking bays. The submission and use of a Work Travel Plan is required in addition to a S106 obligation to become a business parking permit free development.

6. **POLICY CONTEXT**

6.1 The relevant policies within the Adopted Sites and Policies Plan(July 2014) are:

DMR2 (Development of town centre type uses outside town centres), DME1 (Employment areas in Merton), DMR2 (Development of town centre type uses outside town centres), DME2 (Offices in town centres), DM DM D2 (Design considerations in all development), DM D3 (Alterations and extensions to existing buildings), and DM T2 (Transport impacts of development)

6.2 The relevant policies within the Adopted Merton Core Strategy (July 2011) are:

CS 6 (Wimbledon Sub - Area), Policy CS 7 (Centres), CS 13 (Open Space, Nature Conservation, Leisure and Culture), CS 12 (Economic Development), CS 14 (Design), CS 20 (Parking, Servicing, and Delivery)

6.3 The relevant policies in the London Plan (2011) are:

4.2 (Offices)

5.2 (Minimising Carbon dioxide Emissions)

5.3 (Sustainable Design and Construction)

6.3 (Assessing Effects of Development on Transport Capacity)

6.4 National Planning Policy Framework (2012)

7. **PLANNING CONSIDERATIONS**

7.1 Principle of the Creation of Additional Office Floor Space

7.2 The proposed extensions would result in an additional 194m² of floor space.

7.3 This site is located 80m from Wimbledon town centre boundary and lies circa 240m from the Primary Shopping Area (which includes Wimbledon's Primary Shopping Frontage[Area], the Core Shopping Frontage and Secondary Shopping Frontage). Wimbledon town centre is designated as a Major Centre in Merton's development plan. In accordance with Policy CS7: Centres of the Core Planning Strategy, town centre type uses are encourage to located in Merton's town and local centres to contribute to their vitality and vibrancy. This site lies 80 metres from the town centre boundary and thus, in line with the NPPF, is technically edge-of-centre. For office uses, the NPPF states that edge-of-centre is 300 metres from the town centre boundary but within 500 metres of a public transport interchange. This site would be circa 490 metres from Wimbledon station which includes access to tube, tram, train and bus.

7.4 Hence this proposal would need to comply with the following key Policies CS7: Centres and CS12: Economic Development of the Core Planning Strategy and Policies DMR2: Development of town centre type uses outside town centres, DME1: Employment Areas in Merton and DME2: Offices in town centre. The key aspect of these policies is the requirement for the applicants to submit a 'sequential test' with the application showing that alternative sites for expansion within the Town Centre were considered and the reasons for their unsuitability, due to the site being located 'edge-of-centre'. In this instance the Planning Policy team considers a 'sequential test' would not be required due to the:

- Size of the proposal,
 - Its close proximity to Wimbledon town centre,
 - The existing building is in office use,
 - This proposal will create more jobs,
 - The need for offices in sustainable locations, in particular Wimbledon (impact of DCLG changes – change of use from office to residential use, in addition to the overwhelming need for offices in Wimbledon town centre as stated earlier).
- 7.5 It has also been clarified by the Policy Officer that there would not be any policy objection even if the applicant were not the only company operating from the site because the issue is the principle of the acceptability of additional office floor space being provided in this location and not the number of businesses which are/could be located at the site.
- 7.6 As such, the proposed additional office floor space is acceptable in principle.
- 7.7 Design
- 7.8 The site is located along a part of the road which is especially visible, being located on a junction between two roads and therefore any new development needs to be sensitively designed. The site building is adjoined by two storey residential dwellings and is taller in height already.
- 7.9 The proposed development would result in an increase in height of 2.5m and the design approach proposed is considered acceptable i.e. the extended second floor mimicking the design of the existing two floors and then adding a third, roof level, floor mimicking the existing mansard roof form of the second floor.
- 7.10 It is considered on balance, that this approach would blend the extension well with the existing building and would reduce some of the visual impact of the increase in height. The building itself does not have a large footprint and is set away from its front boundary, rear boundary, and one side boundary.
- 7.11 The site is located only 80m from Wimbledon Town Centre and moving from the site towards the town centre, and away from the site towards Raynes Park there are a variety of building heights. Worples Road is generally characterised by more traditional two storey dwellings but also the presence of taller residential buildings, particularly those of three floors and above, located on junction corner plots. These are typically flatted blocks and as per the site, are set back from their front, side, and rear, boundaries. Examples of such are blocks located at the junctions of

- Worple Road with Spencer Hill Road (3 floors with recessed 4th floor, flat roofed), Denmark Avenue (3 floors with recessed 4th floor, flat roofed), Cranbrook Road (3 floors with recessed 4th floor, flat roofed), Elm Grove (3 floors plus accommodation in the roof, pitched roofed), Darlaston Road (3 floors with recessed 4th floor, flat roofed), and Edge Hill (3 floors, flat roofed). Of note is also the Wimbledon Guild property which is in close proximity to the site and similar the proposed development, i.e. 3 floors with a mansard 4th floor.
- 7.12 Materials proposed are also those to match the existing building (facing brick work, slate roof tiles, zinc mansard roof, and timber sash windows).
- 7.13 Neighbour Amenity
- 7.14 It is not considered that there would result a detrimental impact on the outlook of the occupiers of the adjoining properties due to the design of the proposed extension. The proposal would result in an increase in height of 2.5m through the addition of another floor however this would be of a more subordinate, mansard design.
- 7.15 It is considered that the proposed development would not result in a detrimental impact on the daylight/sunlight to the occupiers of the adjoining properties. The second floor only requires a small amount of extension to convert the existing mansard to a full floor and the new third floor would be of a subordinate, mansard design, and add only 2.5m in height. The site building projects 9m beyond the rear building line of 40 Worple Road however is set 6m from the side boundary at the point of maximum projection. The site building is set 8m from the rear boundary and faces onto the flank elevation of 2 Courthope Villas.
- 7.16 The applicants have submitted a daylight/sunlight assessment in respect of the adjoining and nearest residential properties (40 Worple Road, 2 Courthope Villas, 1-6 Rowan Terrace (Courthope Villas), 55 Worple Road, and 1-6 Swallow Court, Worple Road). This concludes that the impact of the proposed development on those properties will be small since they will continue to receive daylight and sunlight levels in accordance with BRE guidance. The overshadowing impact on the rear garden of 40 Worple Road has been calculated to be minimal and whilst there are flank windows of this property which would experience daylight and sunlight levels below the BRE guidelines, they are not likely to be primary windows to habitable rooms. Furthermore, the front and rear facing windows of this property would not be affected by the proposal.
- 7.17 It is not considered that there would result significantly more overlooking than from existing windows. Side windows proposed within the side elevation facing 40 Worple Road can be obscure glazed by a condition on

any approval and a condition can be added to any approval prohibiting the insertion any further side windows without planning permission. As existing, there would be side windows facing 1 – 6 Courthope Villas, front windows, and rear windows. These would be at a higher level than existing, however the rear windows face onto the flank elevation and front curtilage of 2 Courthope Villas, and the properties at 1 – 6 Courthope Villas and the opposite the front of the site are considered sufficiently far enough from the site (19m and 27m respectively).

7.18 Landscaping

7.19 No trees or hedgerows would be removed as part of the proposed works.

7.20 Highways/Parking

7.21 The site is within a controlled parking zone and has a good PTAL rating. Demand for parking within this zone is high however the site includes off-road parking and any increase in employees can be adequately mitigated for by the imposition of a Travel Plan. The use of a Travel Plan can be required by a condition on any approval.

8 SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

8.1 The proposal is for minor office development and an Environmental Impact Assessment is not required in this instance.

8.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms an EIA submission.

9 MAYORAL COMMUNITY INFRASTRUCTURE LEVY

9.1 The proposed development is liable to pay the Mayoral Community Infrastructure Levy, the funds for which will be applied by the Mayor towards the Crossrail project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to agree to pay CIL.

10 MERTON'S COMMUNITY INFRASTRUCTURE LEVY

10.1 Merton's Community Infrastructure Levy was implemented on 1st April 2014. This will enable the Council to raise, and pool, contributions from developers to help pay for things such as transport, decentralised energy,

healthcare, schools, leisure and public open spaces - local infrastructure that is necessary to support new development. Merton's CIL has replaced Section 106 agreements as the principal means by which pooled developer contributions towards providing the necessary infrastructure should be collected except for affordable housing.

12 CONCLUSION

- 12.1 In conclusion, the proposed creation of additional office floor space outside of Wimbledon Town Centre would be technically contrary to policy however it is recognised that the site is also only 80m from the Town Centre boundary and in close proximity to transport links. The site is also in established an employment use, needing to expand, and which the Council would wish to retain within the Borough.
- 12.2 The proposed extension is considered acceptable in terms of its scale, siting, and design, and would not result in a detrimental impact on the amenities of the occupiers of the adjoining and surrounding properties.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to a S106 agreement covering the following heads of terms:

1. Designation of the development as business parking permit-free
2. The developer agreeing to meet the Council's costs of preparing, drafting, or checking the agreement
3. The developer agreeing to meet the Council's costs for monitoring the Section 106 Obligation.

And the following conditions:

1. A.1 Commencement of Development (full application)
2. A7 Plans
3. B3 External Facing Materials as Per Application Forms
4. C2 No Permitted Development (Windows/Doors)
5. Non –Standard Condition: The premises and approved extension shall

only be used for office (B1) use and for no other purpose, (including any other purpose within Class B1 of the Schedule to the Town and Country Planning (Use Classes Order) 1997), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: The Local Planning Authority would wish to retain control over any further change of use of these premises in the interests of safeguarding the amenities of the area and to ensure compliance with the following Development Plan policies for Merton: policy CS 14 of Merton's Core Planning Strategy 2011 and policies DM D3 of Merton's Sites and Policies Plan 2014.

6. D11 Hours of Construction

7. H9P Construction Vehicles

8. Non-Standard Condition: Within 6 months of occupation of the development hereby permitted, a Work Place Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall follow the current 'Work Place Travel Plan Guidance' issued by TfL and shall include:

- i) Targets for sustainable travel arrangements;
- ii) Effective measures for the ongoing monitoring of the Plan;
- iii) A commitment to delivering the Plan objectives for a period of at least 5 years; and
- iv) Effective mechanisms to achieve the objectives of the Plan by both present and future occupiers of the extension.

The Travel Plan shall be updated and submitted to and approved in writing by the Local Planning Authority on a yearly basis and the development shall be implemented only in accordance with the approved Travel Plan.

