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Merton Council

Planning Applications Committee Agenda

Membership

Councillors:

Dave Ward (Chair)
Stephen Crowe (Vice-Chair)
Stephen Alambritis MBE
Billy Christie
David Dean
Nick Draper
Joan Henry
Simon McGrath
Carl Quilliam
Peter Southgate

Substitute Members:

Eloise Bailey
Ben Butler
Edward Foley
Edward Gretton
Najeeb Latif
Dennis Pearce

Date: Thursday 18 March 2021

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

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 attendance by the public is encouraged and welcomed. This can be viewed at www.youtube.com/user/MertonCouncil

If you wish to speak in respect an application, please contact either planning@merton.gov.uk or the Development Control Admin Section on 020 8545 3445/3448 (9am – 5pm); or the Development Control hotline 020 8545 3777 (open 1pm – 4pm only) to register to speak. **All requests to speak should be made by no later than 12 noon on the day before the meeting.**

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Planning Applications Committee Agenda

18 March 2021

- 1 Apologies for absence
- 2 Declarations of Pecuniary Interest
- 3 Minutes of the previous meeting 1 - 8
- 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 12 Cecil Road, Wimbledon, SW19 1JT 9 - 32
*Application no. 20/P3477
Ward: Trinity
Recommendation: GRANT Planning permission subject to conditions*
- 6 18 Clifton Road, Wimbledon, SW19 4QT 33 - 58
*Application no. 20/P2899
Ward: Village
Recommendation: GRANT Planning permission subject to conditions*
- 7 1 Cricket Green, Mitcham, CR4 4LB 59 - 70
*Application no. 20/P3778
Ward: Cricket Green
Recommendation: GRANT permission subject to conditions*
- 8 Dundonald Recreation Ground, Wimbledon, SW19 3QH 71 - 110
*Application no. 19/P4183
Ward: Dundonald
Recommendation: REFUSE Planning Permission*
- 9 Units C and D Elm Grove, Business Centre, Wimbledon, SW19 4HE 111 - 128
*Application no. 20/P2095
Ward: Hillside
Recommendation: GRANT Planning Permission subject to conditions and s106 agreement*

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- | | | |
|----|--|--------------|
| 10 | Gatehouse Lodge, Morden Hall Park, SM4 5JD
<i>Application Nos. 20/P3606 and 20/P3607</i>
<i>Ward: Ravensbury</i>
<i>Recommendation:</i>
A) <i>20/P3606 – Grant Permission Subject to Section 106
Obligation or any other enabling agreement, and
relevant conditions</i>
B) <i>20/P3607 – Grant Listed Building Consent subject to
conditions</i> | 129 -
238 |
| 11 | St Mary's Road, Wimbledon, SW19 7BW
<i>Application no. 20/P4018</i>
<i>Ward: Village</i>
<i>Recommendation: GRANT Planning Permission subject to
conditions</i> | 239 -
250 |
| 12 | Land RO 2-16 Woodville Road, Morden SM4 5AF
<i>Application no. 20/P1091</i>
<i>Ward: Merton Park</i>
<i>Recommendation: GRANT Permission subject to conditions
and s106 legal agreement</i> | 251 -
310 |
| 13 | Planning Enforcement - Summary of Current Cases
<i>Recommendation: That Members note the contents of the
report.</i> | 311 -
316 |

Note on declarations of interest

Members are advised to declare any Disclosable Pecuniary Interest 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 Managing Director, South London Legal Partnership.

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

11 FEBRUARY 2021
(7.15 pm - 10.17 pm)

PRESENT Councillor Dave Ward (in the Chair),
Councillor Stephen Crowe, Councillor Stephen Alambritis,
Councillor Billy Christie, Councillor David Dean,
Councillor Nick Draper, Councillor Joan Henry,
Councillor Simon McGrath, Councillor Carl Quilliam and
Councillor Peter Southgate

IN ATTENDANCE Sarath Attanayake (Transport Planning Project Officer),
Tim Bryson (Development Control Team Leader (North)),
Amy Dumitrescu (Democratic Services Officer),
Jonathan Lewis (Development Control Team Leader (South)),
Tim Lipscomb (Case Officer) and Farzana Mughal (Democratic
Services Officer)

1 APOLOGIES FOR ABSENCE (Agenda Item 1)

There was no apologies for absence.

2 DECLARATIONS OF PECUNIARY INTEREST (Agenda Item 2)

There were no declarations of interest.

3 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED: That the minutes of the meeting held on 14th January, 2021 were agreed as an accurate record.

4 TOWN PLANNING APPLICATIONS (Agenda Item 4)

The Committee noted the amendments and modification to the officers' report which was published in the modification sheet (see item no. 13). This applied to items no. 5, 6, 7, 8 and 9.

Furthermore, the Chair advised that the order of the agenda was changed and would be considered in the order as follows: items, 5, 6, 8, 9, 10 and 7. For the purpose of the minutes, items were minuted in the order they appeared in the published agenda.

5 94 THE BROADWAY, LONDON, SW19 1RH (Agenda Item 5)

Proposal: Erection of a four storey rear extension and internal reconfiguration of existing residential unit to create four additional residential dwellings.

The Committee noted the report and the plans presented by the Development Control Team Leader (North). The Committee also noted the modification sheet contained supplementary agenda. The Officer provided updates on various matters relating to the amendments.

Two residents had registered to speak in objection to the proposed scheme, and at the request of the Chair, had raised a number of points, including:

- the proposed scheme would potentially cause substantial damage to the immunity and residents' lives;
- obstruction to natural light to the neighbouring properties;
- the proposed scheme was out of character and would harm the character of the area;
- the proposed scheme was overbearing and oppressive;
- residents had lived in the area for many years and want to continue enjoying living in their homes;
- the proposed development was not in line with the surrounding buildings;
- the current proposal would not be in contradiction to Merton Council's, DMD2, DMD3 and CS14 policies;
- concerns in relation to lack of and rise of anti-social behaviour;
- concerns in relation to the increased footfall and traffic along Prince's Yard.

The applicant's agent had registered to speak, and at the request of the Chair addressed the Committee with the following points:

- the proposal seeks the erection of a four-story rear extension to provide four high-quality self-contained residential dwellings;
- all units would exceed the minimum space standards and all habitable rooms would be provided with well-sized windows;
- the development would not be harmful to the area;
- the development was deemed to be in keeping with the character of the area and in accordance with policy CS14;
- the site was close proximity to several local services and amenities which residents would benefit from;
- the development would not have an impact on the immunity to the neighbouring properties;
- it was clarified the proposed development was significant distance from South Park Road, therefore, this would not cause loss of light to the properties on South Park Road;
- it was clarified that only one of the proposed units would be accessed from Prince's Yard, the other proposed dwellings would be accessed from the front of the site on Broadway;

- the proposed units had a maximum occupancy of two individuals and was unlikely to cause disturbance to the neighbouring properties;
- the development would provide much needed additional housing, with a provision of dwelling sizes that would be appropriate for the demands of the surrounding community.

In response to the objectors concerns and issues raised, the Development Control Leader (North) reported that with regards to the residential immunity, the wall to the rear side of the proposed development would go beyond the rear elevation of number 92 by 2.1 meters. It was clarified that the height of the development was not excessive to the height of existing buildings.

In response to Members' questions and comments' in relation to the loss of daylight to the neighbouring properties, in particular, to number 92, the Development Control Team Leader (North) clarified that the applicant had not submitted Daylight and Sunlight Assessment.

Having considered all of the information before them, Members' were minded to defer the application pending Daylight and Sunlight Assessment to be carried out.

The motion was moved and seconded. The Chair put to vote and it was

RESOLVED that the application number 20/P3088 be **DEFERRED** pending Daylight and Sunlight Assessment to be carried out.

6 VISTA HOUSE AND PROSPECT HOUSE, CHAPTER WAY, COLLIERS WOOD SW19 2RE (Agenda Item 6)

Proposal: Application to determine whether prior approval is required in respect of the proposed erection of sixth floor extensions to Vista House and Prospect House, to create 5x new self-contained flats, plus the installation of a vertical wall cycle storage rack for both buildings at ground floor level.

The Committee noted the report and the plans presented by the Case Officer. The Committee also noted the modifications sheet contained supplementary agenda. The Case Officer provided updates on various matters relating to the amendments.

An objector had registered to speak on behalf of the residents, and at the request of the Chair, had raised a number of points, including:

- that the proposed scheme fell outside the scope of the relevant legislation covering permitted development and that "prior approval" could therefore not be granted regardless of the officers report;
- concerns with regards to the cladding, and that this was also raised by the leaseholders;
- concerns to the architect design
- the scale of the external appearance of the building would have an impact on the adjoining heritage assets;

- it was advised that the application be deferred pending to seek legal advice in relation to the permitted development rights for topmost storey;
- concerns of the impact of the immunity of the existing occupants.

In response to the objector's comment, the Development Control Team Leader (South) advised that if Members' were minded to defer the application in order to seek legal clarification on the matters raised above.

The applicant's agent had registered to speak, and at the request of the Chair addressed the Committee with the following points:

- the development would provide an additional five residential homes;
- the development consistent with the Council's Local Plan;
- the welfare of residents was prudent to the applicant, and would ensure that any disruption in relation to the construction was kept to a minimum;
- the Committee to recognised the opportunity to provide much needed additional new homes on a sustainable site;
- under the Permitted Development Rights, the legislation allowed for extension to the rooftop of an existing building.

During the debate, Members' sought clarification in relation to the development rights of the extension to the rooftop.

The Committee recommended the application be deferred pending legal advice in relation to the permitted development rights of an extension to the rooftop to the existing accommodation and the issues in relation to the cladding.

Officers advised that the legislation which had come into force last year could be open to interpretation on the specific legal point that the objector had raised and that there would be merit in deferral so as to obtain legal advice.

A motion for deferral of the determination of the application by the Committee pending legal advice in relation to the permitted development rights of an extension to the rooftop to the existing accommodation and issues with regards to the cladding was moved and seconded. However, on being put to the vote the motion was lost.

In response to Members' questions and comments' the Development Control Team Leader (South) clarified the following points:

- the access road was unadopted and not owned by the local authority. The responsibility for the upkeep and maintenance rested entirely with the property owners;
- Members' were drawn to the modifications sheet which outlined the issues regarding the cladding and fire safety.

The Chair moved to the vote on the officers' recommendation and it was

RESOLVED that the application number 20/P2841 be **GRANTED** planning permission subject to conditions.

7 FAIR GREEN PARADE, LONDON ROAD, MITCHAM, CR4 3NA (Agenda Item 7)

Proposal: Erection of a two storey roof extension to allow provision for nine self-contained flats.

The Committee noted the report and the plans presented by the Development Control Team Leader (South). The Committee also noted the modifications sheet contained supplementary agenda.

In response to Members' question, in relation to Affordable Housing, Members were reminded that the threshold at which affordable provision would be sought was 10 units or more. The proposed scheme was for a 9 units and some were of a size that could enable sub-division. Officers explained that it would be prudent to attach an s106 planning agreement to review viability to deliver affordable housing contributions if the applicant submitted an application to increase the number of units to 10 or more once the scheme was substantially completed.

Members' welcomed the design and appearance of the proposed development.

The Chair moved to the vote on the officers' recommendation and it was

RESOLVED that the application number 20/P0823 be **GRANTED** planning permission subject to s106 obligations or any other enabling agreement and conditions.

