

If you are reading this electronically, the Council has saved **£2.53** on printing. For more information on the Mod.gov paperless app, contact Democratic Services.

Merton Council

Planning Applications Committee

Membership

Councillors

To be appointed at the AGM.

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

Date: 24 September 2020

Time: 7.15 pm

Venue: This will be a virtual meeting and therefore not held in a physical location, in accordance with s78 of the Coronavirus Act 2020

This is a public meeting and can be viewed at www.youtube.com/user/MertonCouncil.

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 3616.

Press enquiries: communications@merton.gov.uk or telephone 020 8545 3181.

Electronic agendas, reports and minutes

Copies of agendas, reports and minutes for council meetings can also be found on our website. To access this, click <https://www.merton.gov.uk/council-and-local-democracy> and search for the relevant committee and meeting date.

Agendas can also be viewed online in the Borough's libraries and on the Mod.gov paperless app for iPads, Android and Windows devices.

Planning Applications Committee

24 September 2020

- 1 Apologies for absence
- 2 Declarations of Pecuniary Interest
- 3 Minutes of the previous meeting 1 - 10
- 4 Town Planning Applications
The Chair will announce the order of Items at the beginning of the Meeting.
A Supplementary Agenda with any modifications will be published on the day of the meeting.
Note: there is no written report for this item
- 5 Former Mitcham Fire Station, 30 Lower Green West, Mitcham, SW20 0RQ - Hoardings 11 - 26
Application no. 19/P3904
Ward Cricket Green
Recommendation Grant Planning Permission subject to conditions.
- 6 Ridgway Stables, 93 The Ridgway, Wimbledon, SW19 4SU 27 - 56
Application no. 20/P0024
Ward Hillside
Recommendation Grant Planning Permission subject to conditions.
- 7 2 Westcoombe Avenue, West Wimbledon, SW20 0RQ 57 - 84
Application no. 20/P1483
Ward Raynes Park
Recommendation Grant planning permission subject to conditions.
- 8 Planning Appeal Decisions 85 - 88
Officer Recommendation:
That Members note the contents of the report.
- 9 Planning Enforcement - Summary of Current Cases
There are no cases to report on at this meeting.

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 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. For further advice please speak with the Council's Managing Director, South London Legal Partnership.

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.

Human Rights Implications:

The applications in this Agenda have been considered in the light of the Human Rights Act 1998 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).

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.

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.

Order of items: Applications on this agenda are ordered alphabetically. At the meeting the Chair may change this order to bring forward items with the greatest number of public speakers. The new order will be announced by the Chair at the start of the meeting.

Speaking at Planning Committee: All public speaking at Planning Committee is at the discretion of the Chair. The following people may register to speak:

Members of the Public who have submitted a written representation objecting to an application. A maximum of 6 minutes is allowed for objectors. If only one person registers they will get 3 minutes to speak, a second person will also get 3 minutes. If further people want to speak then the 6 minutes may be shared between them

Agents/Applicants will be able to speak but only if members of the public have registered to speak in opposition to the application. Applicants/agents will get an equal amount of time. If an application is brought to Committee with an Officer recommendation for Refusal then the Applicant/Agent will get 3 minutes to speak.

All Speakers MUST register in advance, by contacting The Planning Department no later than 12 noon on the day before the meeting.

PHONE: 020-8545-3445/3448

e-mail: planning@merton.gov.uk)

Ward Councillors/Other Councillors who are not members of the Planning Committee may also register to speak and will be allocated 3 minutes each. Please register with Development Control Administration or Democratic Services no later than 12 noon on the day before the meeting

Submission of additional information before the meeting: Any additional information relating to an item on this Agenda should be sent to the Planning Department before 12 noon on the day before the meeting (using email above).

Please note:

There is no opportunity to make a visual presentation when speaking at Planning Committee

That the distribution of any documents by the public during the course of the meeting will not be permitted.

FOR ANY QUERIES ON THIS INFORMATION AND OTHER COMMITTEE PROCEDURES please contact Democratic Services:

Phone – 020 8545 3356

e-mail – democratic.services@merton.gov.uk

Agenda Item 3

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

20 AUGUST 2020

(7.15 pm - 0.15 am)

PRESENT Councillors (in the Chair), Councillor Najeeb Latif, Councillor Billy Christie, Councillor David Dean, Councillor Joan Henry, Councillor Rebecca Lanning, Councillor Russell Makin, Councillor Simon McGrath, Councillor Peter Southgate and Councillor Dave Ward

Tim Bryson (Development Control Team Leader (North)), Jonathan Lewis (Development Control Team Leader (South)) and Neil Milligan (Development Control Manager, ENVR)

1 APOLOGIES FOR ABSENCE (Agenda Item 1)

Apologies for absence were received from the Chair, Councillor Linda Kirby. The Vice-Chair, Councillor Najeeb Latif, chaired the meeting in her absence and Councillor John Dehaney was present as a substitute.

2 DECLARATIONS OF PECUNIARY INTEREST (Agenda Item 2)

The Committee noted that Councillor Najeeb Latif from time to time chaired Design Review Panel meetings. At these meetings he did not take any part in the debate nor vote on the proposals.

Councillor Dean declared a personal interest in item 5, (3 Alan Road), in that he had been working with Tooting team for a number of decades and as he knew them in a personal capacity he would not be voting on this item.

Councillor Makin declared an interest in item 11, (8 Preshaw Crescent), in that he attended a meeting with residents on the road to advise on procedure but he did not give a view on the application.

3 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED that the minutes of the meeting held on 16 July 2020 are agreed as an accurate record.

4 TOWN PLANNING APPLICATIONS (Agenda Item 4)

Supplementary agenda: Amendments and modifications to the officer's report were published in a modifications sheet. This applied to items 5 – 11 and 13.

The Chair advised that the order of the agenda would be as published except that item 13 would be taken before item 12.

For ease of reference, items are minuted below in the order they appeared in the published agenda.

5 3 ALAN ROAD, WIMBLEDON, SW19 7PT (Agenda Item 5)

Proposal: new basement extension, single storey rear extension with roof lantern, replacement of side garage, replacement windows on front and rear elevation, new windows in side elevations, erection of dormer on front roof slope, replacement of roof lights, replacement of two storey rear bay windows and formation of new oriel window.

The Committee noted the report and presentation of the Planning officer, and the modifications contained in the supplementary agenda.

Two local residents had registered to speak in objection. Amongst the points raised, they noted that whilst development on the site was welcome, the scale and size of these proposals would change the character of the area and affect neighbouring properties in terms of reduced natural light and privacy. Concerns were also raised regarding the disruption caused by basement excavations.

Supporting the application, the applicant's agent noted that the proposal being considered by the Committee addressed all the objections raised with previous applications and feedback from the pre-application process. The agent also stated that the proposal enhanced the appearance and character of the property and, having consulted with planning officers, would have no impact of neighbouring properties' daylight with the basement having minimal impact on neighbours.

Addressing concerns regarding the basement, the planning officer noted that whilst this was not grounds for refusing the application, relevant conditions could be imposed, and these indeed had been included in the recommendation. Responding to questions from the committee, the planning officer also confirmed that the proposal was materially different to previous applications for the site.

At the conclusion of the debate, the Chair moved to a vote and it was

RESOLVED that application number 20/P1701 be GRANTED planning permission subject to conditions.

6 TOOTING & MITCHAM FC, BISHOPSFORD ROAD, SM4 6BF (Agenda Item 6)

Proposal: Erection of 6 storey residential building, comprising 77 residential units with associated parking and landscaping.

Note: Cllr Dean had declared a personal interest in this item and did not take part in its discussions or decision by switching off his camera and muting his microphone (see item 2 above).

The Committee noted the report and presentation of the Planning officer, and the modifications contained in the supplementary agenda.

Two parties had registered to speak in objection to the proposal, and raised a number of points including the following:

- The site is a protected open space, green belt and metropolitan open land, and as the proposal fell short of the special circumstances test, the development was inappropriate.
- The application was not considered by the Development Review Panel, and had objections from a number of significant stakeholders including Sports England, CPRE London, the neighbouring MP, which should also be taken into account.
- The current sporting facilities on the site were underused, and its ecological and environmental sensitivities should be considered.

At the invitation of the Chair, both the applicant's agent and representative shared the allocated speaking time to raise the following points:

- The site had been identified for enabling residential development in the emerging Local Plan.
- Previous applications for the site had attracted overwhelming support from local residents, indicating the proposal's popularity which should also be taken into account.
- The benefits vs harm assessment was overwhelmingly in favour of the proposals in light of its two new community buildings and 100% affordable housing scheme.
- Viability reports carried out by both the applicant's and the council's consultants reported that community benefits could be viably delivered.
- Parking space had been reduced by 20 parking spaces to allow increase of green space around the buildings.
- The site needs to stay financially viable, which it can by providing much needed affordable housing, education and sports facilities, rather than keeping it as unused land.
- The enhanced landscape would make the site more accessible to those who wished to use it.

In response to questions from the Committee, the planning officer advised that:

- Whilst there were precedents for appeal verdicts regarding very special circumstances, each one was unique; he also noted that the report for the proposal did set out what the special circumstances for this site were.
- There was a recommendation for both an early and later stage review of viability in light of the shortcomings of the proposed housing scheme.
- The viability report demonstrate that the proposal would contain three affordable rents, which could increase, subject to the receipt of grants.

The Committee debated the value of the proposed housing scheme in light of social and affordable housing, and how many local residents would be able to afford to live on the proposed site. Some Committee members also expressed concern that the special circumstances had not been satisfactorily explained.

At the conclusion of the debate, the Chair moved to a vote and it was

RESOLVED that application number 19/P4094 be GRANTED permission subject to conditions and s106 legal agreement.

7 159 COMMONSIDE EAST, MITCHAM, CR4 2QB (Agenda Item 7)

Proposal: Demolition of existing buildings and the erection of buildings to create 25 self-contained residential units with associated parking and landscaping.

The Committee noted the report and presentation of the Planning officer, and the modifications contained in the supplementary agenda.

Two parties had registered to speak in objection to the proposal, and raised a number of points including concerns that it contained number of design elements of previous applications which had been refused, the impact of the character of the area, and the third storey balcony negatively impacting the privacy of residents on Halliwell Close.

The applicant's agent had also registered to speak and in addressing the Committee noted that the application had been revised taking into account the grounds by which previous application had been refused. Addressing the privacy concerns raised by registered objectors, the agent noted that the communal terrace would be 20 meters away from properties on Halliwell Close, and there were also plans to include planting on the terrace to ensure it would not overlook said properties. The agent also noted:

- There were 17 proposed parking spaces and future residents would not be allowed to apply for parking permits.
- Total S106 and CIL contributions would be in the region of £417,000, including affordable housing contributions.
- The Design Review Panel had unanimously praised the design on the scheme, which also complied with the London Plan, the local development plan and the NPPF.

Having considered the proposal, the Committee:

RESOLVED that application number 20/P1060 be GRANTED planning permission subject to a section 106 agreement for off-site affordable housing contribution, permit free development and carbon offsetting and relevant conditions.

8 37-39 COTTENHAM PARK ROAD, WEST WIMBLEDON, SW20 0SB
(Agenda Item 8)

Proposal: Demolition of existing two detached dwellings and replacement with two x three storey building (with lower ground floor) providing three houses and five flats, alongside associated landscaping.

The Committee noted the report and presentation of the Planning officer, and the modifications contained in the supplementary agenda.

Two local residents had registered to speak, and at the invitation of the Chair raised a number of points including the following:

- The design was overly dense
- There was no precedent for a block of flats in the close, and it was inconsistent with the character of the local area
- There were only slight modifications to the previous site applications which were refused
- The council should consider the quality of homes being proposed on the site, including rooms without direct sunlight.

Due to technical issues, the Committee asked questions and debated the proposal before the applicant's agent could exercise his right to reply.

In response to questions from the Committee, the planning officer confirmed that all habitable rooms in the proposal had windows, and light wells were positioned in the front part of the buildings. The planning officer also confirmed that the proposal met the GIA floor space standards.

During the debate, it was proposed that the application should be refused on grounds of bulk and massing.

The applicant's agent exercised his right to reply to registered speakers and raised a number of points including:

- The applicant had consulted with the planning officers to ensure that the proposal's contemporary design would not be obtrusive or have a negative impact on the landscape.
- All the room sizes and floor space met the minimum requirements
- The developer had entered into a S106 agreement to limit parking spaces and permits.
- The proposal included ample cycle storage
- This was sufficient use of the brownfield site by creating high quality development without harming the current amenities and would contribute towards the council's housing target.

Having considered the proposal, the Committee:

RESOLVED that application number 20/P1463 be GRANTED planning permission subject to conditions and the completion of a S106 unilateral undertaking to secure:

1. 5 of the 8 new units are to be parking permit free residential units.
2. The developer agreeing to meet the council's costs of reviewing [including legal fees] the unilateral undertaking.
3. The developer agreeing to meet the council's costs of monitoring the unilateral undertaking.

9 115 GRAHAM ROAD, WIMBLEDON, SW19 3SP (Agenda Item 9)

Proposal: Erection of an additional storey and creation of 2 x 1 bedroom flats.

The Committee noted the report and presentation of the Planning officer, and the modifications contained in the supplementary agenda.

One local resident had registered to speak, and at the invitation of the Chair raised a number of points including the following:

- The bulk and mass of the proposal were the basis on which the last site application were refused, and it was unclear why the current application should be granted
- The proposals for the garden bin and cycle storage would significantly reduce the outdoor space, negatively impacting the communal area for children, not leave enough manoeuvre space for residents' cars or visitor parking, and deny 75% of the occupancy of access to the gardens.
- The proposal for flat 8 did not meet the national standard for gross internal area.

The applicant's agent had also registered to speak, and at the invitation of the Chair, raised a number of points including that the proposals had taken on board the feedback and objections from the 2019 site application to provide a higher quality scheme.

In response to questions from the Committee the planning officer confirmed that Flat 8 fell short of the floor space requirement by 2 metres, but the Committee would have to consider whether this was enough to consider refusal. Similarly, the outdoor space was understood to be tarmac rather than a communal space, and the impact on the space was not considered enough to recommend refusal. The officer also acknowledged that the proposed gardens would only benefit the two ground floor flats.

Further to concerns that the proposed flat 8 failed to meet the minimum required floor space, a motion to refuse the application on this basis was moved and seconded, but lost when put to the vote.

The Chair then moved to vote on the officer recommendation and it was:

RESOLVED that application number 20/P1275 be GRANTED planning permission subject to a S106 agreement and conditions.

10 64-76 KINGSTON ROAD, WIMBLEDON, SW19 1LA (Agenda Item 10)

Proposal: Restoration and extensions to the existing manor house building (including basement extension) at No.76, and redevelopment of the adjoining site at No.64 - 68 with the erection of a new four storey residential block (plus additional basement level) creating a total of 26 x selfcontained flats (7 x 3 bed, 4 x 2 bed 15 x 1 bed units).

The Committee noted the report and presentation of the Planning officer, and the modifications contained in the supplementary agenda.

At the invitation of the Chair one registered speaker addressed the Committee and made a number of points including the following:

- Development of the historic building was welcomed, but 11 units on this site is overdevelopment
- Extensive digging and development on the basement flat had already gone ahead of the application, and response from the enforcement officer regarding this was still being awaited.
- Block B undermined the whole application as it is out of scale and the design created a negative anomaly. At the very least, the black windows and roof should be changed so that they are not so oppressive.
- The design should incorporate the applicant's initial plans which included bay windows and pitch roofs which would go well with the more traditional adjacent manor house and church, and other buildings on Kingston Road
- The application was not considered by the Design Review Panel.

At the invitation of the Chair, the applicant's representative addressed the Committee and raised a number of points including:

- The current application was a result of several revisions in consultation with planning officers
- With regard to the original design for Block B with more traditional elements, this had also been changed in consultation with the planning officers
- The proposal makes efficient use of brownfield land and contains 26 residential flats which contributes to the council's housing provision, and will be secured by a S106 agreement which includes a review mechanism to ensure the correct amount of affordable housing
- The building was in a state of disrepair and the applicant explained to the council that supportive and restorative work in the foundations to ensure it does not deteriorate any further.

A written speech from Councillor Nigel Benbow was read out to the Committee noting that the proposals to restore the original building and convert to flats were welcome, but there were concerns regarding the Block B erection of a new 4 storey level including basement, namely it was too big and out of character with the Old Merton Park area which has a number of old historic buildings. The speech also said the Black B proposal would vastly alter the appearance of Kingston Road due to its height and size, and that it should be redesigned to fit in with the area.

Further to questions from the Committee, the Planning officer confirmed the following:

- The application was a medium sized proposal and therefore not considered necessary to be considered by the Design Review Panel
- Seven units, or 27% of the total number would be affordable housing; although this is short of the policy requirement, it was subject to a viability review.

Further to concerns raised during the debate regarding the proposal, and in particular the old manor club, failing to respect the character of the surrounding Old Merton Area, a motion to refuse the application on this basis was moved and seconded, but lost when put to the vote.

The Chair then moved to vote on the officer recommendation and it was:

RESOLVED that application number 19/P2120 be GRANTED planning permission subject to conditions and S106 agreement.

11 8 PRESRAW CRESCENT, MITCHAM, CR4 3GA (Agenda Item 11)

Proposal: Erection of 2 x residential blocks of two and three stories, comprising 9 x self-contained flats, with new access road from Russell Road, plus car parking provision and associated landscaping.

The Committee noted the report and presentation of the Planning officer, and the modifications contained in the supplementary agenda.

Two parties had registered to speak in objection to the proposal, and raised a number of points including the following:

- The proposal would result in loss of open space and local amenities as it intensifies development in an already congested area
- There was not enough justification for the development in a conservation area
- Mature trees were illegally removed from the site in 2015 and this has not since been appropriately addressed
- There were health and safety concerns regarding the gas pipe installation at the entrance of the proposal site, and risk of damage to the sewer on Russell Road.
- The developer had deflected responsibility of sewage in gardens to utility companies
- Noting emergency service vehicles' difficulty accessing the road, the design and access statement had failed to address the narrow width of the road.

At the invitation of the Chair, the applicant addressed the Committee and raised the following points:

- This scheme was revised from the 2019 refused application; a number of issues were being resolved just before the Covid-19 pandemic lockdown was put in place, and as such, an appeal was submitted in order to progress the application to satisfy contractual obligations.
- It was regrettable that the trees were removed, and it is the applicant's intention to address that with tree planting, though they were yet to receive landscaping comments.
- There were no objections from Highways regarding access though waste disposal issues have been addressed in the officer's report.

In response to a query from the Committee, the transport officer confirmed that the CPZ was not on Russell Road.

In response to another query from the Committee, the planning officer confirmed that the individual units met the standards for amenity space.

Officers also noted that conditions could be attached to allay any fire safety concerns.

Having considered the application, the Committee:

RESOLVED that officers inform the Planning Inspectorate that the Council would have GRANTED application number 19/P4118 subject to conditions.

12 50 TYBENHAM ROAD, MERTON PARK, SW19 3LA (Agenda Item 12)

Proposal: Demolition of existing outbuilding in rear garden and erection of a replacement outbuilding for use as garage, gym and workshop.

There were no registered speakers for the application.

It was noted that there were conditions regarding ancillary to the use of the main dwelling which should be sufficient to guard against unintended use as HMO.

Having considered the application, the Committee:

RESOLVED that application number 20/P1732 be GRANTED planning permission subject to conditions.

13 33-39 UPPER GREEN EAST, MITCHAM, CR4 2PF (Agenda Item 13)

Proposal: Demolition of existing buildings and erection of a new four storey mixed use building comprising commercial units at the ground floor level (use classes a1, a2, a3, a5, b1 or d1) and 20 x selfcontained flats above (use class c3); with associated landscaping and bin and cycle store.

The Committee noted the report and presentation of the Planning officer, and the modifications contained in the supplementary agenda.

Two parties had registered to speak in objection to the proposal, and raised a number of points, noting that the proposed four storey block of flats would be taller and out of keeping with other buildings in the area, in particular negatively impacting the village feel of Mitcham. Both registered parties also noted that the Council's Urban Design Officer's report and the Design Review Panel were also critical of the design, noting its failure to take into account the surrounding and overdevelopment.

At the invitation of the Chair, the applicant's representative also addressed the Committee, noting that the site had been split into four distinct parts to reflect the grain of the town. The applicant also noted that the points raised by the registered objectors related to previous versions of the application, and that this had been considered by the Design Review Panel in 2018. Some of the benefits of the scheme

included 20 double aspect good quality homes in the centre of Mitcham, and that it was environmentally sustainable with renewable energy.

Further to queries from the Committee, the planning officer confirmed the following:

- Of the 77 residents who lived nearby, three had sent letters of support for the application
- The possibility of converting unused commercial units to residential could be mitigated by conditions.

During the debate, members expressed both support for the design and concern about the impact on Mitcham's village feel.

Having considered the application, the Committee:

RESOLVED that application number 19/P2747 be GRANTED permission subject to Section 106 obligation or any other enabling agreement, and relevant conditions.

14 PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 14)

The Committee noted that there were no planning enforcement cases reported.

15 REVIEWS OF RECENT CHANGES TO TOWN PLANNING LEGISLATION, AND CURRENT MHCLG CONSULTATION (Agenda Item 15)

The Committee agreed to submit queries to the planning officers via email.

16 MODIFICATIONS SHEET (Agenda Item 16)

PLANNING APPLICATIONS COMMITTEE 24th September 2020

UPRN	APPLICATION NO. 19/P3904	Item No: DATE VALID 05.11.2019
Address/Site	Former Mitcham Fire Station 30 Lower Green West Mitcham CR4 3GA	
(Ward)	Cricket Green	
Proposal:	ERECTION OF HOARDINGS TO FRONT OF FIRE STATION FOR A PERIOD OF 12 MONTHS	
Drawing Nos;	Site location plan and drawing 6724-PH01	

Contact Officer: Leigh Harrington (020 8545 3836)

RECOMMENDATION

Grant Planning Permission subject to 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: 116
- Press notice – Yes
- Site notice – Yes
- External consultations: No
- Archaeological Priority Zone – Yes Tier 1 & 2
- Flood risk zone - No
- Controlled Parking Zone – No
- Number of jobs created: N/A
- Located within Mitcham Cricket Green Conservation Area

- Locally or statutorily listed buildings – Both the White Hart and the Burn Bullock are Grade II listed public houses in close proximity to the site whilst Grade 2 listed War Memorial is located adjacent to the site

1 INTRODUCTION

- 1.1 The application was originally brought before the Committee at the request of Councillor Martin Whelton on March 18th 2020 when members decided to defer the matter for improvements to be made to appearance of the hoardings.

2. SITE AND SURROUNDINGS

- 2.1 The application site is occupied by the vacant former fire station building which is locally listed and identified as making a positive contribution to the Conservation area. The building is part of a group of buildings on the Lower Green West ‘island’ comprising Vestry Hall, the Fire Station and the former Cricketers pub which has now been demolished and replaced by a block of residential flats, and which break the surrounding established building layout but forms a distinctive focal point on the green. The local listing description states “This is a two storey detached building, which dates from 1927, and is in a simple classical style. The building materials used include red brick on the upper floor, and ashlar sandstone on the ground floor. The roof is of green slate. The main features of interest include the curved roof slope, the diamond window set within the front facing gable, and the inscribed lettering above the fire engine doorways.

3. CURRENT PROPOSAL

- 3.1 This application involves the erection of hoardings to the front of the fire station. Permission is sought for a period of 12 months. The applicant has already erected site hoardings in front of the vacant former Fire Station in the form of black painted wooden panels, supported on the inside by concrete blocks with gates to the front. The hoardings extend beyond the land in the ownership of the applicant and include land owned by Merton Council.
- 3.2 Prior to the sale of the building to the applicant the London Fire Brigade (LFB) employed property guardians to reside on site to protect it from squatting. The applicant no longer operates this system and has erected the hoardings for security purposes. In the meantime the applicant has been discussing proposals for the conversion of the building to a residential use with the Council.
- 3.3 Following the application deferral the applicant has had new signage/information boards made and has fixed these to the front of the hoardings in the form of both black and white and colour images of the Old

Fire station with explanations of the history of the site and images of the proposed remodelling and extension of the building.

4. RELEVANT PLANNING HISTORY

- 4.1 19/P2688 Application withdrawn by applicant for CHANGE OF USE OF THE VACANT FIRE STATION TO A RESIDENTIAL USE INVOLVING THE ERECTION OF A REAR EXTENSION TO PROVIDE 9 x SELF-CONTAINED FLATS, COMPRISING 5 x 1 BED, 3 x 2 BED AND 1 x 3 BED UNITS, WITH ASSOCIATED REFUSE AND CYCLE STORAGE AND PARKING
- 4.2 19/P3033 PRE-APPLICATION SUBMISSION FOR THE PROPOSED CHANGE OF USE AND EXTENSION TO EXISTING BUILDING TO FORM 9 SELF CONTAINED FLATS.
- 4.3 20/P0801 Concurrent application for: CONVERSION OF FORMER FIRE STATION TO PROVIDE 9 X RESIDENTIAL UNITS INVOLVING ERECTION OF REAR AND SIDE EXTENSIONS TO EXISTING BUILDING.

5. CONSULTATION

- 5.1 The application was advertised by means of Conservation Area Site & Press notice and letters to local residents.

One letter of objection raised concerns relating to factual matters in the application paperwork and;

- There is no mention of the concrete blocks put in place
- The owner of the fire station does not own the forecourt which belongs to Vestry Hall
- Council website does not show the land as being for sale.

- 5.2 The Mitcham Cricket Green & Heritage Group raised concerns that;

- The application was not submitted with a heritage statement
- The concrete bollards are not included in the description but should be removed
- Hoardings will have major detrimental visual impact on this key location in the heart of the MCCA.
- Defined views through and across the MCCA will be significantly disrupted.
- It will damage setting of the listed War Memorial
- Will cause harm to views and context of the Fire Station and Vestry Hall
- No justification for securing such a large area of land, the apron in front of the building does not need to be enclosed. Only the building needs to be secure at its immediate perimeter.

- The best action would be to retain the building guardians
- The hoarding won't go after 12 months, they were erected without consent and unlikely to resolve the change of use within 12 months.
- We would like to help co design the scheme for the redevelopment of the site.

5.3 The Council's Conservation officer, Estates Department, Future Merton and Vestry Hall were all consulted and raised no objections.

6. **POLICY CONTEXT**

6.1 Relevant policies in the London Plan 2016 are; 7.4 (Local Character), 7.5 (Public realm), 7.6(Architecture) & 7.8 (Heritage assets)

6.2 Relevant policy in the Core Strategy 2011 is; CS 14 (Design)

6.3 Relevant policies in the Sites and Policies Plan 2014 are; DM D1 (Urban Design and the public realm), DM D2 (Design considerations in all developments) & DM D4 (Heritage assets)

6.4 Supplementary guidance: Mitcham Cricket Green Character assessment.

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations in this case relate to the design and impact on the locally listed building and Mitcham Cricket Green Conservation Area and neighbour amenity.

7.2 **Design and Appearance.**

London Plan policies 7.4 and 7.6, SPP policies DM D1 and DM D2 and LBM Core Strategy Policy CS14 offer guidance on relevant policy requirements for the design, bulk and massing of new developments, intended to ensure that proposals are well designed whilst Policies 7.8 in the London Plan and SPP policy DM D4 require that works in conservation areas preserve and where possible enhance the conservation area.

7.3 It is acknowledged that the hoardings are of a functional design but they are only to be a temporary measure to protect and secure the locally listed building until it can be brought back into use. However it is considered that through the addition of the new signage/information boards that they adequately compensate for the functional appearance of the hoardings and ensure that the site does not look abandoned. The applicant has secured the side windows with anti-squatter screens but as this is an old fire station the front doors are of significant size and they could not be secured in the same manner and it may be considered that to do so could result in a less attractive appearance than the hoardings.

7.4 Mitcham has historically suffered from squatters and traveler sites utilising vacant sites and buildings. Vacant buildings locally have also required robust measures to protect them from entry including steel window shutters installed at the former Cricketers Public House which remained vacant for a number of years and with its deteriorating condition marring the appearance of the conservation area. It is considered that the hoardings allow for the protection of the building and wider site in the longer term and any minor issues relating to appearance, which is now improved through the signage/information boards, on a temporary basis are outweighed by the longer term benefit to the building and the MCCA.

7.5 Objections were raised that the hoardings impacted the Listed War Memorial but that structure is considered sufficiently distant from the site so as not to be compromised by any temporary works.

7.6 **Neighbour Amenity.**

An application would be assessed against adopted planning policies in particular London Plan policy 7.6 and SPP policy DM D2 in terms of possible impacts such as loss of light, privacy and visual intrusion on neighbour amenity.

7.7 There were no objections from immediate neighbours and none on amenity grounds other than visual intrusion for the wider area. The positioning and size of the hoardings are such that they are not considered to cause material harm to amenity no issues in relation to loss of light, privacy or outlook.

7.8 **Other matters.**

Officers acknowledge that the unrestricted retention of the hoardings would mar the appearance of the conservation area. However members are now to determine an application for the conversion of the former fire station to provide 9 x residential units involving erection of rear and side extensions to existing building and so there is progress towards the redevelopment of the site and so in the interests and benefits of making the site secure, a limited period permission is considered appropriate. Members are advised that in the event of permission being granted to redevelop the site hoardings may be retained to make the site secure under permitted development (GPDO 2015 Schedule 2 Part 4 Class A). In the event that members are minded to grant permission officers recommend that permission be granted on a temporary basis as follows:

This permission is for a temporary period and the hoardings shall be removed on or before the 1st October 2022 or on re-occupation of the existing building,

or on commencement of any development that may be granted planning permission on the site, whichever is the sooner.

Officers confirm that the hoardings occupy land outside the ownership of the applicant but the Council's Estates manager has raised no objection. The size of the hoardings coupled with the robust measures to keep them in place including the concrete blocks also protects the front of the site being used being used by caravans etc. An informative advising the applicant that the grant of the application is not in itself consent to use the Council's land and that the Council retains the right to require their removal is recommended.

- 7.9 Officers are tasked with assessing the merits of the planning application and the Council is not in a position to require the applicant to provide property guardians for the site.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS.