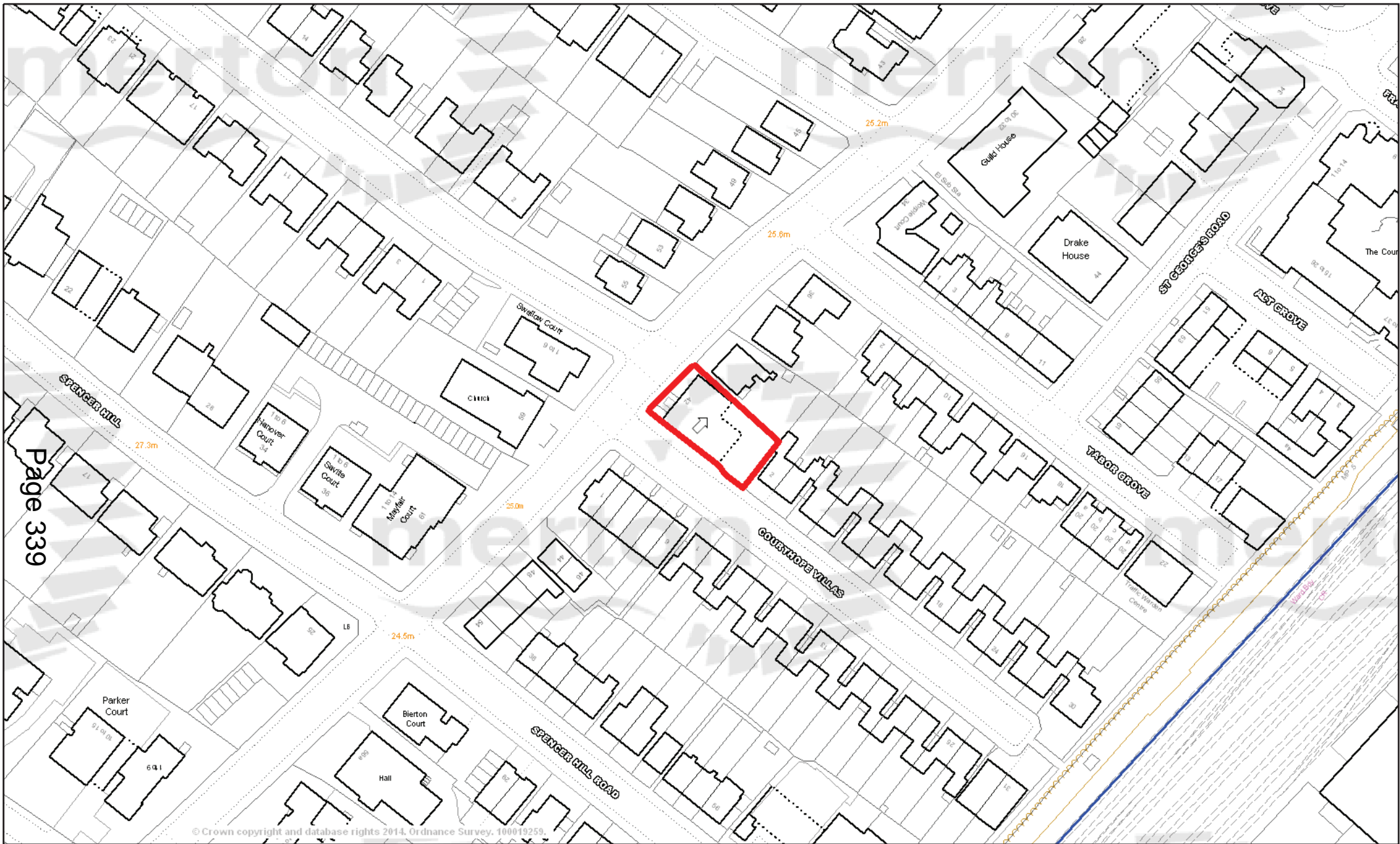
Reason: To promote sustainable travel measures in line with policies CS18, CS19, and CS20 of the London Borough of Merton Core Strategy – 2011.

Informatives:

INF12 Works affecting the public highway

Note 1

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Stirling House

Worple Rd

Scale 1/1250

Date 10/3/2015

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



DEVELOPMENT CONTROL

Sterling House, London SW19 4EQ



Page 340

Site Location Plan 1:1250

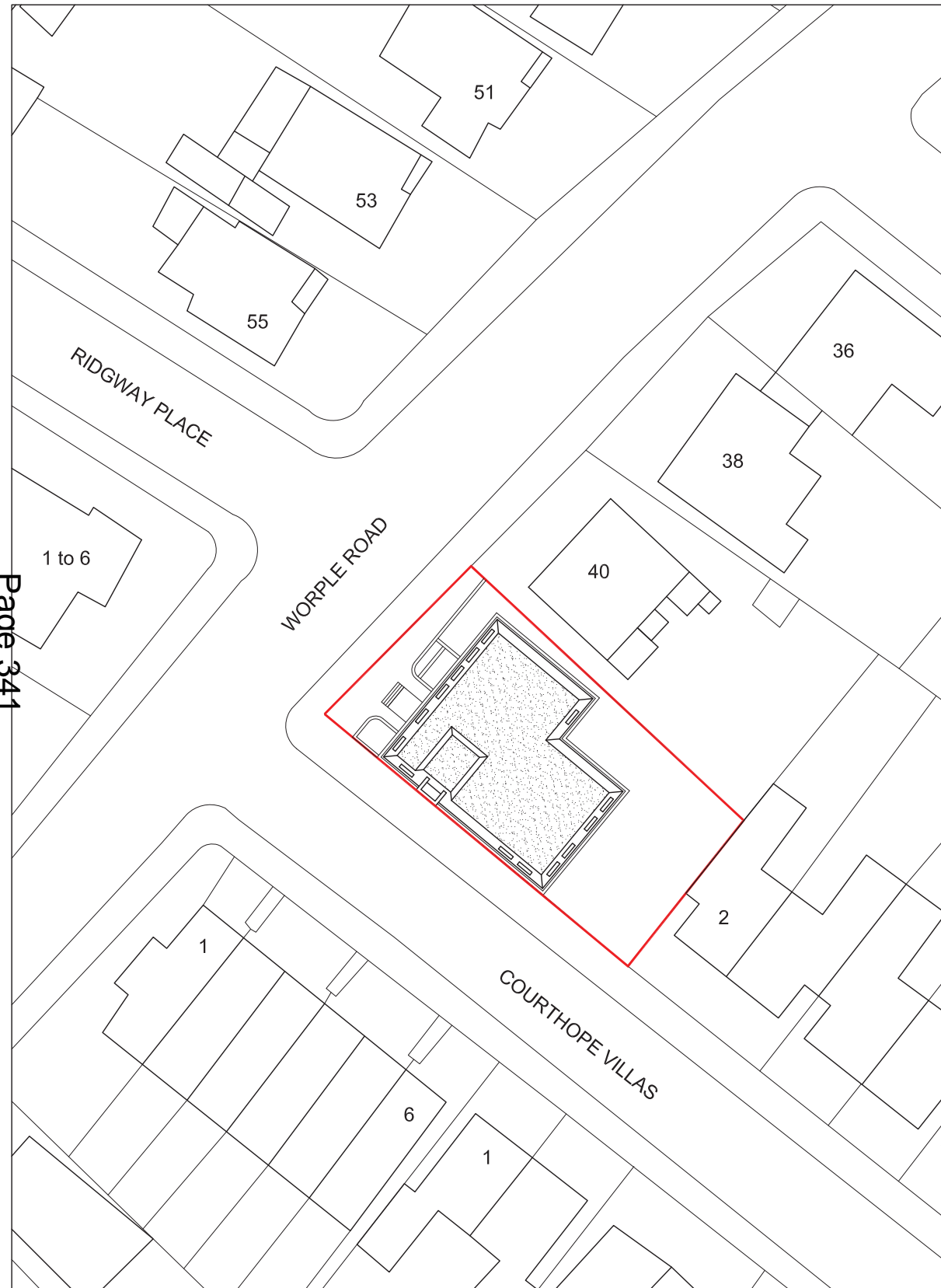
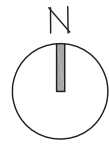


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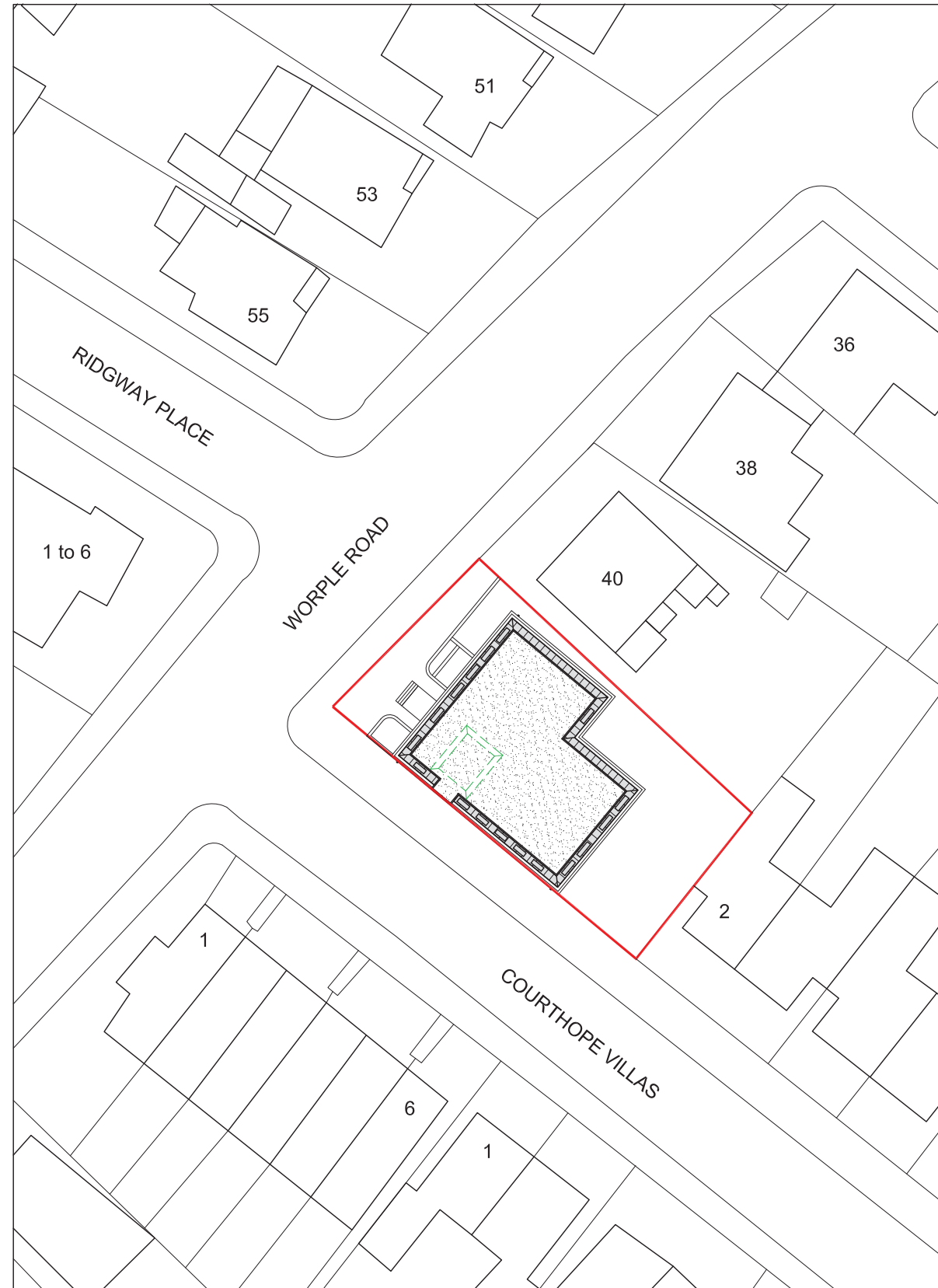
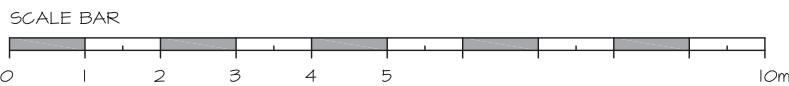


cs architects

610 Kingston Road, London, SW20 8DN
t: 020 8540 8049 e: info@csarchitects.co.uk



Existing Site Plan






Proposed Site Plan

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 2. Any discrepancies to be reported to csarchitects before any work is put in hand
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 4. All dimensions are in millimetres unless stated otherwise.
 5. This drawing is to be read in conjunction with relevant construction and specialists drawings

Wall legend

-  Walls to be removed
-  Proposed walls
-  Existing walls

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project: Sterling House, London SW19 4EQ