8 3 HAMILTON ROAD, SOUTH WIMBLEDON, SW19 1JD (Agenda Item 8)

Proposal: Erection of a single storey rear and side infill extension and excavation of a basement level extension with installation of a 1x light well grille to front of property and 1x glazed to rear.

The Committee noted the report and the plans presented by the Development Control Team Leader (North). The Committee also noted the modifications sheet contained supplementary agenda. The Officer provided updates on various matters relating to the amendments.

An objector had registered to speak to the proposed scheme, and at the request of the Chair, had raised a number of points, including:

- the loss of trees which adds character and value to the street scene;
- if the proposed scheme complies with the DMD2 policy;
- the development basement would extend beyond the footprint of the original building;
- the proposed scheme was out of character to the area;

- concerns in terms of flood risk.

Members noted the applicant was not present at the meeting.

Councillor Ben Butler (Ward Member for Abbey) had registered to speak, and on behalf of the residents he expressed his concerns with regards to the proposed scheme and the fact that the scheme had a number of conditions attached which was a concern. He reiterated the objector's concerns with regards to the potential loss of trees and that the scheme was out of character to the street scene. He further stated that the plans had not addressed the issues in relation to the flood risk.

In response to Members' questions and comments' the Development Control Team Leader (South) stated the following:

- in terms of trees, there had been no response from the Street Tree Officer, however, the officer had suggested a condition for a Tree Protection Plan to be submitted;
- in terms of flood risk and drainage, the officer had recommended for a Flood Risk Assessment to be carried out;
- the installation of the light to the front would not have an impact with the loss of parking space;

A Member asked whether a condition could be included that the light would be of a sufficient strength and that off-street parking space be retained to the front of the property.

The Chair moved to the vote on the officers' recommendation to grant planning permission. However, on being put to vote the motion was lost.

During the debate, Members' expressed their concerns in relation to the visual impact of the development. Furthermore, a motion to defer the application was put forward in order to carry out a Tree Assessment report.

The Chair moved to the vote and it was

RESOLVED that the application number 20/P2774 be **DEFERRED** pending Tree Assessment Report to be carried out.

9 25-27 LANDGROVE ROAD, WIMBLEDON, SW19 7LL (Agenda Item 9)

Proposal: Use of building as one, 1 bedroom residential unit, together with associated external alterations and amenity space.

The Committee noted the report and the plans presented by the Development Control Team Leader (North). The Committee also noted the modifications sheet contained supplementary agenda. The Officer provided updates on various matters relating to the amendments.

Two residents had registered to speak in objection to the proposed scheme, and at the request of the Chair, had raised a number of points, including:

- the dwellings would be out of character;
- Use as a residential unit would cause harm to surrounding neighboring amenity
- the garage would be used for residential purposes;
- the application does not comply with the Council's scheme, in terms of; the obscured glass to the roof windows the Committee had refused the application previously;
- the windows should be obscured to prevent overlooking. The fence would not prevent the overlooking issues;
- Concerns raised in relation to lack of privacy.

The applicant's agent had registered to speak, and at the request of the Chair addressed the Committee with the following points:

- there was no intention for the applicant to convert the development to a house;
- the development would be used by the applicant's family;
- as stated in the report, the development required minimal external changes;
- the proposed scheme would have no impact on the street scene, however would improve the front street elevation;
- the proposal would create an additional on street parking space.

Councillor Oonagh Moulton (Ward Member for Wimbledon Park) had registered to speak, and at the request of the Chair advised the Committee that the proposed scheme would not be used with the intention of a garage and would be used for residential purpose. The development would potentially increase in noise and overlooking from both the building and garden and the loss of immunity for the residents. She further expressed her concerns that the ongoing planning application submitted by the applicant had caused stress to local residents.

In response to Members' questions and comments' the Development Control Team Leader (North) stated the following points:

- the ground floor windows were different to the original scheme submitted previously;
- a condition had been imposed for the use of obscure glazing roof to prevent overlooking;
- if the previous application had been refused, the applicant could submit multiple planning applications with modified plans.

The Chair moved to the vote on the officers' recommendation and it was

RESOLVED that the application number 20/P3071 be **GRANTED** planning permission subject to s106 Agreement and conditions.

10 49 QUEEN'S ROAD, WIMBLEDON, SW19 8NP (Agenda Item 10)

Proposal: Creation of 10 persons HMO. Erection of rear dormer window and 2NO front facing roof lights and 1NO slit window to front gable element.

The Committee noted the report and the plans presented by the Development Control Team Leader (South).

An objector had registered to speak to the proposed scheme, and at the request of the Chair, had raised a number of points, including:

- the development would be detrimentally harmful to the character of the conservation area;
- the development was excessive and would not create good quality housing;
- the development initially was for a six persons HMO and was not aware that this was now proposed for a ten persons HMO.

The applicant and agent had registered to speak, and at the request of the Chair addressed the Committee with the following points:

- the scheme complies in line with the Council's regulations;
- the applicant also resides at this development;
- the scheme would provide a high quality accommodations for occupants to rent;
- it was clarified that the shed was used to install disability equipment;
- the visual appearance had been upgraded and the garden to the front enhanced the street scene.

In response to Members' questions and comments' the Development Control Team Leader (South) clarified the proposal was to increase the capacity from six persons HMO to ten persons HMO.

The Chair moved to the vote on the officers' recommendation and it was

RESOLVED that the application number 20/P2779 be **GRANTED** planning permission subject to conditions.

11 PLANNING APPEAL DECISIONS (Agenda Item 11)

The Committee noted the planning appeal decisions.

12 PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 12)

The Committee noted the planning enforcement report.

13 MODIFICATIONS SHEET (Agenda Item 13)

The Committee noted the modifications sheet.

PLANNING APPLICATIONS COMMITTEE

18 MARCH 2021

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
20/P3477	14/12/2020
Site Address:	12 Cecil Road, South Wimbledon, London, SW19 1JT
Ward:	Trinity
Proposal:	REPLACEMENT OF EXTENSION WITH A NEW SINGLE STOREY REAR EXTENSION AND AN ADDITIONAL SINGLE STOREY INFILL EXTENSION TO PROPERTY ALONG WITH THE ERECTION OF A REAR ROOF EXTENSION.
Drawing Nos:	P136/300, P136/301, P136 / 302, P136 / 303, P136 / 304, P136 / 305, P136/105
Contact Officer:	Charlotte Gilhooly (020 8545 4028)

RECOMMENDATION

GRANT Planning permission subject to conditions

CHECKLIST INFORMATION

Is a screening opinion required	No
Is an Environmental Statement required	No
Press notice	No
Site notice	No
Design Review Panel consulted	No
Number of neighbours consulted	21
External consultations	0
Internal consultations	0
Controlled Parking Zone	Yes - S1

1. INTRODUCTION

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

2. SITE AND SURROUNDINGS

- 2.1 The site comprises a two storey, terrace dwelling located on the east side of Cecil Road in South Wimbledon. The building is double fronted. It is not statutorily or locally listed and is not located within a Conservation Area. The terrace properties on this side of the road have relatively short gardens. There are no further constraints.

2.2 CURRENT PROPOSAL

- 2.3 This application seeks planning permission for a single storey rear extension following demolition of existing extension, additional single storey rear infill extension and a rear roof extension which would extend across the existing two storey outrigger. The proposal would be made up of the following dimensions:
- 2.4 Single storey rear replacement extension: 3.5m deep, 3.4 m wide and 3.21m high. Single storey rear infill extension: 3.5 m deep, 3.4 m wide and 3.21 m high. Materials include yellow London Stock brick, GRP flat roof with parapet and 2 rooflights.
- 2.5 Rear roof extension: 5.07m deep (ridge measurement), 3m wide and 7.89m high (overall height). Materials include timber framed windows, aluminium bi-fold doors, slate to match existing.

3. PLANNING HISTORY

There is no planning history for this site.

4. CONSULTATION

External

Neighbour consultation

- 4.1 Consultation letters were sent to neighbouring properties. 10 objections have been received. The points raised are summarised below:
- The proposal will create a huge sense of enclosure for properties 10 and 14 Cecil Road.
 - The proposal will have a detrimental impact on daylight/sunlight. No 10 already suffers from a loss of daylight and this will be made worse.

- By standing on the proposed step outside the study, you will be able to see into the kitchen area of No 10 Cecil Road which will be an invasion of privacy.
- The proposal is incongruous for the site.
- The height of the proposed single storey rear extension will be overbearing for neighbouring properties
- The rear extension does not need to extend beyond the existing rear building line to accommodate a study area. This element of the proposal would have a detrimental impact to the outlook of no 10.
- The proposed single storey rear extension is not in keeping with the character of the area.
- To date all the neighbouring properties on this side of the road have not been extended beyond the existing rear building line.
- The proposal for no.12 exceeds the line of the original kitchen by 850mm thus encroaching onto 10's north facing glass extension.
- The proposed rear extension is overdevelopment of the site.
- The proposed parapet wall of the single storey rear extension is not in keeping with the traditional design of the property.
- The proposals could result in damp issues as a result of the recess area.
- The proposed flat roof design as opposed to lean too design will result in damp as a consequence of poor levels of daylight/sunlight.
- The current proposal will lead to overdevelopment of the site which is insensitive to neighbouring properties.
- These properties are of historic importance and should be made a Conservation area to protect them.
- 16, 18 and 20 have all carried out works which have not impacted on their neighbours. This design would have a detrimental impact on 10 and 14 Cecil Road
- The proposal will impact the light entering my conservatory (14 Cecil Road) and will completely block out the light entering one of the windows.

5. POLICY CONTEXT

National Planning Policy Framework (2019)

- Chapter 12 Achieving well-designed places

London Plan (2021)

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design

Merton Core Strategy (2011)

- Policy CS 14 Design

Merton Sites and Policies Plan (2014)

- DM D2 Design considerations in all developments
- DM D3 Alterations and extensions to existing buildings

6. PLANNING CONSIDERATIONS

- 6.1 The planning considerations for the proposals relate to the impact of the proposals on the character and appearance of the host building along with the impact upon neighbour amenity.

Character and Appearance

- 6.2 London Plan policies D3 and D4, Core Strategy policy CS14 and SPP Policies DM D2 and DM D3 require well designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings.

6.3 **Single storey rear extensions**

The proposed single storey rear extensions are of a scale, form and appearance which is considered acceptable to the character of the existing building and surrounding area. With a flat roof design set behind the parapet wall, and minimal depth of 3.5m, it would be modern in style but would not appear incongruous or a bulky addition for the site. Materials for this element of the proposal include London Stock brick with a GRP flat roof and 2 rooflights which are considered acceptable to the character of the existing site. Both the single storey rear extensions would match each other in terms of design approach.

6.4 **Rear roof/gable extension**

It is noted several properties on this side of Cecil Road have extended their properties with pitched roof extensions over their existing two storey outriggers (numbers 16, 18 and 20).

- 6.5 The proposed roof extension would not go higher than the height of the main roof and would be pitched. Fenestration would match existing. Materials for this element of the proposal include slate roof tiles with timber framed windows which are considered in keeping with the character of the main house and surrounding area.

- 6.6 As such, the proposals are considered acceptable and in keeping with the character of the existing site and surrounding area and are considered policy compliant.