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

9. CONCLUSION

- 9.1 The hoardings are intended to be temporary and offer a pragmatic solution to protecting the fabric of the old fire station and the appearance of the site and its surroundings in the short term. Their appearance is considered to have been significantly improved through the addition of the new signage/information boards and subject to being temporary they are considered acceptable and the proposals are recommended for approval subject to conditions and informatives.

RECOMMENDATION.

Grant planning permission subject to the following conditions.

1. This permission is for a temporary period and the hoardings shall be removed on or before the 1st October 2022 or on re-occupation of the existing building, or on commencement of any development that may be granted planning permission on the site, whichever is the sooner.

Reason. Retention of the hoardings on a permanent basis would be likely to detract from the visual amenities of the Mitcham Cricket Green Conservation Area and the Council wishes to retain adequate control over their retention for a longer period pending suitable development proposals for the Fire Station

coming forward and to comply with policies 7.8 of the London Plan 2016 and DM D2 & DM D4 of the Adopted Merton Sites and Policies Plan 2014..

2. The hoardings shall be retained in accordance with the following plans: Site location plan and drawing 6724-PH01.

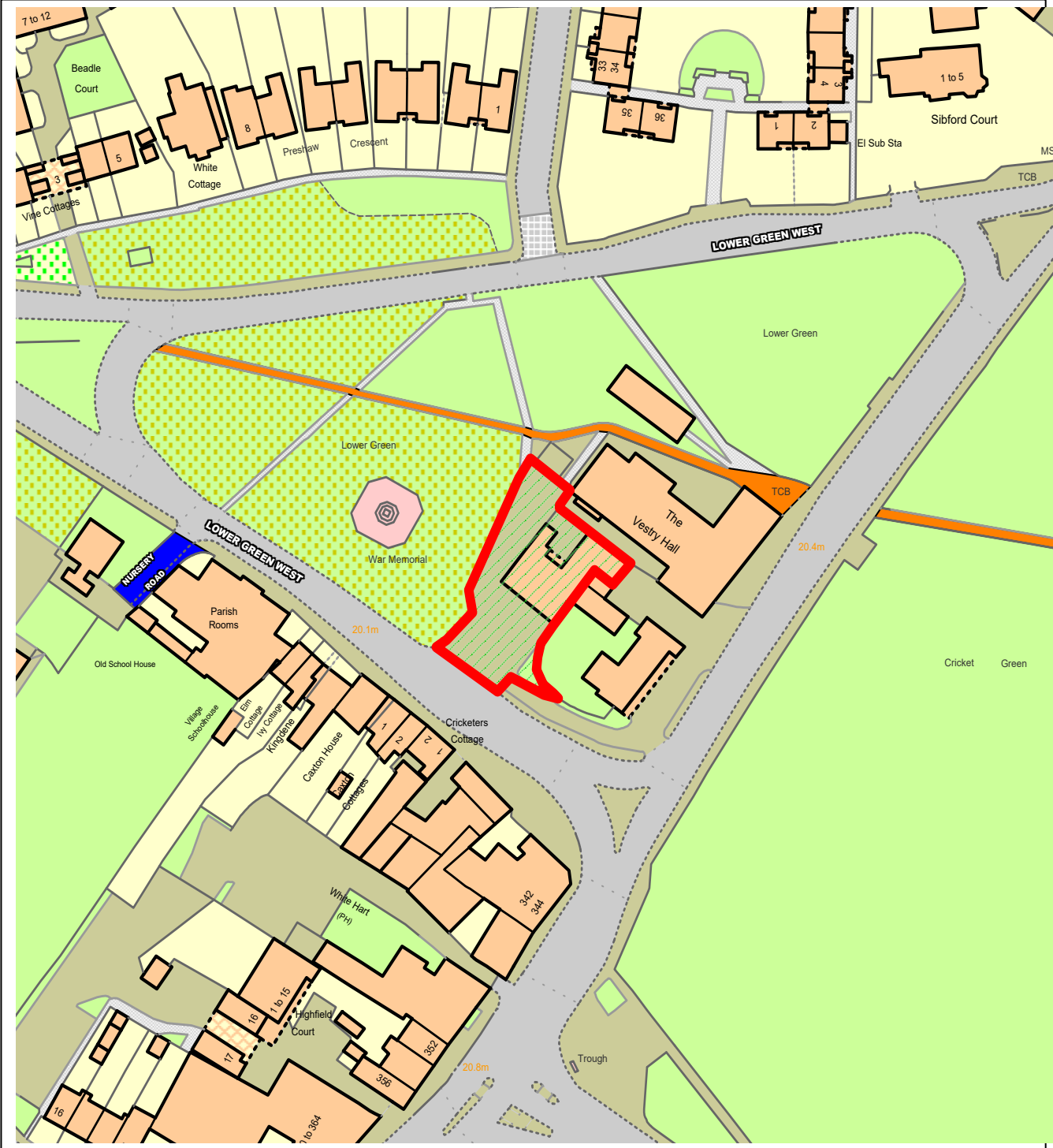
Reason. In the interests of safeguarding the visual amenities of the Mitcham Cricket Green Conservation area and to comply with policies 7.8 of the London Plan 2016 and DM D2 & DM D4 of the Adopted Merton Sites and Policies Plan 2014.

Informative

1. The applicant is advised that the grant of planning permission does not confer or imply to confer approval by the Council in its capacity as land owner for which separate approval should be sought. The Council, as land owner, retains the right to require the removal of the hoardings subject to a period of notice of not less than 1 month.

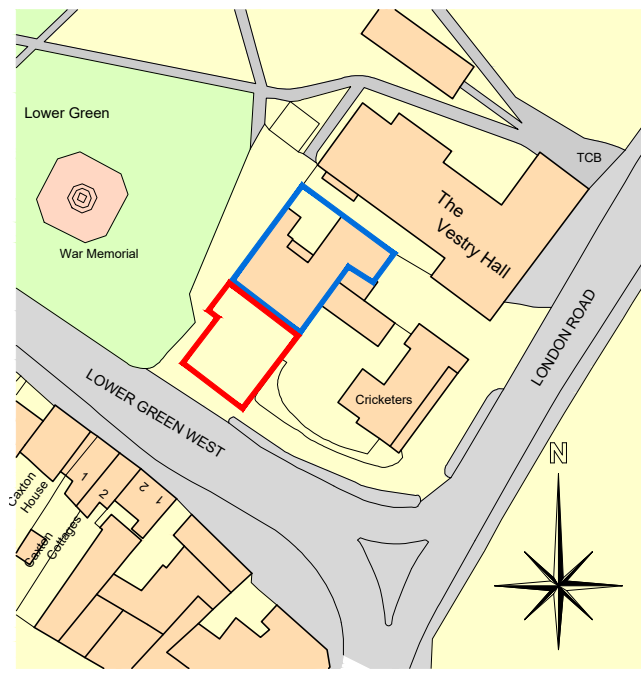
This page is intentionally left blank

NORTHGATE SE GIS Print Template



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

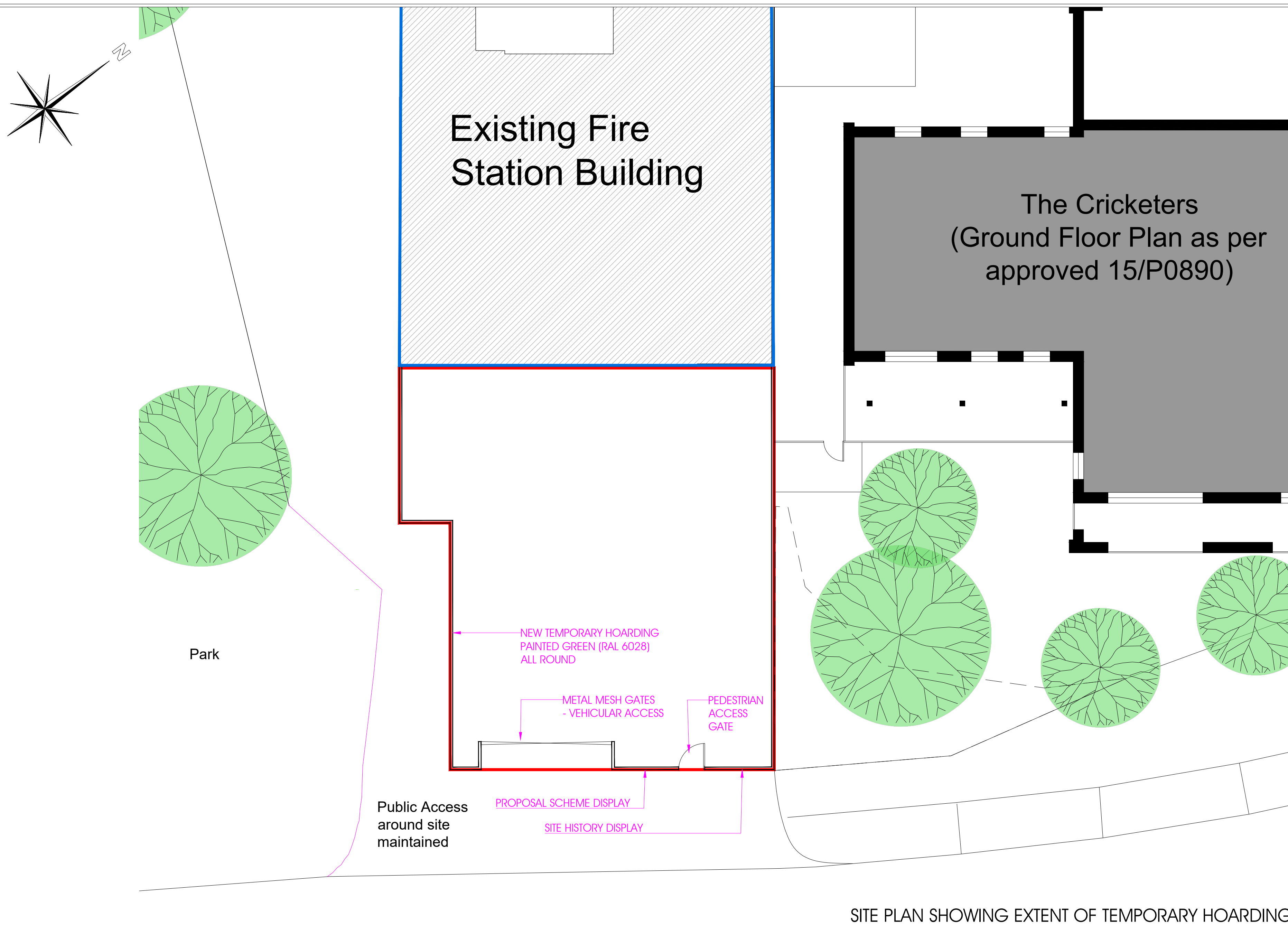
This page is intentionally left blank



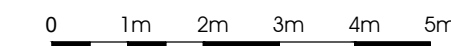
LOCATION PLAN @ 1:1250



EXISTING HOARDING TO BE PAINTED DARK GREEN ALL ROUND



SITE PLAN SHOWING EXTENT OF TEMPORARY HOARDING



NEW TEMPORARY HOARDING PAINTED DARK GREEN (RAL 6028) ALL ROUND

PROPOSAL SCHEME DISPLAY
PEDESTRIAN ACCESS GATE
SITE HISTORY DISPLAY

PROPOSED GRAPHIC TO HOARDING

The primary purpose of the hoarding is to secure the site given its isolated location and high local value. Whilst ownership was under the LFB there were live in guardians who cordoned off exactly the same forecourt area with traffic cones, tape and sandbags. This was sufficient as they themselves lived there however now that the site is empty we took on a more radical approach to securing the site including shutters. It is proposed to paint the hoarding in a period colour with site history and scheme displayed on the front elevation.

REVISIONS			DO NOT SCALE
REV	DATE	NOTES	INITIAL

STATUS
Planning

Notes

Howard Fairbairn:MHK
chartered architects

Howard Fairbairn Project Services Ltd
Lambourn House, Redlands
Coulston
Surrey
CR5 2HT



Telephone
020 8665 5252

Website
hfmhk.com

Email
croydon@hfmhk.com


Client	Ejaz Haq		
Project	Mitcham Fire Station 30 Lower Green West, Mitcham		
Title	Location Plan Site Plan Temporary Hoarding		
Drawn by	SN	Checked by	RT
Scale	1:100 @ A1	Date	Nov 2019
CAD Ref:			

Dwg N°	6724-PH01	Rev	-
--------	-----------	-----	---

This page is intentionally left blank



PARKSIDE PROPERTY
Land Required
www.parkside-property.com
0203 888 0070

Former Mitcham Fire Station
This lovely listed building erected in 1927 is of a simple Classical design typical of the interwar period. Materials used include red brick on the upper floors and ashlar sandstone on the ground floor. The roof is of green slate.

The main entrance of interest is the central one, the former window set within the front facing gable, and the secondary entrance above the fire engine driveway. The scheme was designed by architect Clark, Son & Bunting, who also designed the Henry Hall and Wilson Hospital.

The Next 100 Years
Having served the local community for nearly 100 years the proposed scheme will bring the building back to life for the next century providing much needed housing.
The proposed scheme comprises a range of high quality 1 to 3 bed units all for private sale.

The existing building will be sympathetically preserved whilst a complementary but sensitive extension will be added to the rear.
The main facade of the building will be kept intact, the fire doors and windows will be mimicked to match the original from 1927.



PARKSIDE
PROPERTY

Land Required
www.parkside-property.com
0203 888 0070

Former Mitcham Fire Station

This locally listed building created in 1927 is of a simple Classical design typical of the interwar period. Materials used include red brick on the upper floor, and ashlar sandstone on the ground floor. The roof is of green slate.



The main features of interest include the curved roof slope, the diamond window set within the first floor gable, and the inscribed lettering above the fire engine doorways. The station was designed by architects Clark, Sear & Rowland, who also designed the Henry Hall and Wilton Hospital.

The Next 100 Years

Having served the local community for nearly 100 years the proposed scheme will bring the building back to life for the next century providing much needed housing.

The proposed scheme comprises a range of high quality 1 to 3 bed units all for private sale.

The existing building will be sympathetically preserved whilst a complementing but sensitive extension will be added to the rear.

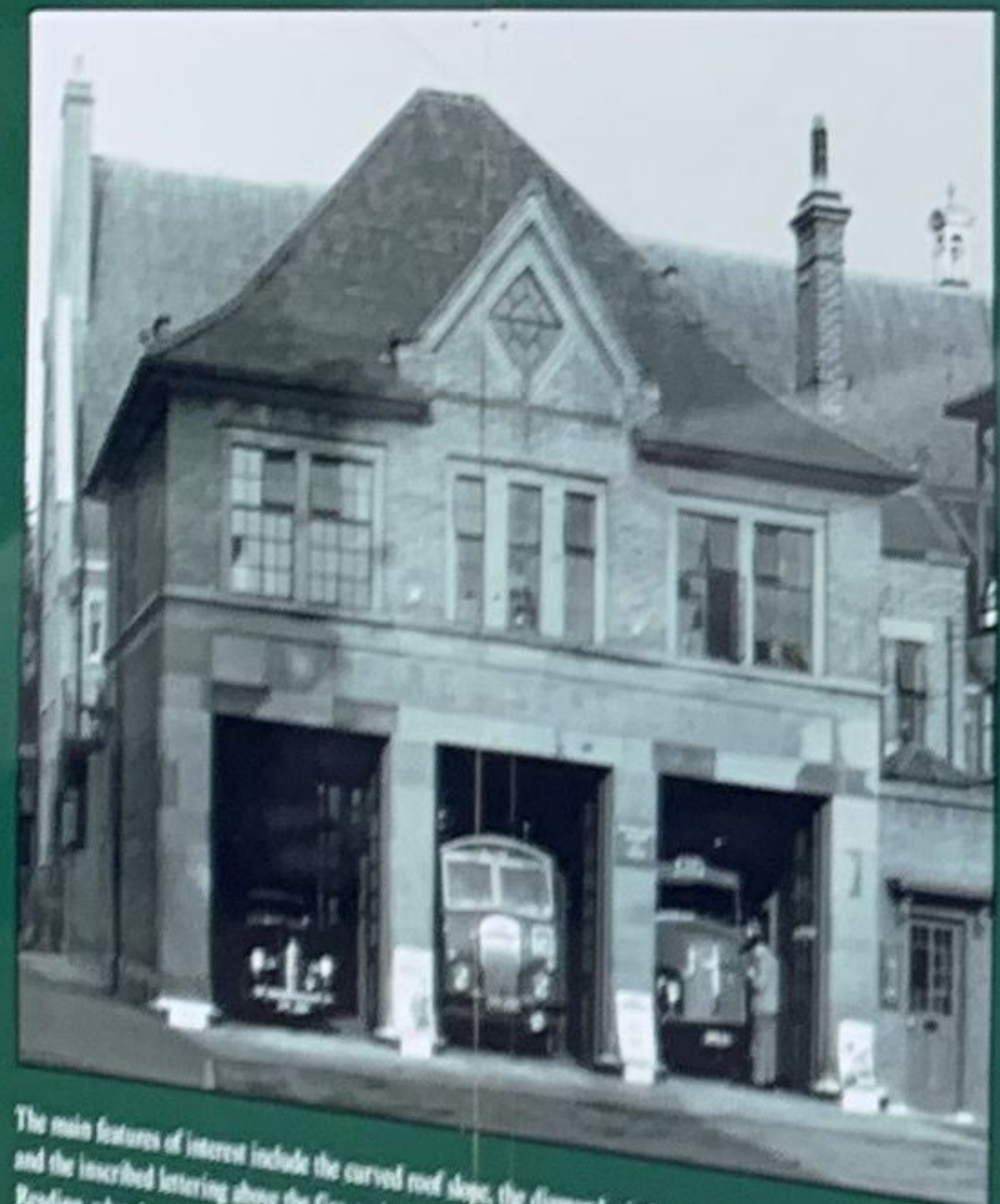
The main façade of the building will be kept intact, the fire doors and windows will be mimicked to match the original from 1927.



Page 24

Former Mitcham Fire Station

This locally listed building erected in 1927 is of a simple Classical design typical of the interwar period. Materials used include red brick on the upper floor, and ashlar sandstone on the ground floor. The roof is of green slate.



The main features of interest include the curved roof slope, the diamond window set within the front facing gable, and the inscribed lettering above the fire engine doorways. The station was designed by architects Chart, Son & Reading, who also designed the Vauxley Hall and Wilton Hospital.

The Next 100 Years



The existing building will be sympathetically preserved whilst a complementing but sensitive extension will be added to the rear.

The main façade of the building will be kept intact, the fire doors and windows will be mimicked to match the original from 1927.



Having served the local community for nearly 100 years the proposed scheme will bring the building back to life for the next century providing much needed housing.

The proposed scheme comprises a range of high quality 1 to 3 bed units all for private sale.

Former Mitcham Fire Station

This locally listed building erected in 1927 is of a simple Classical design typical of the interwar period. Materials used include red brick on the upper floor, and ashlar sandstone on the ground floor. The roof is of green slate.



The main features of interest include the curved roof slope, the diamond window set within the front facing gable, and the inscribed lettering above the fire engine doorways. The station was designed by architects Chart, Son & Reading, who also designed the Vestry Hall and Wilson Hospital.

The Next 100 Years

Having served the local community for nearly 100 years the proposed scheme will bring the building back to life for the next century providing much needed housing.

The proposed scheme comprises a range of high quality 1 to 3 bed units all for private sale.



The existing building will be sympathetically preserved whilst a complementing but sensitive extension will be added to the rear.

The main façade of the building will be kept intact, the fire doors and windows will be mimicked to match the original from 1927.



**PLANNING APPLICATIONS COMMITTEE
24 SEPTEMBER 2020**

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	20/P0024	09/01/2020

Address/Site Ridgway Stables, 93 Ridgway, Wimbledon, SW19 4SU

(Ward) Hillside

Proposal: Demolition of existing stable buildings involving re-instatement of ground level retail unit and erection of new stables with offices above plus caretaker accommodation.

Drawing Nos RS093-P001, P100, P101, P102, P103, P104, P105, P106, P200, P201, P202, P203, P300, P301, Heritage Statement and Design and Access Statement

Contact Officer: Tim Bryson

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 neighbours consulted – 9
- External consultants: None
- Controlled Parking Zone: Yes
- Conservation Area: Yes (Wimbledon West)

1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee due to the number and nature of objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises Wimbledon Stables situated on the south side of Ridgway and to the side and rear of The Swan Public House. The stables are made up of a mixture of single storey and two storey buildings set around a yard area. The application site is within the Merton (Wimbledon West) Conservation Area. The site surroundings consist of residential properties and the public house, including Grade II Listed Building opposite to the north.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the partial demolition of the existing stables and construction of replacement stables with office accommodation above, provision of a replacement A1 retail unit at ground floor level and provision of replacement caretakers accommodation at first floor (1-bed flat).
- 3.2 The replacement A1 retail unit would comprise the ground floor in the north-western part of the site with retaining main access from The Ridgway. The floorspace proposed would be 45 sq m. This element of the building would be single storey with roof terrace above for the proposed office use.
- 3.3 The replacement stables would utilise the existing set of stables at the rear of the site and provide new ones facing into the courtyard, all with access only off Hillside.
- 3.4 The existing caretakers accommodation at first floor level would be reconfigured and partially re-built on the eastern boundary to form a 1-bed flat (51 sq m) for occupation by caretaker for the stables only.
- 3.5 The proposed office accommodation would be accommodated at ground, first and second floor level in the main building (333 sq m) with access only off Hillside, and a small office unit at first floor level in the existing stable barn building (36 sq m) at the rear of the site, with access off Hillside.

4. **PLANNING HISTORY**

- 4.1 October 2018 a pre-application meeting was held in respect of the erection of new stables and dwellings (LBM Ref.18/P2868).
- 4.2 June 2019 - PRE APPLICATION ADVICE FOR REPLACEMENT OF EXISTING STABLES WITH THE NEW STABLES AND OFFICES ABOVE. (LBM Ref. 19/p1759).

5. CONSULTATION

5.1 The application has been advertised by Conservation Area site and press notice procedure and letters of notification to occupiers of neighbouring properties. In response 11 letters of objection have been received. The grounds of objection are set out below: -

- No traffic impact assessment has been provided.
- No information has been provided on the use of the shop and offices.
- Why do the stables need to be redeveloped. Can they not be refurbished?
- The locally significant brick wall fronting Hillside will be compromised and its unique aesthetic significantly downgraded by the addition of two painted timber doors and new windows. These should be removed.
- The higher level accommodation (with its dormer windows and lower level windows) built as a vertical extension to the existing brick wall will again compromise the aesthetics fronting Hillside, creating excessive bulk and massing leading to a canyoning effect. In order to maintain the local character as much as possible the upper level should be set back from the existing wall.
- The proposal would add significant bulk to the Hillside frontage.
- Given parking problems in the area the development should be 'permit free'.
- Is there any guarantee that the stables will continue to support the local community programme, riding school and affordable accessible riding?
- Are the proposed stables of adequate size?
- Loss of privacy to 95 Ridgway.

5.2 Three letters have been received in support of the proposal and three letters commenting on aspects of the proposal have been received, raising the following:

- Glad to see stables retained.
- Good to see a small amount of accommodation as this will be good for security.
- Welcome the refurbishment of the barn building.
- Aesthetically pleasing.

5.3 Wimbledon Society

The Wimbledon Society state that the site a Heritage Asset, it is evident that the Stables have been seen as a community asset also. The stables and the adjoining pub are linked historically and visually. The proposal to reinstate an active stables on the site is welcomed. The application shows that the original stables are to be partially retained/adapted, but somewhat reduced in size and additional floor space added, being new offices plus retail and a caretakers flat. The Societies comments are as follows:-

- The roofs are show as clad in artificial slate. Natural slates should be used.
- No information on how energy is to be provided.
- Stables by their nature have specific needs. Where would the manure be stored and is there enough storage?
- As riders dismount in Hillside should consideration be given to the surfacing of the footway and carriageway in front of the entrance?

- The offices do not appear to have sufficient light.
- The proposed additional storey facing onto the adjoining site appears to infringe the daylight angle on the common boundary.
- The narrowness of Ridgway footway has meant that existing from Hillside into Ridgway is difficult. Should not the building be set back?
- The blank flank wall forming the Hillside elevation is the most 'public' elevation and further thought should be given to this elevation. Doors should not open onto the public footway.

5.4 Council's Conservation Officer

The whole site is being Locally Listed. But the most significant part is the rear stables (the barn). This part is to be restored and refurbished which is welcome. Some concerns with the new window in the side wall to Hillside. Regarding the height of the proposed building, I still feel that it would be better if the height was reduced to be the same as the adjacent wing of the Swan Pub. However, preservation of as much fabric of the oldest range of stables is very important. I believe there are two original fireplaces which should be retained. I would like to be consulted and monitor the restoration of the building regarding rebuilding any sections and replacement timbers. Can that be conditioned? In lowering the floor they may reveal old flooring slabs which could be reused. Both the Engineer's Report and the Heritage Statement mention the brick sets. The shopfront design is a good reflection of the existing. They must use real slates for the roof tiles and we will need to see material samples secured through planning condition.

5.5 Council's Transport Planner

Observations:

The proposed development is sited at the junction of Ridgway with Hillside. The access to the stables is off Hillside, a cul-de-sac with a speed limit of 20mph.

The site lies within an area with a PTAL 1b, which is considered poor. A poor PTAL rating suggests that only a few journeys could be conveniently made by public transport.

Parking restrictions are in place on Hillside, the first section with pay and display parking (Mon- Sat 8.30am- 6.30pm with permits not valid) and the rest of the cul-de-sac is within the Controlled Parking Zone (VOt) where parking is controlled from Monday to Saturday between 8:30am – 6:30pm.

There will be no increase in vehicular traffic due to the proposed development. The commercial uses would not be allowed to apply for parking business permits for each employee, however, they can apply for 2 parking permits only for the day to day running of the business.

Recommendation:

The proposed development is unlikely have significant impact on the adjoining highway. No objection to the proposal, subject to:

- Demolition/Construction Logistic Plan (including a Construction Management plan in accordance with TfL guidance) should be submitted to LPA for approval before commencement of work.

6. **POLICY CONTEXT**

6.1 Sites and Policies Plan and Policies Map (July 2014)

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 D3	Alterations and extensions to existing buildings
DM D4	Managing heritage assets
DM E1	Employment areas in Merton
DM EP2	Reducing and mitigating noise
DM EP4	Pollutants
DM F2	Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
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
DM R2	Development of town centre type uses outside of town centres.

6.2 Core Strategy (July 2011):

CS11	Infrastructure
CS12	Economic Development
CS14	Design
CS15	Climate Change
CS16	Flood Risk Management
CS17	Waste Management
CS18	Active Transport
CS19	Public Transport
CS20	Parking, Servicing and Delivery

6.3 London Plan (2016) policies:

5.1	Climate change mitigation
5.2	Minimising carbon dioxide emissions
5.3	Sustainable design and construction
5.7	Renewable energy
5.13	Sustainable drainage
6.3	Assessing effects of development on transport capacity
6.9	Cycling

- 6.10 Walking
- 6.13 Parking
- 7.2 An inclusive environment
- 7.4 Local character
- 7.6 Architecture
- 7.8 Archaeology and Heritage
- 7.14 Improving air quality

6.4 NPPF (2019)

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the principle of development, design/visual impact and impact on Conservation Area, neighbour amenity, setting of listed buildings, and highways and parking.

7.2 Principle of development

7.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise.

7.2.2 *Replacement A1 retail unit*

Policy DMR2 aims to focus town centre type uses into the most sustainable locations whilst allowing development of small convenience shops within walking distance of residences. Part (c) of this policy supports the replacement of small shop out of town centre as long as the retail floorspace is less than 280 sq m. The policy also states in (d)(iii) that planning conditions may be imposed on developments to control the type of goods sold or the type of activity. This is to maintain the vitality and viability of the existing town centres in the Borough. As there is an existing shop at the Ridgway frontage of the site, the proposed replacement A1 retail commercial unit in this location is considered to be acceptable. It would especially be in line with policy as it is a small-scale A1 retail unit proposed.

7.2.3 *Stables and Caretakers accommodation*

The stables are well established and the proposals improvement of the stable facility is welcomed and considered acceptable in principle. The existing site contains caretakers accommodation and the proposal would re-provide this, albeit in a slightly different location on the site. This is long well established and its re-provision is welcomed.

7.2.4 *Office use*

Planning policy DM E3 seeks to ensure that there is a diverse mix of size, type, tenure and location of employment facilities which can support a range of employment opportunities towards creating balanced mixed use neighbourhoods in Merton.

7.2.5 Paragraph 80 of the NPPF 2019 outlines that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

7.2.6 Policy DME1 aims to ensure that there is an adequate supply of suitable sites and premises in locations that optimise opportunities and co-locational advantages for businesses and minimise negative effects on other users. Small office spaces (below 280m²) are supported throughout the borough. The proposal would provide 369 sqm of office floorspace and would be in a position in reasonable proximity to the village high street for amenities. Taking into account the size of the proposal, officers are satisfied that the principle of the office floorspace can be supported in this location as it is of a limited size in floorspace proposed.

7.3 Design/visual impact and impact on Conservation Area

7.3.1 The National Planning Policy Framework (NPPF) states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The regional planning policy advice in relation to design is found in the London Plan (2015), in Policy 7.4 - Local Character and 7.6 - Architecture. These policies state that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design.

7.3.2 Policy DM D2 seek to ensure a high quality of design in all development, which 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. Policy DM D4 seeks to ensure that development adjacent to Conservation Areas either preserves or enhances the setting of the Conservation Area. Local Development Framework Policy CS14 supports these SPP Policies.

7.3.3 The existing stables were formerly part of a wider complex of buildings which include the adjacent public house, the Swan Inn. The entire complex was built in the mid-to-late nineteenth century, with the livery stable providing a horse and carriage service to Wimbledon Railway station. Although the stable are not listed, they form part of the historical development of the Conservation Area and make a positive contribution to sub-area 15C of the Conservation Area. Whilst the site has changed over the years and is in a poor condition, being in need of cosmetic improvements, the current proposals seek to retain and conserve as much historic fabric and character as possible, especially given the stables are noted as making a 'positive' contribution towards the character of the Conservation Area.