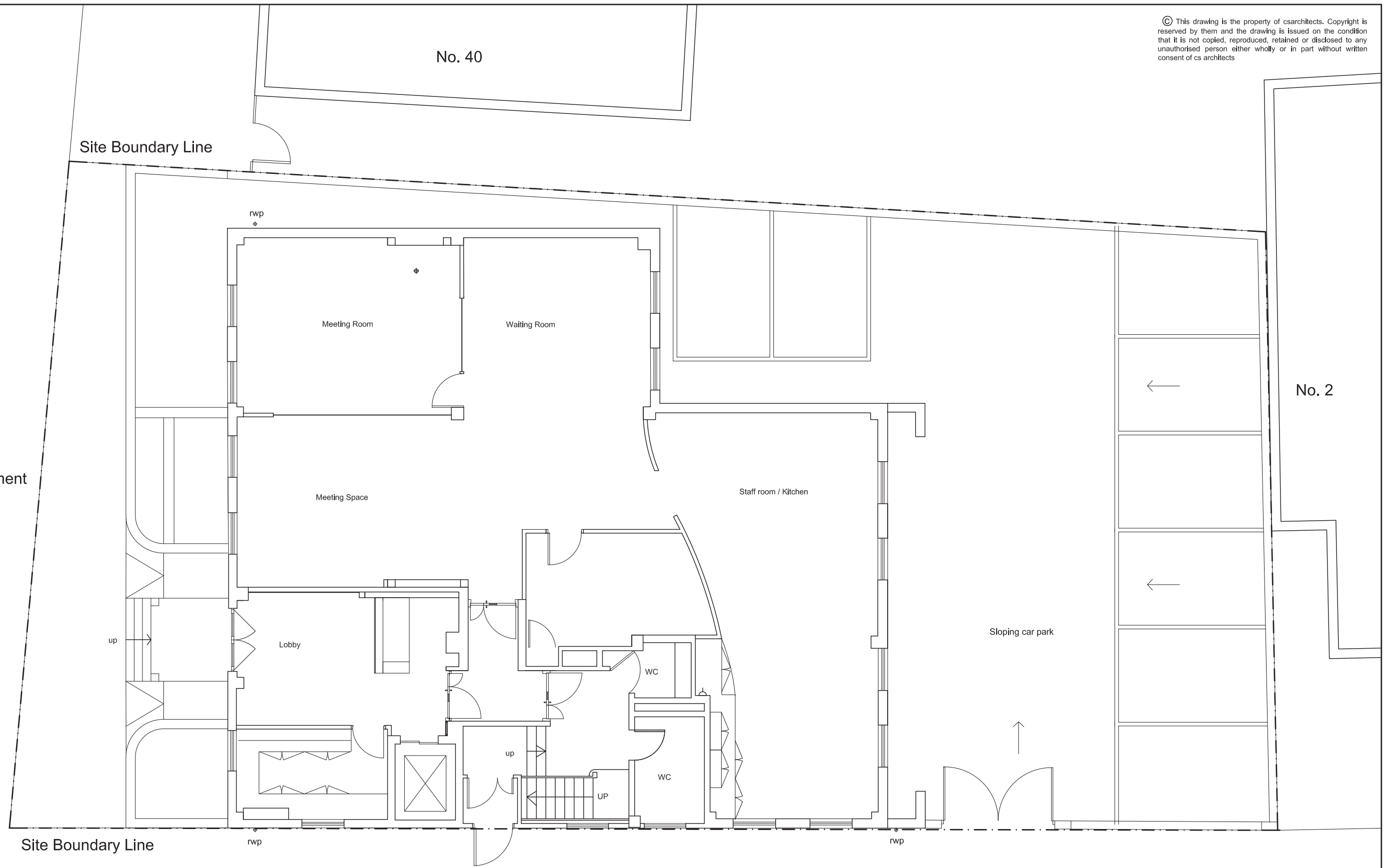
client: Mr J Patel

drawing: Existing & Proposed Site Block Plan


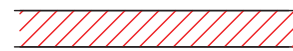

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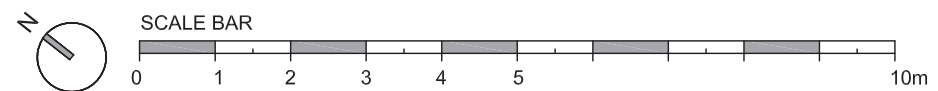
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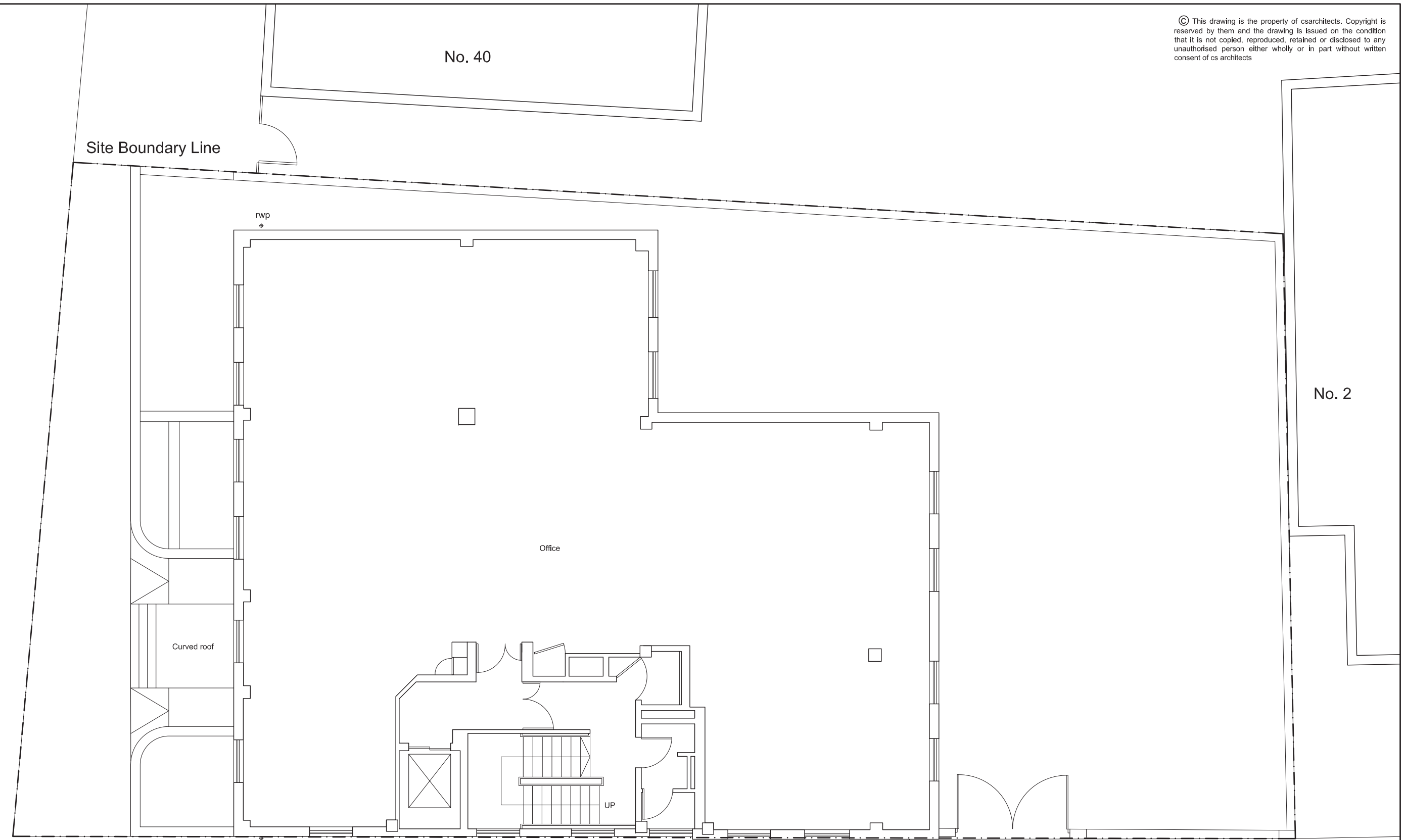
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-  Proposed walls
-  Existing walls

Courthope Villas
Existing Second Floor Plan






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 t: 020 8540 8049 e: info@csarchitects.co.uk
 project: Sterling House, London SW19 4EQ
 client: Mr J Patel
 drawing: Existing Ground Floor Plan
 status: Planning
 date: 11.07.2014 scale: 1:100 @ A3
 dwg no: SH P202 rev: -

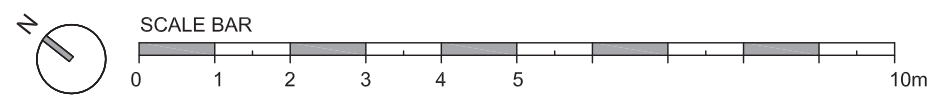


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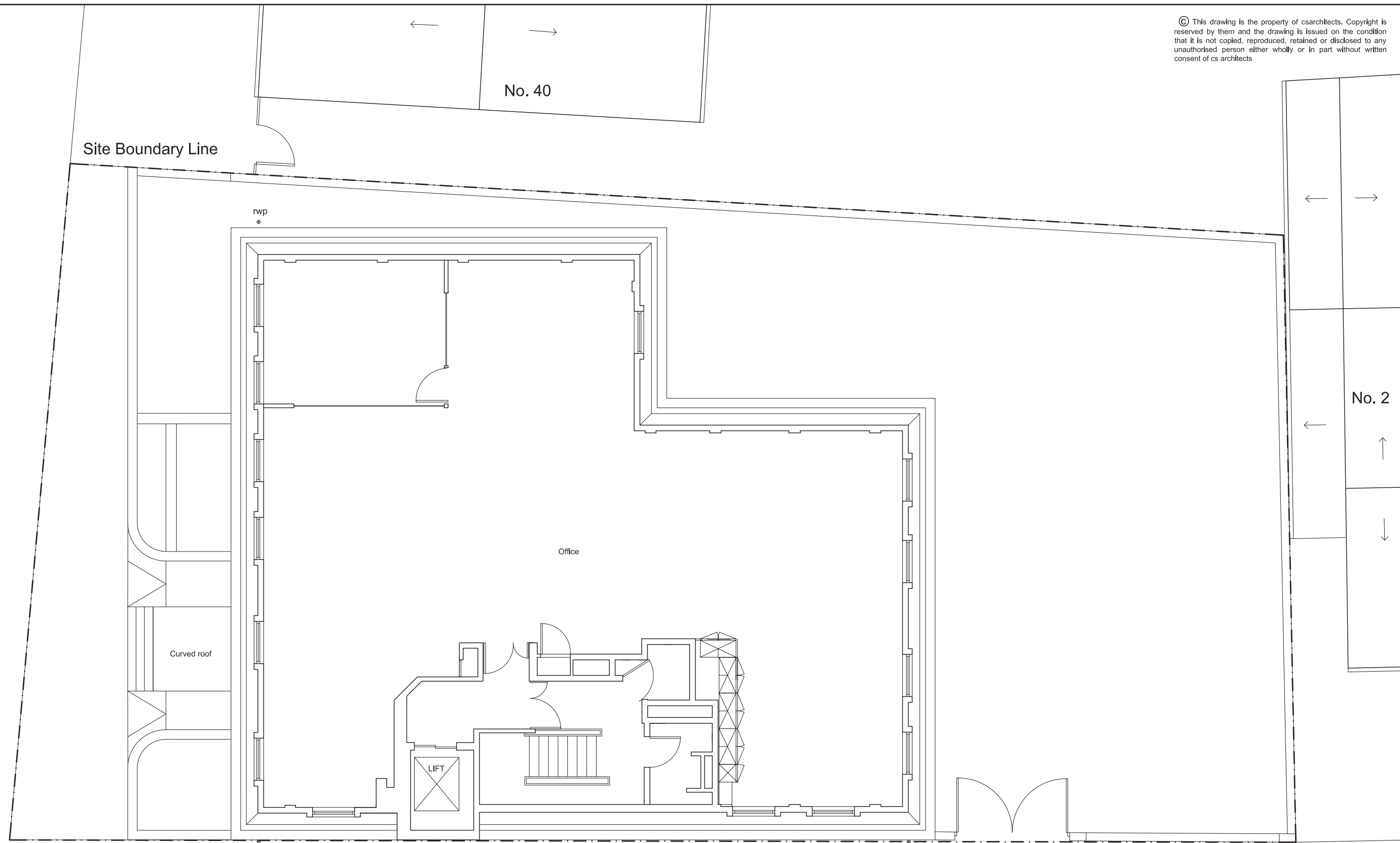
Existing First Floor Plan

Courthope Villas



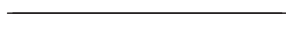


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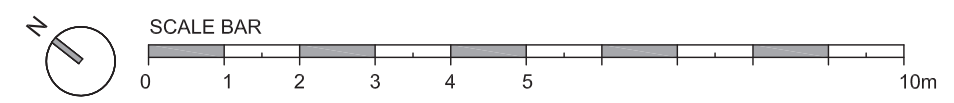
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 drawing: Existing First Floor Plan
 status: Planning
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 dwg no: SH P203 rev: -