Neighbouring Amenity

- 6.7 London Plan Policy D4 and SPP policy DM D2 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 loss of light, quality of living conditions, privacy, visual intrusion and noise.
- 6.8 The properties which may be affected by the proposals include 10, 14 Cecil Road and 173 and 175 Merton Road.
- 6.9 10 Cecil Road: It is noted this neighbouring property has a deeper building footprint which extends beyond the rear elevation at 12 Cecil Road. It also has an existing rear and side infill extension with glass windows at the ground floor side elevation. It is noted from the objections received there is concern about the impact on daylight/sunlight entering the single storey side elevation of this neighbouring property.
- 6.10 At 3.5m deep and 3.2m high the proposed single storey rear extension is not considered to be overbearing, visually intrusive or result in a loss of privacy to this neighbouring property. To mitigate against a loss of daylight/sunlight, the single storey rear extension has also been stepped in at this neighbours' side boundary by 0.7 m. The extension would also not extend deeper than the first side facing window out of 3 which serves number 10. As such this element of the proposal is considered acceptable in terms of neighbouring amenity and is not considered to result in a loss of daylight/sunlight or be overbearing.
- 6.11 The proposed roof extension would not extend beyond the existing outrigger and is stepped in at the side boundaries as per existing. As such, it is not considered to be overbearing, visually intrusive or result in a loss of daylight/sunlight or cause overshadowing. It is noted there would be an additional window and rooflights in the second floor level but these are not considered to result in a material harmful increase in overlooking than the existing situation. As such the impact on neighbouring amenity for this neighbouring property is considered acceptable.
- 6.12 14 Cecil Road: The proposed single storey rear extension would extend by 0.83m beyond this neighbour's rear extension and would be slightly taller. Due to the minimal depth and height of the proposal, it is not considered to be overbearing, visually intrusive or result in a loss of daylight/sunlight. The proposed roof extension as mentioned above is stepped in on both sides. As such the proposals are not considered to impact the amenity of this neighbouring property.
- 6.13 173 and 175 Merton Road: There is a separation distance of approximately 26m between the rear wall of these neighbouring properties and the rear wall of the proposed roof extension. As such it is not considered to be overbearing, visually intrusive or cause a loss of privacy than the existing outlook and is therefore acceptable.

6.14 The proposals are therefore considered acceptable in terms of neighbouring amenity and are considered to be policy compliant.

7. CONCLUSION

7.1 The scale, form, design, positioning and materials of the proposals are not considered to have an undue detrimental impact on the appearance of the area, the host building or on neighbouring amenity. Therefore, the proposal complies with the principles of policies DM D2 and DM D3 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and D3 and D4 of the London Plan 2021.

8. RECOMMENDATION

8.1 Grant permission subject to subject to conditions

Conditions

1. **A1 Commencement of development (full application):** 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: In the interests of proper planning.

2. **A7 Approved Plans:** The development hereby permitted shall be carried out in accordance with the following approved plans: [P136/300, P136/301, P136 / 302, P136 / 303, P136 / 304, P136 / 305, P136/105]

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **B3 External Materials as Specified:** The facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and DM D3 of Merton's Sites and Policies Plan 2014.

4. **C08 No Use of Flat Roof:** 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 D4 of the London Plan 2021, policy CS14 of

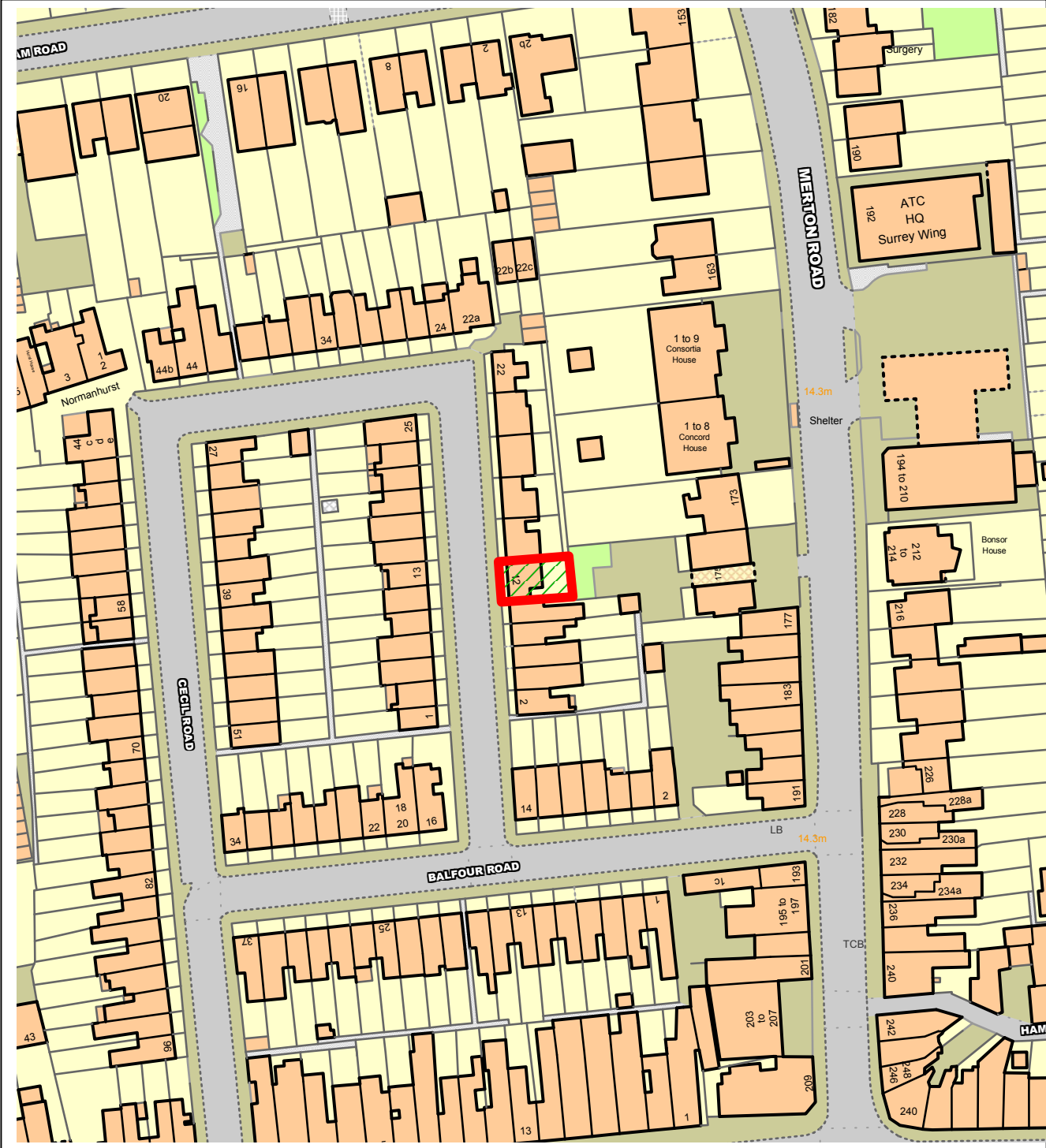
Merton's Core Planning Strategy 2011 and policies DM D2 and DM D3 of Merton's Sites and Policies Plan 2014.

5. **D11 Hours/days 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 policy DM EP2 of Merton's Sites and Policies Plan 2014.

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NORTHGATE SE GIS Print Template

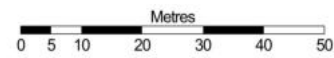


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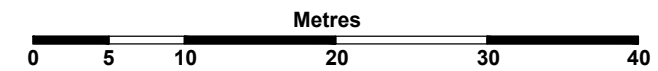
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SITE LOCATION PLAN 1:1250



SITE LOCATION PLAN 1:500



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Project:
**12 CECIL ROAD
LONDON, SW19 1JT**

Title:
SITE LOCATION PLAN

Scale:
AS NOTED

Date:
31/07/2020

Drawing No:

Status:
EXISTING

Revision:
-

P136 / 105

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SITE BOUNDARY LINE

Adjoining property No 14

Adjoining neighbour's rear extension

WH: 2050
CH: 575

**G.02
RECEPTION 01**
2845

UP

**G.04
KITCHEN**
2370

WH: 1020
CH: 900

GARDEN

ENTRANCE

Step
UP

2840

**G.01
HALLWAY**
1950

Step

2075

**G.05
WC**
WH: 1040
CH: 600

MH

UP

WH: 2000
CH: 580

**G.03
RECEPTION 02**
2825

WH: 1870
CH: 700

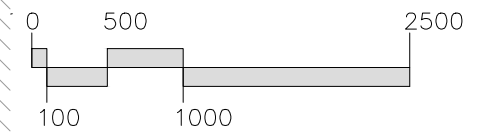
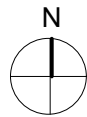
Step

das

SITE BOUNDARY LINE

Adjoining property No 10

Adjoining neighbour's rear extension



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Project:

12 CECIL ROAD
LONDON, SW19 1JT

Scale:

1:50 @ A3

Status:

EXISTING

Date:

31/07/2020

Revision:

-

Title:

EXISTING GROUND FLOOR PLAN

Drawing No:

P136 / 100

SITE BOUNDARY LINE

Adjoining property No 14

WH: 1710
CH: 620

**1.03
BEDROOM 01**
2680

Double Bed

WH: 1635
CH: 665

Single Bed

**1.04
BEDROOM 02**
2670

FLAT ROOF
(Laid to falls)

WH: 1700
CH: 610

**1.01
LANDING**
2695

UP

3695

**1.05
BATHROOM**
2440

WH: 1550
CH: 660

Linen Cupboard

WH: 1700
CH: 620

**1.02
MASTER
BEDROOM**
2695

Double Bed

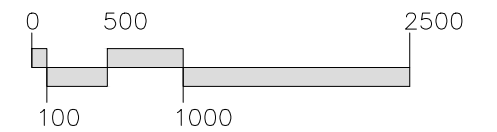
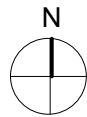
WH: 1640
CH: 690

d/s

SITE BOUNDARY LINE

Adjoining property No 10

Adjoining neighbour's rear extension (below)



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Project:

**12 CECIL ROAD
LONDON, SW19 1JT**

Scale:

1:50 @ A3

Status:

EXISTING

Date:

31/07/2020

Revision:

-

Title:

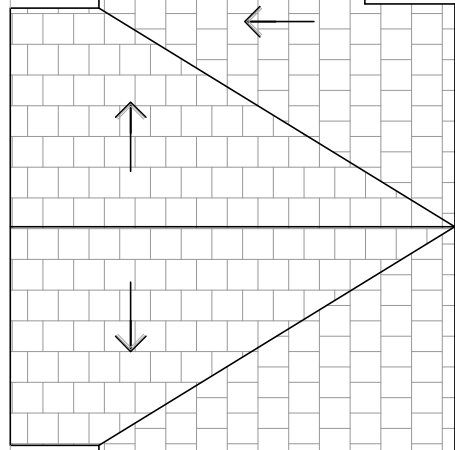
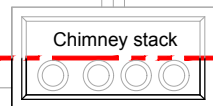
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Drawing No:

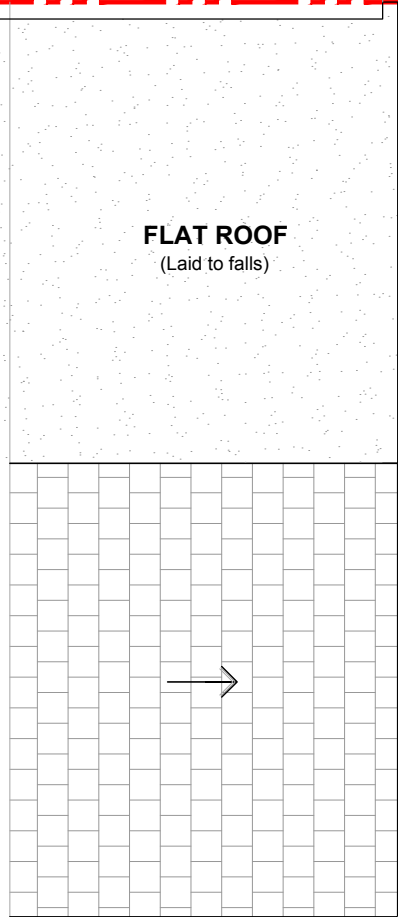
P136 / 101

SITE BOUNDARY LINE

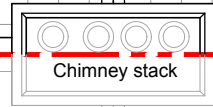
Adjoining property No 14



FLAT ROOF
(Laid to falls)

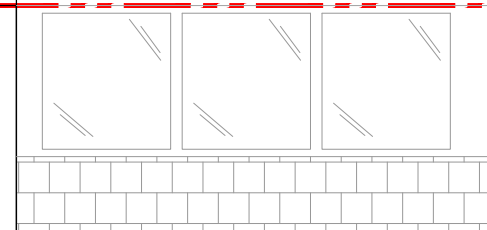


svp

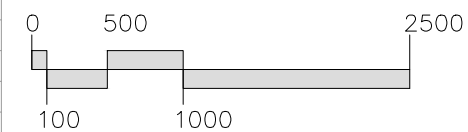
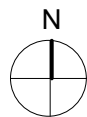


Adjoining property No 10

SITE BOUNDARY LINE



Adjoining neighbour's rear extension (below)



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Project:

12 CECIL ROAD
LONDON, SW19 1JT

Scale:

1:50 @ A3

Status:

EXISTING

Date:

31/07/2020

Revision:

-

Title:

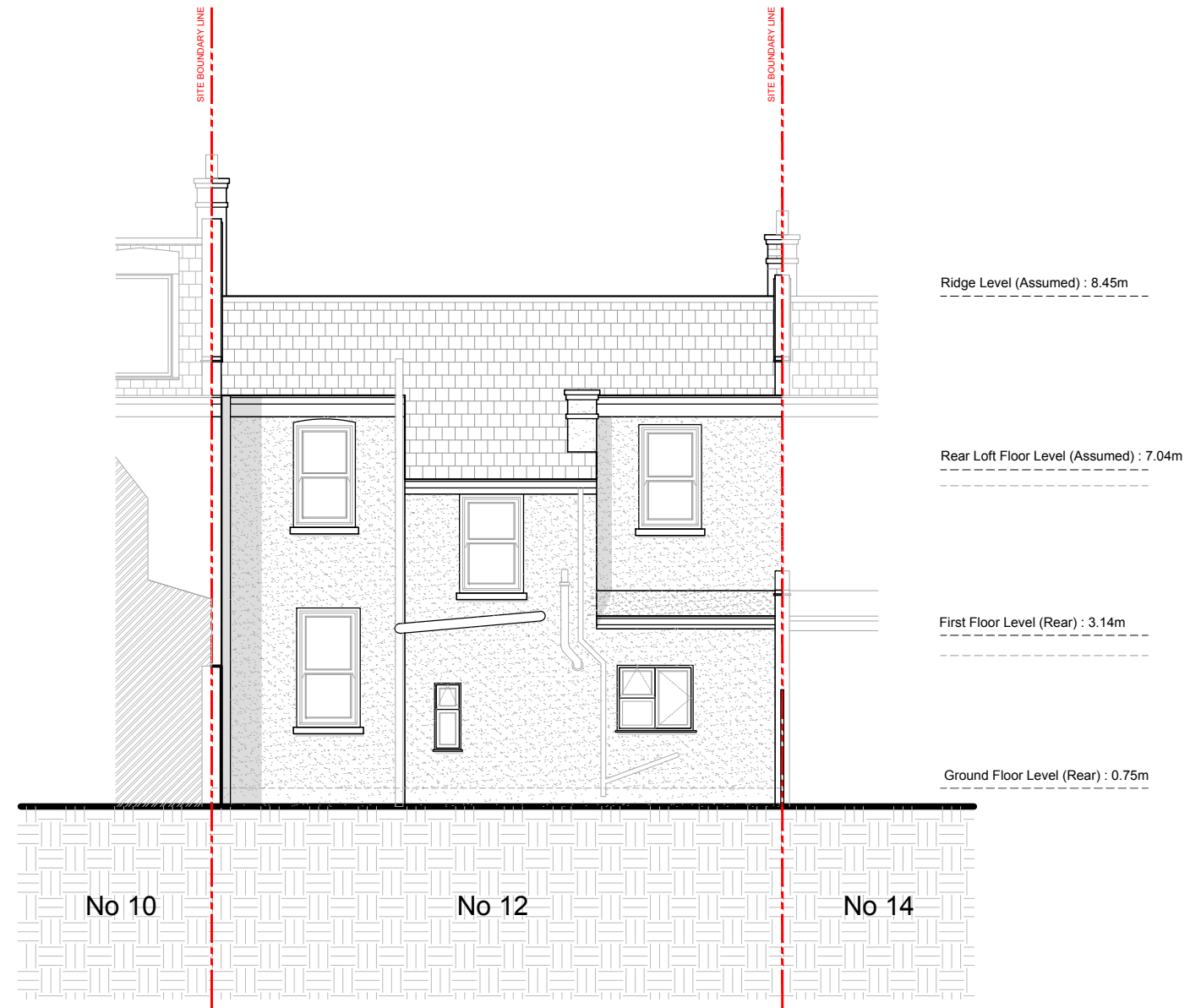
EXISTING ROOF LEVEL PLAN

Drawing No:

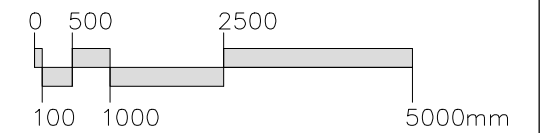
P136 / 102

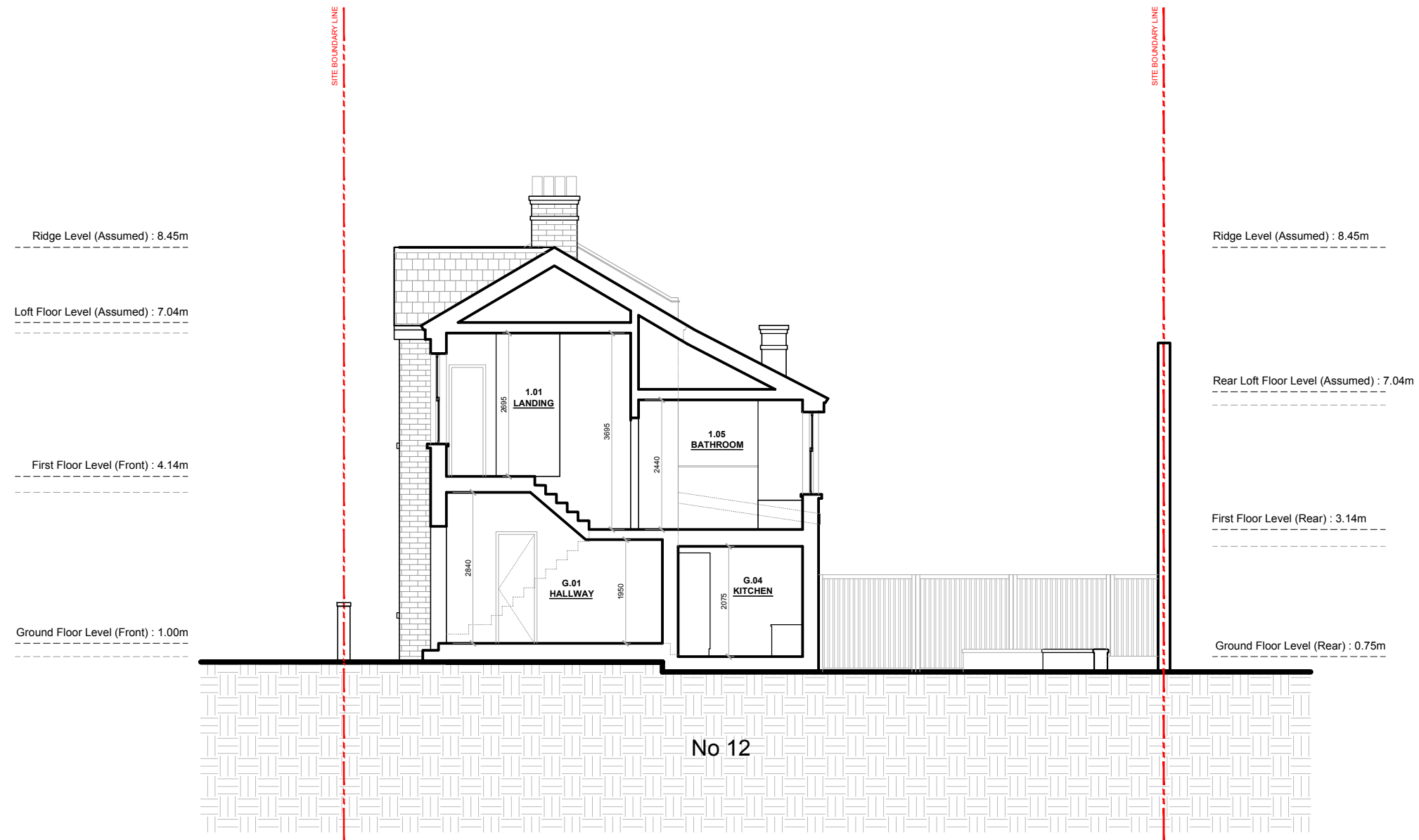


EXISTING FRONT ELEVATION AT 1:100

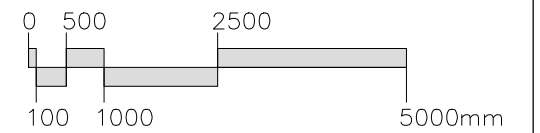


EXISTING REAR ELEVATION AT 1:100





EXISTING SECTION A-A AT 1:100



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Project:
**12 CECIL ROAD
LONDON, SW19 1JT**