7.3.4 The proposed office space would be in a building that would be traditional in design and have a hipped slate roof, in keeping with existing slate roof at the adjacent public house. The two storey aspect would be set back from the front

elevation, and thereby leaving a single storey element at the front. This reduces the visual impact of the new building in the streetscene and surrounding area. The use of dormer windows which break the eaves help break up the bulk and massing of this element of the proposal. Further, the maximum height of the new building would not exceed the maximum height of the existing adjacent public house. Given the position of the site in the Conservation Area, and the surrounding traditional buildings, officers consider a samples of materials condition is necessary should permission be granted.

- 7.3.5 The replacement single storey shop unit at the front would re-provide the unit with new larger arches and parapet walls, which officers consider are of sufficient high quality design. The alterations to the existing flank wall which fronts Hillside would be limited to traditional arched timber doors and one set of windows. These additions are considered to respect the historic character of the wall and would not cause a detrimental impact on the streetscene. The alterations to the existing two storey stable building at the rear of the site would largely be visible internal to the site and would not alter its appearance from the south side of Hillside.
- 7.3.6 Overall, the proposal would be of an appropriate architectural form and scale that would satisfactorily preserve the character and appearance of the Conservation Area and streetscenes of Ridgway and Hillside. The proposal is therefore acceptable in terms of polices policies CS14 and DM D2, DM D3 and DM D4.

7.4 Neighbour Amenity

- 7.4.1 SPP policy DMD2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.
- 7.4.2 The site is bordered by residential property to the south. The area south of the site is garden space and driveway space for number 1 Hillside. The proposal does not propose any windows in the south elevation for the stable building, which is to be restored and converted. The rear facing new dormer window in the office building would be set back from the south boundary and would not cause any overlooking harm to the rear. Officers are therefore satisfied there would be no material impact on the amenities of this adjoining neighbouring property.
- 7.4.3 The west elevation of the two storey office building would offer views towards the flank elevation of number 95 Ridgway. This would, however, be across the road and the primary outlook for 95 is to its front and rear elevations which do not face the site. Taking into account the limited height of the proposal, and the orientation of the new windows, officers are satisfied there would not be material harm caused to the amenities of this neighbouring property. Further, some views would be afforded toward number 56 Ridgway to the north from

windows and the roof terrace, however owing to the separation distance across the road, this would not be a harmful relationship.

- 7.4.4 To the east of the site lies the Swan Public House. The proposed development would be sited on the shared boundary with part of the Public Houses' outdoor terrace/garden. However, the majority of the taller two storey aspect of the proposal would be adjacent to the side building of the Public House, with the smaller two storey aspect being sited adjacent to the terrace/garden. Whilst there would be some increased sense of enclosure to this outdoor space, officers do not consider it would be so significant to warrant an objection on the impact on the functioning of the Public House. The Public House benefits from a wide outdoor space, which includes wrapping round to the front adjacent to Ridgway.
- 7.4.5 Overall, the proposal would not cause material harm to the surrounding amenities of neighbouring residential properties and is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.5 Sustainability

- 7.5.1 In light of the Government's statement and changes to the national planning framework it is advised that conditions would not be attached requiring full compliance with Level 4 of the Code for Sustainable Homes but would be attached so as to ensure that the dwellings are designed and constructed to achieve CO2 reduction standards and water consumption standards equivalent to Code for Sustainable Homes Level 4.
- 7.5.2 As per CS policy CS15, minor residential developments are required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day. The new caretakers residential flat would fall into this category and therefore a condition will be added to secure the above requirements. Non-domestic development (office/commercial) under 500m², does not require assessment under CS Policy CS15. There are therefore no sustainability requirements required for the proposal.

7.6 Setting of listed buildings

- 7.6.1 The site is located opposite a Grade II Listed Building on the north side of the Ridgway (number 56 Rdgway). This building was originally constructed as a single residence, however, it's now divided into flats. This building is visually separated from the site as it is across the road and its principal façade elevation being its east elevation which fronts Lauriston Road. Officers are satisfied that the proposal would not cause a harmful impact on the setting of this listed building, due to its scale, design and form not competing with this listed building and being separated by the road. There are also several locally listed buildings in the area, with those nearby on Ridgway including 95, 97 and 99. Again these buildings are distinctly taller than the proposed

development and are separated to the site by a road. Overall, officers are satisfied that the proposal would not harm the setting of any of these buildings and is of an appropriate scale, form and design which respects the historic context of the application site and its surroundings.

7.7 Highways and Parking

- 7.7.1 London Plan policy 6.3 requires that development proposals ensure that impacts on transport capacity and the transport network at both corridor and local level are fully assessed. Development should not adversely affect safety on the transport network. Similarly Core Strategy policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, on street parking or traffic management.
- 7.7.2 London Plan policies 6.9 and 6.10 seek to secure to ensure that developments provide integrated and accessible cycle facilities and high quality pedestrian environments while policy 6.13 sets out maximum parking standards. The policies provide an overarching framework for decision making.
- 7.7.3 Core Strategy Policy CS 18 promotes active means of transport and the proposal includes on-site secure cycle parking for both the residential and office uses of the proposal.
- 7.7.4 The Council's Transport Planner has assessed the proposal and has raised no objections to the proposal. It is noted that the proposal would be a car-free development, with no on-site parking proposed. Officers note the concerns raised by third parties with regards to parking problems in the surrounding roads. The proposed commercial uses (retail and office) would only be allowed a maximum of 2 parking permits each and taking into account this limitation and the surrounding area, officers do not consider this would cause a harmful impact to warrant an objection. Officers do not consider that the level of floorspace for the new offices is significant to warrant a transport assessment or impact assessment. Any vehicle movement associated with the office use would likely be visitors and servicing, which is expected to be minimal. Although the site has a PTAL rating of 1b (poor), Ridgway is served by a bus route and the site is circa 500 m from the village High street which is served by further bus routes in and out of Wimbledon. Cycle storage would be provided for the office space internally at the main entrance off Hillside. Servicing for the office and retail unit would be taken from the new bin store facility adjacent to Hillside road, and the stables would retain their existing access to service from this road.
- 7.7.5 The proposal is therefore considered to be acceptable in terms of impact on highways and parking.

7.8 Impact of updates to the GPDO (2015) (as amended)

- 7.8.1 From 1st September 2020, the Town and Country Planning (Use Classes)

(Amendment) (England) Regulations 2020 will come into effect. Therefore, officers note that the changes to the current Use Classes proposed would be as follows:

Existing to New Use Class

A1 Shops E or F.2

A2 Financial and professional services E

A3 Restaurants and cafes E

B1 Business E

D1 Non-residential institutions E or F.1

7.8.2 In light of the proposed changes to the Use Classes, future occupation of the commercial premises shall benefit from some greater flexibility. Such as uses within A1, A2, A3 and B1 would fall under Class E (Commercial, Business and Service), so change of use between those specified uses would be considered permitted development and would not require planning permission to be sought from the Local Planning Authority.

7.8.3 However, Classes A1 and D1 could also fall within the classification of Classes F.1 and F.2, dependant on the size of the unit and its use:
Class F.1 (Learning and non-residential institutions): schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts.

7.8.4 Class F.2 (Local Community) consists of: a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where the shop premise does not cover more than 280sqm and there is no other similar facility with 1000m radius of the shop's location; or a hall or meeting place for the principal use of the local community, swimming pool, skating rink or an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms.

7.8.5 Should planning permission be granted and the development works carried out, the commercial uses would fall under the provisions of the new Use Classes rather than those currently specified. Therefore, to ensure there is better clarity for future occupiers, and having regard to the residential surroundings of the site's location, a condition shall be attached which limits the use of the commercial spaces proposed to those as specified in the planning application (retail and office space).

7.9 Local Financial Considerations

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

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

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

9. CONCLUSION

9.1 The design and scale of the replacement buildings is considered to be acceptable and the proposal would not harm neighbour amenity. The proposal would also preserve the character and appearance of the Merton (Wimbledon West) Conservation Area. The proposal would re-provide an enhanced retail unit and new stable accommodation, thereby maintaining the vitality of the site and its contribution to the local area. Accordingly, it is recommended that planning permission be granted, subject to conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION

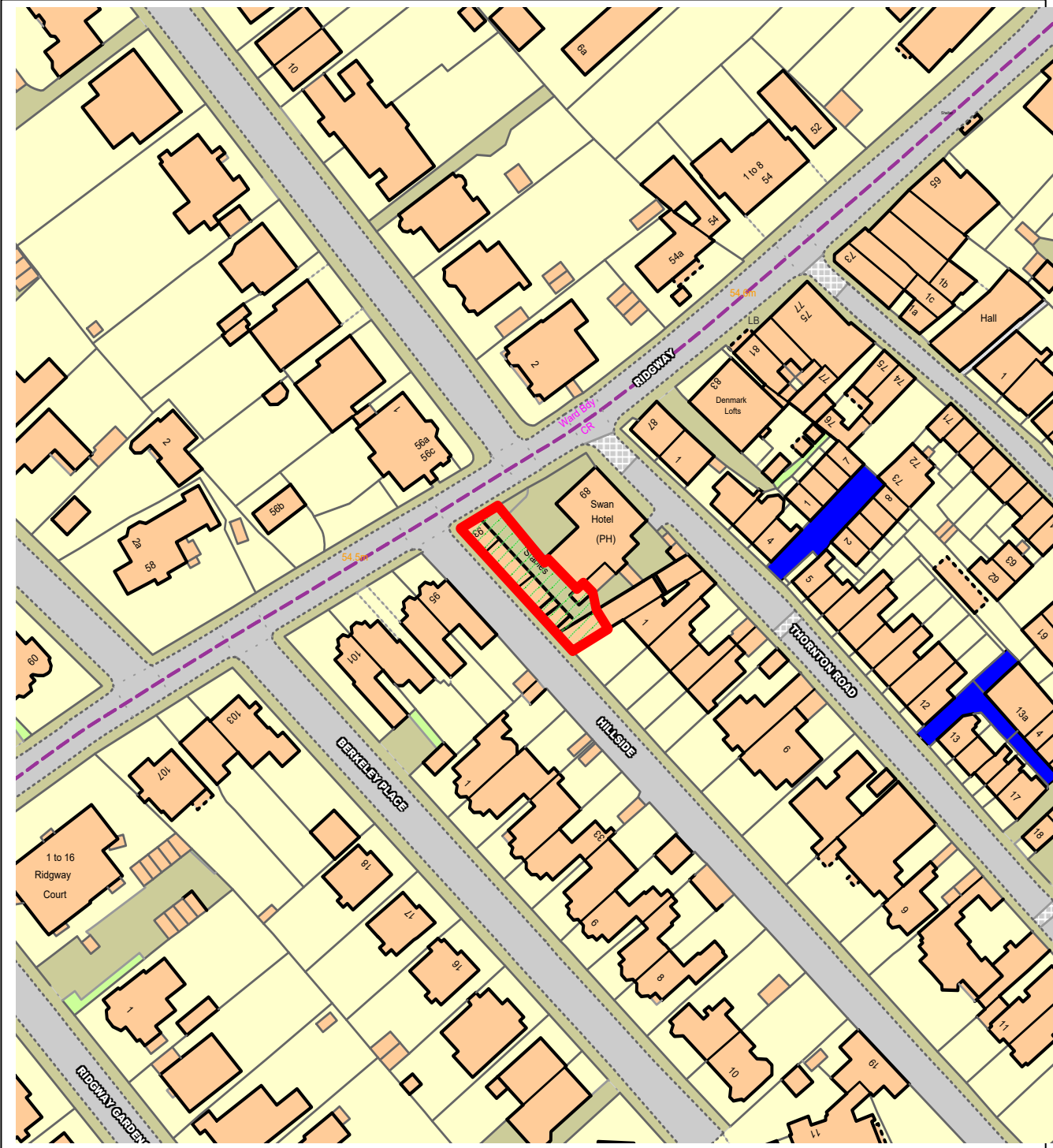
Subject to the following conditions: -

1. A.1 (Commencement of Development)
2. A.7 (Approved Plans)
3. B.1 (Approval of Facing Materials)
4. B.4 (Details of Surface Treatment)
5. C.6 (Refuse and Recycling-Details to be Submitted)
6. D.11 (Hours of Construction)
7. Demolition/Construction Logistic Plan (including a Construction Management plan in accordance with TfL guidance).
8. Details of cycle parking to be submitted
9. Drawings at 1:20 scale of the proposed doors and windows in the west wall elevation.
10. Restricting commercial uses to be Retail and Office only.
11. Access for recording (rear barn stable building)

12. Sustainability pre-occupation condition (residential unit)
13. Residential flat to be caretakers occupation only

This page is intentionally left blank

NORTHGATE SE GIS Print Template



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

This page is intentionally left blank

General Notes

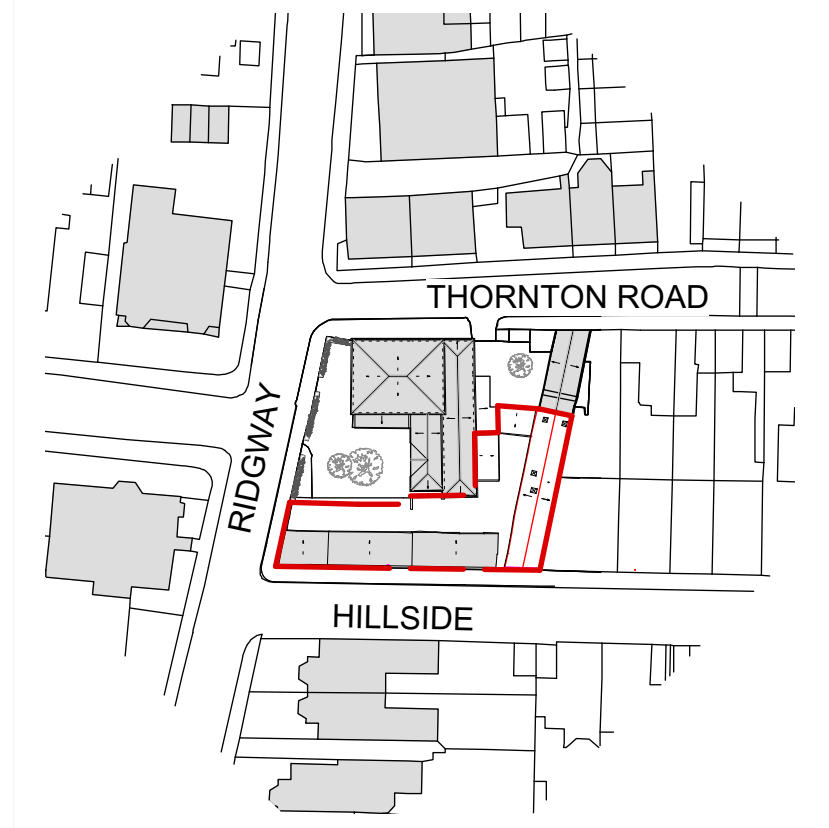
- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- This document is copyright of Hugh Cullum Architects Ltd

General Notes

- SK Sketch
- D Design
- T Tender
- E Existing Condition
- P Permissions
- C Contract

Additional Notes

All new windows to be painted timber to match existing.
All new brickwork to be London stock
All new roofs to be artificial slate to match existing



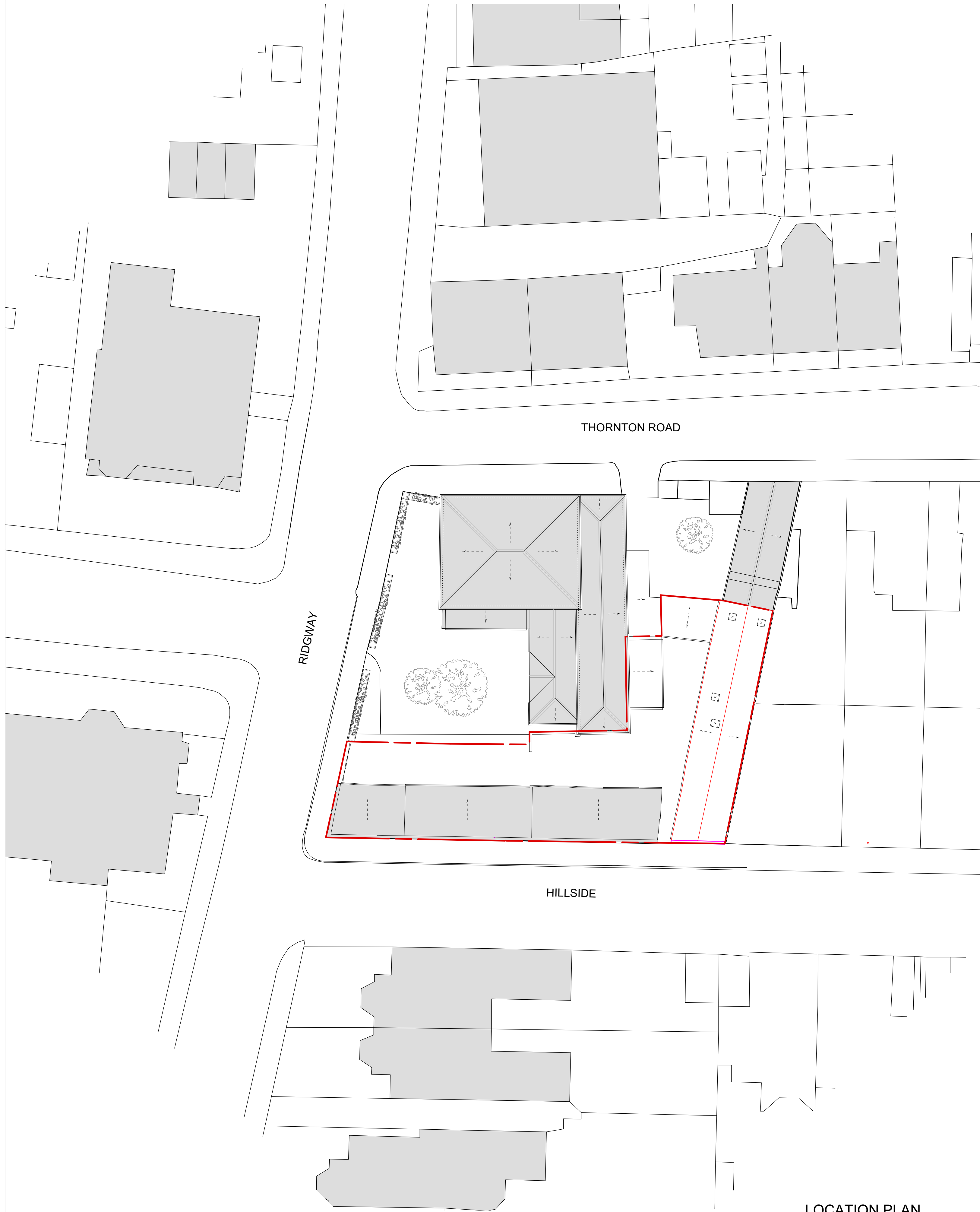
Location Map 1:1000

rev	note	date	(drawn by/checked by)
-----	------	------	-----------------------

KEY:



Demolished



LOCATION PLAN



General Notes

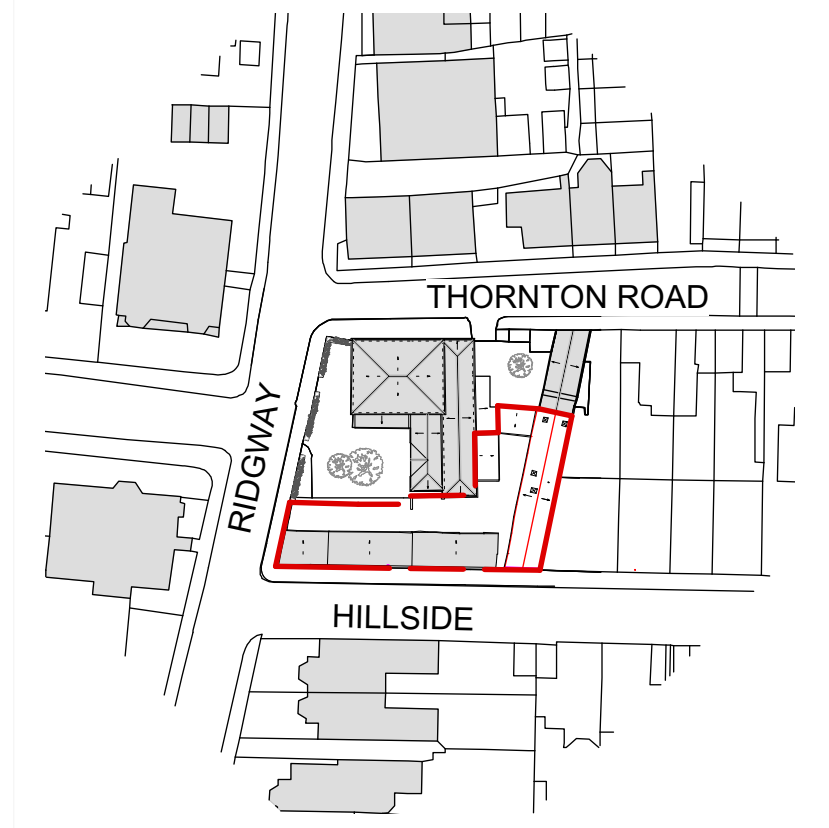
- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- This document is copyright of Hugh Cullum Architects Ltd

General Notes

- SK Sketch
- T Tender
- P Permissions
- D Design
- E Existing Condition
- C Contract

Additional Notes

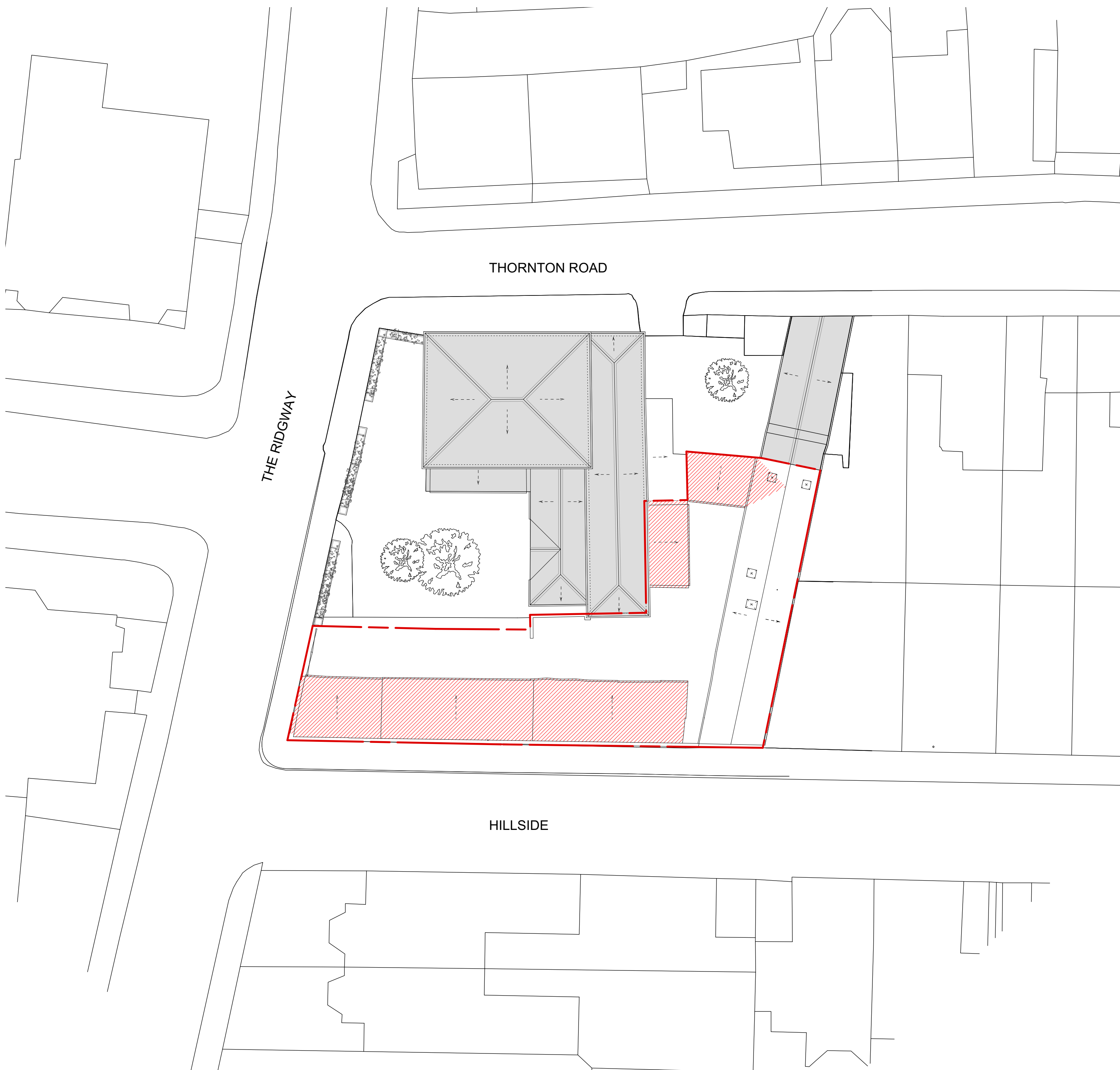
All new windows to be painted timber to match existing.
All new brickwork to be London stock
All new roofs to be artificial slate to match existing



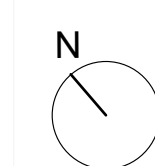
Location Map 1:1000

rev note date (drawn by/checked by)

KEY:



SITE PLAN - EXISTING



HUGH CULLUM ARCHITECTS LTD
Bloomsbury Design
61b Judd Street
London WC1H 9QT
t 020 7383 7647
f 020 7387 7645
mail@hughcullum.com

Ridgway Stables
Planning Application
Existing Site Plan
1:200@A1
December 2019

RS093 - P100 (L)

General Notes

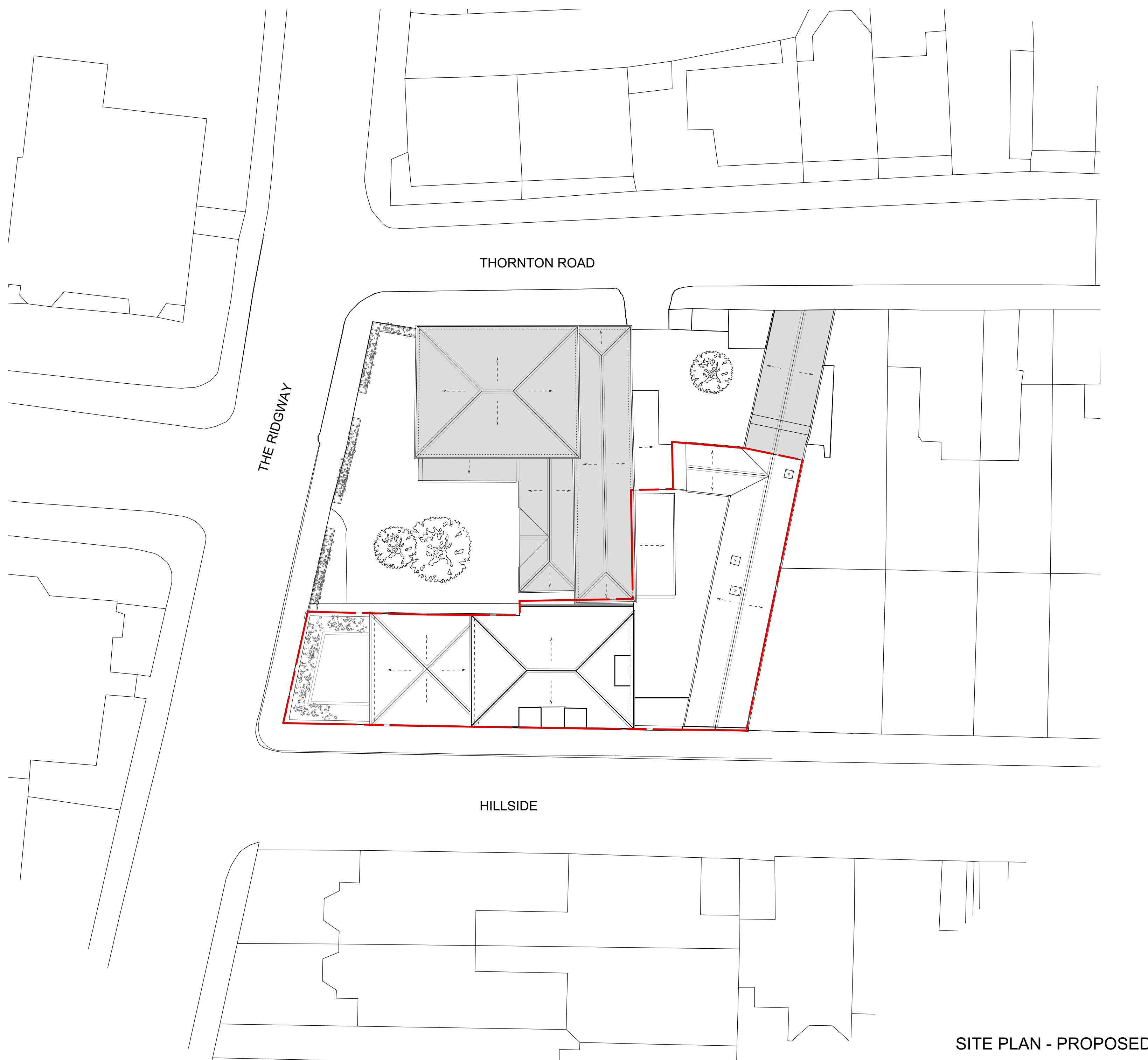
- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- This document is copyright of Hugh Cullum Architects Ltd

General Notes

- SK Sketch
- T Tender
- P Permissions
- D Design
- E Existing Condition
- C Contract

Additional Notes

All new windows to be painted timber to match existing.
All new brickwork to be London stock
All new roofs to be artificial slate to match existing

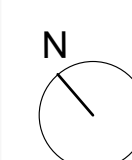


rev note date (drawn by/checked by)

KEY:



Demolished



HUGH CULLUM ARCHITECTS LTD
Bloomsbury Design
61b Judd Street
London WC1H 9QT
t 020 7383 7647
f 020 7387 7645
mail@hughcullum.com

Ridgway Stables
Planning Application
Proposed Site Plan
1:200@A1
December 2019
RS093 - P101 (L)

General Notes

- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- This document is copyright of Hugh Cullum Architects Ltd

General Notes

- SK Sketch
- T Tender
- P Permissions
- D Design
- E Existing Condition
- C Contract

Additional Notes

All new windows to be painted timber to match existing.
All new brickwork to be London stock
All new roofs to be artificial slate to match existing

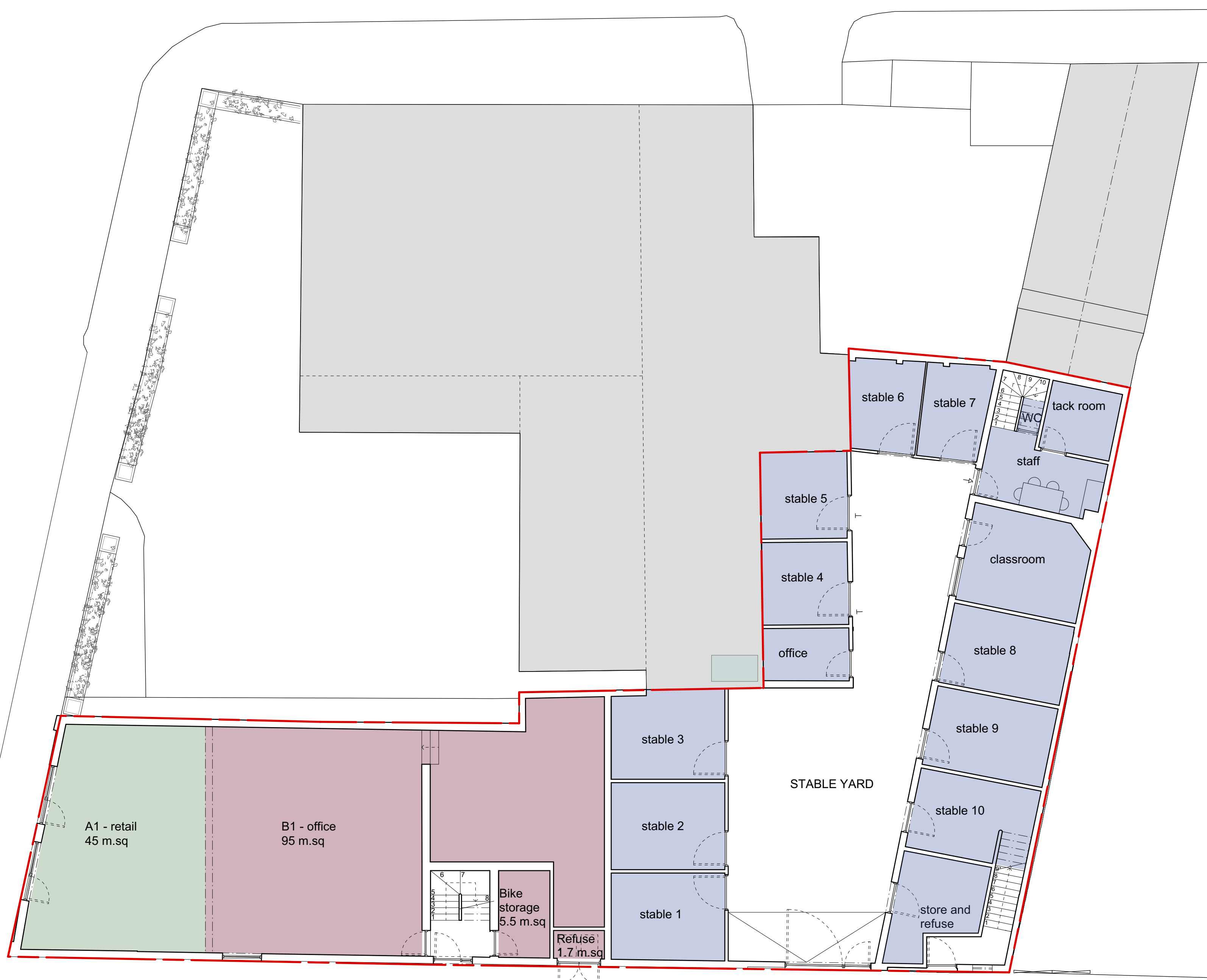
rev note date (drawn by/checked by)

KEY:



ACCOMMODATION SCHEDULE

USE	SQM
A1 Commercial Use	45
B1 Communal workspace	369
Ancillary Spaces (Bicycle storage and refuse room)	7
Sui Generis Stables	105.5
Ancillary Spaces (Classroom, staff room, office, toilet, tack room, refuse and store room)	51.5
C3 Living space (Caretakers Accommodation)	51





HILLSIDE FIRST FLOOR PLAN - EXISTING

General Notes

- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- This document is copyright of Hugh Cullum Architects Ltd

General Notes


- SK Sketch
- T Tender
- P Permissions
- D Design
- E Existing Condition
- C Contract

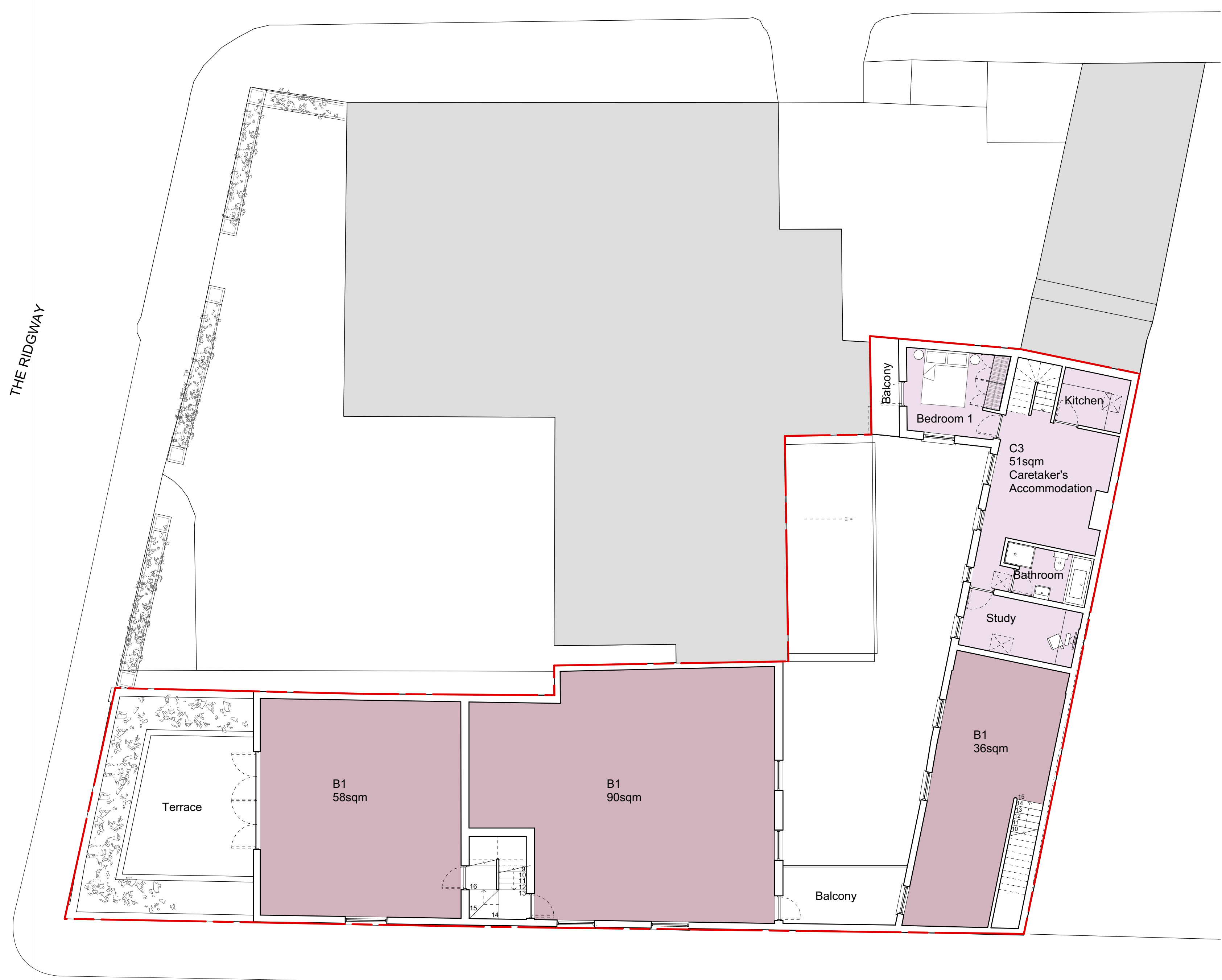
Additional Notes

All new windows to be painted timber to match existing.
 All new brickwork to be London stock
 All new roofs to be artificial slate to match existing

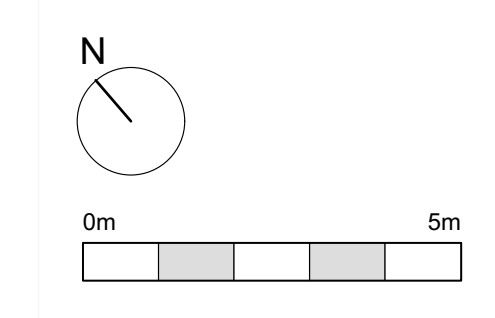
rev	note	date	(drawn by/checked by)

KEY:

 Demolished



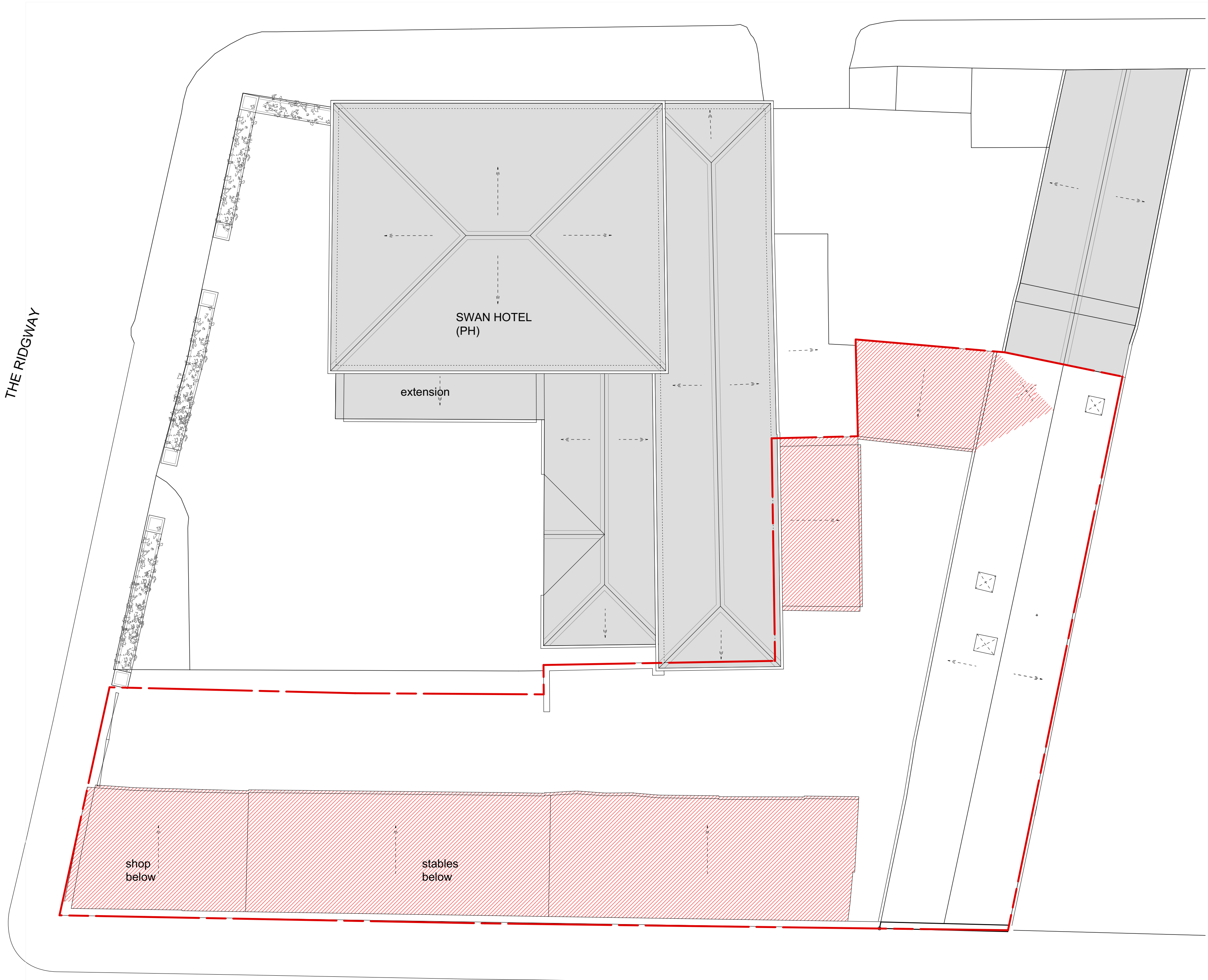
HILLSIDE FIRST FLOOR PLAN - PROPOSED



HUGH CULLUM ARCHITECTS LTD
 Bloomsbury Design
 61b Judd Street
 London WC1H 9QT
 t 020 7383 7647
 f 020 7387 7645
 mail@hughcullum.com

Ridgway Stables
 Planning Application
 Existing and Proposed First Floor Plan
 1:100@A1
 December 2019

RS093 - P103 (L)



HILLSIDE

SECOND FLOOR PLAN - EXISTING

General Notes

- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- This document is copyright of Hugh Cullum Architects Ltd

General Notes


- SK Sketch
- T Tender
- P Permissions
- D Design
- E Existing Condition
- C Contract

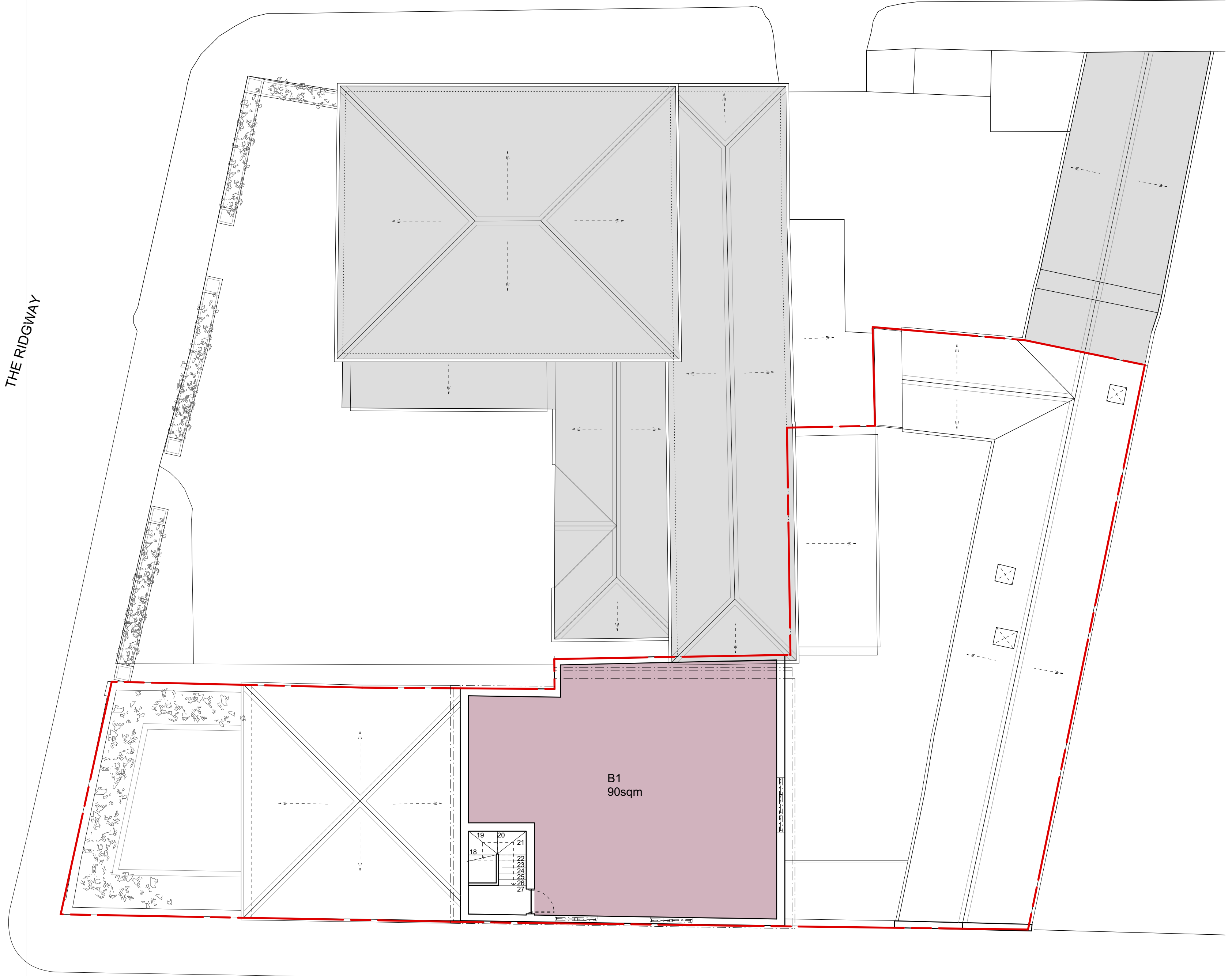
Additional Notes

All new windows to be painted timber to match existing.
 All new brickwork to be London stock
 All new roofs to be artificial slate to match existing

rev	note	date	(drawn by/checked by)

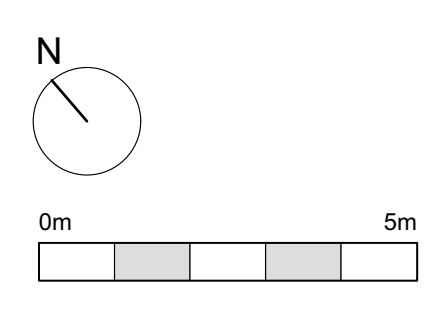
KEY:

 Demolished



HILLSIDE

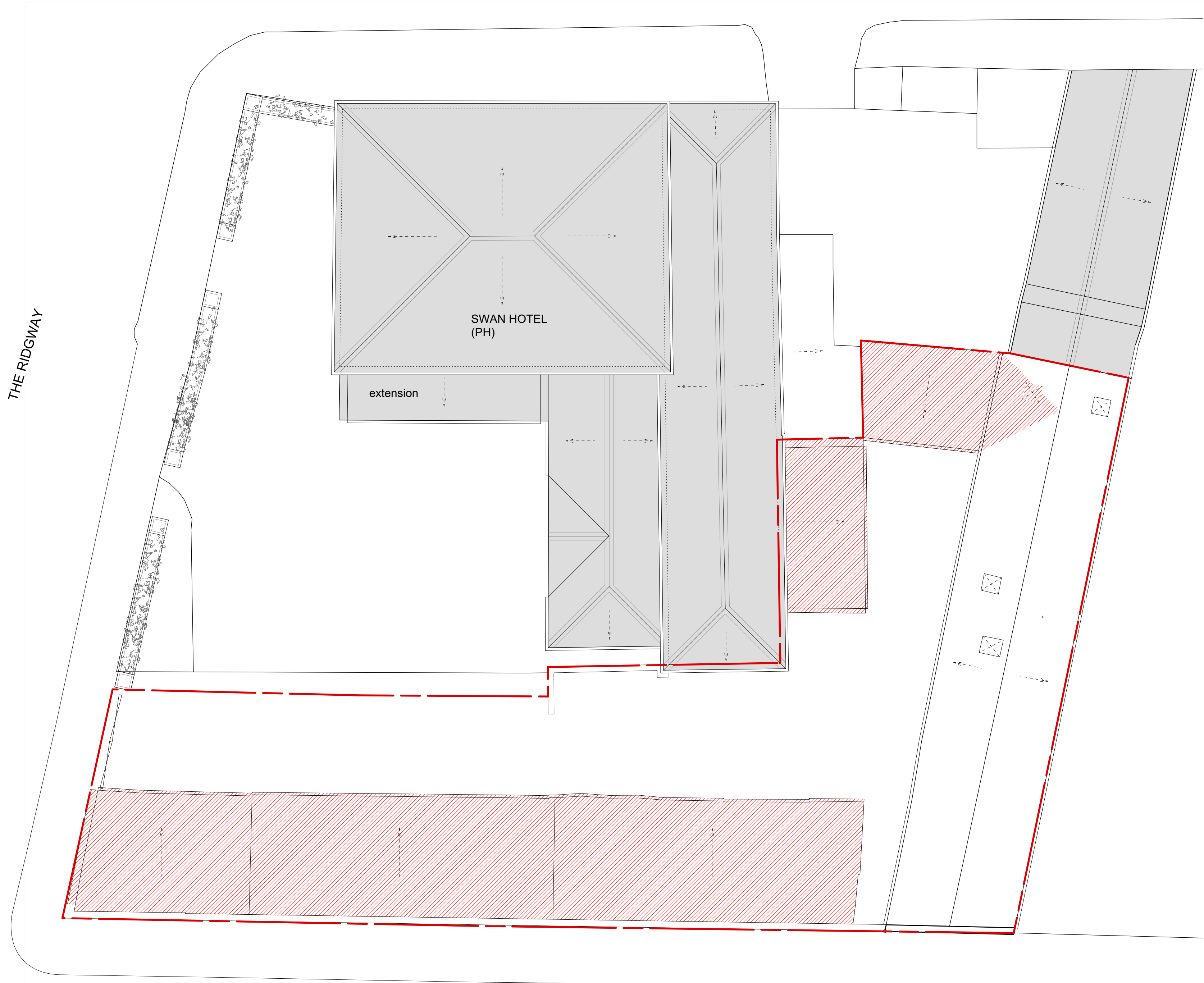
SECOND FLOOR PLAN - PROPOSED



HUGH CULLUM ARCHITECTS LTD
 Bloomsbury Design
 61b Judd Street
 London WC1H 9QT
 t 020 7383 7647
 f 020 7387 7645
 mail@hughcullum.com

Ridgway Stables
 Planning Application
 Existing and Proposed Second Floor Plan
 1:100@A1
 December 2019

RS093 - P104 (L)



General Notes

- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- This document is copyright of Hugh Cullum Architects Ltd

General Notes

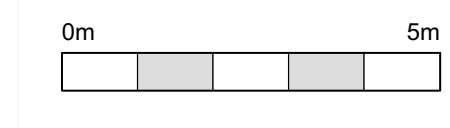
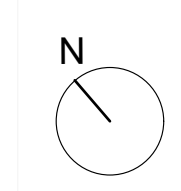
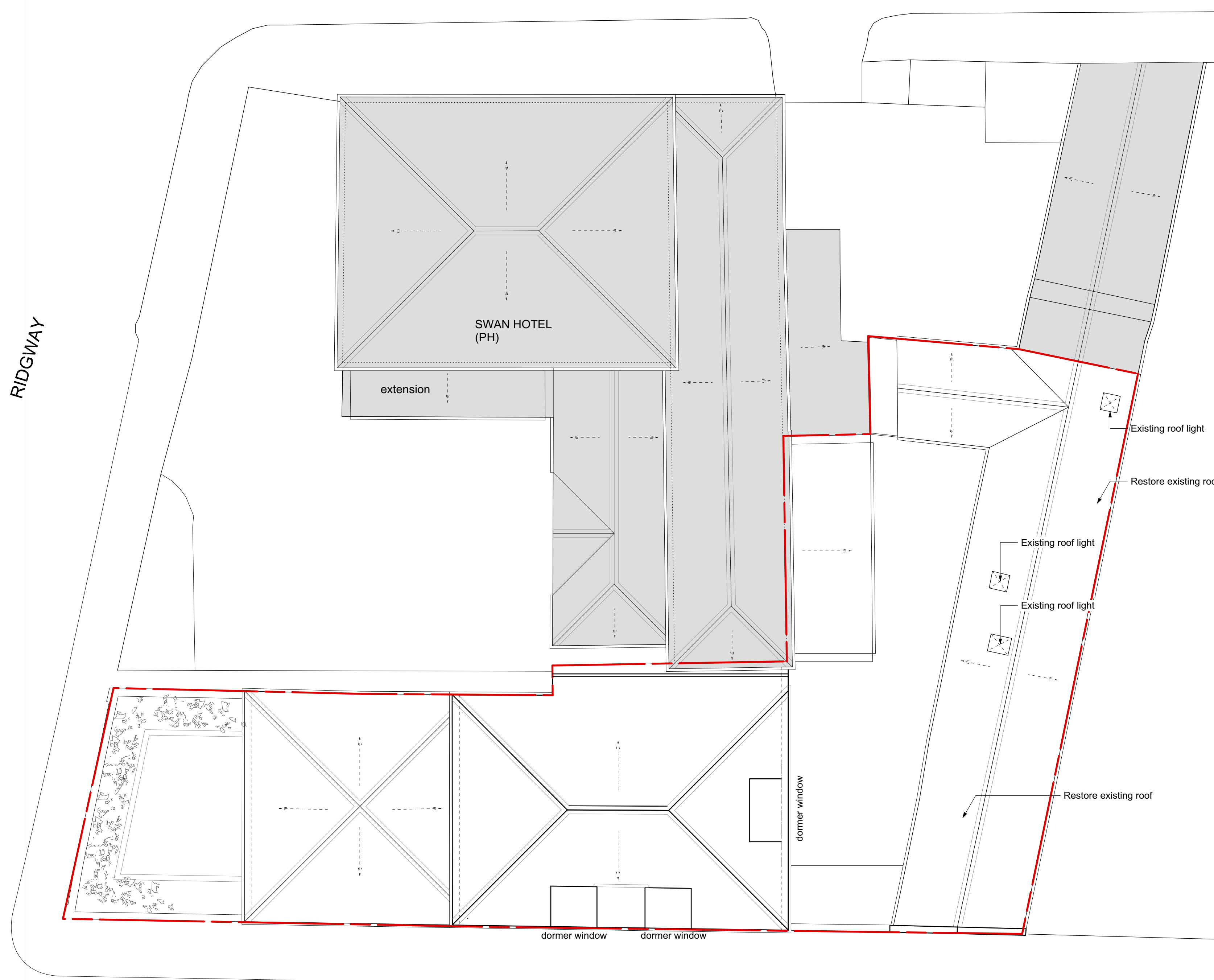
- SK Sketch
- T Tender
- P Permissions
- D Design
- E Existing Condition
- C Contract

Additional Notes

All new windows to be painted timber to match existing.
 All new brickwork to be London stock
 All new roofs to be artificial slate to match existing

rev	note	date	(drawn by/checked by)

KEY:



HUGH CULLUM ARCHITECTS LTD
 Bloomsbury Design
 61b Judd Street
 London WC1H 9QT
 t 020 7383 7647
 f 020 7387 7645
 mail@hughcullum.com

Ridgway Stables
 Planning Application
 Existing and Proposed Roof Plan
 1:100@A1
 December 2019

RS093 - P105 (L)

General Notes

- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- This document is copyright of Hugh Cullum Architects Ltd

Issue Status

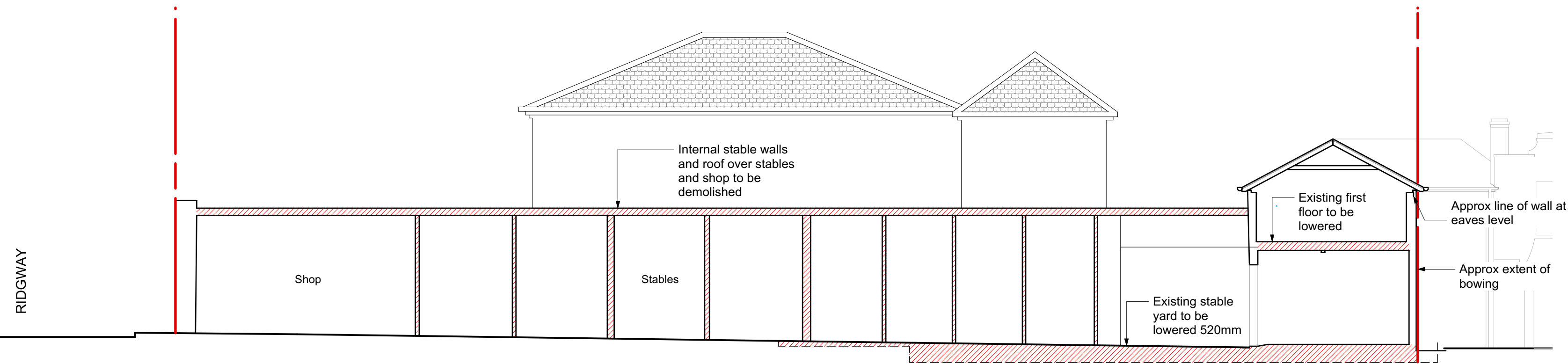
- SK Sketch
- T Tender
- P Permissions
- D Design
- E Existing Condition
- C Contract