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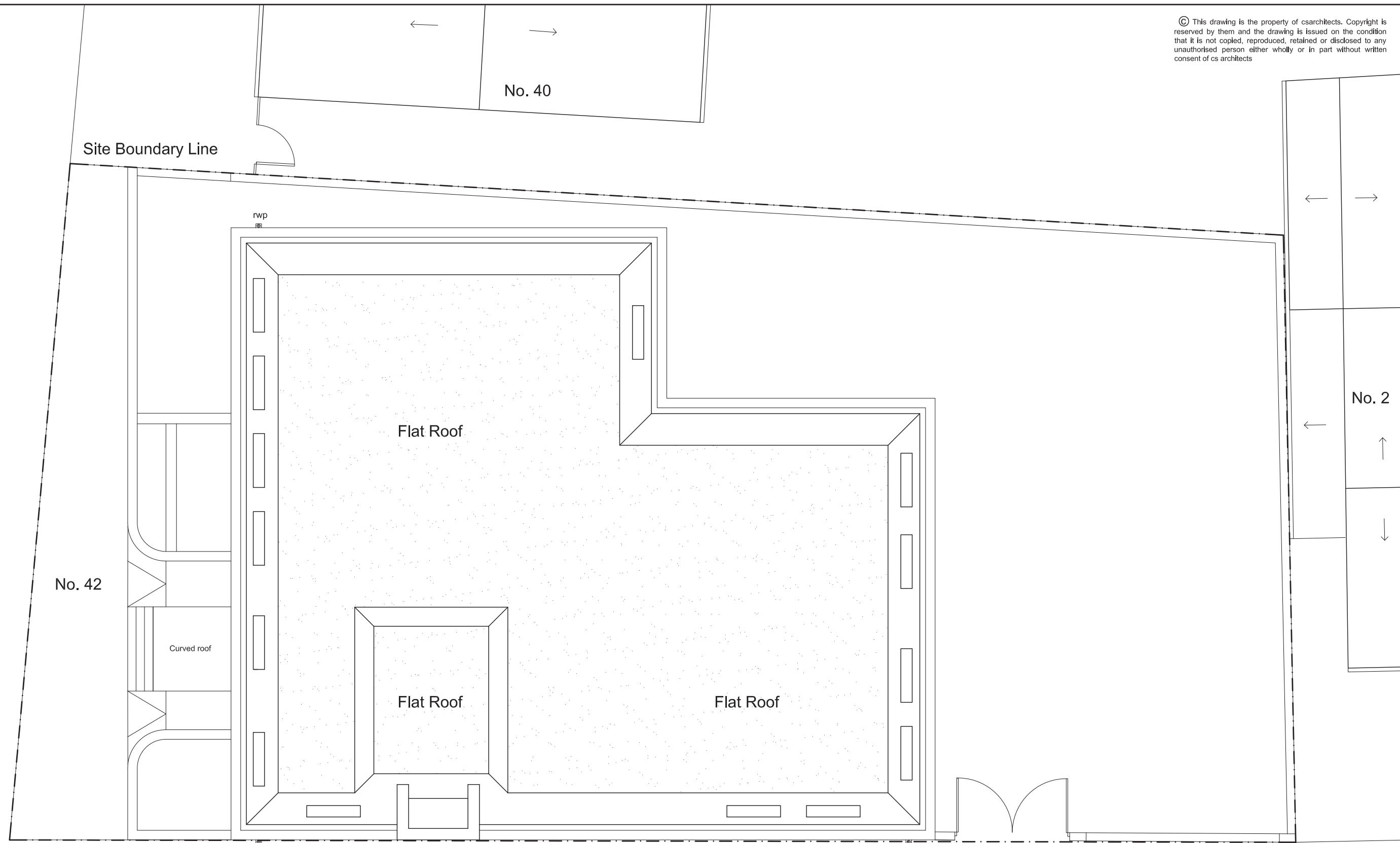
-  Walls to be removed
-  Proposed walls
-  Existing walls

Courthope Villas
Existing Second Floor Plan



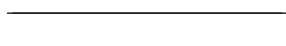


cs architects

610 Kingston Road, London, SW20 8DN
 t: 020 8540 8049 e: info@csarchitects.co.uk
 project: Sterling House, London SW19 4EQ
 client: Mr J Patel
 drawing: Existing Second Floor Plan
 status: Planning
 date: 11.07.2014 scale: 1:100 @ A3
 dwg no: SH P204 rev: -

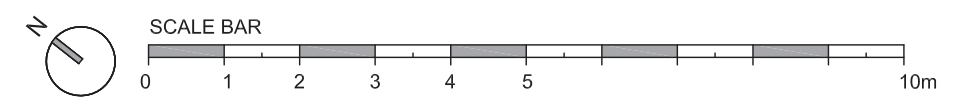


Wall legend

-  Walls to be removed
-  Proposed walls
-  Existing walls

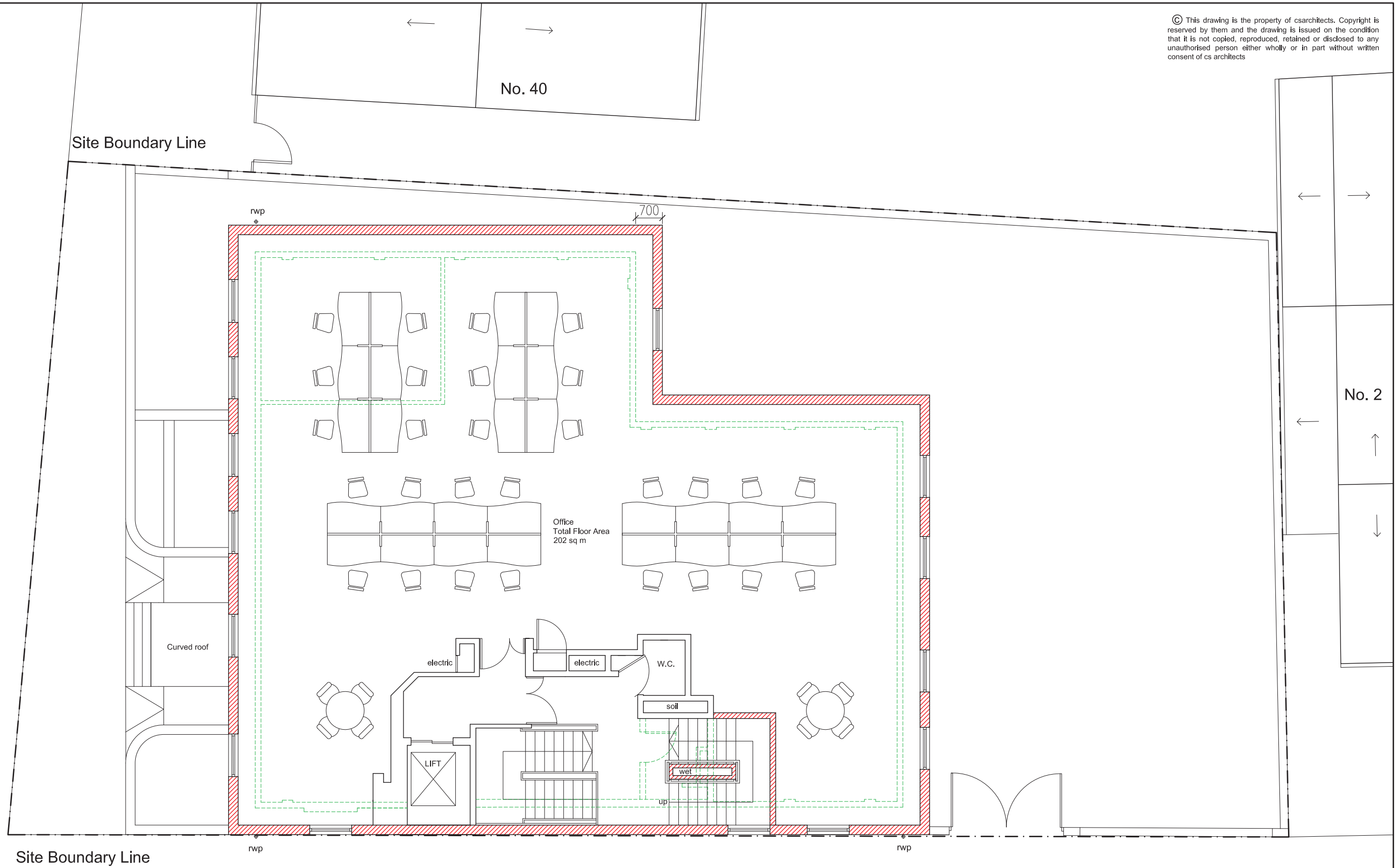
Existing Roof Plan

Courthope Villas



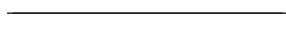


cs architects

610 Kingston Road, London, SW20 8DN
 t: 020 8540 8049 e: info@csarchitects.co.uk
 project: Sterling House, London SW19 4EQ
 client: Mr J Patel
 drawing: Existing Roof Plan
 status: Planning
 date: 11.07.2014 scale: 1:100 @ A3
 dwg no: SH P205 rev: -

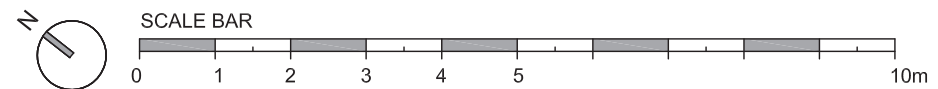


Wall legend

-  Walls to be removed
-  Proposed walls
-  Existing walls

Courthope Villas

Proposed Second Floor Plan
Proposed extended floor area: 24 sq m / 258 sq ft



cs architects

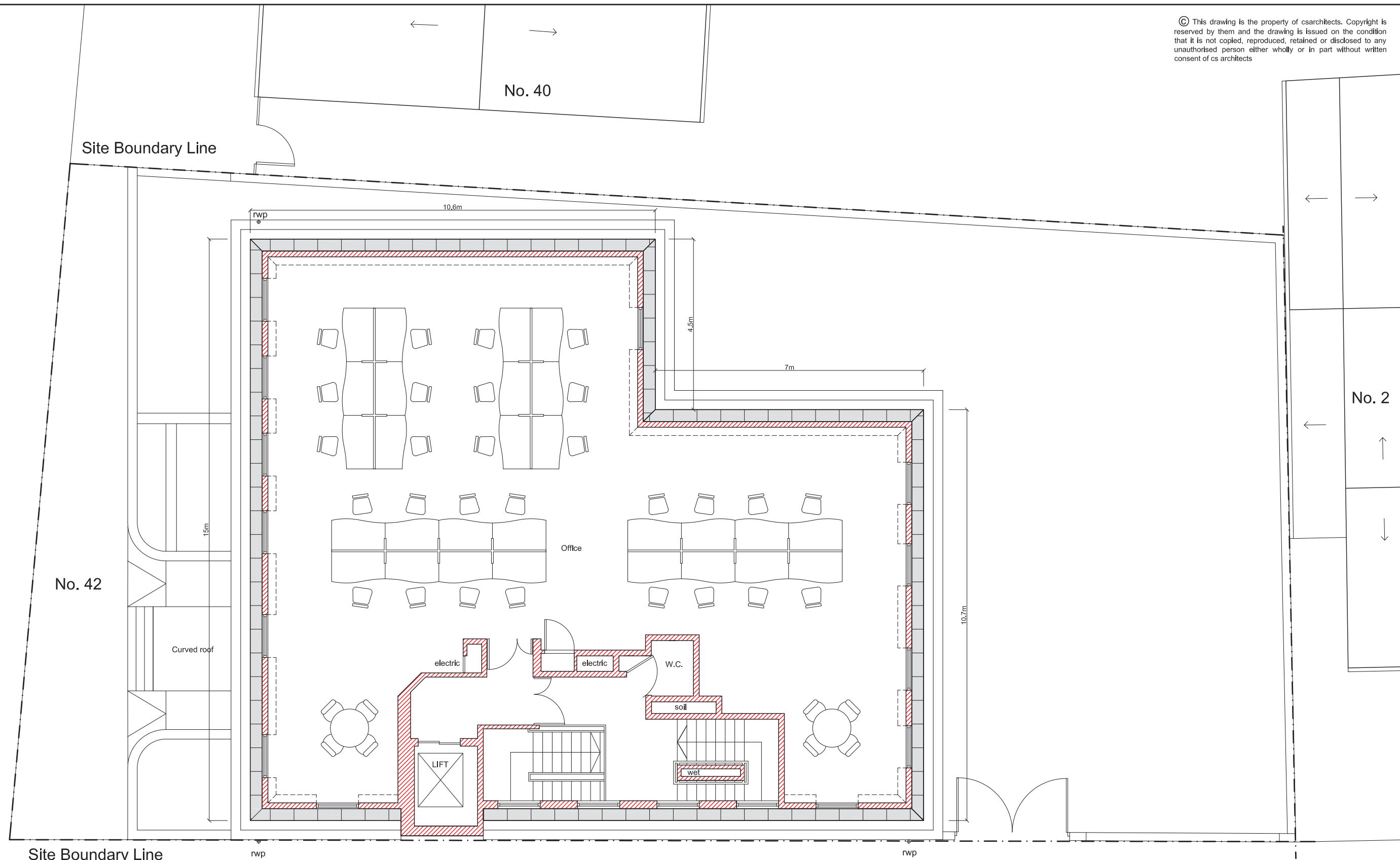
610 Kingston Road, London, SW20 8DN
t: 020 8540 8049 e: info@csarchitects.co.uk