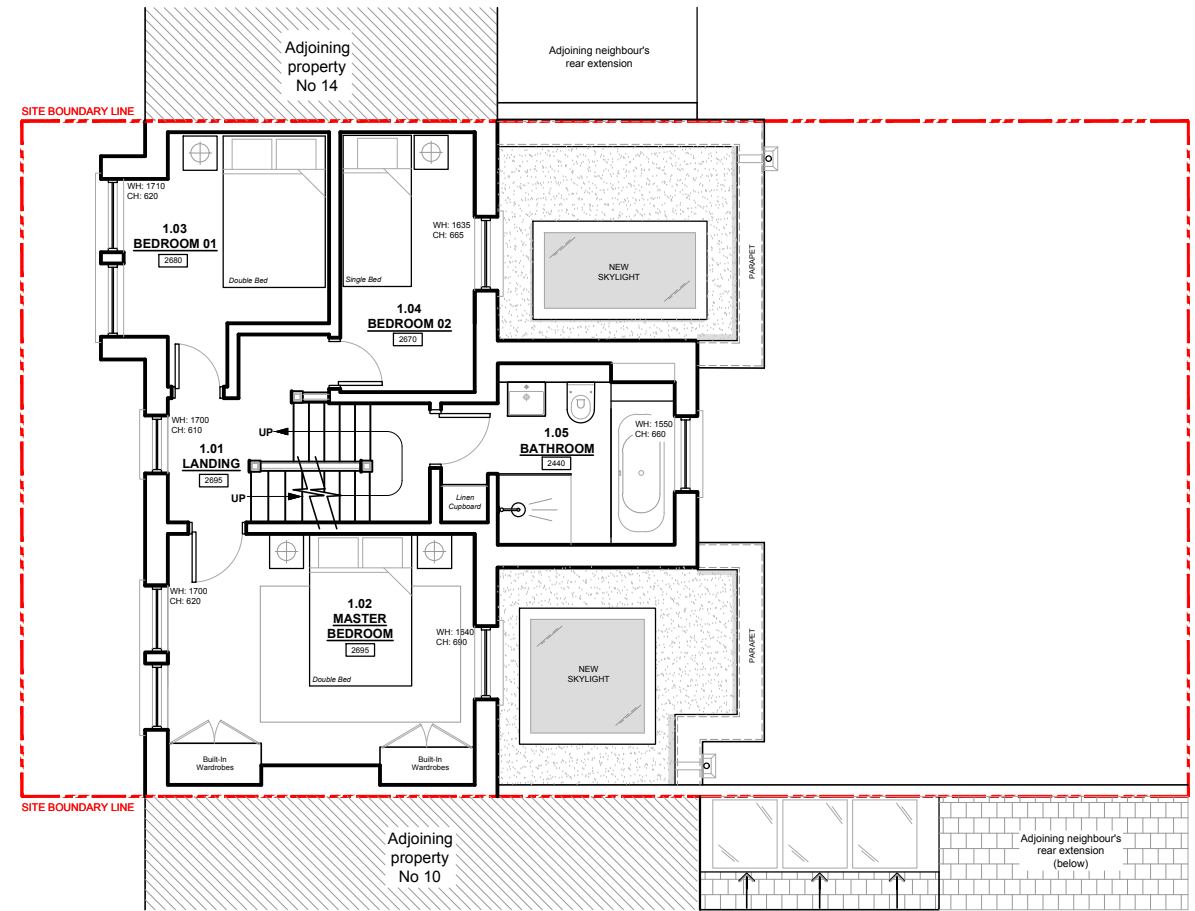
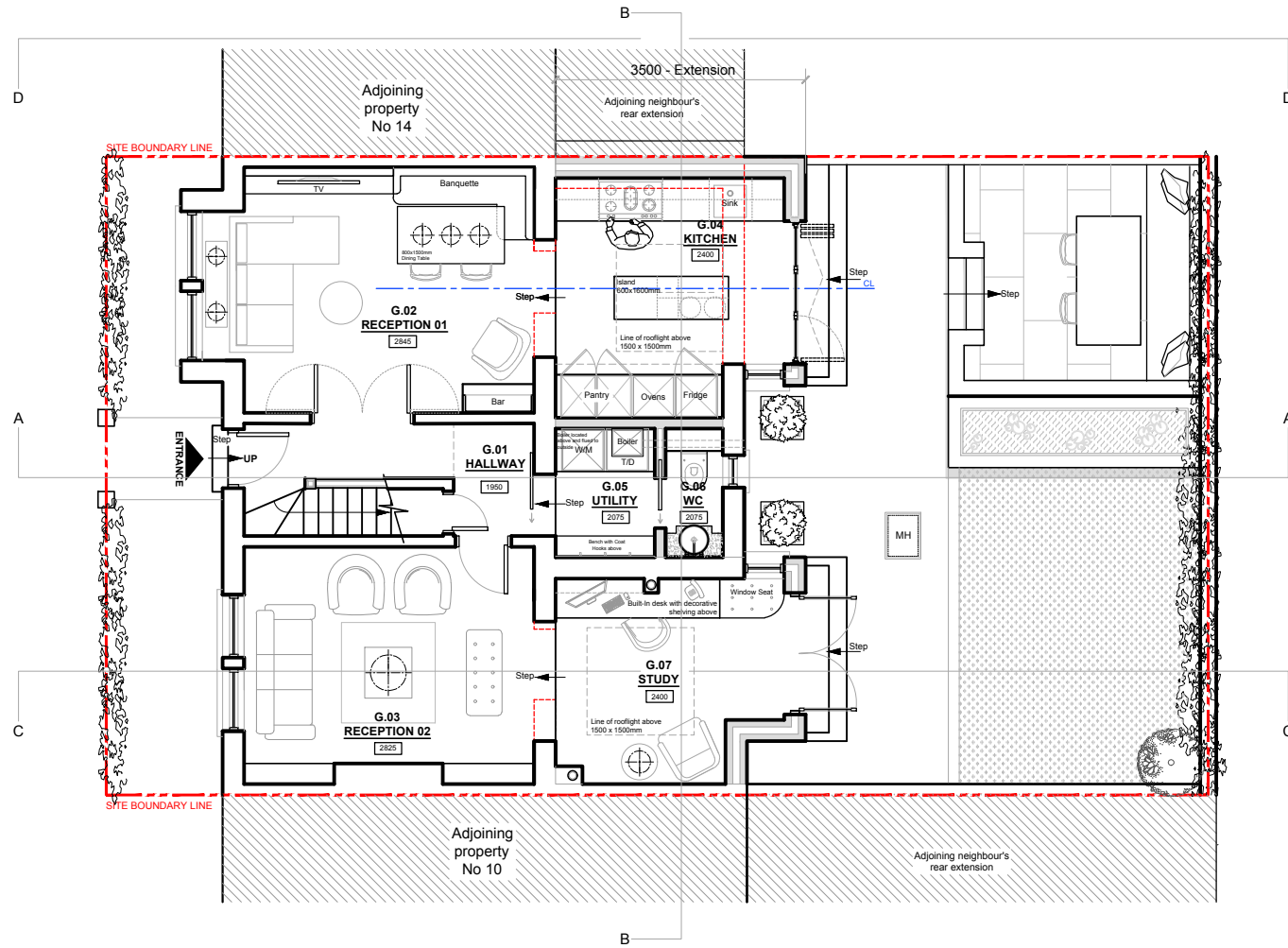
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Date: **31/07/2020** Revision: **-**

Title:
EXISTING SECTION A-A

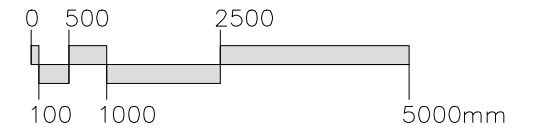
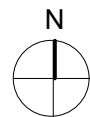
Drawing No: **P136 / 104**

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PROPOSED GROUND FLOOR PLAN
1:100 @ A3

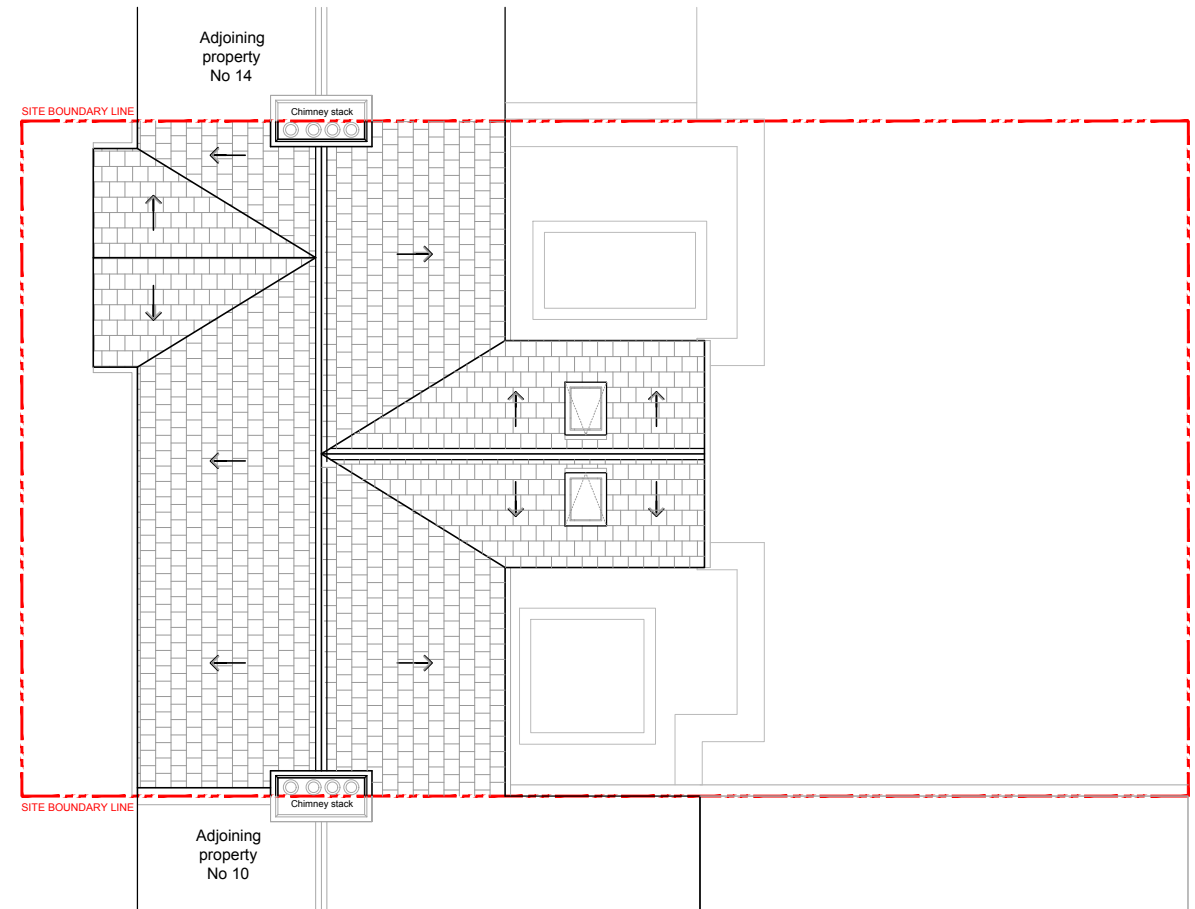
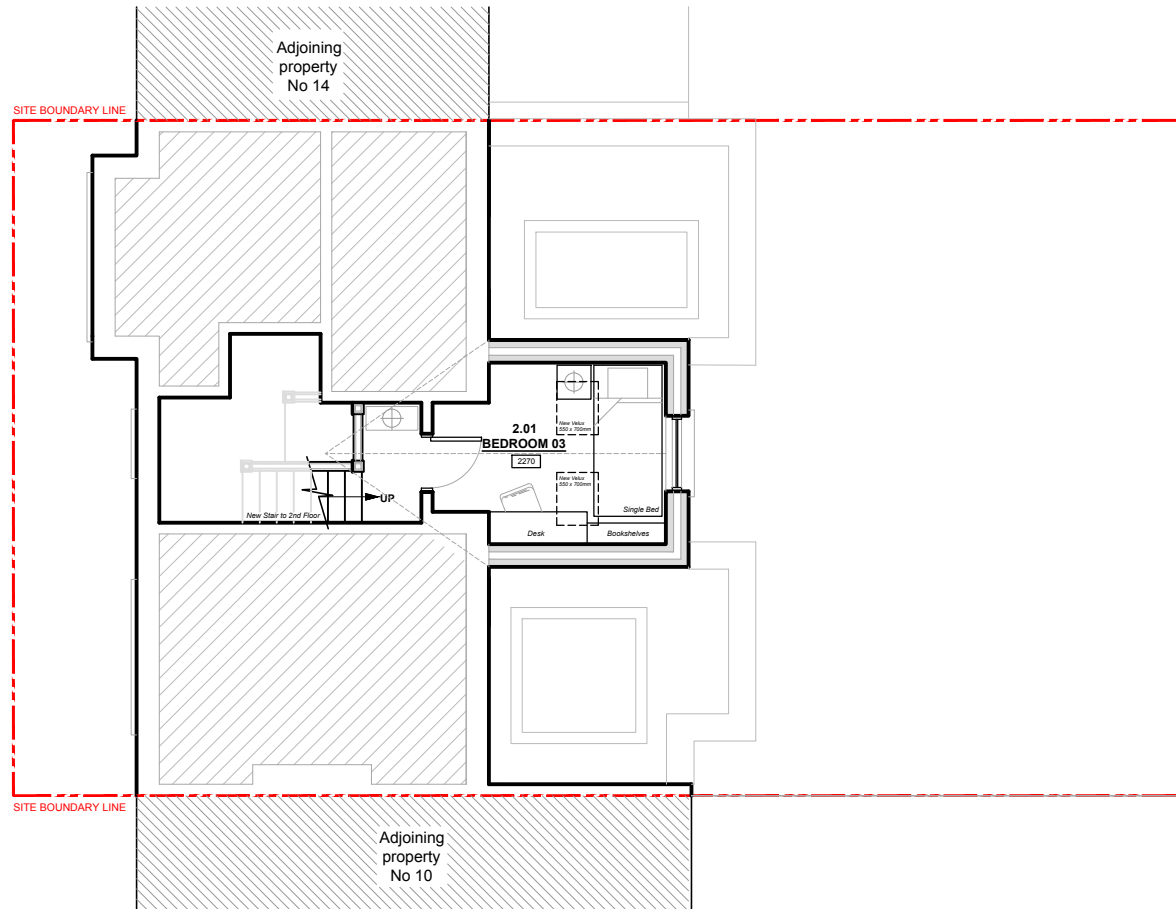
PROPOSED FIRST FLOOR PLAN
1:100 @ A3