Additional Notes

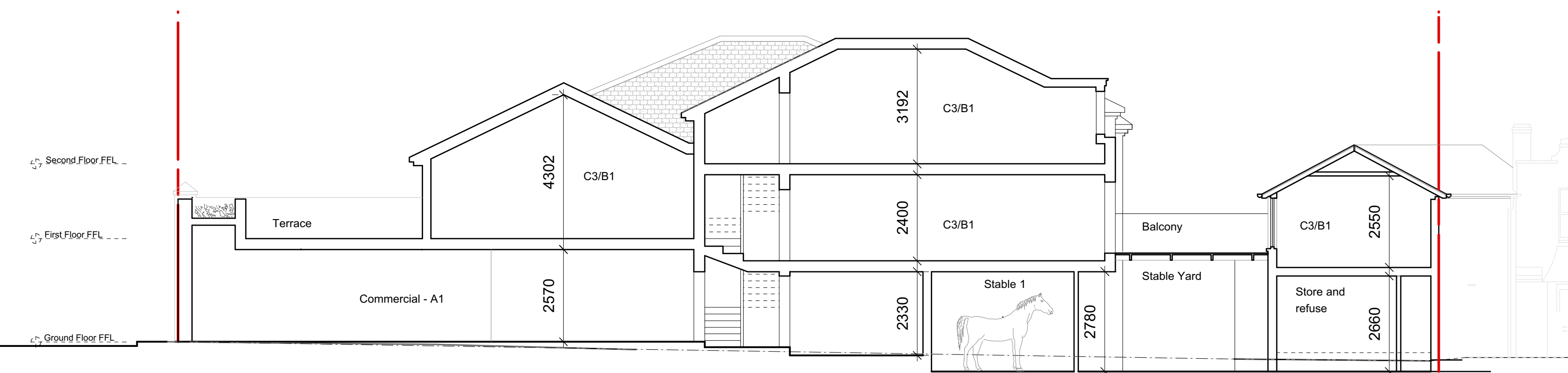
- All new windows to be painted timber to match existing.
- All new brickwork to be London stock
- All new roofs to be artificial slate to match existing

rev note date (drawn by/checked by)

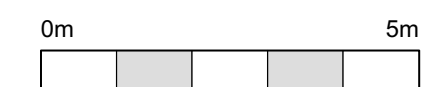
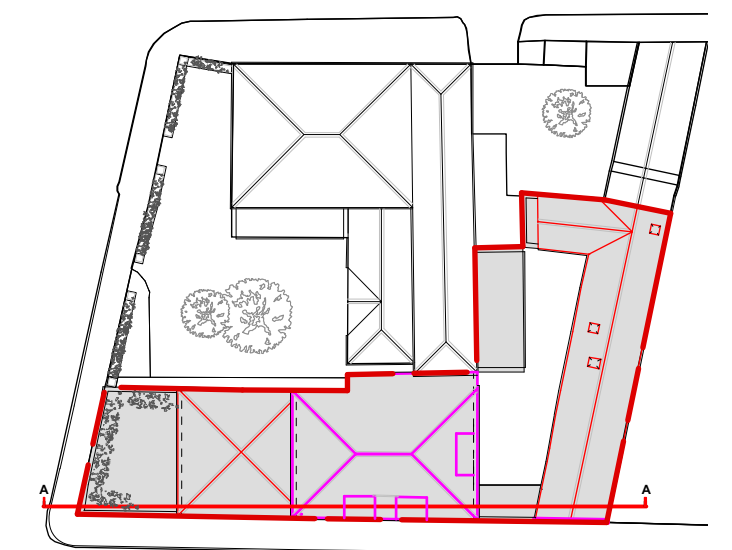
KEY:



SECTION AA - EXISTING



SECTION AA - PROPOSED



HUGH CULLUM ARCHITECTS LTD
 Bloomsbury Design
 61b Judd Street
 London WC1H 9QT
 t 020 7383 7647
 f 020 7387 7645
 mail@hughcullum.com

Ridgway Stables
 Planning Application
 Section AA
 100@A2
 December 2019
 RS093 - P200

General Notes

- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- This document is copyright of Hugh Cullum Architects Ltd

Issue Status

- SK Sketch
- T Tender
- P Permissions
- D Design
- E Existing Condition
- C Contract

Additional Notes

- All new windows to be painted timber to match existing.
- All new brickwork to be London stock
- All new roofs to be artificial slate to match existing

rev	note	date	(drawn by/checked by)

KEY:



THORTON ROAD

SWAN HOTEL

Stables

HILLSIDE ROAD

SECTION BB - EXISTING

Page 51

THORTON ROAD

SWAN HOTEL

B1

4005

B1

2570

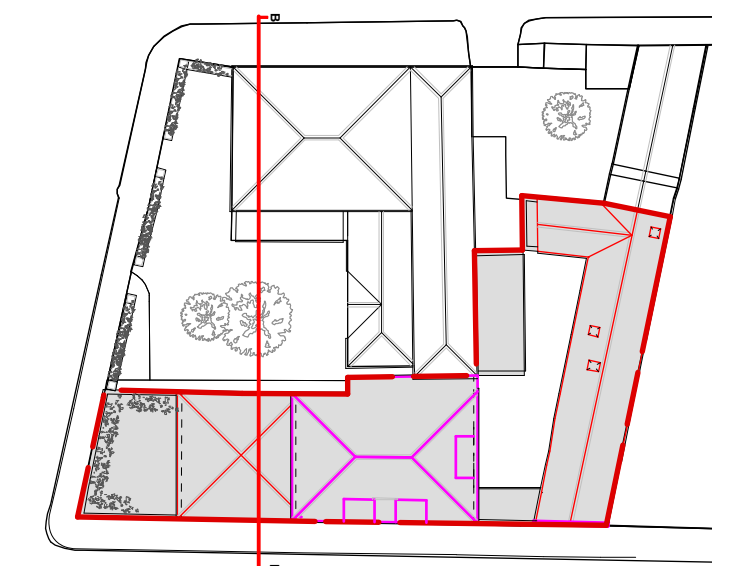
Second Floor FFL

First Floor FFL

Ground Floor FFL

HILLSIDE ROAD

SECTION BB - PROPOSED



HUGH CULLUM ARCHITECTS LTD
 Bloomsbury Design
 61b Judd Street
 London WC1H 9QT
 t 020 7383 7647
 f 020 7387 7645
 mail@hughcullum.com

Ridgway Stables
 Planning Application
 Section BB
 100@A2
 December 2019
 RS093 - P201

General Notes

- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- This document is copyright of Hugh Cullum Architects Ltd

Issue Status

- SK Sketch
- T Tender
- P Permissions
- D Design
- E Existing Condition
- C Contract

Additional Notes

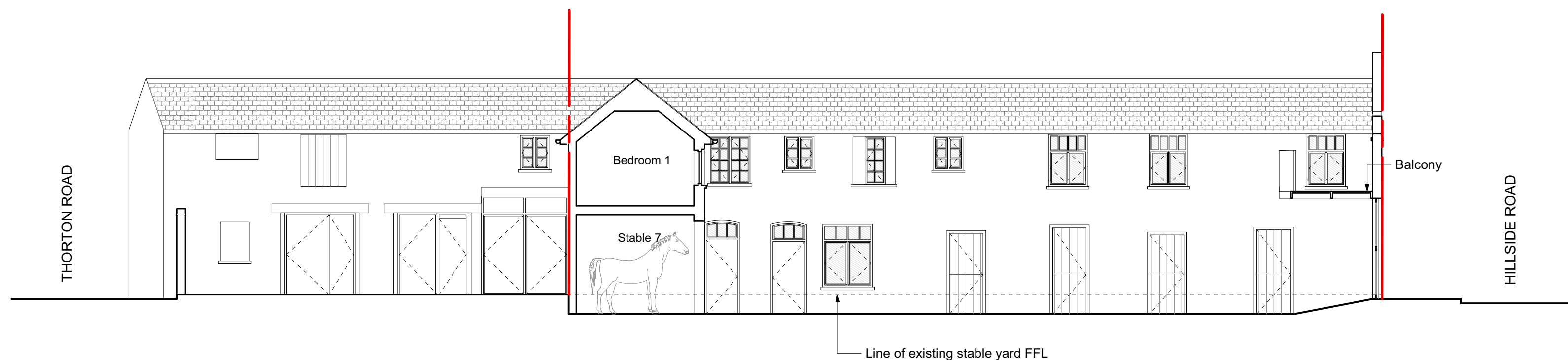
- All new windows to be painted timber to match existing.
- All new brickwork to be London stock
- All new roofs to be artificial slate to match existing

rev note date (drawn by/checked by)

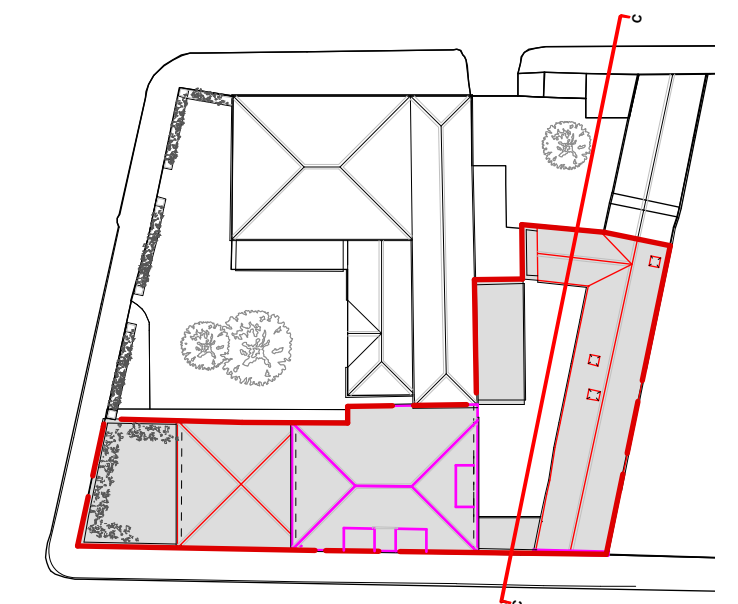
KEY:



SECTION CC THROUGH THE STABLE YARD - EXISTING



SECTION CC THROUGH THE STABLE YARD - PROPOSED



General Notes

- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- This document is copyright of Hugh Cullum Architects Ltd

Issue Status

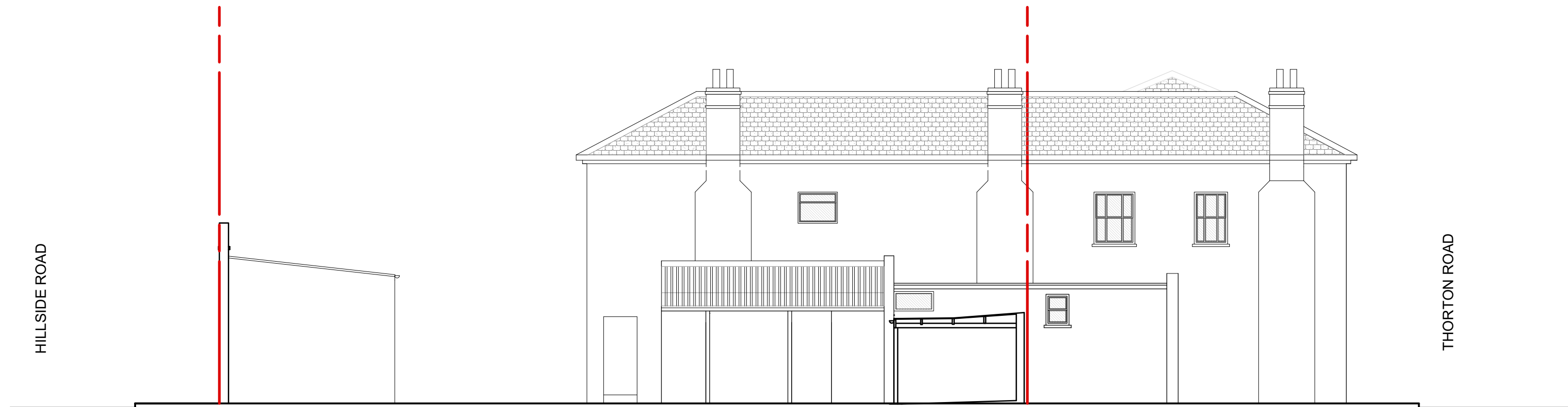
- SK Sketch
- D Design
- T Tender
- E Existing Condition
- P Permissions
- C Contract

Additional Notes

- All new windows to be painted timber to match existing.
- All new brickwork to be London stock
- All new roofs to be artificial slate to match existing

rev note date (drawn by/checked by)

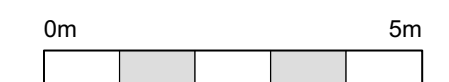
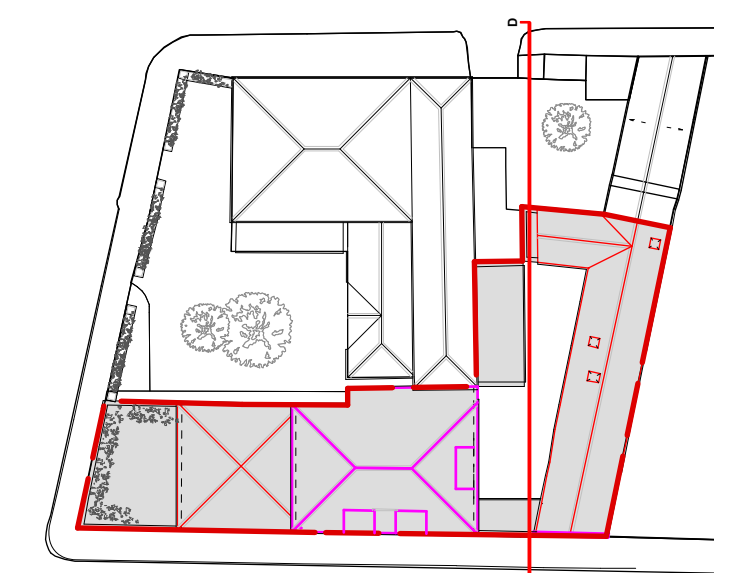
KEY:



SECTION DD - EXISTING



SECTION DD - PROPOSED



HUGH CULLUM ARCHITECTS LTD
Bloomsbury Design
61b Judd Street
London WC1H 9QT
t 020 7383 7647
f 020 7387 7645
mail@hughcullum.com

Ridgway Stables
Planning Application
Section DD
100@A2
December 2019
RS093 - P203

General Notes

- All dimensions to be verified on site
- To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
- This document is copyright of Hugh Cullum Architects Ltd

Issue Status

- SK Sketch
- D Design
- T Tender
- E Existing Condition
- P Permissions
- C Contract

Additional Notes

- All new windows to be painted timber to match existing.
- All new brickwork to be London stock
- All new roofs to be artificial slate to match existing

rev note date (drawn by/checked by)

KEY:



Demolished

THORTON ROAD

HILLSIDE ROAD



RIDGWAY ELEVATION - EXISTING

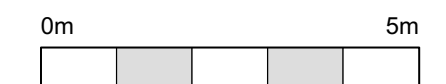
Page 55

THORTON ROAD

HILLSIDE ROAD



RIDGWAY ROAD ELEVATION - PROPOSED



HUGH CULLUM ARCHITECTS LTD
 Bloomsbury Design
 61b Judd Street
 London WC1H 9QT
 t 020 7383 7647
 f 020 7387 7645
 mail@hughcullum.com

Ridgway Stables
 Planning Application
 Ridgway Elevation
 100@A2
 December 2019
 RS093 - P301

This page is intentionally left blank

PLANNING APPLICATIONS COMMITTEE

24 September 2020

<u>UPRN</u> 48072664	<u>APPLICATION NO.</u> 20/P1483	<u>Item No: 10</u> <u>DATE VALID</u> 04/05/2020
Address/Site:	2 Westcoombe Avenue West Wimbledon London SW20 0RQ	
Ward:	Raynes Park	
Proposal:	Erection of two storey side extension, a part-single part-two storey rear extension, front porch extension and rear roof extensions with associated facade changes and landscaping.	
Drawing No.'s:	1628/20/BR/01;1628/20/BR/02; 1628/20/BR/03; 1628/20/BR/04 & 1628/20/GA/01.	
Contact Officer:	Tony Smith (020 8545 3144)	

RECOMMENDATION

Grant planning permission subject to conditions.

CHECKLIST INFORMATION

- S106: No
- 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: 2
- External consultations: 0
- Conservation area: No, but adjacent to Westcoombe Avenue Conservation Area
- Listed building: No
- Tree protection orders: No
- Controlled Parking Zone: No
- Flood risk zone: No
- Designated Open Space: No

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination at the request of Councillor Adam Bush and due to the number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a roughly triangular plot located on the western side of Westcoombe Avenue, on the corner of the junction with Coombe Lane within West Wimbledon. The site features a two storey, detached, single family dwellinghouse which is set back from the street with an off-street private parking area served by a vehicle crossover to the front. Two metre high close boarded fencing surrounds the site, including to the front and the garden area lies to the rear (west) and side (south).
- 2.2 The property is of a typical 1930's design, with a two storey angled bay to the front with a small gabled roof protrusion above. The front facade is stepped with the western element set back from both the front and rear elevations resulting in a secondary hipped roof. The façades features a mixture of materials, with brickwork to the ground floor and wall hung tiles to the first floor of the main façade. The western side element features white render to ground and first floor levels and typical roof tiles are present at roof level.
- 2.3 The surrounding area is residential in character with semi-detached dwellings being the predominant housing type, however, a number of terraced and detached dwellings are present in the area. The site does not lie within a conservation area, nor is it a listed building, however, the site is adjacent to the Westcoombe Avenue Conservation Area to the south and west. The dwelling appears to have been built as a part of and at the same time as those erected in the conservation area by Messrs Crouch, a house building company active in Merton and elsewhere in south west London in the interwar period.
- 2.4 The site has a public transport accessibility level (PTAL) of 2 which is considered poor (with 0 being the lowest and 6b being the highest).

3. CURRENT PROPOSAL

- 3.1 This application seeks planning permission for the erection of a two storey side extension, a part-single part two-storey rear extension, a front porch extension and side/rear roof extensions with associated façade changes and landscaping.
- 3.2 It is proposed to erect a two storey side extension to the southern flank of the dwelling to replace the existing addition, which would be set back from the front façade at both ground and first floor level with a hipped roof continuing from the main roof. The extension would incorporate a two storey angled bay window and roof projection to the front, and would incorporate window units to the front and rear with a sets of folding doors at rear ground level to the rear and side. The rear first floor window would be obscured glazed. The extension would utilise render and roof tiles to the bay and roof, with UPVC windows.
- 3.3 A part-single, part-two storey extension would then be constructed at the rear along the full width of the dwelling. The extension would have a hipped roof form, with a central first floor element of flat roof design. The ground floor would feature folding doors and window units with full height windows in the central element up to first floor. The extension would utilise render to elevations and roof tiles to the hipped single storey roof.
- 3.4 It is also proposed to erect a rear roof extension which would be of a flat roof dormer design. The dormer would run the width of the ridge, being set back from the hipped ends and would have a central recessed portion. Typical window units would be inserted in the rear face with the southernmost window being obscure glazed. The dormer would be clad in render.

3.5 A small extension to the front porch is also proposed, which would have a flat roof and use brickwork to the front façade. Landscaping would include permeable resin bound gravel to the front, with timber decking to the side and immediately to the rear. The rear garden would be soft landscaped with planting to the northern boundary. The high timber boarded fencing to the front drive would be replaced with a low level brick wall and planting, with a 2m high brickwork boundary further to the south.

3.6 The proposed extensions would have the following dimensions:

- Two storey side: 4.3 - 6.9m wide, 7.81m to 8.5m length, 5.7m high to the eaves and 8.5m maximum height.
- Part-single, part-two storey rear: 1.3m length, 12.8m width, 3m eaves height, 3.5m max height, 6m first floor roof height.
- Rear roof: 2.3m height, 3.1m depth, 7m width.
- Front porch: 0.5m length, 2.2m width, 3m height.

3.7 Amendments:

It should be noted that the original scheme has been amended in the following ways since submission:

- Additional wall hung tiles and ground floor facing brick to front
- Replacement of grey roof tiles to dark brown
- Obscuring of windows closest to no. 4 Westcoombe Avenue

4. PLANNING HISTORY

4.1 No recorded planning history.

5. CONSULTATION

5.1 Public consultation was undertaken by way of post sent to neighbouring properties. An additional round of consultation was carried out following the receipt of amended drawings. The outcome of the combined consultation is summarised as follows:

5.2 Representations were received from 9 individuals who raised the following concerns:

- Scale of side extension appearing as two semi-detached dwellings
- Reduction in garden space
- Overdevelopment
- Overlooking and loss of privacy from rear / side windows
- Overbearing massing
- Examples in Design & access statement are irrelevant
- Impact to Conservation Area
- Failure to respect original character of dwelling

5.3 Officer's response:

The impact of the proposal on the amenity of the neighbour's and its impact on the character and appearance of the surrounding area will be address in the relevant sections below.

6. POLICY CONTEXT

6.1 National Planning Policy Framework (2019)

12. Achieving well-designed places

16. Conserving and enhancing the historic environment

- 6.2 London Plan (2016)
Relevant policies include:
7.4 Local character
7.6 Architecture
- 6.3 Merton Local Development Framework Core Strategy – 2011 (Core Strategy)
Relevant policies include:
CS 14 Design
- 6.4 Merton Sites and Policies Plan – 2014 (SPP)
Relevant policies include:
DM D2 Design considerations
DM D3 Alterations and extensions to existing buildings
DM D4 Managing heritage assets
- 6.5 Supplementary planning considerations
London Character and Context SPG -2014
Westcoombe Avenue Conservation Area Design Guide

7. PLANNING CONSIDERATIONS

7.1 Material Considerations

The key planning considerations for the proposed development include the impact on the character and appearance of the host building, surrounding area and adjacent Conservation Area, and the impact on neighbouring amenity.

Design and impact upon the character and appearance of the area

- 7.2 Policy DM D2 and DM D4 of Merton's Sites and Policies Plan requires development 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 (including conservation areas), urban layout and landscape features of the surrounding area and to use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting. The requirement for good quality design and protection of heritage assets is further supported by the London Plan London Plan Policies 7.4 and 7.6, 7.8 and Merton's Core Strategy Policy CS14. Policy DMD4 specifically requires developments not to adversely impact the significance of heritage assets and their settings.

7.3 Site setting

The application site is located on the junction of Westcoombe Avenue and Coombe Lane, being one of two houses on the street which are not included within the Westcoombe Avenue Conservation Area, with the other site being no. 1a on the opposite side of the street. The Westcoombe Avenue Conservation Area Design Guide notes that dwellings in the area were built in approximately 1935 and since that time two additional houses have been built within the Conservation Area, with one newer house immediately outside the boundary. Historical mapping shows that the host dwelling was in situ from at least 1953, prior to the surrounding areas designation in 1990. The Design Guide states 'the boundary line for the CA is easy to justify. It includes all of the dwellings which were built to the particular two designs, and but for the two recent infill dwellings, it excludes all other dwelling styles'. The guide goes further on to give details on the two distinct semi-detached dwelling typologies.

- 7.4 The host dwelling was in place at the time of the designation of the conservation area and is therefore not considered to be in keeping with the distinct building typologies of those within it. The host dwelling has clearly been built in the same style as the adjoining semi-detached pair to the north at nos. 233 & 235 Coombe Lane. Features include hanging tiles to the primary first floor facade (not exclusive to the bay window), with brickwork at ground level. The two storey side element is rendered to the front and sides and corner wraparound windows are a feature to the front elevation. No. 233 has also recently undertaken recent works to construct a two storey side extension which incorporates an oriel style window at first floor and dark framed windows. As such, it is considered that any proposals should not be limited in seeking to replicate the design features of the adjoining conservation area, given that the character of the property is substantially different, but should respect the adjoining semi-detached pair to the north and the general surrounding area.
- 7.5 An assessment of the various elements of the scheme in relation to the above will be detailed below.
- 7.6 Materials
The proposal seeks to retain the material palette to the front through the inclusion of dark brown tiles to the primary front wall and first floor bays, together with dark brown brickwork to the primary front and ground floor bay sections. White render would be continued from the existing side element to the remainder of the extension and other facing walls. The roof would utilise red tiles as per the existing dwelling and adjoining semi-detached pair. Whilst grey window frames would be used in the development, these would be of a similar appearance to the adjoining property at no. 233 Coombe Lane. Given the above, it is considered that the material choice would be of a satisfactory appearance to respect the character of the original building and surrounding area. In order to ensure that high quality and appropriate materials are used to achieve the above, a condition is recommended requiring samples and details of materials to be agreed with the Local Planning Authority prior to construction.
- 7.7 Two storey side extension and front porch
The proposed two storey side extension would take a subordinate approach, retaining a set back from the front façade and incorporating a hipped roof that is set back from the main roof. It would also incorporate a two storey bay window to the front, as well as a front oriel style window and front/side wraparound window. It is noted that two storey side extensions are common in the wider area, of differing sizes. The front porch extension would be small in scale and would utilise brickwork to match the remaining. In this instance, it is considered the scale, form, design and massing of the extensions would meet a satisfactory level of subordination to the original dwelling so as to respect its original character and appearance in this regard.
- 7.8 Part-single, Part-two storey rear extension
The extension to the rear would incorporate a small single storey rear addition with a central, first floor rear extension. It is recognised that this element of the scheme would be somewhat more modern in appearance, however, due its siting at the rear of the property, there would be limited views from the streetscene. Given this, together with its modest scale and massing, and incorporation of a hipped roof and dark tiles to the ground floor, it is considered there would not be such a harmful impact to the character and appearance of the host dwelling or streetscene so as to warrant a refusal.

7.9 Rear roof extension

The rear roof extension would be of a dormer typical dormer style and would be sited within the hipped ends of the newly constructed roof. It would feature facing walls and a roof style to mimic that of the first floor element. The rear face would incorporate a central recessed area to reduce its bulk at roof level and give an appearance of two smaller, connected dormers. Similarly to the rear extension, given its siting to the rear of the property, together with the angle of building in relation to the street, there would only be limited views of the side of the roof extension from the streetscene which would not appear dissimilar to other roof extensions in the area. As such, it is considered the roof extension would have an acceptable impact on the character and appearance of the host building and surrounding area.

7.10 Other works

Other works to the property include the landscaping of the areas to the front, side and rear of the building, together with a change in design to the front boundary. It is considered these works would be of a satisfactory appearance.

7.11 As a whole, it is considered the proposal would not result in a detrimental impact to the character and appearance of the host building or surrounding area, and the character and appearance of the adjacent Conservation Area would be preserved. Therefore, the proposal complies with the principles of policies DMD2, DMD3, DMD4 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2016.

Impact upon neighbouring amenity

7.12 London Plan policies 7.6 and 7.15 along with SPP policies DM D2 and DM EP2 state that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of light spill/pollution, loss of light (sunlight and daylight), quality of living conditions, privacy, visual intrusion and noise.

7.13 Impact to no. 233 Coombe Lane

The majority of the proposal would be sited away from this neighbour, with only the rear extension and front porch extension extending beyond the building lines of the existing dwelling. Given the modest increase in depth of the building lines of these elements, it is considered there would not be a materially harmful impact in terms of visual intrusion, loss of light, shadowing or a sense of overbearing. Furthermore, given the presence of existing windows at first floor level, it is considered the proposed roof extension would not provide a greater deal of overlooking than that which already exists.

7.14 Impact on no. 4 Westcoombe Avenue

The proposal would result in a two storey side extension being built towards the shared boundary with no. 4 and this neighbour has objected on the grounds of visual intrusion/overbearing together with loss of privacy from additional windows. The proposed side extension would be angled relative to the boundary with this neighbour due to the splayed plots around the corner of Westcoombe Avenue. As such, the closest point of the extension would be the southern corner, with the facing walls extending away from this neighbour. It is noted that this neighbour exhibits an outbuilding along the shared boundary at this point, together with a garage fronting the street. Given the presence of these structures, together with the angled nature of the extension, it is considered the impact in terms of visual intrusion and bulk would be acceptable. In terms of loss of sunlight/daylight and shadowing, the proposed

development would be sited to the north and would therefore not result in a materially harmful impact.

- 7.15 Concerns of loss of privacy and overlooking from additional windows was also raised. It is recognised that windows presently exist in the rear elevation of the host dwelling, but that a side extension would result in windows closer to the boundary. The proposed additional windows at first and roof level closest to the boundary serve non-habitable rooms and are indicated as being obscure glazed and fixed shut to 1.7m. As such, it is considered the privacy of this neighbour would be maintained and an appropriate condition is recommended to safeguard this. The proposed wraparound window to the front/side corner of the extension would be positioned as such that views would only be available towards Westcoombe Avenue, with oblique views to the front corner of this neighbours site where the garage is situated due to the angle of the plot and its position.
- 7.16 As a whole, it is considered the proposal would not result in an undue detrimental impact to neighbouring amenity. The proposal would therefore accord with the principles of policy DMD2 of the Sites and Policies Plan 2014.

8. CONCLUSION

- 8.1 Notwithstanding the somewhat modern approach to the detailed design of the remodeled and extended dwelling, officers consider the form and massing of the extensions is compatible with the host dwelling. It is considered that the proposal would not result in a detrimental impact to the character and appearance of the host building and surrounding area or on neighbouring amenity. Given the house lies outside the Westcoombe Avenue conservation area it could appear unreasonable to require the remodeled and dwelling to slavishly replicate the detailing of the existing house or those in the conservation area in terms of fenestration and external materials. It is considered that the character and appearance of the adjacent Conservation Area would be preserved. Therefore, the proposal complies with the principles of policies DMD2, DMD3, DMD4 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2016.

RECOMMENDATION

Grant planning permission subject to the following conditions:

Conditions:

- 1) Standard condition [Commencement of development]: 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: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
- 2) Standard condition [Approved plans]: The development hereby permitted shall be carried out in accordance with the following approved plans: [Refer to the schedule on page 1 of this report].

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3) Standard condition [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, including window frames and doors (notwithstanding

any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Reason: 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 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DMD2 and DMD3 of Merton's Sites and Policies Plan 2014.

- 4) Amended standard condition [Obscure glazed windows]: Before the development hereby permitted is first occupied, the southernmost first and second floor windows in the rear elevation as shown on the approved drawings shall be glazed with obscured glass and fixed shut to 1.7m above internal floor level and shall be maintained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 5) Standard condition [Timing of construction]: No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

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 2016 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

- 6) Standard condition [Hardstandings]: The hardstanding hereby permitted shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use.

Reason: To reduce surface water run-off and to reduce pressure on the surrounding drainage system in accordance with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2016, policy CS16 of Merton's Core Planning Strategy 2011 and policy DMF2 of Merton's Sites and Policies Plan 2014.

- 7) Standard condition [Access to flat roofs]: Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 8) Standard condition [Landscaping]: All hard and soft landscape works shall be carried out in accordance with the approved details as shown in the approved drawings. 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.

Reason: 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 512 and 5.13 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Policies Plan 2014

Informatives:

1) INFORMATIVE

In accordance with paragraph 38 of the National Planning Policy Framework 2018, 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.