project: Sterling House, London SW19 4EQ
client: Mr J Patel

drawing: Proposed Second Floor Plan
status: Planning

date: 11.07.2014 scale: 1:100 @ A3

dwg no: SH P206 rev: -

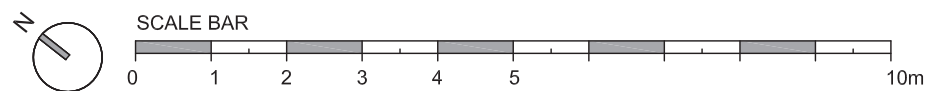


Wall legend

- Walls to be removed
- Proposed walls
- Existing walls

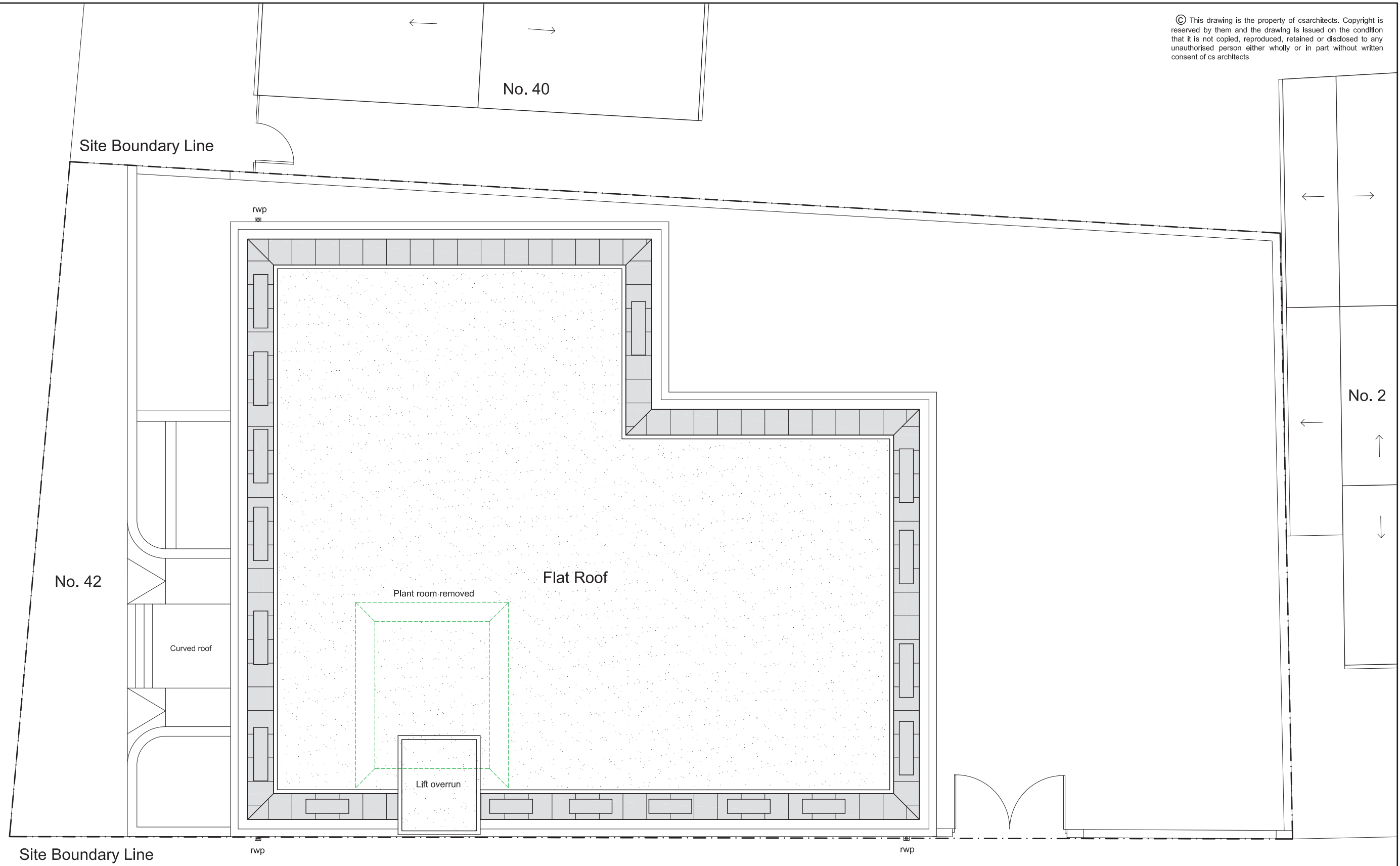
Proposed Third Floor Plan
Proposed floor area: 170 sq m / 1830 sq ft

Courthope Villas


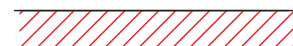
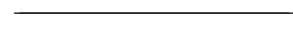


cs architects

610 Kingston Road, London, SW20 8DN
t: 020 8540 8049 e: info@csarchitects.co.uk
project: Sterling House, London SW19 4EQ
client: Mr J Patel
drawing: Proposed Third Floor Plan
status: Planning
date: 11.07.2014 scale: 1:100 @ A3
dwg no: SH P207 rev: -

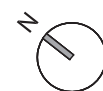


Wall legend

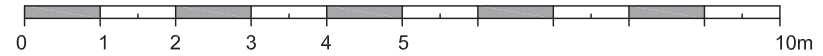
-  Walls to be removed
-  Proposed walls
-  Existing walls