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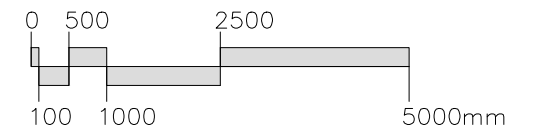
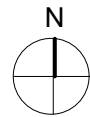
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Project:	12 CECIL ROAD LONDON, SW19 1JT		Scale: 1:100 @ A3	Status: PLANNING
	Title: GROUND FLOOR PLAN		Date: 03/12/2020	Revision: A
			Drawing No: P136 / 300	



PROPOSED SECOND FLOOR PLAN
1:100 @ A3

PROPOSED ROOF LEVEL PLAN
1:100 @ A3



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Project:	12 CECIL ROAD LONDON, SW19 1JT	Scale: 1:100 @ A3	Status: PLANNING
	Title: FIRST FLOOR PLAN	Date: 03/12/2020	Revision: A
		Drawing No:	P136 / 301

Ridge Level (Assumed) : 8.45m
 Loft Floor Level (Assumed) : 7.04m
 First Floor Level (Front) : 4.14m
 Ground Floor Level (Front) : 1.00m

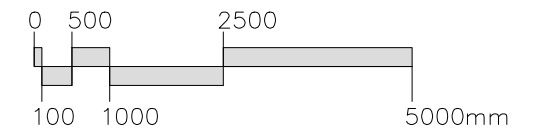


PROPOSED FRONT ELEVATION



Ridge Level (Assumed) : 8.45m
 Rear Loft Floor Level : 5.83m
 First Floor Level (Rear) : 3.14m
 Ground Floor Level (Rear) : 0.75m

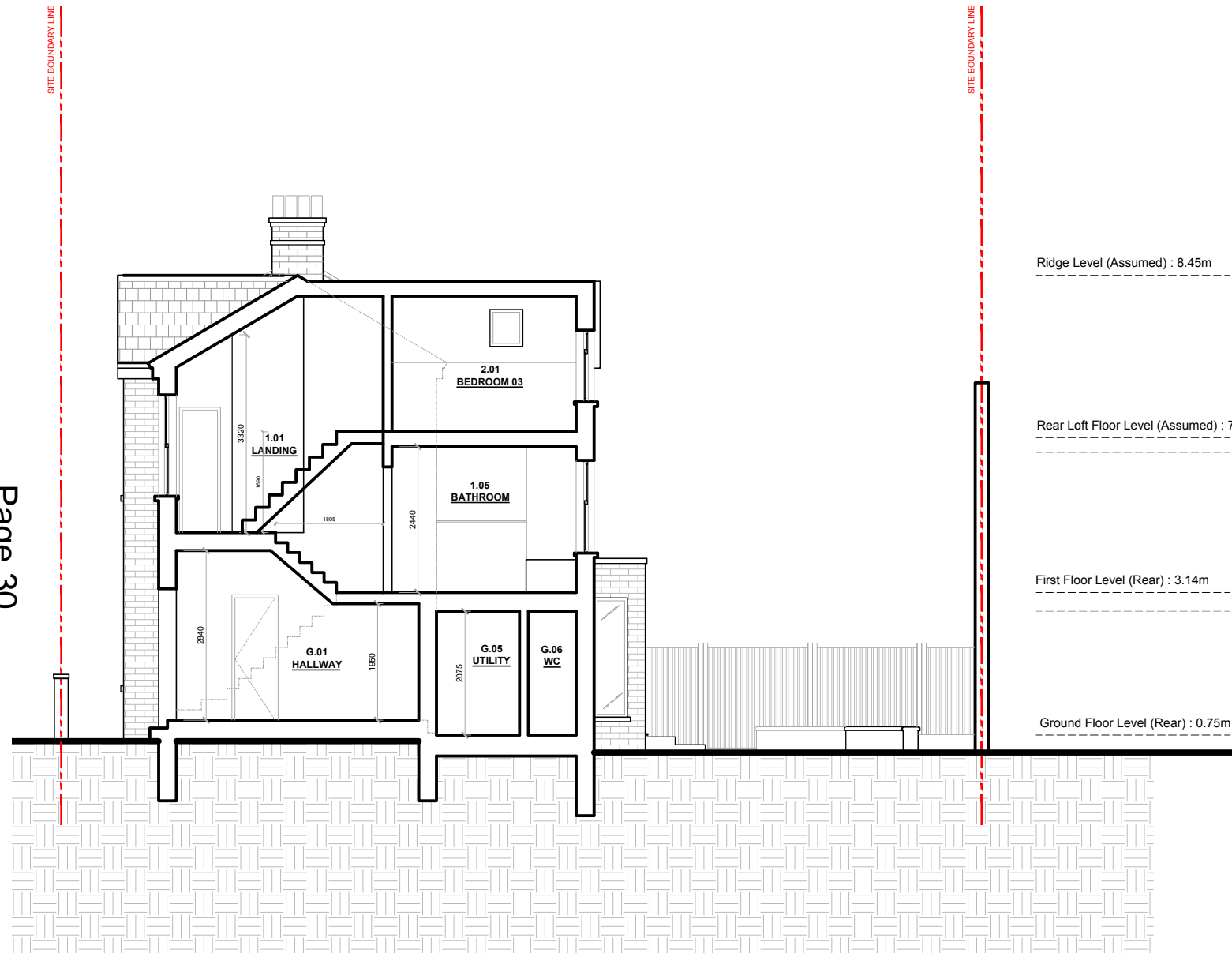
PROPOSED REAR ELEVATION



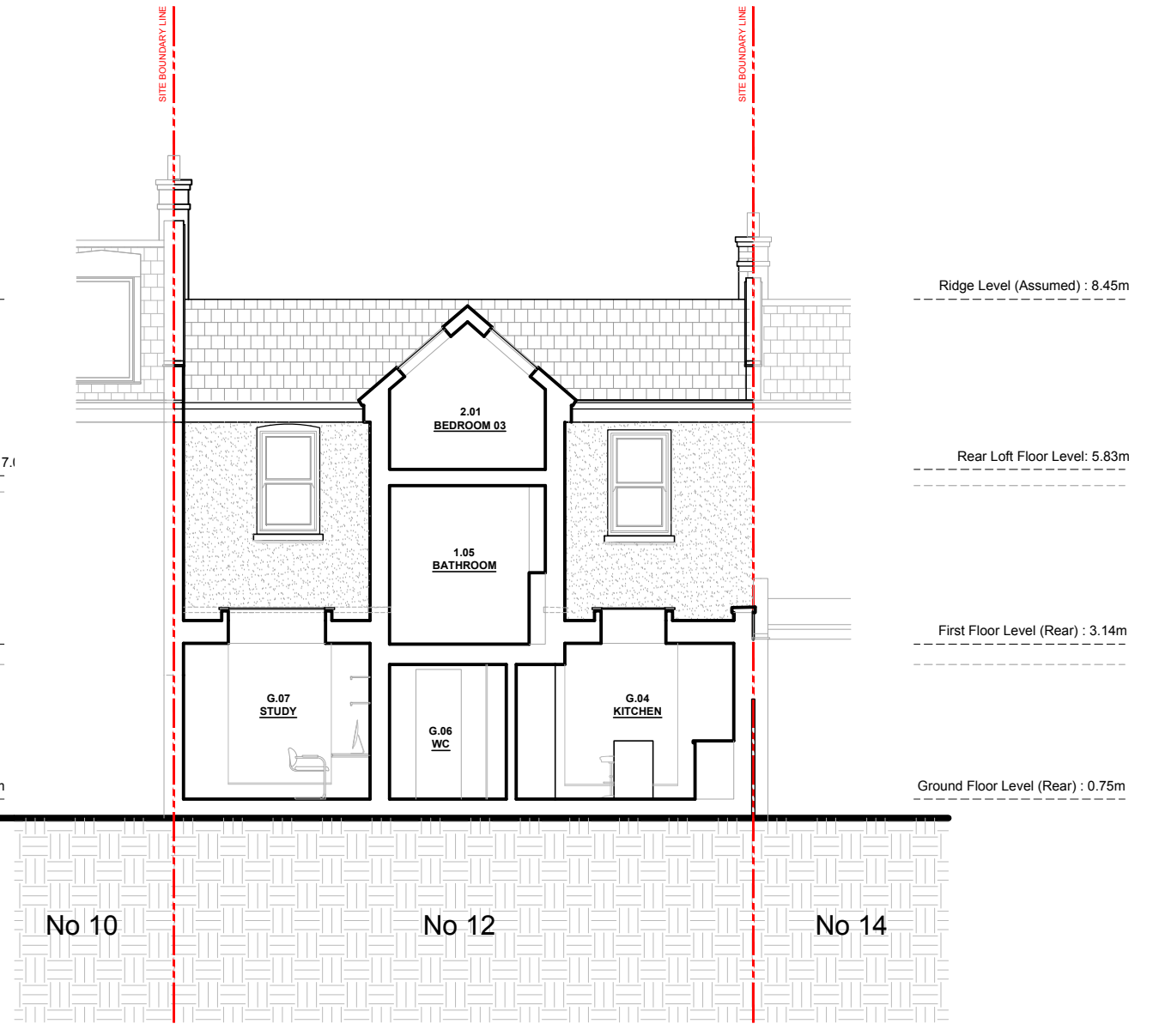
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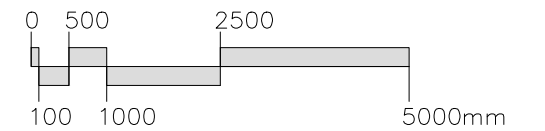
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	Title:	PROPOSED ELEVATIONS		Date:	03/12/2020	Revision:
				Drawing No:	P136 / 302	