This page is intentionally left blank

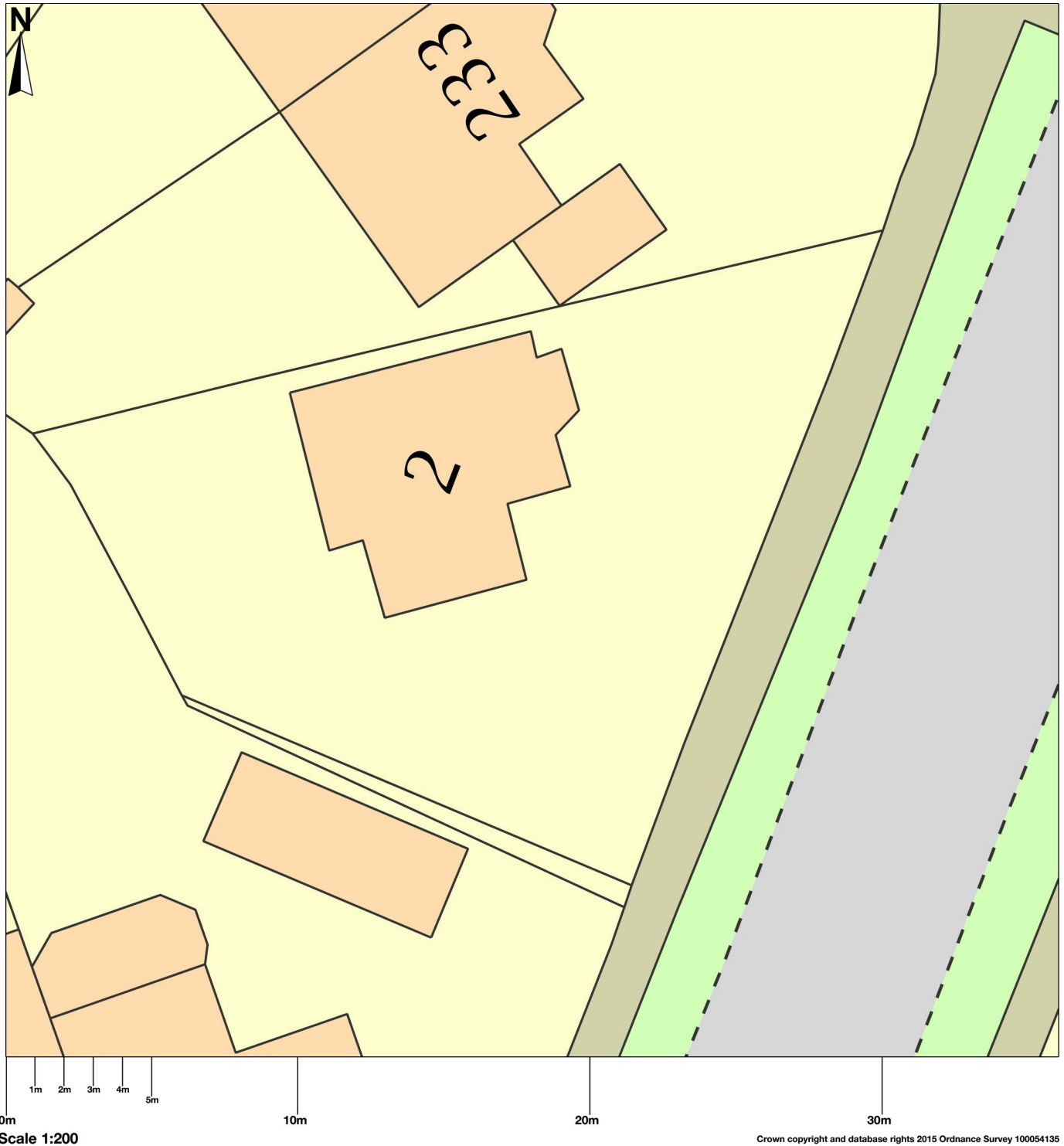
NORTHGATE SE GIS Print Template



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

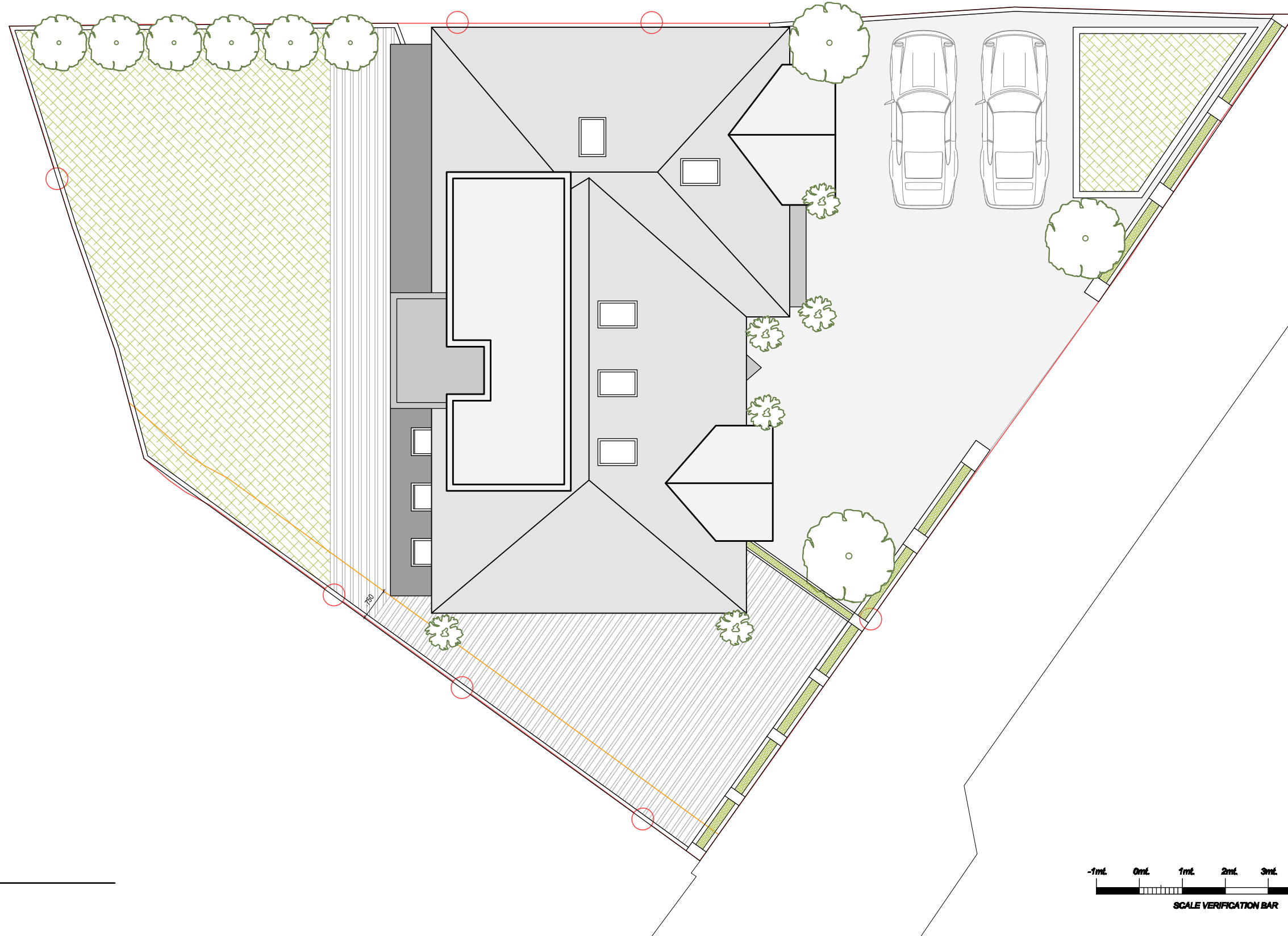
This page is intentionally left blank

2 Westcoombe Avenue, London, SW20 0RQ

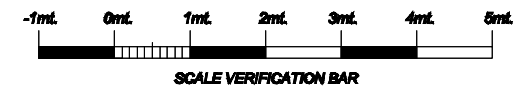


Map area bounded by: 521949,169716 521985,169752. Produced on 23 September 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: b36buk/282603/384798

This page is intentionally left blank



1
LA-01 SCALE: 1= 100



REVISIONS	

OAKFIELD GU21 Ltd
CHRISTIAN DA SILVA

WESTCOOMBE
2 Westcoombe avenue
SW20 0EQ

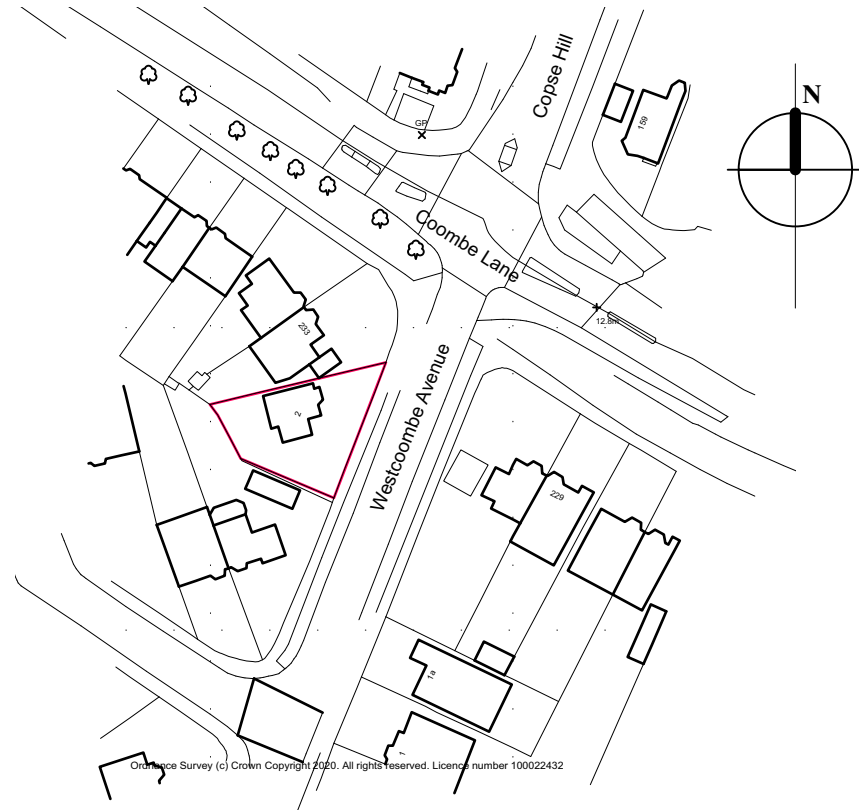
PROPOSED SITE
PLAN

3 MAY 2020
CLIENT:
MR & MRS
LOMBAARD

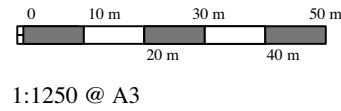
DRAWING NR
S-01

This page is intentionally left blank

This drawing is the copyright of Gerald Moore RIBA. The contractor should check all dimensions on site. No dimensions are to be scaled from this drawing except for planning purposes. It is the contractor's responsibility to ensure that all works are in compliance with the current statutory requirements.

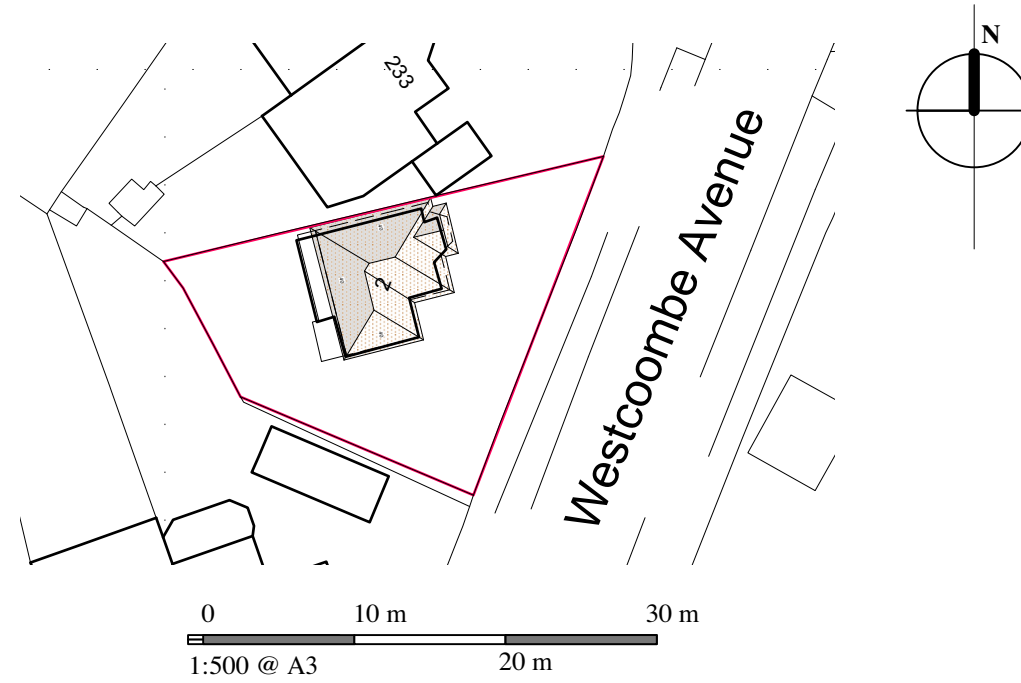


Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office. Crown copyright of Gerald Moore RIBA. Licence No: 100041472

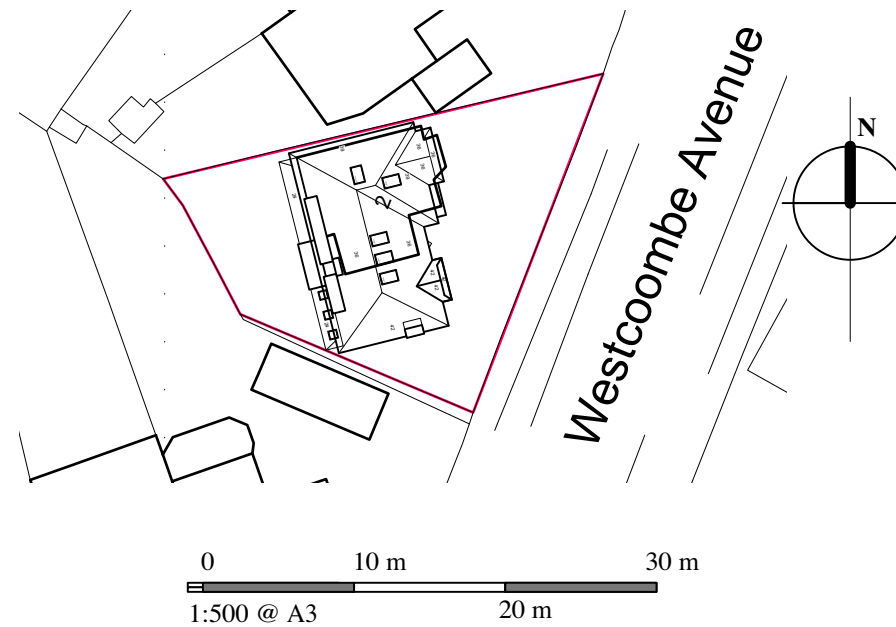


1:1250 @ A3

Location Plan 1:1250

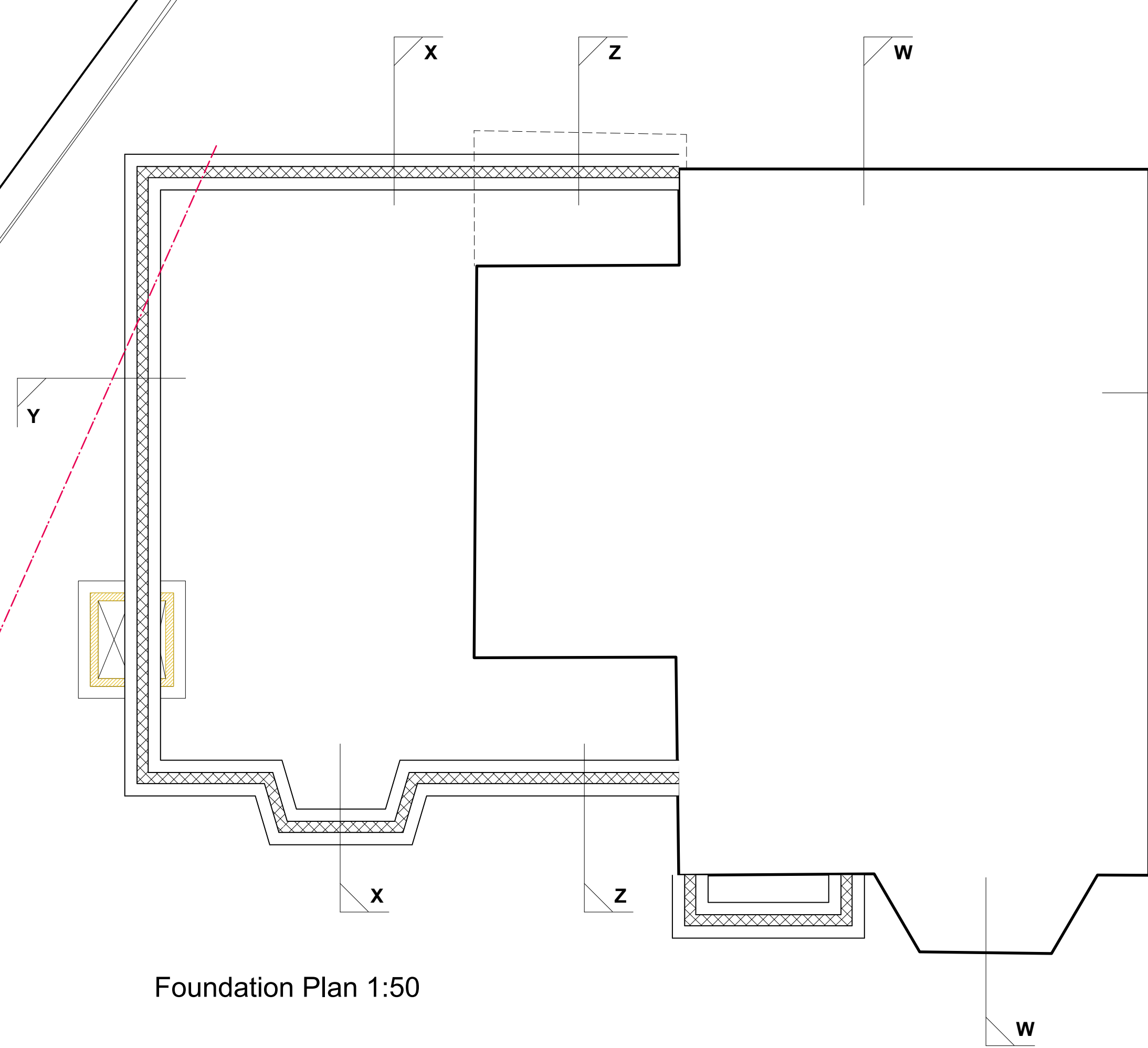


Block/Roof Plan [Existing] 1:500

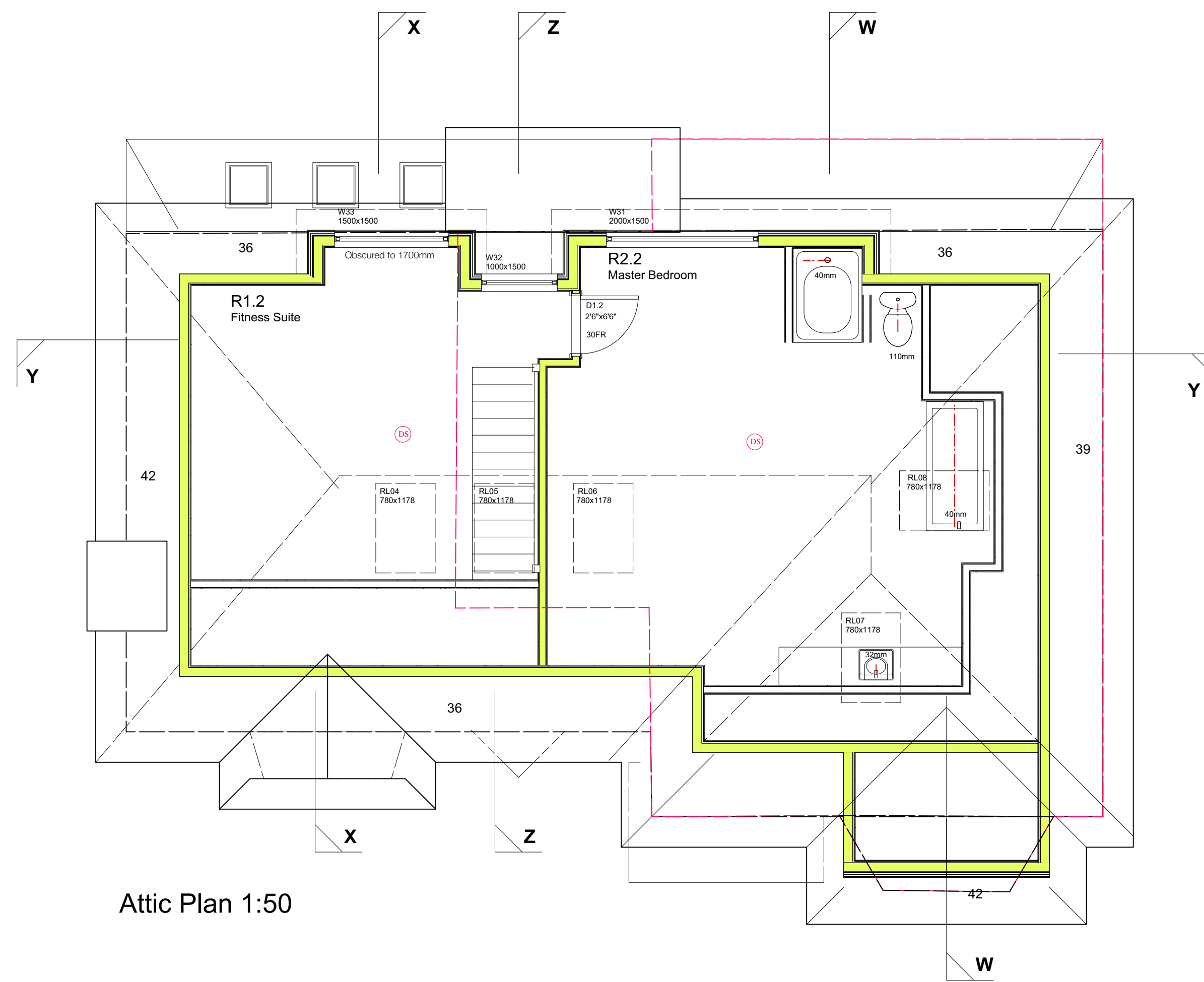


Block/Roof Plan [Proposed] 1:500

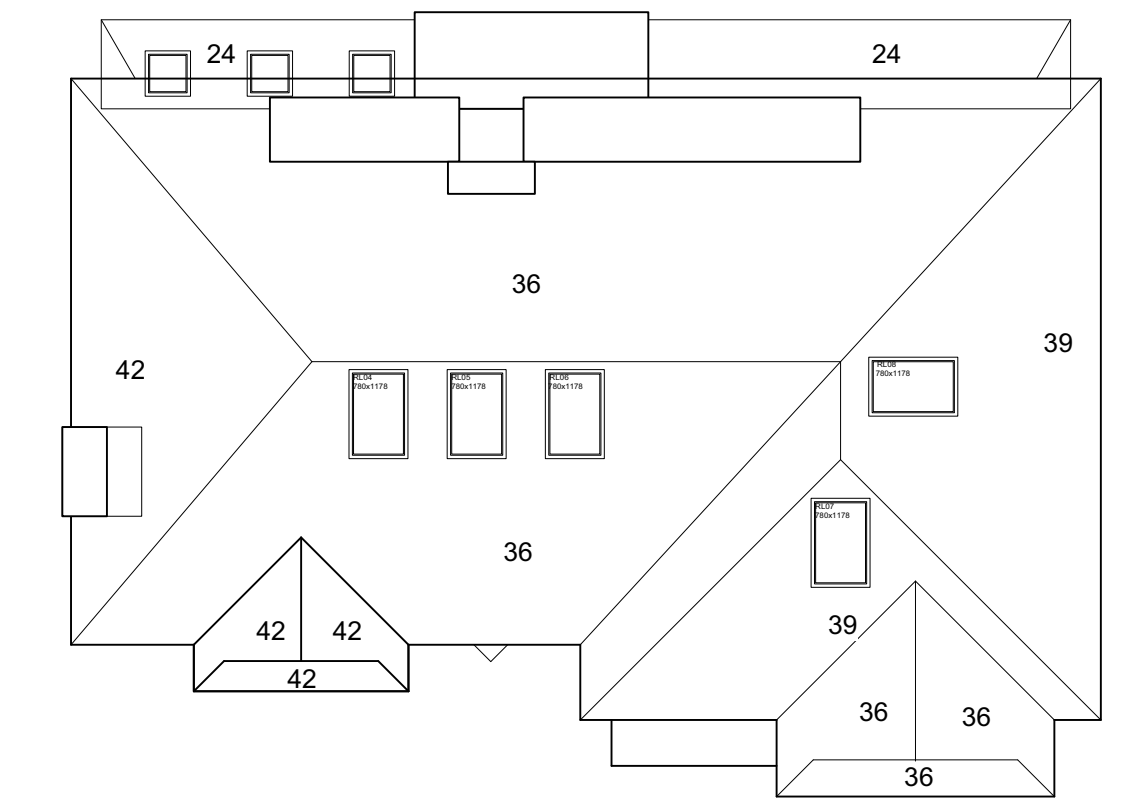
N.B. STRUCTURAL INFORMATION TO BE READ ALONGSIDE STRUCTURAL ENGINEER'S CALCULATIONS SHEETS & SKETCH DETAILS. ATTENTION TO BE PAID TO PADSTONE, BOLT FIXING, BASE PLATES, & GALVANIZING REQUIREMENTS