Proposed Roof Plan

Courthope Villas



SCALE BAR



cs architects

610 Kingston Road, London, SW20 8DN
t: 020 8540 8049 e: info@csarchitects.co.uk

project: Sterling House, London SW19 4EQ

client: Mr J Patel

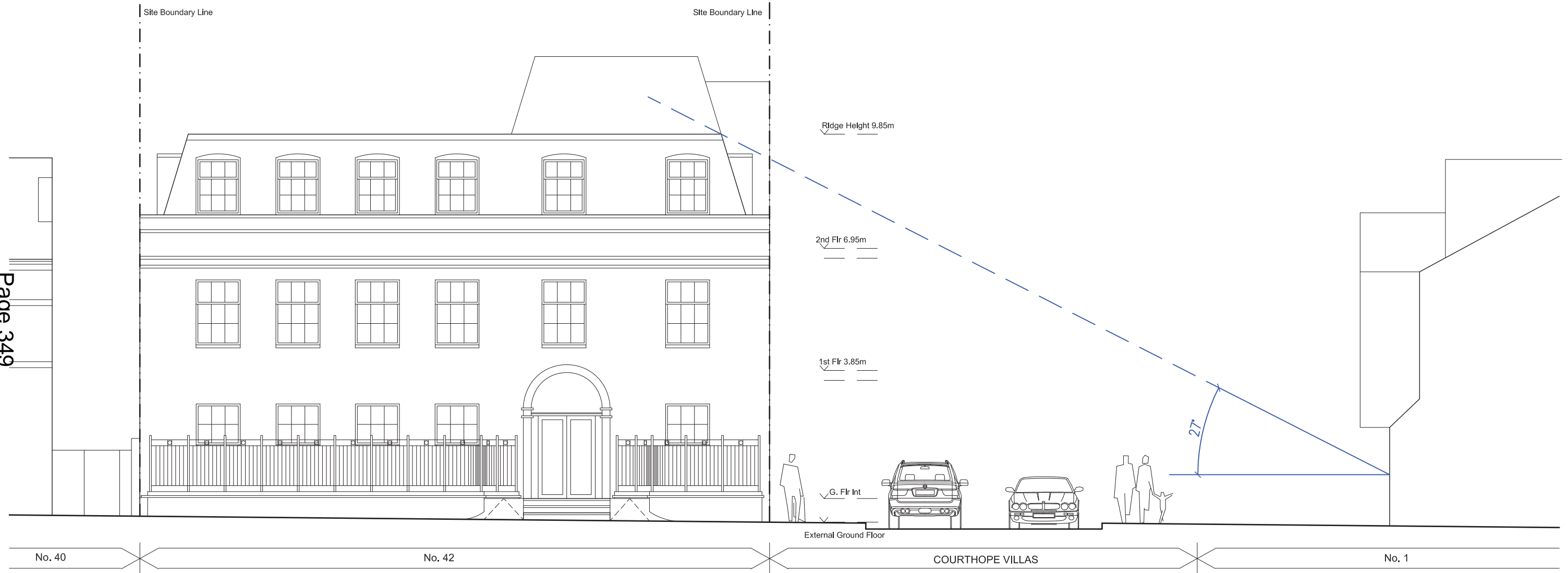
drawing: Proposed Roof Plan

status: Planning

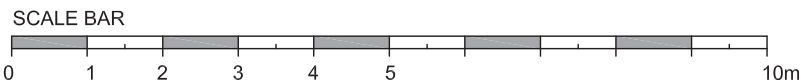
date: 11.07.2014 scale: 1:500 @ A3

dwg no: SH P208

rev: -



Existing Front Elevation



cs architects

610 Kingston Road, London, SW20 8DN
t: 020 8540 8049 e: info@csarchitects.co.uk

project: Sterling House, London SW19 4EQ

client: Mr J Patel

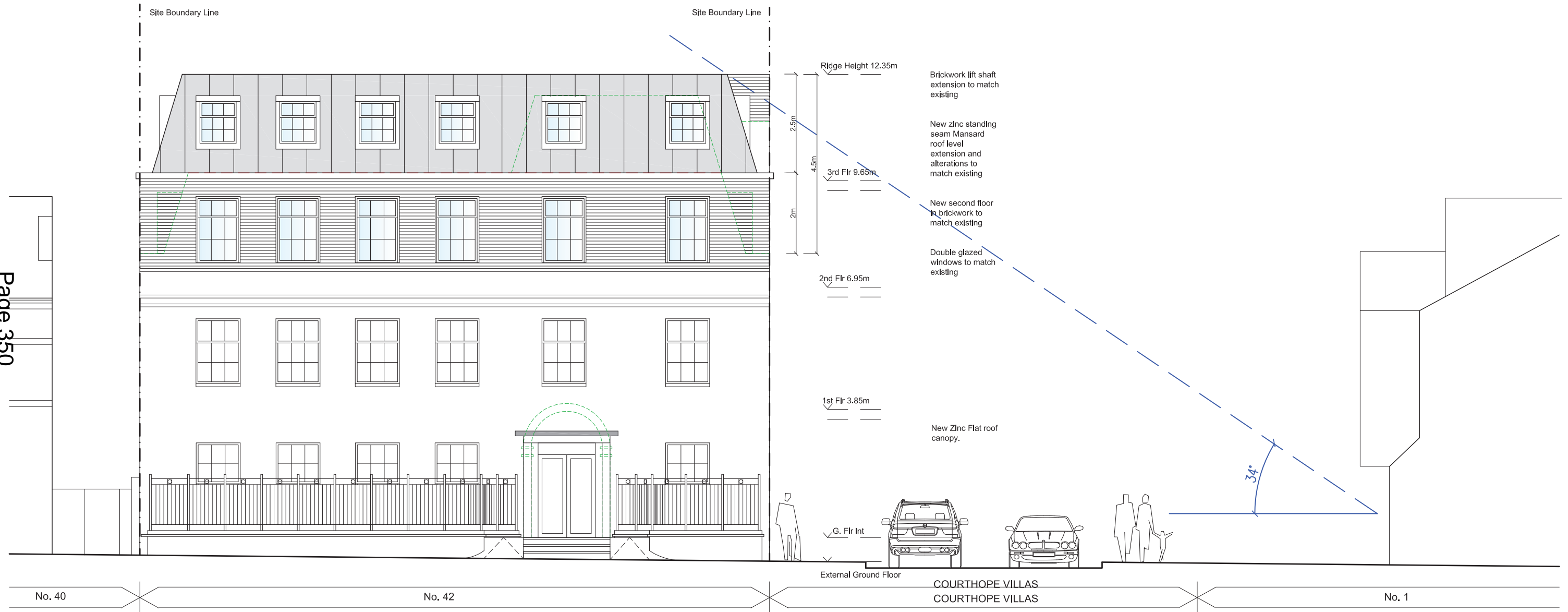
drawing: Existing Front Elevation

status: Planning

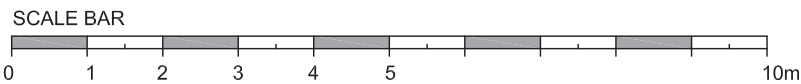
date: 11.07.2014 scale: 1:100 @ A3

dwg no: SH P209

rev: -



Proposed Front Elevation



cs architects

610 Kingston Road, London, SW20 8DN
 t: 020 8540 8049 e: info@csarchitects.co.uk

project: Sterling House, London SW19 4EQ

client: Mr J Patel

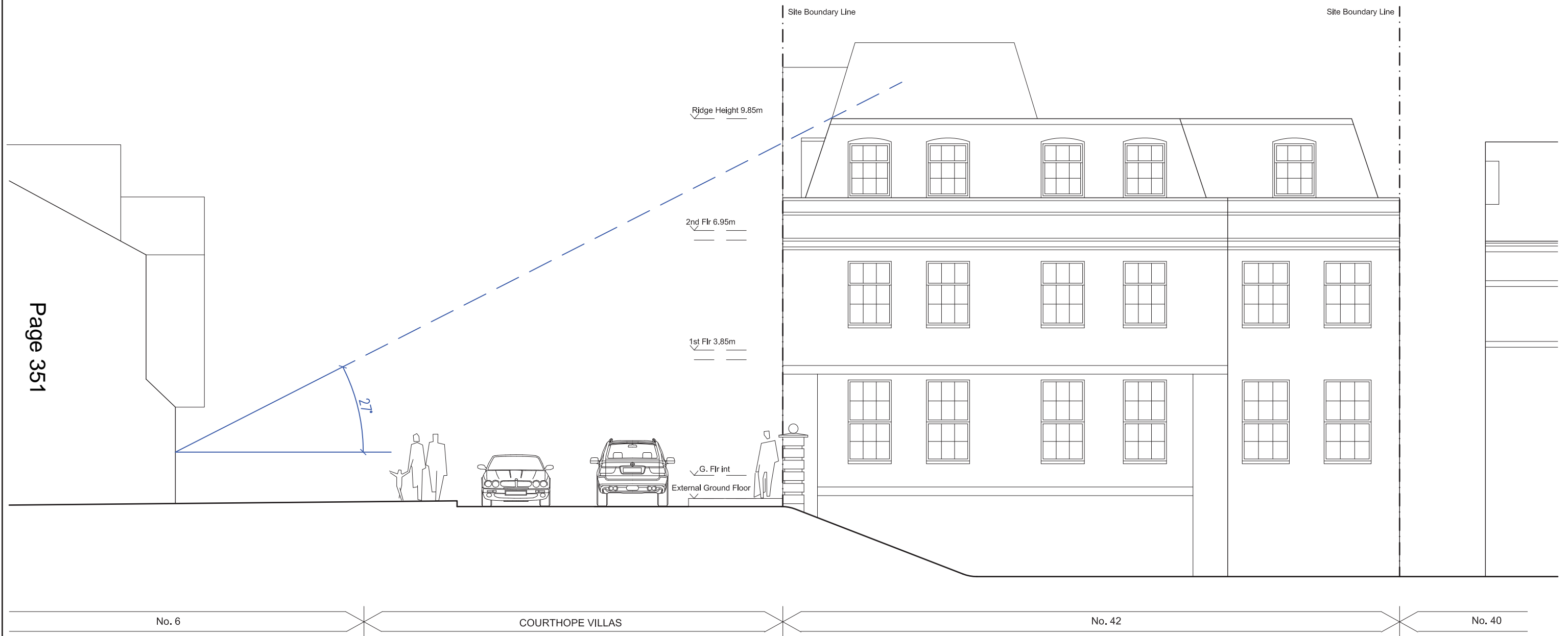
drawing: Proposed Front Elevation

status: Planning

date: 11.07.2014 scale: 1:100 @ A3

dwg no: SH P210

rev: -



Existing Rear Elevation

cs architects

610 Kingston Road, London, SW20 8DN
t: 020 8540 8049 e: info@csarchitects.co.uk

project: Sterling House, London SW19 4EQ

client: Mr J Patel

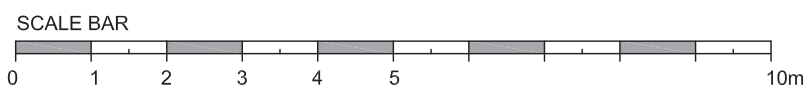
drawing: Existing Rear Elevation

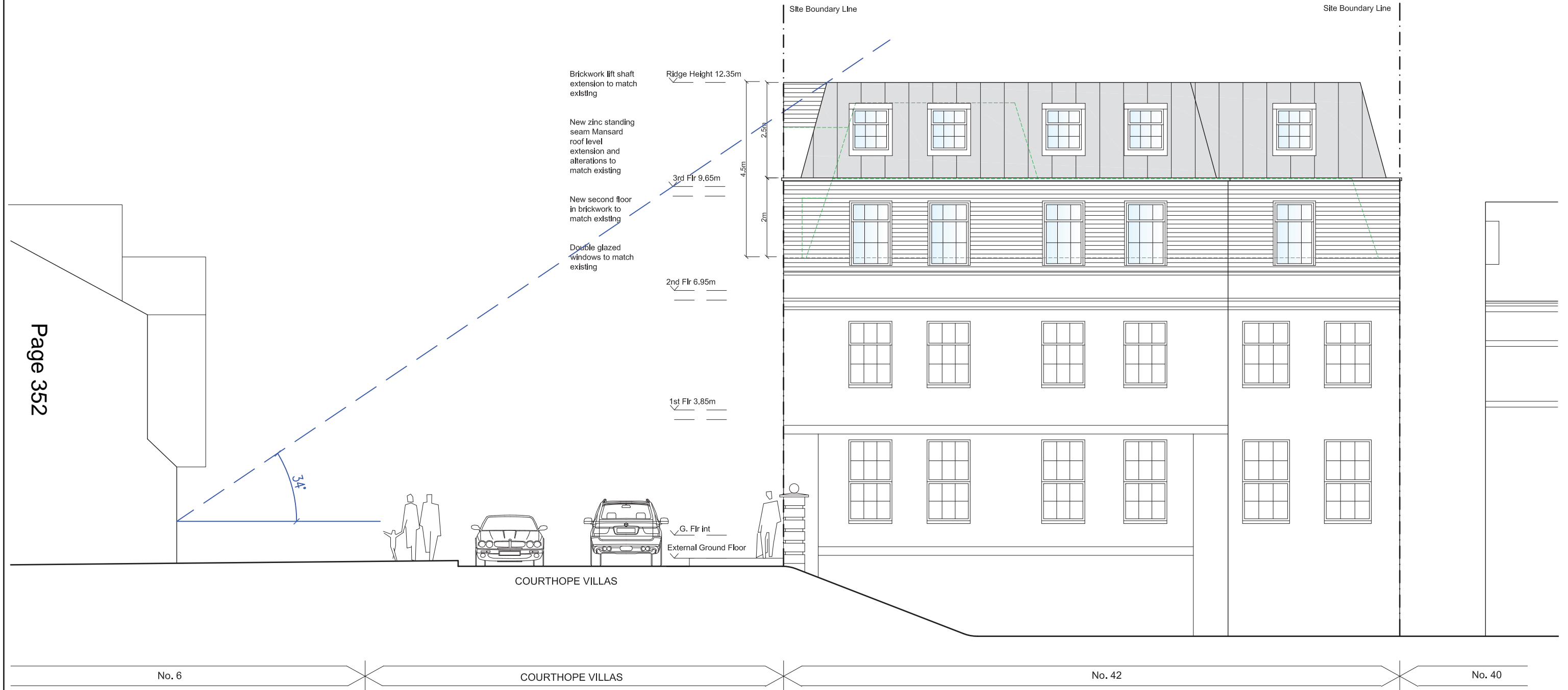
status: Planning

date: 11.07.2014 scale: 1:100 @ A3

dwg no: SH P211

rev: -





Proposed Rear Elevation

cs architects

610 Kingston Road, London, SW20 8DN
 t: 020 8540 8049 e: info@csarchitects.co.uk

project: Sterling House, London SW19 4EQ

client: Mr J Patel

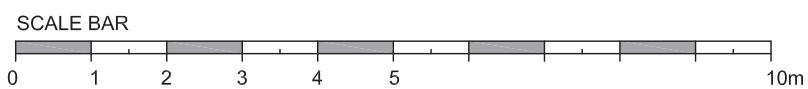
drawing: Proposed Rear Elevation

status: Planning

date: 11.07.2014 scale: 1:100 @ A3

dwg no: SH P212

rev: -



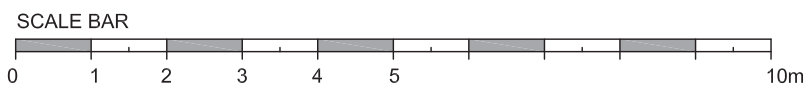


Whorple Road

No. 42

No. 2

Existing Side Elevation



cs architects

610 Kingston Road, London, SW20 8DN
t: 020 8540 8049 e: info@csarchitects.co.uk

project: Sterling House, London SW19 4EQ

client: Mr J Patel

drawing: Existing Side Elevation (East)

status: Planning

date: 11.07.2014 scale: 1:100 @ A3

dwg no: SH P213

rev: -



Brickwork lift shaft extension to match existing

New zinc standing seam Mansard roof level extension and alterations to match existing