PROPOSED SIDE SECTION A-A
(TOWARDS NO.14 CECIL ROAD)



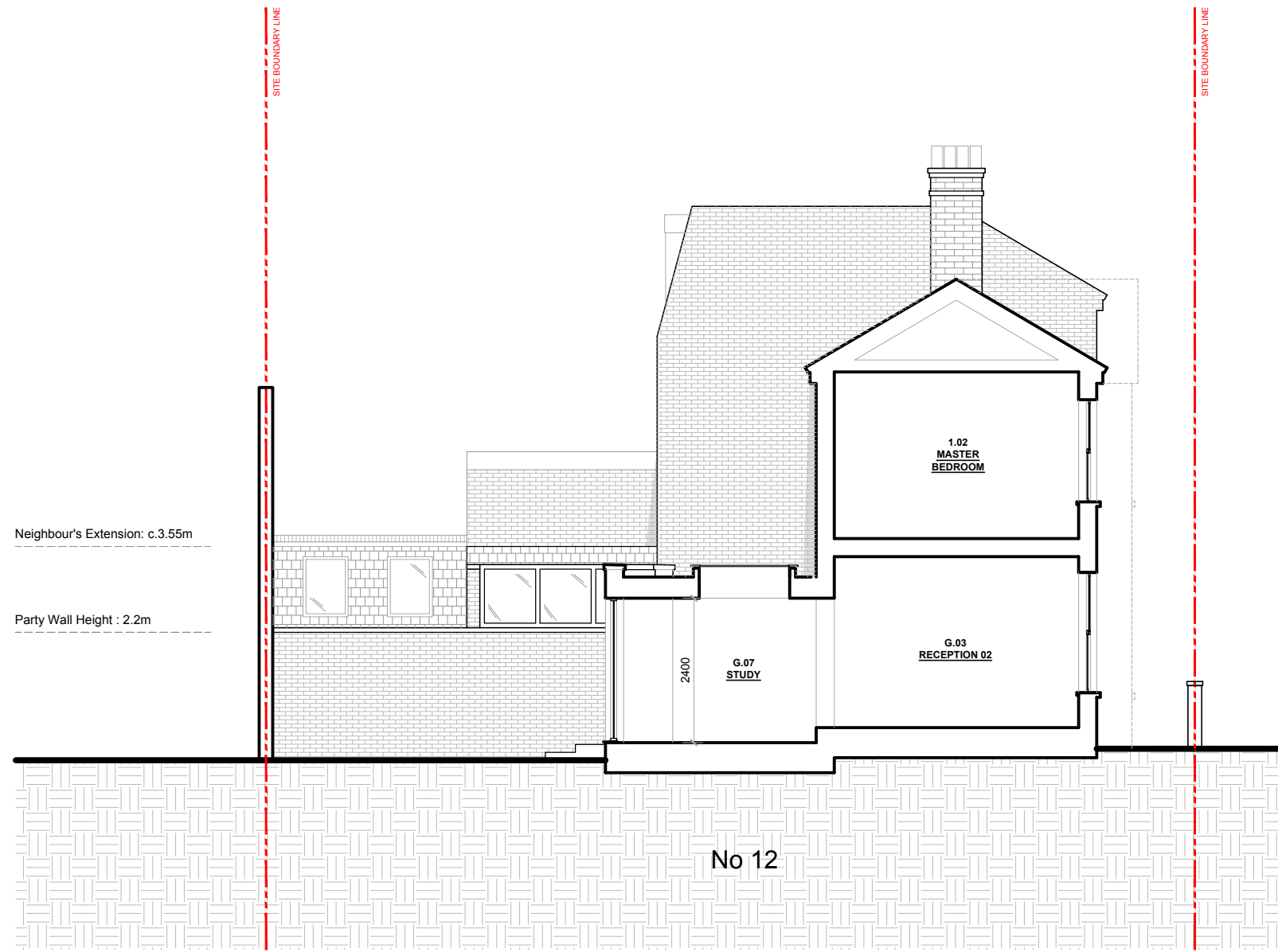
PROPOSED REAR SECTION B-B



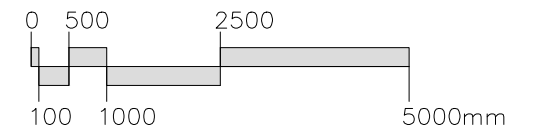
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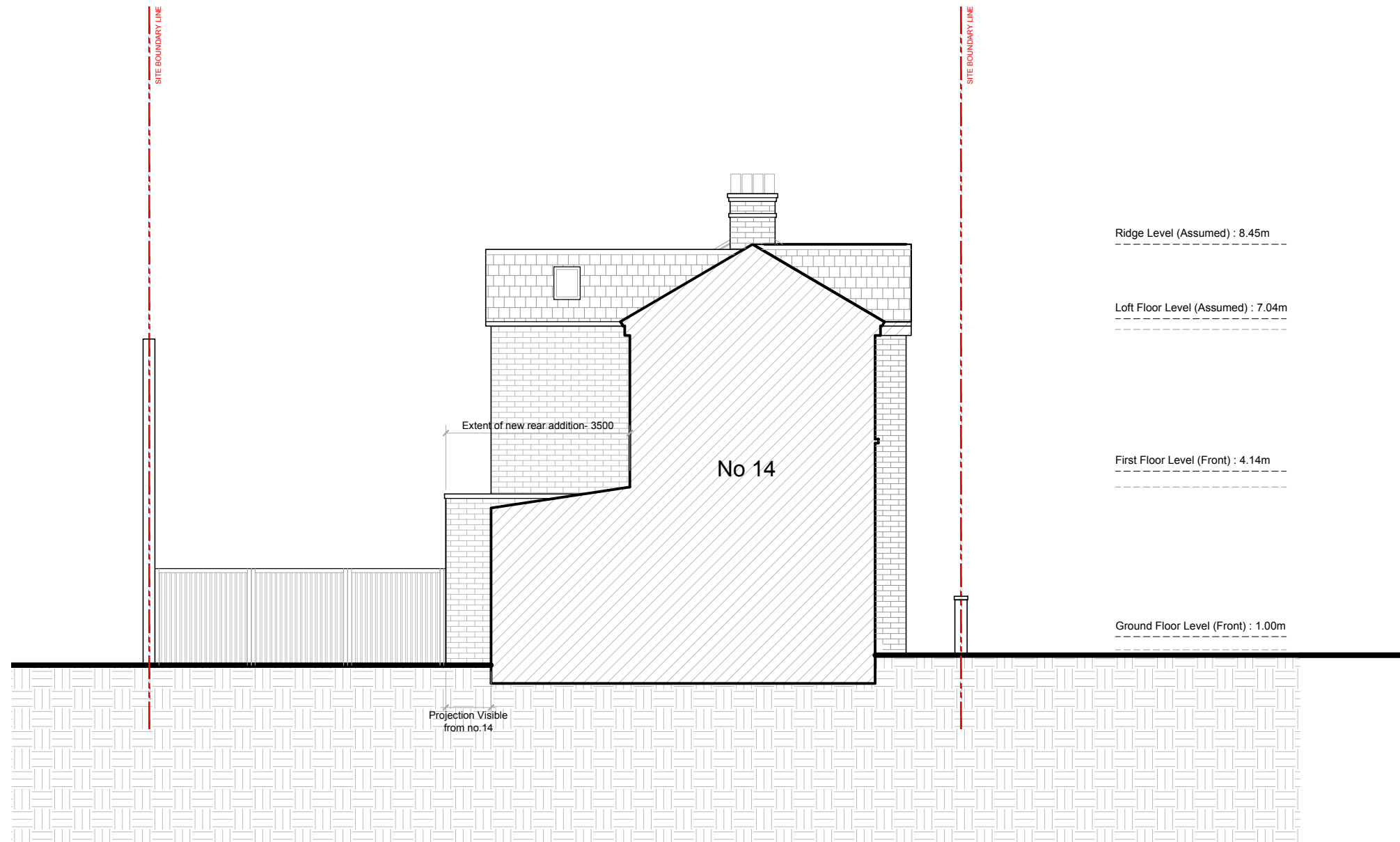
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Project:	12 CECIL ROAD LONDON, SW19 1JT		Scale:	1:100 @ A3	Status:	PLANNING
	Title:		Date:		Revision:	
Title:		Date:		Revision:		
Title:			Drawing No:		P136 / 303	

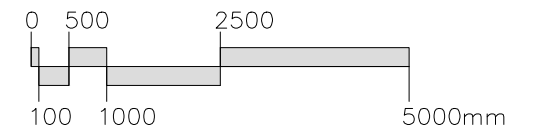


**PROPOSED SIDE SECTION C-C
(TOWARDS NO.10 CECIL ROAD)**





PROPOSED SIDE ELEVATION D-D
(VIEW FROM NO.14 CECIL ROAD)



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Project:
12 CECIL ROAD
LONDON, SW19 1JT

Title:
PROPOSED SECTION C-C

Scale:
1:100 @ A3
 Date:
03/12/2020

Status:
PLANNING
 Revision:
A

Drawing No:
P136 / 305

PLANNING APPLICATIONS COMMITTEE

18 MARCH 2021

APPLICATION NO.

DATE VALID

20/P2899

26/01/2020

Site Address:

18 Clifton Road, Wimbledon Village, London SW19 4QT

Ward:

Village

Proposal:

REFURBISHMENT WORKS TO ORIGINAL HOUSE, INCLUDING CONVERSION OF 4 FLATS BACK TO SINGLE FAMILY HOME AND DEMOLITION OF EXISTING GARAGE BLOCK AND RECONFIGURATION OF DRIVEWAY.

Drawing Nos:

6256/03 (Rev G); 6258/111; 6258/112; 6258/113; 6258/114; 6258/115; 6258/118; 6258/116

Contact Officer:

Calum McCulloch (020 8274 5232)

RECOMMENDATION

GRANT Planning permission subject to conditions

CHECKLIST INFORMATION

Is a screening opinion required	No
Is an Environmental Statement required	No
Press notice	Yes
Site notice	Yes
Design Review Panel consulted	No
Number of neighbours consulted	23
External consultations	0
Internal consultations	1
Controlled Parking Zone	Yes - VOs

1. INTRODUCTION

- 1.1 This planning application has been brought before the planning committee as the Applicant is an employee of Merton Council, and due to the number and nature of representations received.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a four storey detached building dating from 1880. The site benefits from a large front garden with a number of single storey outbuildings and large rear garden.
- 2.2 The building was subdivided into four flats in the 1930s.
- 2.3 The site is located within the Wimbledon West Conservation Area.
- 2.4 The site has a significant amount of foliage with generous number of trees in the rear and front gardens.
- 2.5 The site is also located within the Wimbledon Common Archaeological Priority Area.
- 2.6 The dwelling is not Statutory or Locally Listed.

3. CURRENT PROPOSAL

- 3.1 The application seeks to convert the building back to a single family dwelling. This involves a number of alterations including a new main entrance on the front elevation and enlarging the existing lightwell at the front of the property.
- 3.2 The applicant also proposes to reconfigure the existing driveway with a new access installed on the front boundary.
- 3.3 It should be noted that no alterations to the rear elevation of the building are proposed.