Foundation Plan 1:50

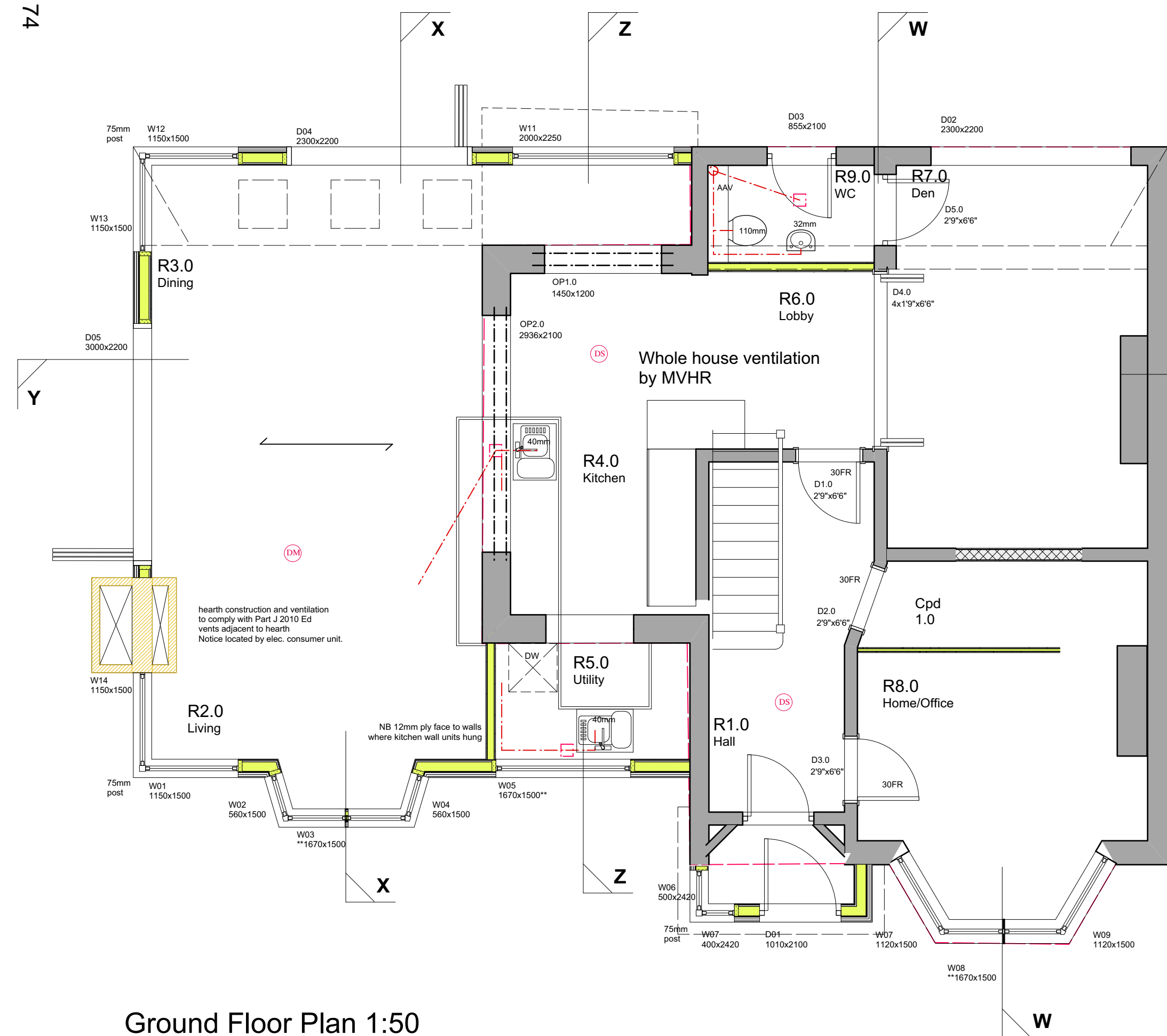


Attic Plan 1:50

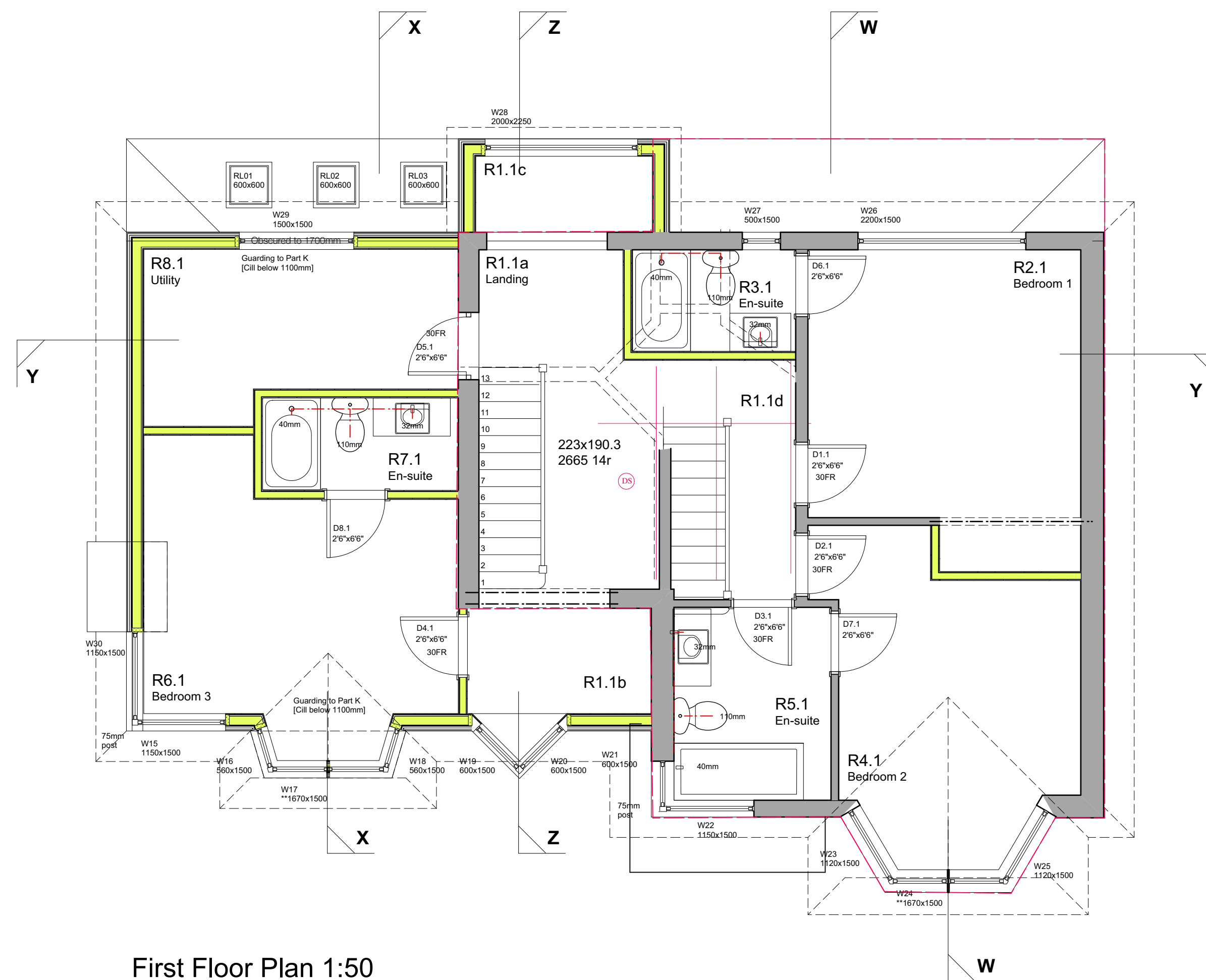


Roof Plan 1:100

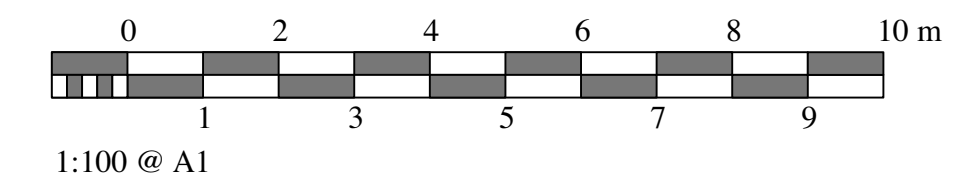
Page 74



Ground Floor Plan 1:50



First Floor Plan 1:50



Rev Date Amend Revision
Gerald Moore RIBA, Chartered Architect

1 Exmoor Crescent Worthing West Sussex BN13 2PL

Tel: 01903 609607 Mobile: 07793 00 44 62

www.geraldmooreriba.co.uk e-mail: contact@geraldmooreriba.co.uk

Client: MR & MRS P LOMBAARD

Project: PROPOSED EXTENSION & ALTERATIONS TO 2 WESTCOOMBE AVENUE LONDON SW20 ORQ

Drawing: PROPOSED FLOOR PLANS

Drg No: 1628/20/BR/02

Scales: 1:100, 1:50 Date: MAY 2020

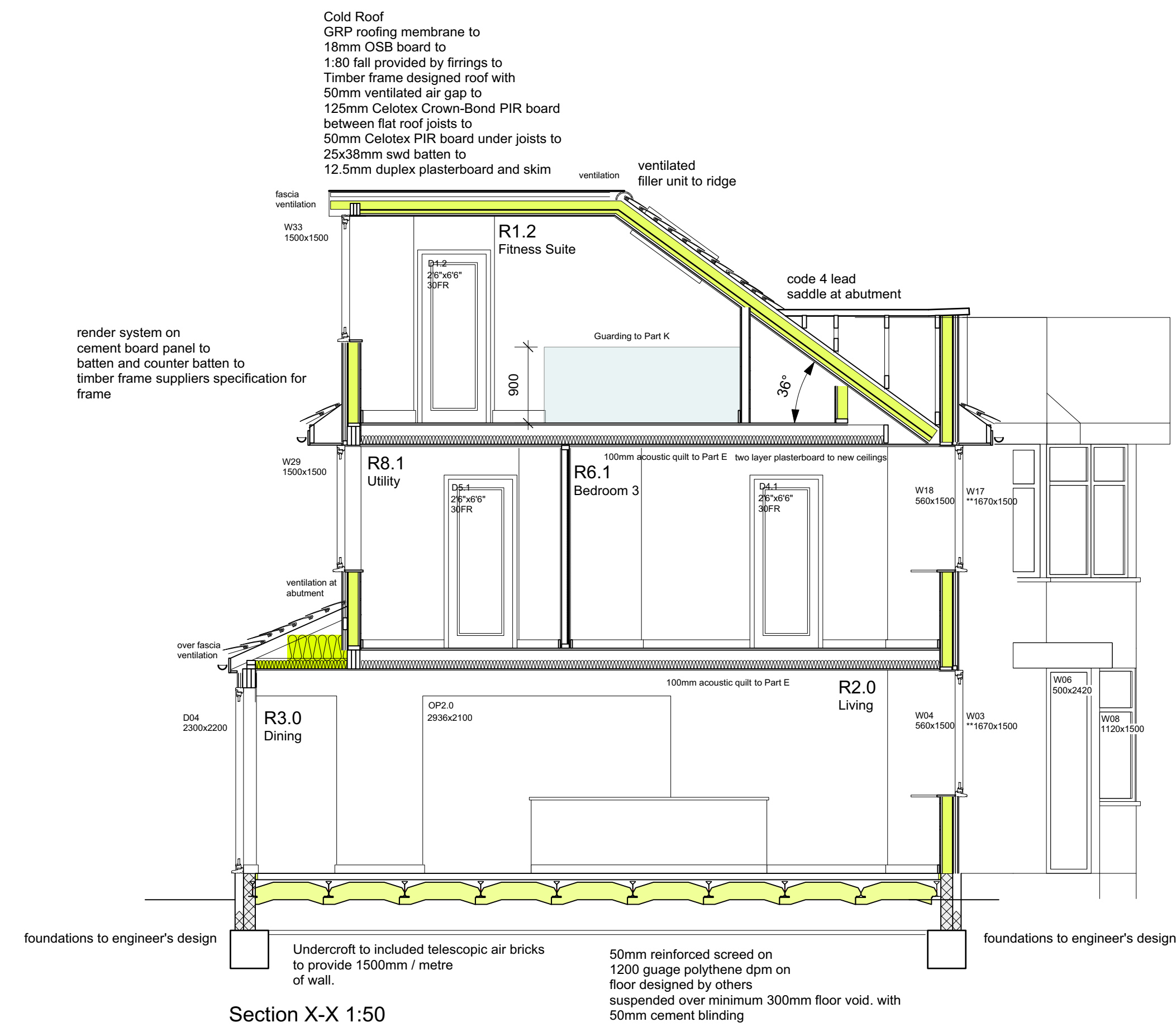
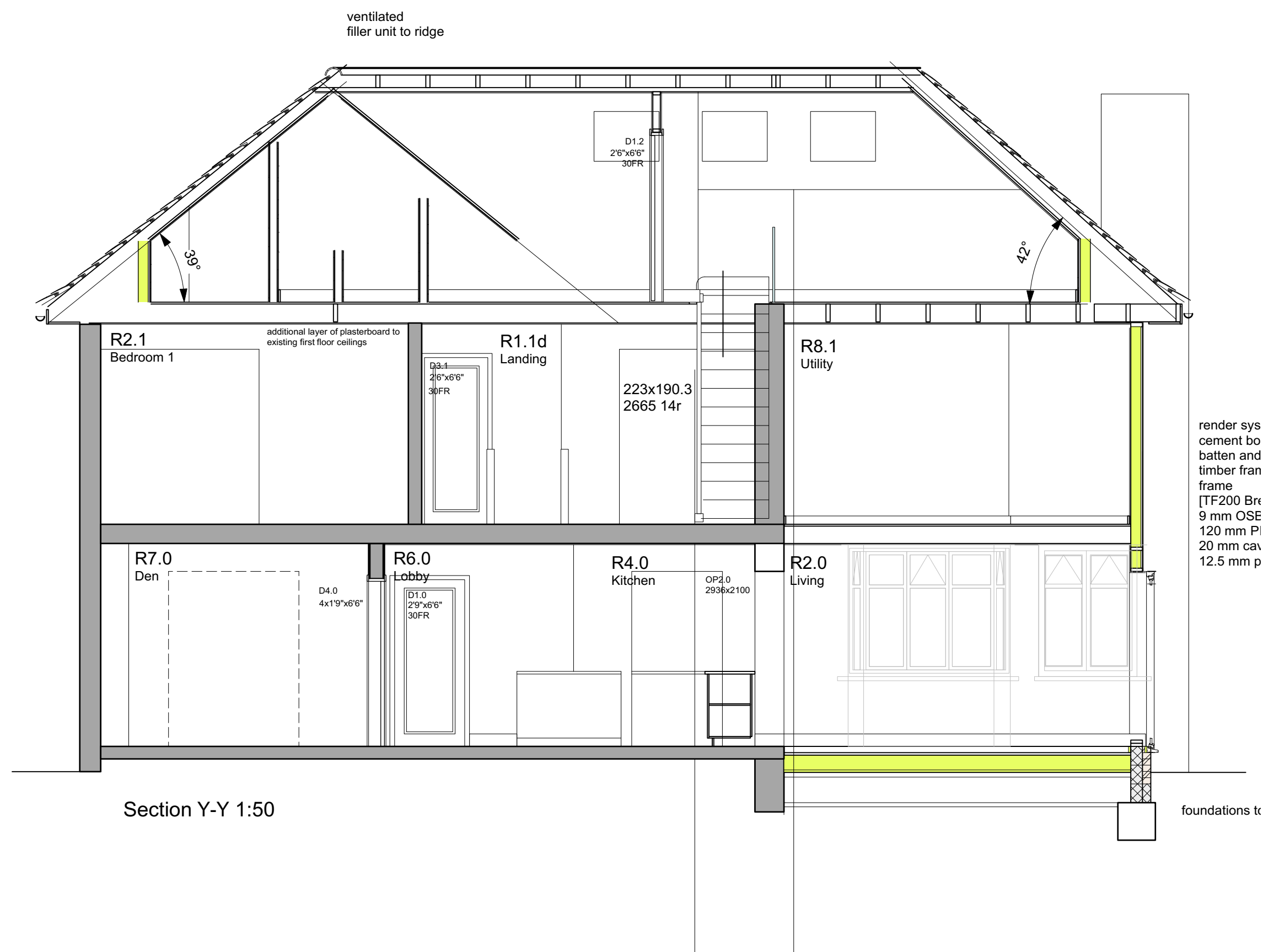
Drawn: gm Drwg Size: A1

PRELIMINARY

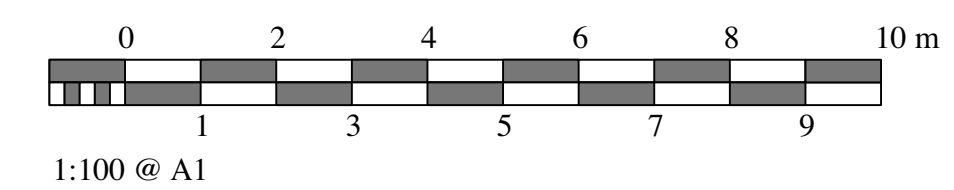
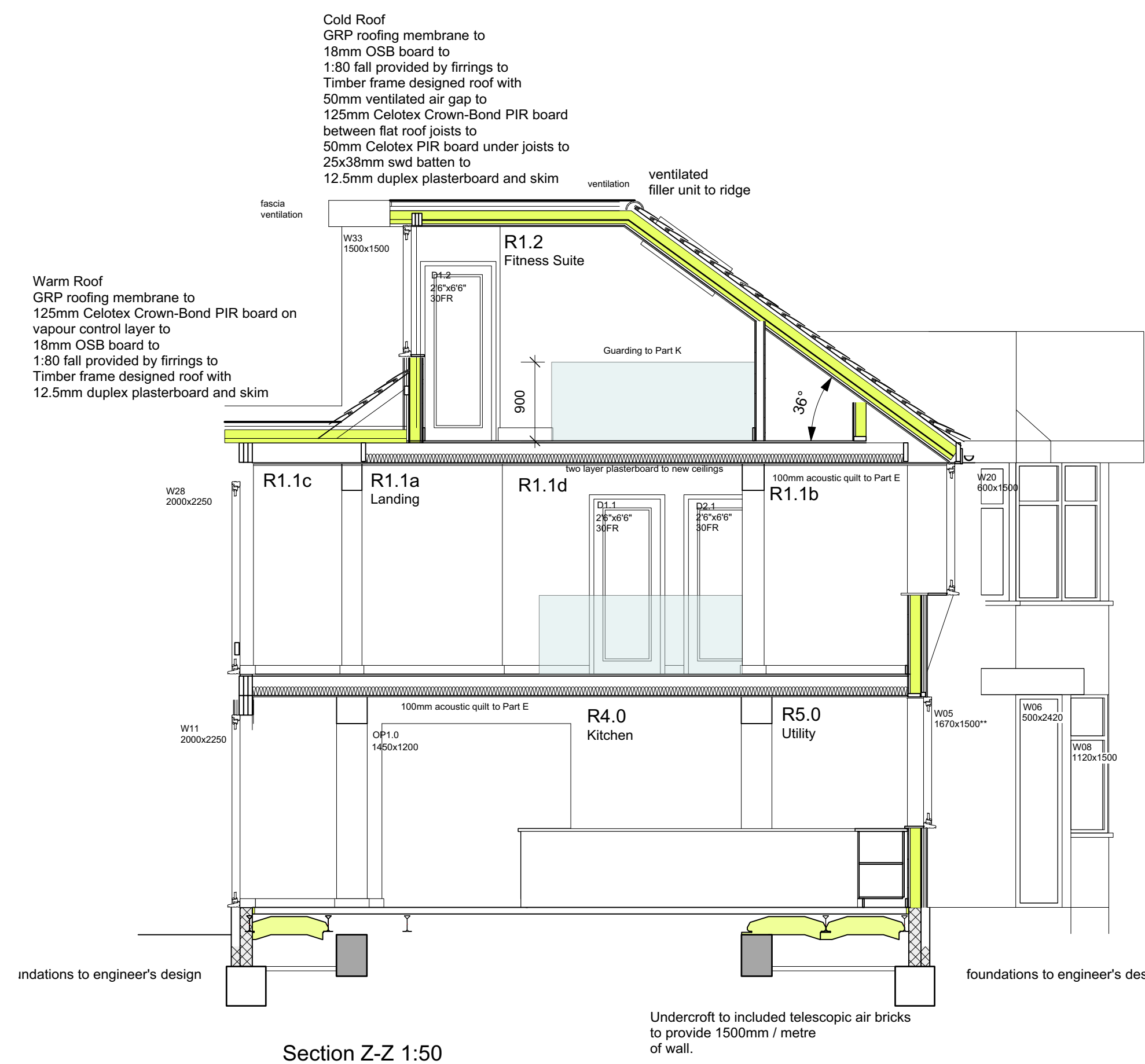
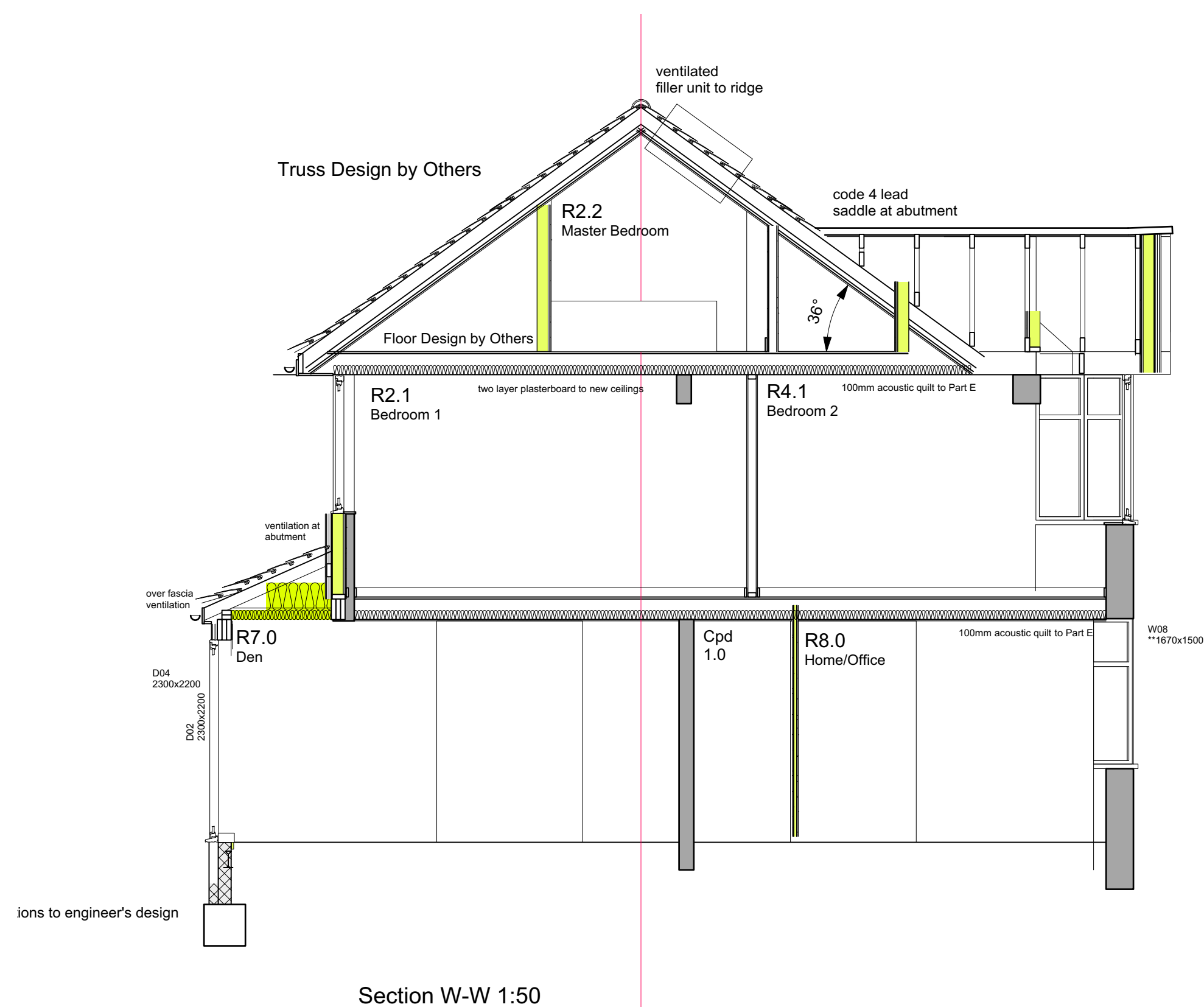
SUBJECT TO BUILDING REGULATION APPROVAL

This drawing is the copyright of Gerald Moore RIBA. The contractor should check all dimensions on site. No dimensions are to be scaled from this drawing except for planning purposes. It is the contractor's responsibility to ensure that all works are in compliance with the current statutory requirements.

N.B. STRUCTURAL INFORMATION TO BE READ ALONGSIDE STRUCTURAL ENGINEER'S CALCULATIONS SHEETS & SKETCH DETAILS. ATTENTION TO BE PAID TO PADSTONE, BOLT FIXING, BASE PLATES, & GALVANIZING REQUIREMENTS



Page 75



PRELIMINARY

Rev Date Amend Revision
Gerald Moore RIBA. Chartered Architect

1 Exmoor Crescent Worthing West Sussex BN13 2PL

Tel: 01903 609607 Mobile: 07793 00 44 62

www.geraldmooreriba.co.uk e-mail: contact@geraldmooreriba.co.uk

Client: MR & MRS P LOMBAARD

Project: PROPOSED EXTENSION & ALTERATIONS TO 2 WESTCOOMBE AVENUE LONDON SW20 ORQ

Drawing: PROPOSED SECTIONS

Drg No: 1628/20/BR/03

Scales: 1:50 Date: MAY 2020

Drawn: gm Dwg Size: A1

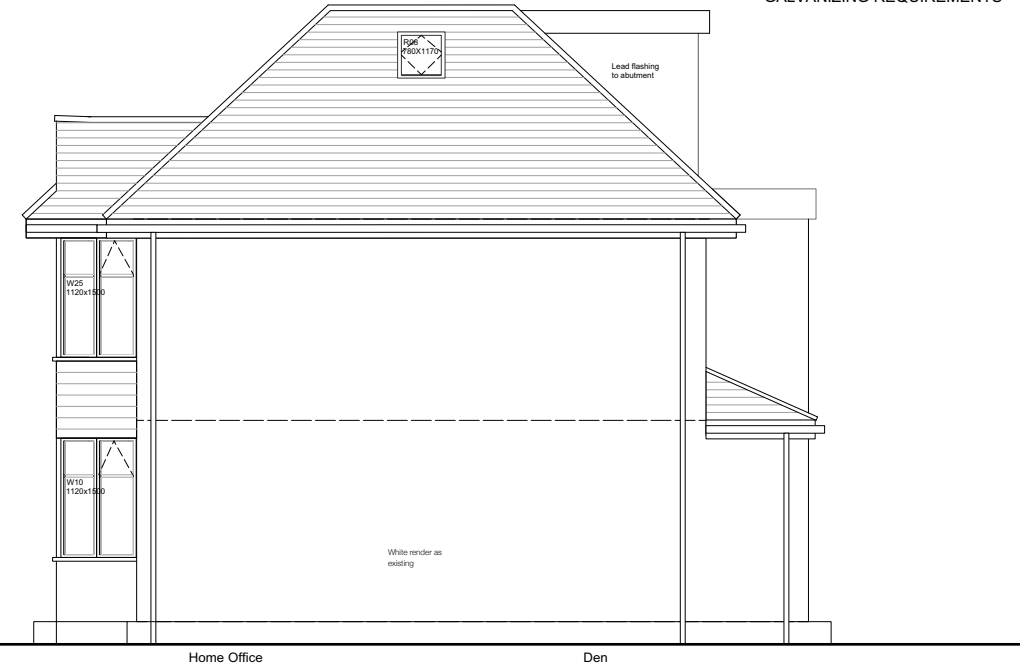
SUBJECT TO BUILDING REGULATION APPROVAL

This drawing is the copyright of Gerald Moore RIBA. The contractor should check all dimensions on site. No dimensions are to be scaled from this drawing except for planning purposes. It is the contractor's responsibility to ensure that all works are in compliance with the current statutory requirements.

N.B. STRUCTURAL INFORMATION TO BE READ ALONGSIDE STRUCTURAL ENGINEER'S CALCULATIONS SHEETS & SKETCH DETAILS. ATTENTION TO BE PAID TO PADSTONE, BOLT FIXING, BASE PLATES, & GALVANIZING REQUIREMENTS



West Elevation [Rear] 1:50



North Elevation [Side] 1:50

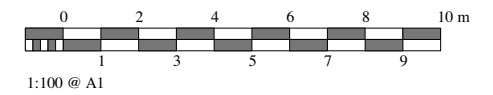
Page 76



East Elevation [Front] 1:50



South Elevation [Side] 1:50



PRELIMINARY

Rev Date Amend Revision

Gerald Moore RIBA, Chartered Architect

1 Exmoor Crescent Worthing West Sussex BN13 2PL

Tel: 01903 609607 Mobile: 07793 00 44 62

www.geraldmooreriba.co.uk e-mail: contact@geraldmooreriba.co.uk

Client: MR & MRS P LOMBAARD

Project: PROPOSED EXTENSION & ALTERATIONS TO 2 WESTCOOMBE AVENUE LONDON SW20 ORQ

Drawing: PROPOSED ELEVATIONS

Drwg No: 1628/20/BR/04

Scales: 1:50 Date: MAY 2020

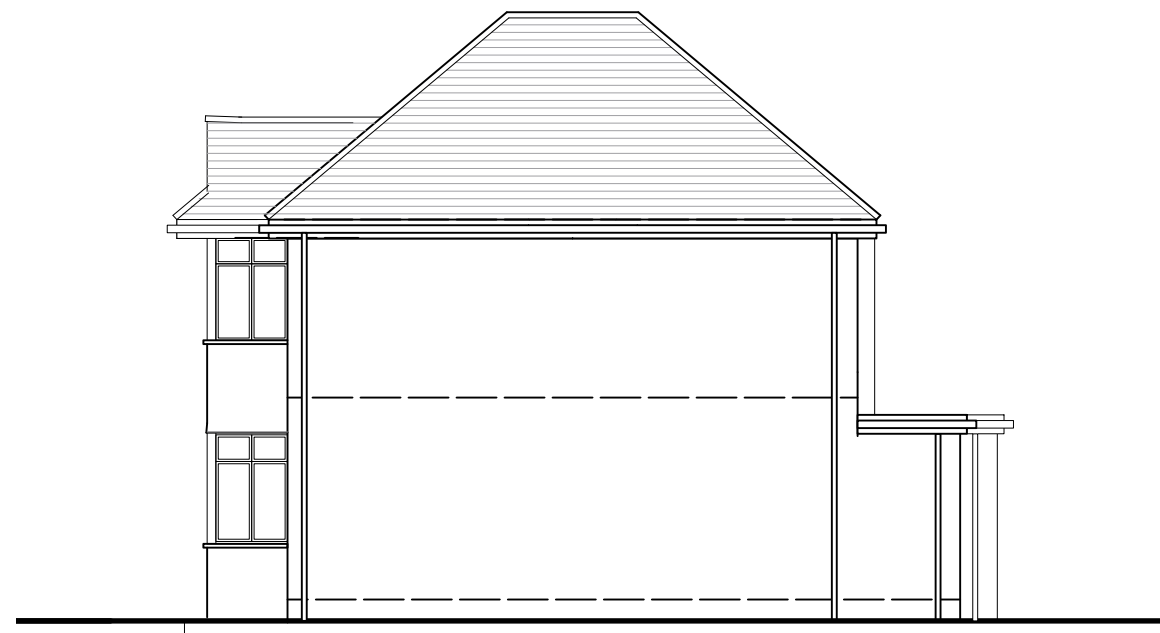
Drawn: gm Date: Drwg Size: A1

SUBJECT TO BUILDING REGULATION APPROVAL

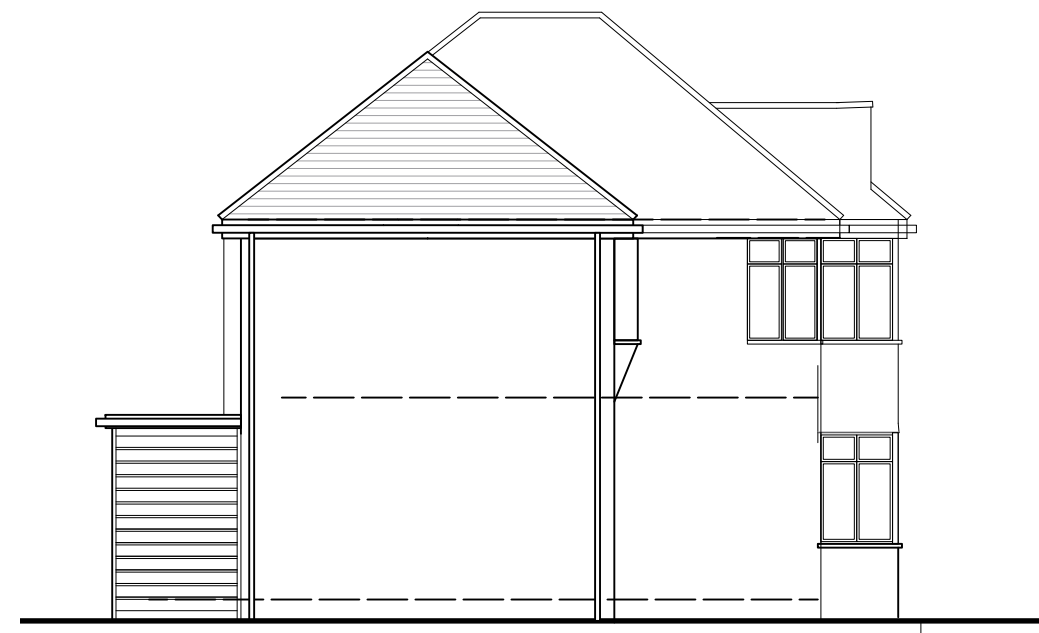
This drawing is the copyright of Gerald Moore RIBA. The contractor should check all dimensions on site. No dimensions are to be scaled from this drawing except for planning purposes. It is the contractor's responsibility to ensure that all works are in compliance with the current statutory requirements.