New second floor in brickwork to match existing

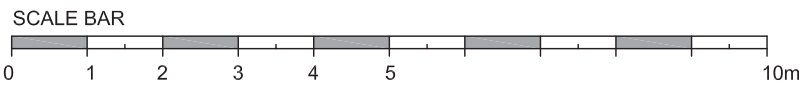
Double glazed windows to match existing

Whorple Road

No. 42

No. 2

Proposed Side Elevation



cs architects

610 Kingston Road, London, SW20 8DN
 t: 020 8540 8049 e: info@csarchitects.co.uk

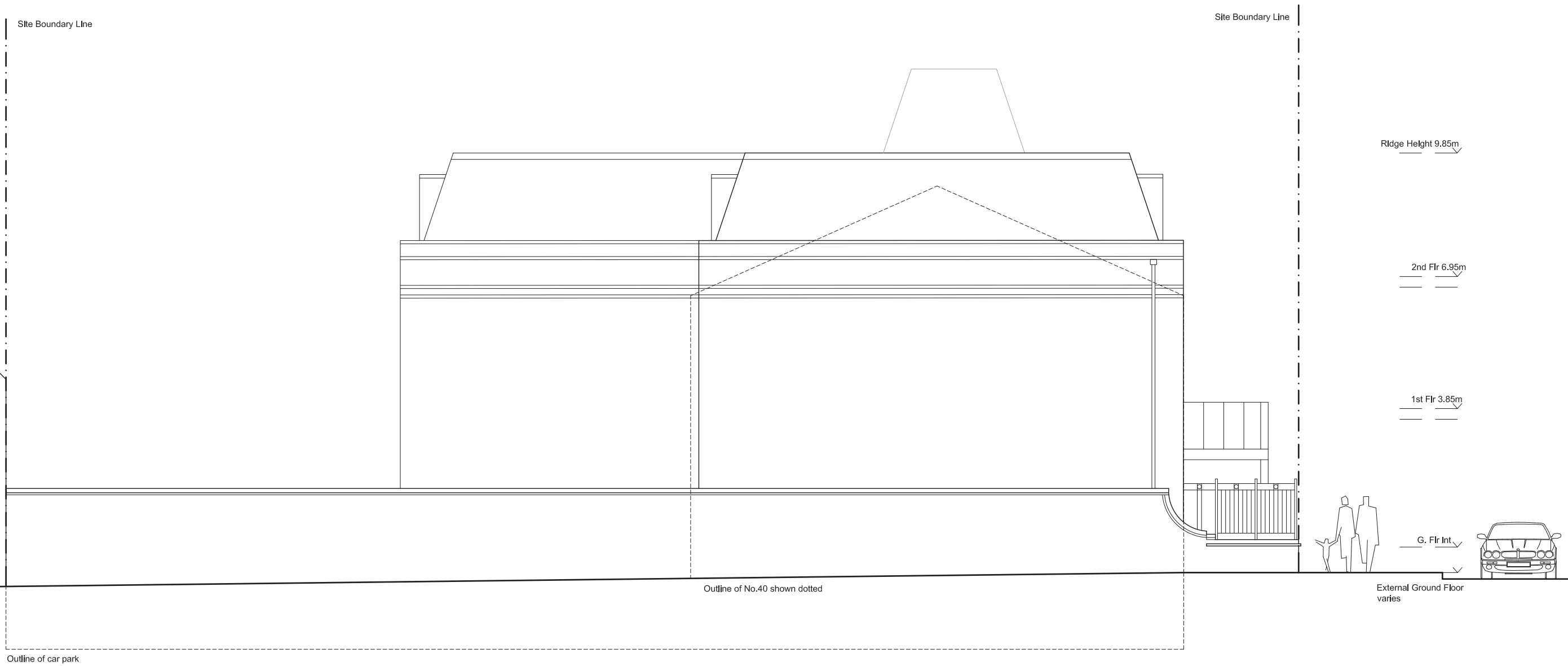
project: Sterling House, London SW19 4EQ
 client: Mr J Patel
 drawing: Existing Side Elevation (East)
 status: Planning
 date: 11.07.2014 scale: 1:100 @ A3
 dwg no: SH P214 rev: -

Page 355

No.2

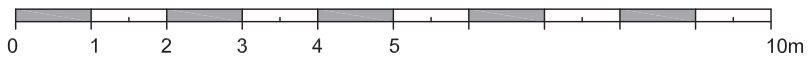
Site Boundary Line

Site Boundary Line



Existing Side Elevation

SCALE BAR



cs architects

610 Kingston Road, London, SW20 8DN
t: 020 8540 8049 e: info@csarchitects.co.uk

project: Sterling House, London SW19 4EQ

client: Mr J Patel

drawing: Existing Side Elevation (West)

status: Planning

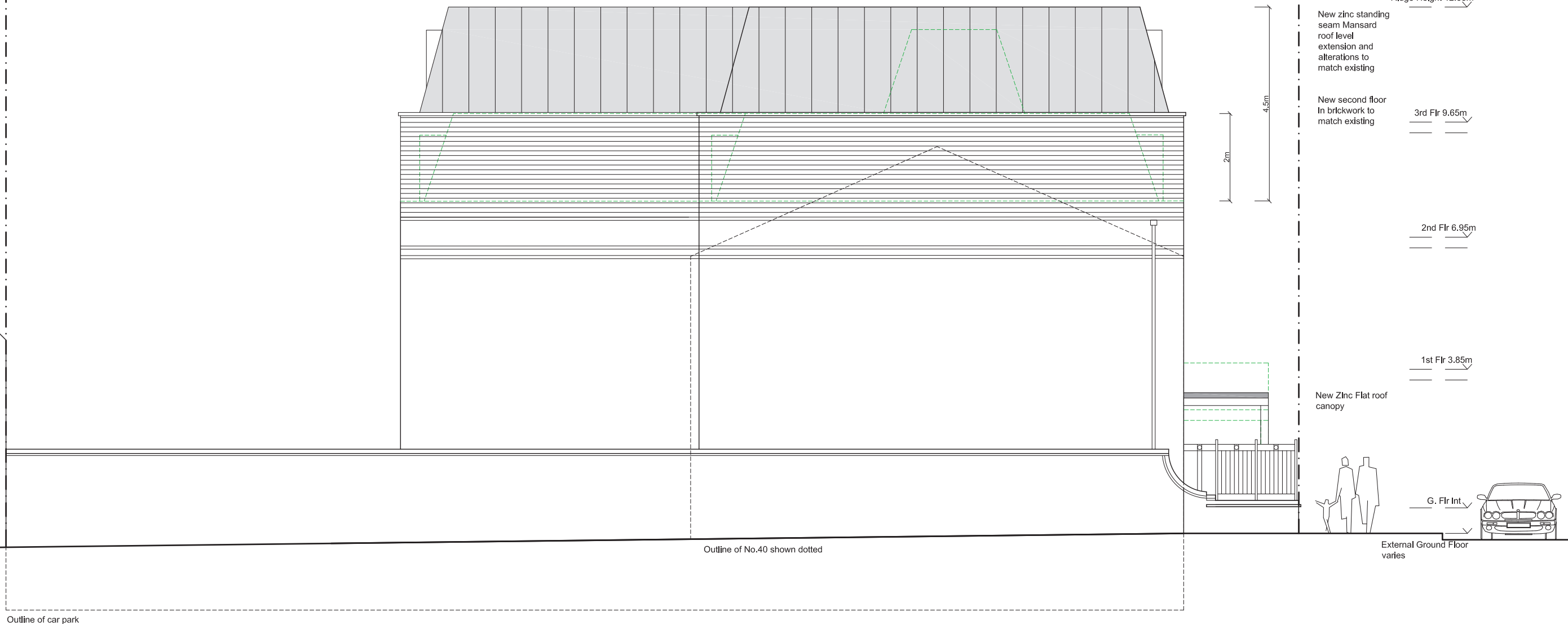
date: 11.07.2014 scale: 1:100 @ A3

dwg no: **SH P215**

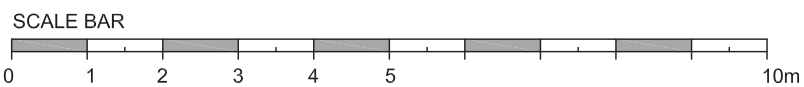
rev: -

Site Boundary Line

Site Boundary Line



Proposed Side Elevation



cs architects

610 Kingston Road, London, SW20 8DN
 t: 020 8540 8049 e: info@csarchitects.co.uk

project: Sterling House, London SW19 4EQ

client: Mr J Patel

drawing: Existing Side Elevation (West)

status: Planning

date: 11.07.2014 scale: 1:100 @ A3

dwg no: SH P216

rev: -



Existing Street Scene Elevation (Front)



Proposed Street Scene Elevation (Front)

Page 357



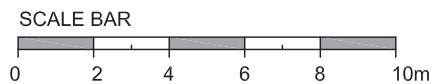
Proposed Front Elevation with context



Existing front elevation in context



Proposed front elevation in context



cs architects

610 Kingston Road, London, SW20 8DN
t: 020 8540 8049 e: info@csarchitects.co.uk

project: Sterling House, London SW19 4EQ

client: Mr J Patel

drawing: Existing & Proposed Street Scene

status: Planning

date: 11.07.2014 scale: 1:200 @ A3

dwg no: SH P217

rev: -



Existing front elevation 1



Existing rear elevation



Existing front elevation from above



Proposed front elevation 1



Proposed rear elevation



Proposed front elevation from above

Sabah Halli

From: Nicola Vaton <nicola.vaton@peldonrose.com>
Sent: 07 November 2014 09:22
To: Sabah Halli
Cc: maisie@csarchitects.co.uk
Subject: Car Park Drawing
Attachments: image001.jpg; image002.jpg; image003.gif; Car Park Level_20140320.pdf

Hi Sabah

Please find attached the car park drawing for our office.

We do have 19 spaces but have dedicated 1 to bikes hence 18 car bays.

Kind regards

Nicola Vaton
PA to CEO

Direct:020 8971 7722 Switchboard:020 8971 7777 Fax:020 8971 7789

For all the latest news and updates from Peldon Rose – click on the links below:



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workplaceconsultants

Best Office Interior London
International Property Awards 2013/14



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Address: Peldon Rose (Group) Limited, Sterling House, 42 Worple Road, London, SW19 4EQ

♻ Before printing, think about the environment

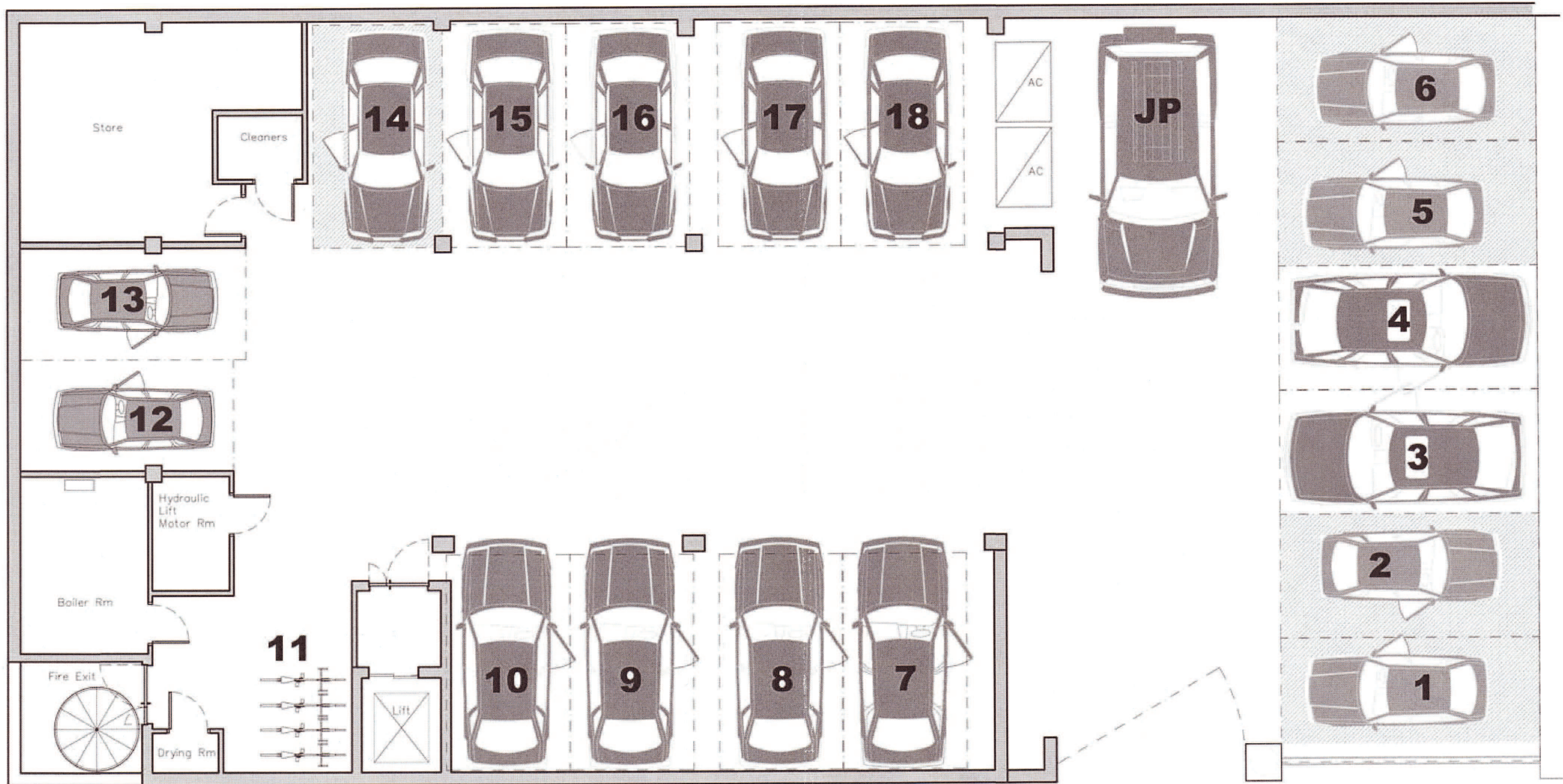
This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>





14/P 3300

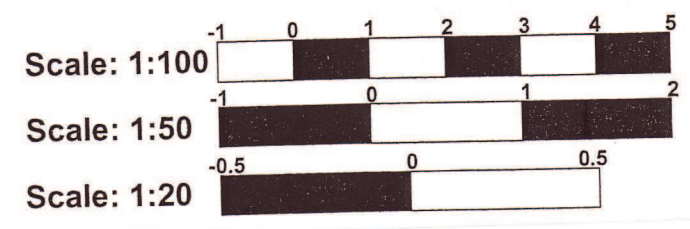
EXISTING CAR
P/M PLAN

7/11/14

Page 360



-  ZONE 1
-  ZONE 2
-  SMALL CAR
-  LARGE CAR



Car Park
 Sterling House
 42 Worple Road
 London
 SW19 4EQ

Committee: Planning Applications

Date: 26th March 2015

:

Wards: All

Subject: Planning Appeal Decisions

Lead officer: Head of Sustainable Communities

Lead member: Chair, Planning Applications Committee

Contact officer: Stuart Humphryes

Recommendation:

That Members note the contents of the report.

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 For Members' information recent decisions made by Inspectors appointed by the Secretary of State for Communities and Local Government in respect of recent Town Planning Appeals are set out below.
- 1.2 The relevant Inspectors decision letters are not attached to this report, but can be seen on the Council web-site with the other agenda papers for this meeting at the following link:

http://www.merton.gov.uk/council/committee.htm?view=committee&com_id=165

DETAILS

Application Number: **13/P4059**
Site: 21 & 21a Willow Lane, Mitcham CR4 4NA
Development: Prior approval for the change of use from Office to Residential
Recommendation: Refuse Prior Approval
Appeal Decision: **ALLOWED**
Date of Appeal Decision: 16th February 2015

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000082000/1000082871/13P4059_Appeal%20Decision%20Notice.pdf

Application Number: **14/P0250**
Site: 74 South Park Road, London SW19 8SZ
Development: Erection of single storey rear extension
Recommendation: Grant Permission (*Non Determination*)
Appeal Decision: **ALLOWED**
Date of Appeal Decision: 23rd February 2015

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000083000/1000083214/14P0250_Appeal%20Decision%20Notice.pdf

Application Number: **14/P1913**
Site: 1 New Close, Colliers Wood SW19 2SX
Development: Conversion of single house into 2 x flats
Recommendation: Refuse Permission (Delegated Decision)
Appeal Decision: **DISMISSED**
Date of Appeal Decision: 18th February 2015

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000084000/1000084715/14P1913_Appeal%20Decision%20Notice.pdf

Application Number: **14/P2515**
Site: 5 Peregrine Way, London SW19 4RN
Development: Erection of single storey rear extension and two storey side and front extension
Recommendation: Refuse Permission (Committee Decision)
Appeal Decision: **DISMISSED**
Date of Appeal Decision: 18th February 2015

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000085000/1000085234/14P2515_Appeal%20Decision%20Notice.pdf

Application Number: **14/P3070**
Site: 7 Aboyne Drive, Raynes Park SW20 0AN
Development: Erection of single storey rear conservatory
Recommendation: Refuse Permission (Delegated Decision)
Appeal Decision: **DISMISSED**
Date of Appeal Decision: 16th February 2015

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000085000/1000085763/14P3070_Appeal%20Decision%20Notice.pdf

Application Number: **14/P3117**
Site: 10 Quicks Road, South Wimbledon SW19 1EZ
Development: Erection of rear roof extension
Recommendation: Refuse Permission (Delegated Decision)
Appeal Decision: **DISMISSED**
Date of Appeal Decision: 5th March 2015

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000085000/1000085805/14P3117_Appeal%20Decision%20Notice.pdf

Application Number: **14/P3186**
Site: 31 New Close, Colliers Wood SW19 2SX
Development: Erection of a single storey rear extension
Recommendation: Refuse Permission (Delegated Decision)
Appeal Decision: **DISMISSED**
Date of Appeal Decision: 13th March 2015

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000085000/1000085870/14P3186_Appeal%20Decision%20Notice.pdf

Application Number: **14/P3528**
Site: 33 Garden Avenue, Mitcham
CR4 2EEDevelopment: Erection of part single, part two storey side and rear extension
Recommendation: Refuse Permission (Committee Decision)
Appeal Decision: **DISMISSED**
Date of Appeal Decision: 13th March 2015

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000086000/1000086195/14P3528_Appeal%20Decision%20Notice.pdf

Application Number: **14/P3713**
Site: 2 Thornton Road, Wimbledon SW19 4NB
Development: Erection of single storey rear extension, basement excavation and replacement of two storey staircase
Recommendation: Refuse Permission (Delegated Decision)
Appeal Decision: **ALLOWED**
Date of Appeal Decision: 13th February 2015

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000086000/1000086371/14P3713_Appeal%20Decision%20Notice.pdf

Alternative options

- 3.1 The appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for re-determination. It does not follow necessarily that the original appeal decision will be reversed when it is re-determined.
- 3.2 The Council may wish to consider taking legal advice before embarking on a challenge. The following applies: Under the provision of Section 288 of the Town & Country Planning Act 1990, or Section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person or an establishment who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the following grounds: -
 1. That the decision is not within the powers of the Act; or
 2. That any of the relevant requirements have not been complied with; (relevant requirements means any requirements of the 1990 Act or of the Tribunal's Land Enquiries Act 1992, or of any Order, Regulation or Rule made under those Acts).

1 CONSULTATION UNDERTAKEN OR PROPOSED

- 1.1. None required for the purposes of this report.

2 TIMETABLE

- 2.1. N/A

3 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 3.1. There are financial implications for the Council in respect of appeal decisions where costs are awarded against the Council.

4 LEGAL AND STATUTORY IMPLICATIONS

- 4.1. An Inspector's decision may be challenged in the High Court, within 6 weeks of the date of the decision letter (see above).

5 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

- 5.1. None for the purposes of this report.

6 CRIME AND DISORDER IMPLICATIONS

- 6.1. None for the purposes of this report.

7 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

- 7.1. See 6.1 above.

8 BACKGROUND PAPERS

- 8.1. The papers used to compile this report are the Council's Development Control service's Town Planning files relating to the sites referred to above and the agendas and minutes of the Planning Applications Committee where relevant.

Committee: Planning Applications Committee

Date: 26th March 2015

Agenda item:

Wards: All

Subject: PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES

Lead officer: HEAD OF SUSTAINABLE COMMUNITIES

Lead member: COUNCILLOR LINDA KIRBY, CHAIR, PLANNING APPLICATIONS COMMITTEE

Contact Officer Sam Amoako-Adofo: 0208 545 3111
sam.amoako-adofo@merton.gov.uk

Recommendation:

That Members note the contents of the report.

1. Purpose of report and executive summary

This report details a summary of case work being dealt with by the Planning Enforcement Team and contains figures of the number of different types of cases being progressed, with brief summaries of all new enforcement notices and the progress of all enforcement appeals.

Current Enforcement Cases:	1017 ¹ (1085)	New Appeals:	0 (0)
New Complaints	41 (23)	Instructions to Legal	0
Cases Closed	136 (91)	Existing Appeals	3 (3)
No Breach:	89	<hr/>	
Breach Ceased:	47	TREE ISSUES	
NFA ² (see below):	-	Tree Applications Received	63 (48)
Total	136 (91)	% Determined within time limits:	90%
New Enforcement Notices Issued		High Hedges Complaint	0 (0)
Breach of Condition Notice:	0	New Tree Preservation Orders (TPO)	1 (1)
New Enforcement Notice issued	0	Tree Replacement Notice	0
S.215: ³	0	Tree/High Hedge Appeal	0
Others (PCN, TSN)	1		
Total	1 (0)		
Prosecutions: (instructed)	0 (0)		

Note (*figures are for the period (6th January – 2nd February 2015)*). The figure for current enforcement cases was taken directly from M3 crystal report.

¹ Totals in brackets are previous month's figures

² confirmed breach but not expedient to take further action.

³ S215 Notice: Land Adversely Affecting Amenity of Neighbourhood.

2.00 New Enforcement Actions

None

Recent Enforcement Actions

2.01

2.02 25 Malcolm Road Wimbledon SW19 A section 215 (Amenity Land) Notice was issued on 10th September 2014 to require remedial works to the land involving the removal of hoarding, bamboo fencing, plastic sheeting on an existing car port, a marquee, a skip and also clear the land of abandoned building materials, wooden pallet and general waste. The notice came into effect on 9th October 2014 (28 days after service) as there was no appeal against the notice. Some works have been carried out to tidy the site.

There has been no further progress so consideration is being given to the possibility of taking direct action or prosecution proceedings being instigated.

2.03 Burn Bullock, 315 London Road, Mitcham CR4 A Listed Buildings Repair Notice (LBRN) was issued on 27th August 2014 to require a schedule of works to be carried out for the preservation of the Building which is listed. The notice came into effect immediately and as a first step requires the owner to submit an application for planning and listed building consent by 27th October 2014 for consideration. The schedule of works covering the roof and rainwater goods, masonry, chimney, render repairs, woodwork, glazing external and internal repairs, should be completed within five months of the approval date.

A Listed Building Consent was granted for most of the works which cover 1) the roof and rainwater goods, 2) masonry, chimney and render repairs 3) woodwork, glazing and external repairs and 4) internal repairs. Officers were concerned about the section of the application which covers the Tudor part of the building so this was reserved for English Heritage advise and involvement.

2.04 Burn Bullock, 315 London Road, Mitcham CR4 - An enforcement notice was issued on 9th July 2014 against the material change of use of the car park on the land for the sale of motor vehicles. The notice came into effect on 20th August 2014 as there was no appeal prior to that date and the compliance period would expire by 20th October 2014 (2 calendar months). The car sales business has ceased in compliance with the requirements of the notice. Cars have been removed from the front car park and the site tidied up but there are a significant number left in the rear car park.

We have been informed that the individual selling the cars has been on hospital admission for some time and that is why the cars have not been removed from the car park. The option left to the Council is to prosecute the landlords and or/ occupier for non-compliance as they are in control of the land to be able to carry out the required works. Prosecution will now be pursued subject to legal advice confirming that such action would satisfy the public interest requirement in light of recent developments.

3.0 New Enforcement Appeals

None

3.1 Existing enforcement appeals

- **33 Eveline Road Mitcham CR4.** An enforcement notice was issued on 1st October 2014 against the unauthorised conversion of the property into two self-contained flats. The notice would come into effect on 12th November 2014 unless there is an appeal prior to that date and the compliance period would be three months. The requirements are for the unauthorised use to cease and remove all partitions, facilities, and means of separation, fixtures and fittings facilitating the use of the dwelling as two residential units. An appeal has been registered and given the history of the site the Inspectorate has agreed at the Council's request, and the appeal is proceeding by way of a public enquiry to allow evidence to be tested under oath. The Council's statement was sent on 29th December 2014.

An enquiry date has been scheduled for June 2015.

- **Land and premises known as 336 Lynmouth Avenue, Morden SM4.** An enforcement notice was issued on 1st September 2014 against the unauthorised change of use of the land to a mixed use comprising a dwellinghouse and hostel accommodation involving the use of an outbuilding to the rear of the land as student accommodation. The compliance period would be 2 calendar months and the requirements are for the unauthorised use to cease and the removal of the wooden decking and banister at the front of the outbuilding.

Final comments are to be made by 20th March 2015.

- **Unit 6, Mitcham Industrial Estate, Streatham Road Mitcham CR4.** An enforcement notice was issued on 24th June 2014 against the installation of three extraction vents to the rear roof of the building. The notice would have come into effect on 5th August 2014 but an appeal has been registered with a start date from 8th August 2014. Final statements have been exchanged and now waiting for an inspector site visit date.

An inspector site visit was made on 13th February 2015 outcome awaited.

3.2 Appeals determined –

None

4 Prosecution case.

None

5 Timetable

N/A

6. Financial, resource and property implications

N/A

7. Legal and statutory implications

N/A

8. Human rights, equalities and community cohesion implications

N/A

9. Crime and disorder implications

N/A

10. Risk Management and Health and Safety implications.

N/A

11. Appendices – the following documents are to be published with this report and form part of the report Background Papers

N/A

12. Background Papers

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