Dining Room Utility
West Elevation [Rear] 1:100



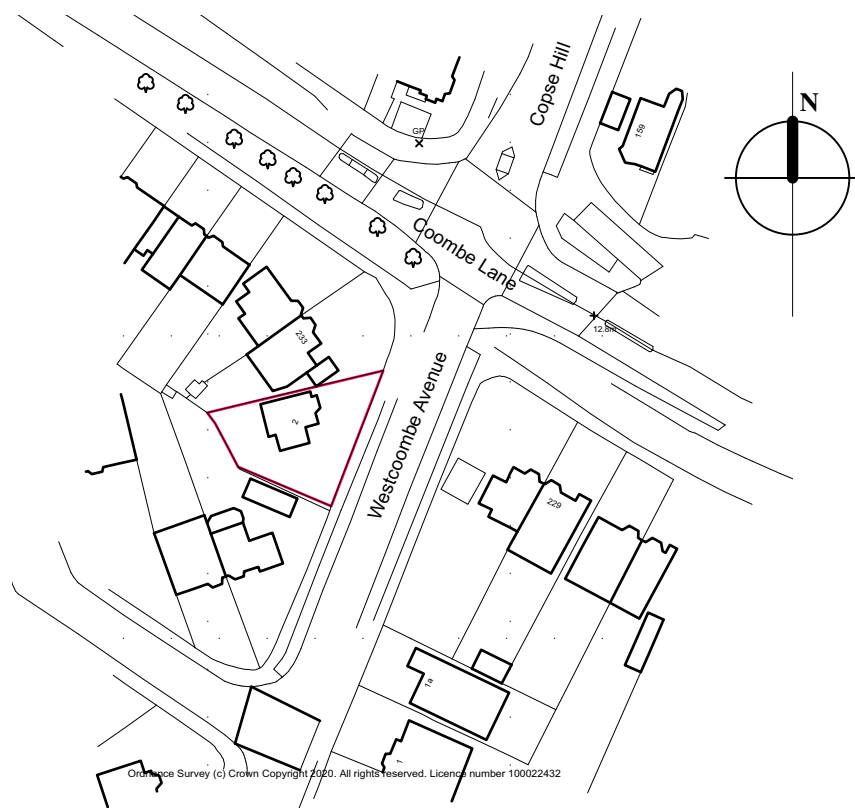
Living Dining
North Elevation [Side] 1:100



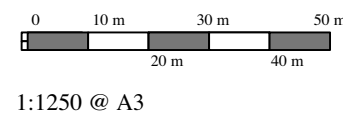
Kitchen Entrance Hall
South Elevation [Side] 1:100



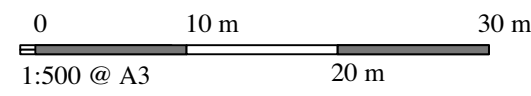
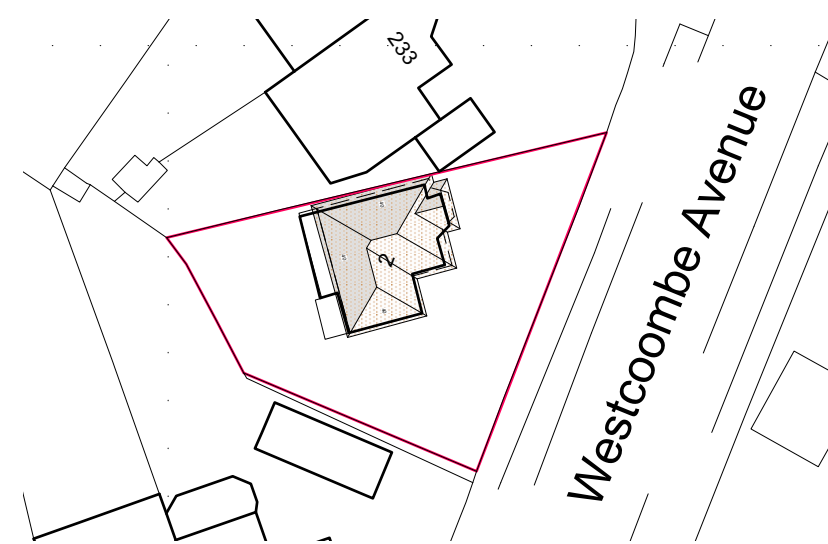
Kitchen Entrance Hall Home Office
East Elevation [Front] 1:100



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office. Crown copyright of Gerald Moore RIBA. Licence No: 100041472



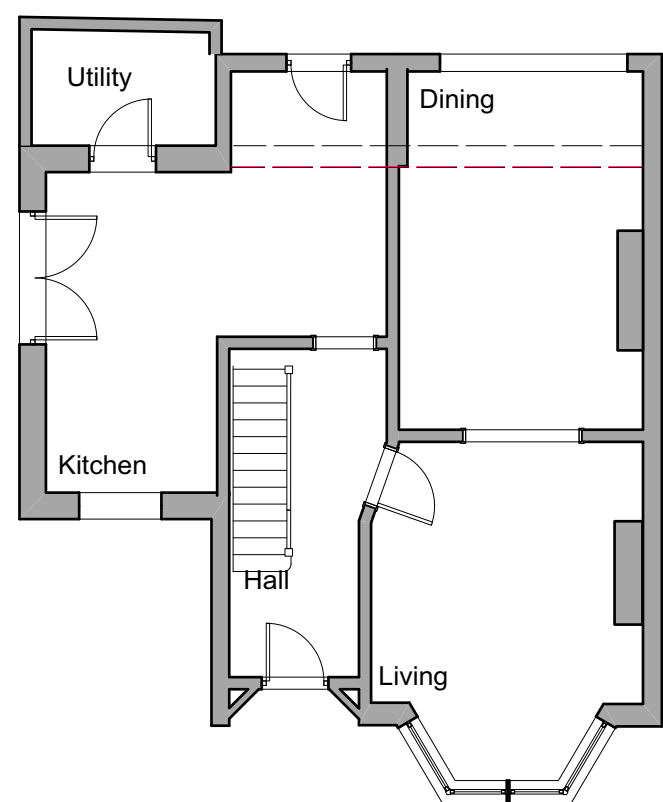
Location Plan 1:1250



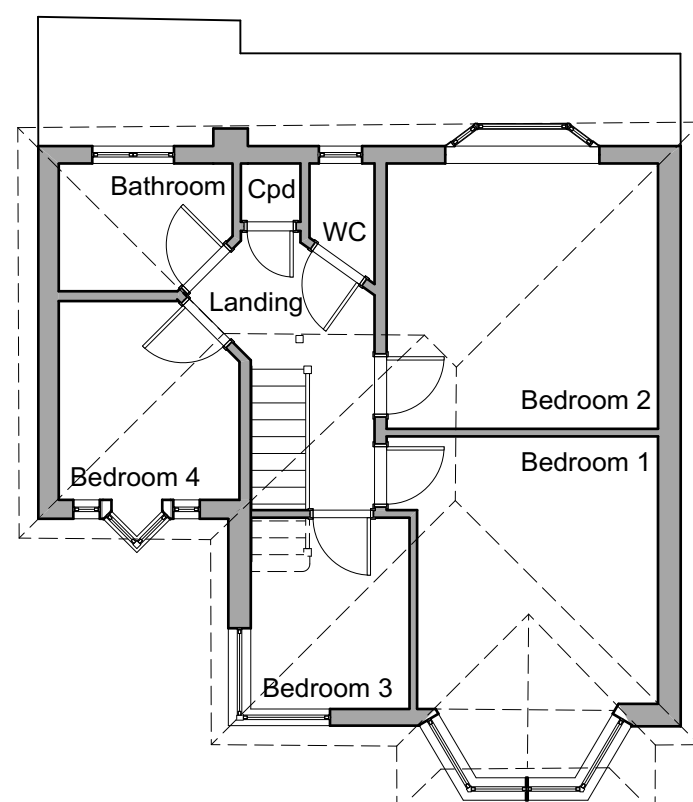
Block/Roof Plan [Existing] 1:500



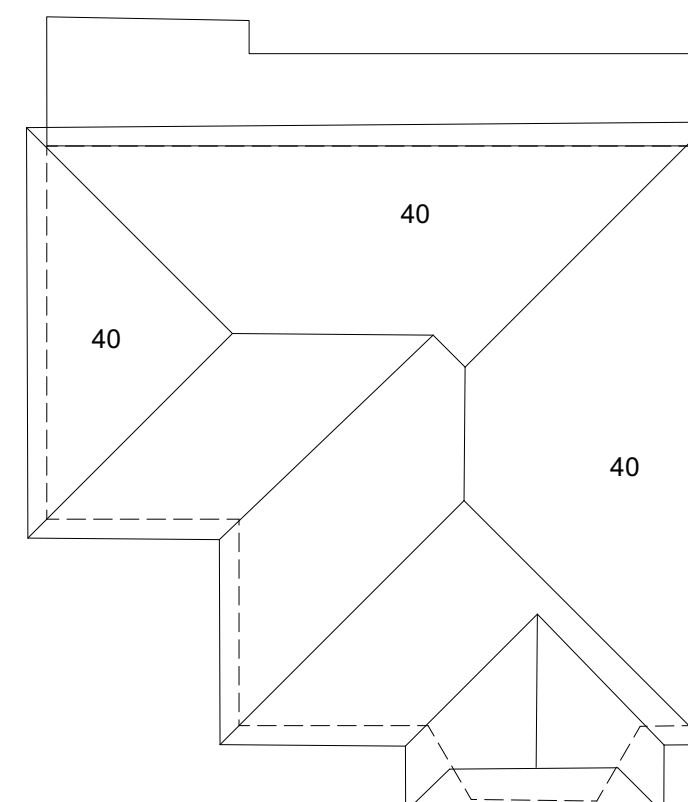
1:100 @ A2



Ground Floor Plan 1:100



First Floor Plan 1:100



Roof Plan 1:100

Rev Date Amend Revision

Gerald **M**oore RIBA. Chartered Architect

1 Exmoor Crescent Worthing West Sussex BN13 2PL

Tel: 01903 609607

Mobile: 07793 00 44 62

www.geraldmooreriba.co.uk

e-mail: contact@geraldmooreriba.co.uk

Client: MR & MRS P LOMBAARD

Project: PROPOSED EXTENSION & ALTERATIONS TO 2 WESTCOOMBE AVENUE LONDON SW20 ORQ

Drawing: EXISTING

Drg No: 1628/20/BR/05

Scales: 1:1250, 1:500, 1:100

Date: JUNE 2020

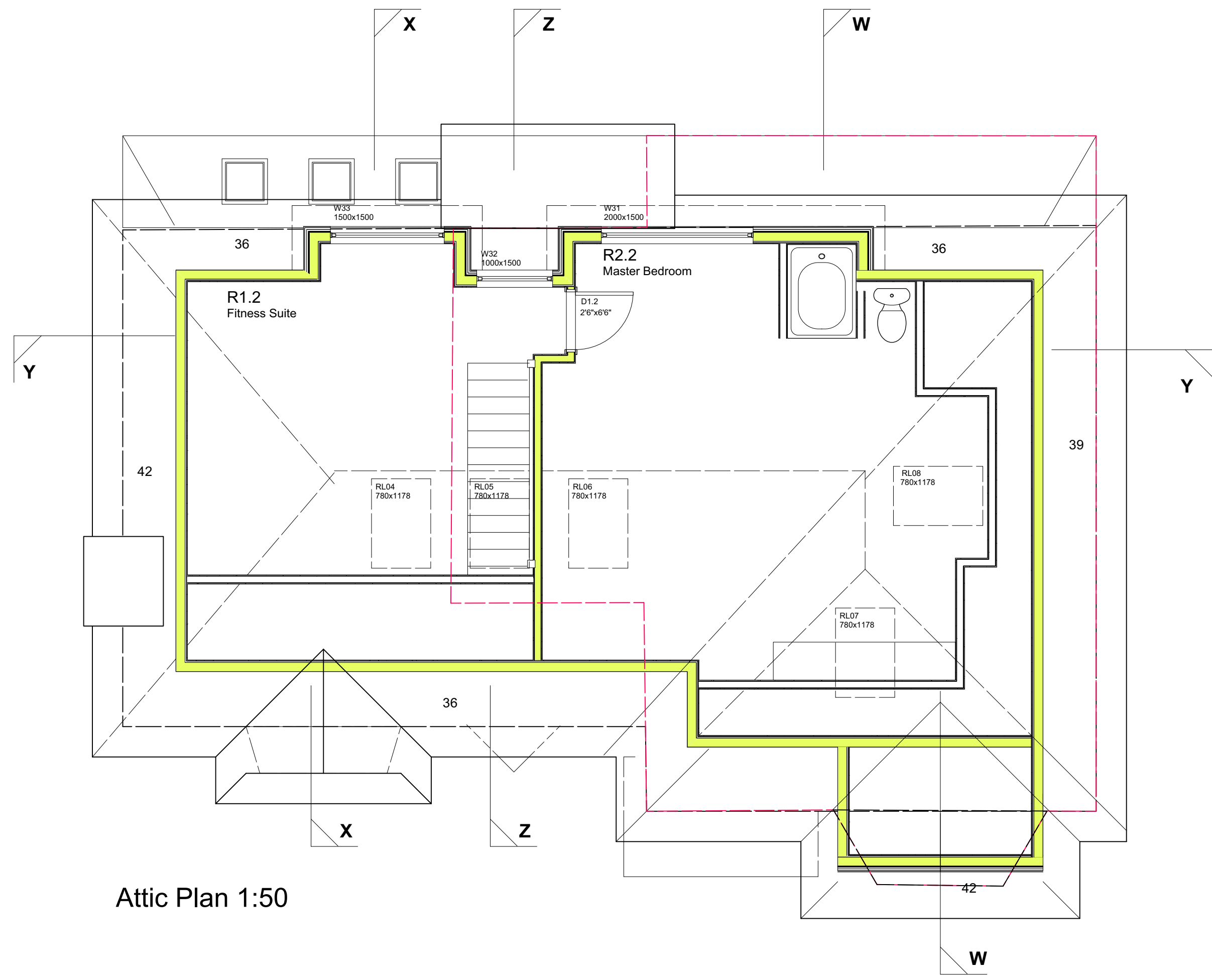
Drawn: gm

Drwg Size: A1

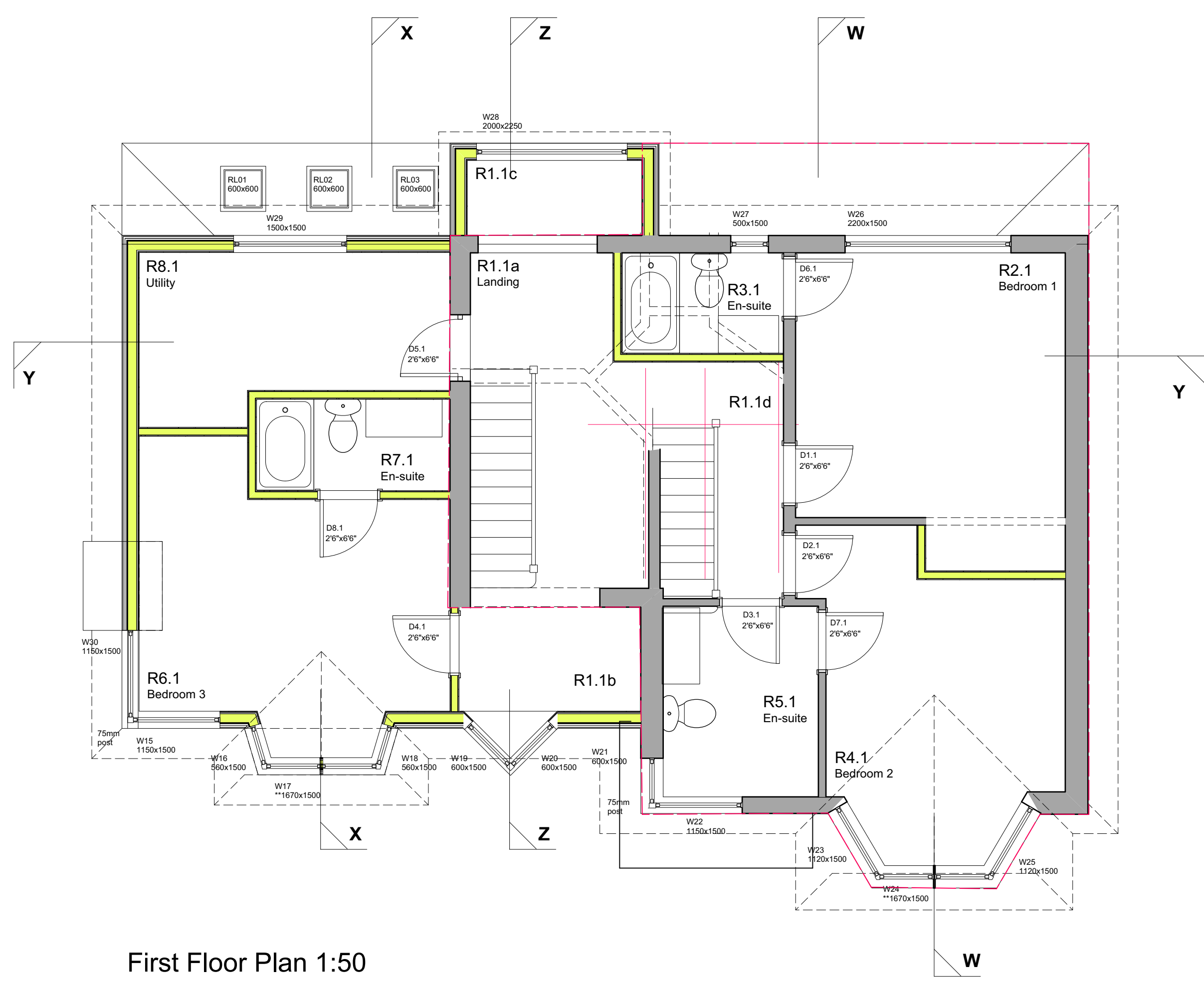
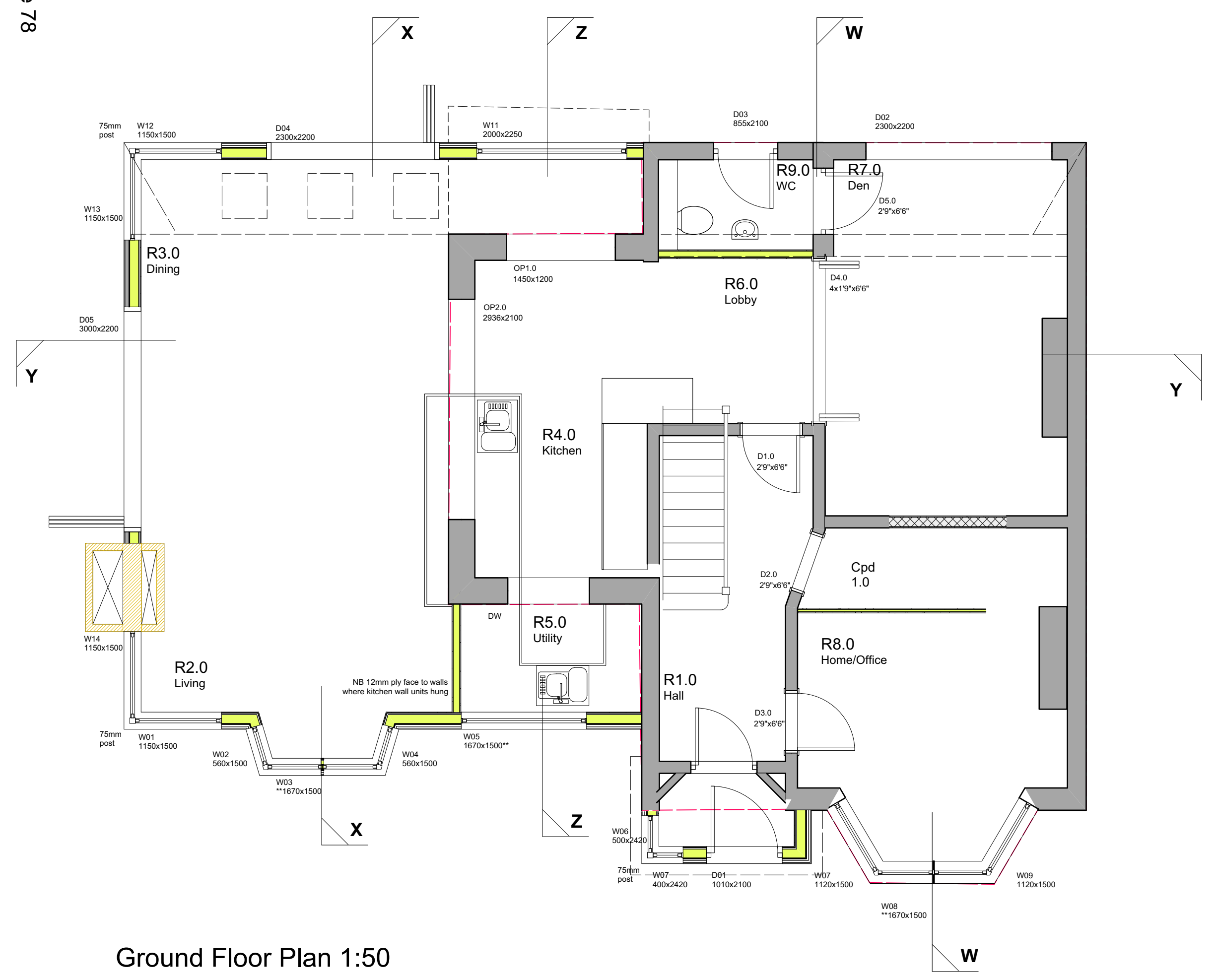
SUBJECT TO BUILDING REGULATION APPROVAL

This drawing is the copyright of Gerald Moore RIBA. The contractor should check all dimensions on site. No dimensions are to be scaled from this drawing except for planning purposes. It is the contractor's responsibility to ensure that all works are in compliance with the current statutory requirements.

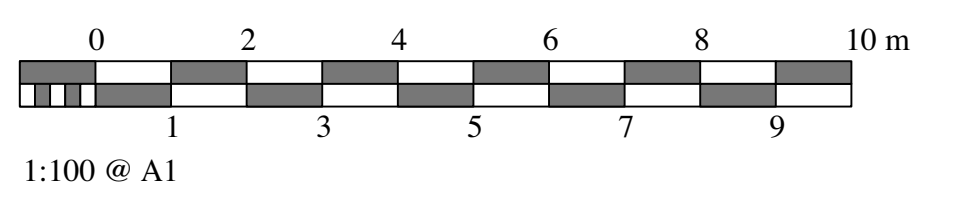
N.B. STRUCTURAL INFORMATION TO BE READ ALONGSIDE STRUCTURAL ENGINEER'S CALCULATIONS SHEETS & SKETCH DETAILS. ATTENTION TO BE PAID TO PADSTONE, BOLT FIXING, BASE PLATES, & GALVANIZING REQUIREMENTS



Page 78

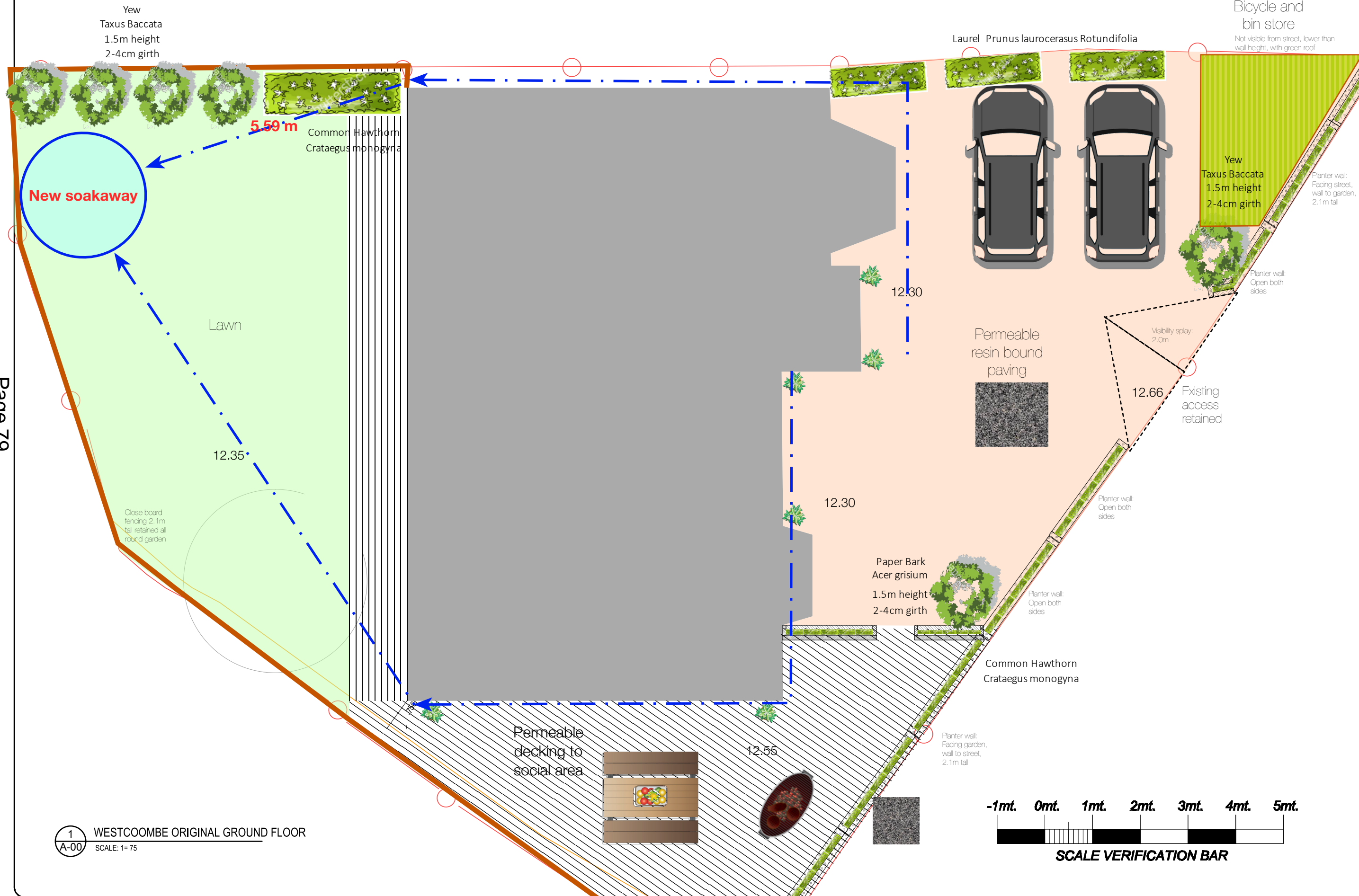


PRELIMINARY

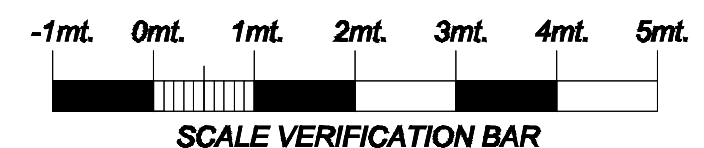


Rev Date Amend Revision
Gerald Moore RIBA, Chartered Architect
 1 Exmor Crescent Worthing West Sussex BN13 2PL
 Tel: 01903 609607 Mobile: 07793 00 44 62
 www.geraldmooreriba.co.uk e-mail: contact@geraldmooreriba.co.uk
 Client: MR & MRS P LOMBAARD
 Project: PROPOSED EXTENSION & ALTERATIONS TO 2 WESTCOOMBE AVENUE LONDON SW20 ORQ
 Drawing: PROPOSED FLOOR PLANS [GENERAL ARRANGEMENT]
 Drg No: 1628/20/GA/01
 Scales: 1:50 Date: JUNE 2020
 Drawn: gm Drwg Size: A1

This drawing is the copyright of Gerald Moore RIBA. The contractor should check all dimensions on site. No dimensions are to be scaled from this drawing except for planning purposes. It is the contractor's responsibility to ensure that all works are in compliance with the current statutory requirements.



1 WESTCOOMBE ORIGINAL GROUND FLOOR
 A-00 SCALE: 1=75



REVISIONS
OAKFIELD GU21 Ltd CHRISTIAN DA SILVA
WESTCOOMBE 2 Westcoombe avenue SW20 0EQ
PROPOSED LANDSCAPING PLAN
27 APR 2020
CLIENT: MR. & MRS LONBAARD
DRAWING NR
LA-01

This page is intentionally left blank



This page is intentionally left blank



This page is intentionally left blank

Committee: Planning Applications

Date: 24th September 2020

Subject: Planning Appeal Decisions

Lead officer: Head of Sustainable Communities

Lead member: Chair, Planning Applications Committee

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 viewed by following each individual link. Other agenda papers for this meeting can be viewed on the Committee Page of the Council Website via the following link:

[LINK TO COMMITTEE PAGE](#)

DETAILS

Application Number: 19/P2464 (Planning appeal)

Appeal number: APP/T5720/W/19/19/3243567

Site: 52 Central Road, Morden SM4 5RP

Breach: Erection of a one-bed self-contained dwellinghouse

Appeal Decision: DISMISSED (enforcement notice upheld)

Date of Appeal Decision: 14th August 2020

[LINK TO DECISION](#)

Application Number: 18/E0484 (Enforcement appeal)

Appeal number: APP/T5720/C/19/3242689

Site: 155 Canterbury Road, Morden SW4 6QG

Breach: Erection of a rear roof extension and Balcony without permission

Appeal Decision: DISMISSED (enforcement notice upheld)

Date of Appeal Decision: 19th August 2020

Application Number: 18/E0458 (Enforcement appeal)

Appeal number: APP/T5720/C/19/3239083

Site: 33 Hassocks Road SW16 5EU

Breach: Unauthorised conversion of property into 2 X self-contained flats

Appeal Decision: DISMISSED (enforcement notice upheld with amendments and corrections)

Costs Decision: Award of costs is **ALLOWED**

Date of Appeal Decision: 17th July 2020

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.

This page is intentionally left blank