Amendments

- 3.4 The planning application originally proposed two additional dwellings in the rear garden (with car parking area) and subdivision of the plot. In response to feedback from Officers, the applicant has removed these elements of the proposal.
- 3.5 The site plan has also been amended to show the trees retained in accordance with that proposed in the tree report.

4. PLANNING HISTORY

- 4.1 14/P0394 - DEMOLITION OF EXISTING GARAGES AND ERECTION OF A ONE AND A HALF STOREY BUILDING WITH A BASEMENT AND ACCOMMODATION WITHIN THE ROOFSpace WITH DORMERS, VENTS AND SKYLIGHTS TO PROVIDE STORAGE & LEISURE FACILITIES AND GUEST ACCOMMODATION ANCILLARY TO 18 CLIFTON ROAD - Withdrawn Decision - 28/03/2014

- 4.2 13/P2810 - APPLICATION FOR A CERTIFICATE OF LAWFULNESS IN RESPECT OF THE CONTINUED RETENTION OF EXISTING PORTAKABINS IN CONNECTION WITH BUILDING WORKS - Issue Certificate of Lawfulness - 05/12/2013
- 4.3 11/P0968 - APPLICATION FOR A CERTIFICATE OF LAWFULNESS IN RESPECT OF TEMPORARY INSTALLATION OF PORTAKABINS IN CONNECTION WITH PROPOSED BUILDING WORKS - Issue Certificate of Lawfulness - 30/06/2011
- 4.4 10/P2646 - APPLICATION FOR A CERTIFICATE OF LAWFULNESS IN RESPECT OF TEMPORARY INSTALLATION OF PORTA CABINS IN CONNECTION WITH PROPOSED BUILDING WORK - Refuse Certificate of Lawfulness - 11/11/2010
- 4.5 Various Tree Works

5. CONSULTATION

- 5.1 Consultation was carried out through Conservation Area Site Notice, Press Notice, and letters sent to adjoining neighbours.
- 5.2 The following representations were received between 3rd December 2020 and 26th December 2020 during the standard 21-day consultation period.
- 5.3 In addition, a re-consultation was administered ending 26th September 2020 to consult on the amended plans which excluded the proposal to erect two dwellings at the rear of the site.

External

Neighbouring Properties:

- 5.4 One representation was received highlighting the opportunity to integrate habitats for endangered Swifts.
- 5.5 A total of 14 objections were received. The main grounds of objection include:
- Concerns the proposed dwellings at the rear would harm the character and appearance of the Conservation Area
 - Incomplete information – there does not appear to be a complete set of drawings for the proposed elevation of the main house
 - Confusing/ inaccurate information - On the "Block Plan" the Northside of the garden of 18 Clifton Road borders with number 20 Clifton Road and no 8 Southside Common. In the "Existing Site Plan" the garden is showing as bordering with 20 Clifton Road AND 24 Clifton Road and 8 Southside Common.
 - The additional proposed two story buildings in the middle of the garden area in not in keeping with this, necessitates removal of green space and trees; and obscures view of green spaces from all surrounding houses and gardens.
 - The windows of the new buildings will also overlook exiting gardens and houses, which will affect neighbours privacy.
 - This development reduces the number of dwellings. Currently the house is arranged in 4 flats as per the planning application description. If the

development goes ahead there will be an overall reduction in the number of dwellings on the site from 4 to 3. The original house and two new houses.

- New dwellings would harm the amenity of surrounding occupiers through overshadowing, overlooking and change to outlook.
- Objection to loss of oak tree at the rear
- Destruction of habitat of endangered and protected and other species.
- Loss of affordable housing
- Increased Vehicle Congestion
- The site has insufficient and restricted access for deliveries and emergency service vehicles, there being a very narrow access between No20 and No18 and the significant distance between the proposed houses and the public road.
- Concerns over the applicant having a conflict of interest
- Object to poor design of proposed cottages.
- Concerns over the loss of trees
- Concerns over traffic and congestion
- Concerns over refuse for new dwellings

5.6 One objection was received following the re-consultation on the amended plans between 4th February and 20th February 2020 raising issue

- Concern that the applicant has a conflict of interest due to their role at Merton Council.

The Wimbledon Society:

5.7 The property is in the Wimbledon West Conservation Area and in an Archaeological Priority zone. The Lynch, built in 1890, is the centre of a groups of 3 properties (12, 18 and 20 - there is no 14 or 16) that the Council's Character assessment considers makes a positive contribution to the area.

It is set in mature gardens: a heavily green front garden, important in the street views, and very large rear garden with trees. Drawings show 3 fair sized trees are to be removed, including in the front garden: the proposed front drive and two accesses etc will probably involve loss of most of the trees and front greenery. No details are provided of tree condition or protective zones or replacements.

Given the maturity of the gardens and street view in this area we would expect;

- An arboreal report covering the conditions of the trees in the garden and setting out how they will be protected.
- We note that three good-sized trees are to be lost. We would expect any lost trees should have plans for replacements.
- We also note that an additional vehicle access is proposed. Given the need to preserve the streetscene in this area, we feel that the single vehicle access should be maintained.to preserve the space for green frontage.

- We would expect a landscape plan for a development like this. It should be a condition of the planning permission.

We also note that air heat exchangers are to be used for the new buildings. These can be noisy and it is important for plans to indicate where they will be located.

Historic England:

- 5.8 No archaeological requirements needed. The proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

Internal

Council's Tree Officer:

- 5.9 The Tree Officer has raised no objection to the loss of trees at the front of the property given that there are four trees to be retained. However, the Tree Officer notes the supporting Tree Report is out of step with the proposals due to the removal of the proposed cottages at the rear. Therefore, they recommend an updated Tree Report is conditioned as well as Site Supervision (F5 and F8).

6. POLICY CONTEXT

National Planning Policy Framework 2019

- Chapter 4 Decision-making
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

London Plan 2021

- D1 London's form, character and capacity for growth
- D4 Delivering good design
- H1 Increasing housing supply
- H10 Housing size mix
- HC1 Heritage conservation and growth
- G7 Trees and woodlands
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T6 Car parking
- T6.1 Residential parking

Merton Core Strategy 2011

- Policy CS 8 Housing Choice

- Policy CS 9 Housing provision
- Policy CS 13 Open space, nature conservation, leisure and culture
- Policy CS 14 Design
- Policy CS 15 Climate Change
- Policy CS 16 Flood Risk Management
- Policy CS 20 Parking, Servicing and Delivery

Merton Sites and Policies Plan 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 D4 Managing heritage assets
- DM F1 Support for flood risk management
- DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
- DM T2 Transport impacts of development
- DM T3 Car parking and servicing standards

West Wimbledon Conservation Area Character Assessment 2004

7. PLANNING CONSIDERATIONS

Principle of development

- 7.1 Policy CS.9 of the Core Planning Strategy states that the Council will not support proposals that result in a net loss of residential units.
- 7.2 The current building comprises 4 flats (1 x 1 bedroom lower ground floor, 1 x 2 bedroom on the upper ground floor and 2 x 3-bedroom on first and second floor respectively). It is considered that although the proposal would not comply with this policy in this respect, it would not warrant a refusal of the application in this instance.
- 7.3 This is due to a number of factors including:
- History of the building - the building was originally used as single dwelling house before it was converted into flats. As such, the proposal would simply be returning the building to its original use. The removal of internal walls and move new entrance to the front elevation of the building would improve the buildings architectural character.
 - Need for larger family housing - there is an identified need for family sized housing within the Borough as noted in the supporting text for Policy DM H2 of the Merton Sites and Policies Plan which sets an indicative target for all new major developments to have 33% of units as three+ bedroom units. In a similar light, supporting paragraph 22.27 to Core Strategy Policy CS14 notes the need to retain existing stock of family sized units. Although the proposal would result in the loss of some 3-bedroom units, the first and second floor units do not have access to the rear garden.
 - Another factor is the Council receive a larger proportion of conversion of houses into flats applications, in comparison to conversion of flatted buildings

into single houses. Analysis of the Council's database shows that since the start of 2019 there have been 37 applications approved for conversion from single dwellings to self-contained flats. On the contrary there have been only 8 applications approved for the conversion from flats back to a single dwelling during the same period.

- 7.4 The proposal would result in the creation of a large family sized unit which would benefit the overall housing mix within the Borough, with access to a large outdoor garden. It would also return the existing building back to its original use as a single dwelling house making a positive contribution to the heritage and character of the dwelling. Overall, the principle of development is therefore considered acceptable in this case.

Design, Character and appearance of the Wimbledon West Conservation Area

- 7.5 London Plan policies D1, D4 and HC1, Core Strategy policy CS14 and SPP Policies DMD2, DMD3 and DMD4 require proposals to conserve and enhance heritage assets, as well as respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings.
- 7.6 The proposal involves limited internal alterations which comprising removal of non-structural walls returning subdivided rooms to their former composition. The application site is located in sub-area 12: Clifton Road of the Wimbledon West Conservation Area Character Assessment. The assessment notes that Clifton Road has had its character eroded as a result of modern blocks of flats being constructed. However, it identifies a number of buildings which are of particular architectural interest, which includes the application site. No specific detail is provided on the application dwelling, but the character assessment identifies its heavily overgrown front garden and recommends its setting be enhanced.
- 7.7 Externally, the applicant proposes to remove two windows on the front elevation which would be replaced with a new front entrance. The entrance would have an appropriate traditional appearance and would appear in proportion with the original fenestration on the front elevation. This is considered to provide an enhancement to the front elevation over the existing.
- 7.8 The applicant proposes to replace the existing entrance on the side elevation with a sash window which would match the style and appearance of other original windows on the western side elevation.
- 7.9 The applicant proposed to enlarge the lightwell serving the lower ground floor to a depth of 2.58m. This will improve the levels daylight for the lower ground floor. The lightwell would increase the visibility of the aesthetically pleasing lower ground floor sash windows at the front and the lightwell would be set back roughly 5m from the front boundary in any case. Therefore, the lightwell would not cause harm to the character and appearance of the dwelling or Conservation Area.
- 7.10 It is proposed to re-surface the front driveway and create a new vehicle access. The principle for a new access is considered acceptable as crossovers are a common feature in the street scene and one in this location is not considered to harm the character and appearance of the street scene. However, no elevation

showing details of the boundary has been provided by the applicant. These details would therefore be secured by condition to ensure the boundary would have a suitable appearance.

7.11 Officers consider bringing the dwelling back into single occupancy would re-establish the originally intended use of the site as a large family dwelling. This will improve the character of the dwelling internally by reinstating the original historic fabric of the building. However, in addition, the conversion would facilitate enhancing the appearance and setting of the building through elevational enhancements, demolition of unsightly rear outbuildings and re-landscaped forecourt. Consequently, this would enhance the wider visual amenity of the Conservation Area which has been historically eroded as identified in the Character Assessment.

7.12 Overall, the proposed development is considered acceptable in respect of design and would enhance the character and appearance of the Wimbledon West Conservation Area subject to conditions met.

Neighbour Amenity

7.13 Sites and Policies Plan Policy DM D2 seeks to ensure that the potential impact of new development has regard for neighbour amenity.

7.14 There are no structural enlargements to the proposal, with the exception of the enlarged lightwell which would not have any material impact on neighbouring properties. The removal of trees at the front of the property would increase the degree of inter-visibility between the site and apartments on the opposite side of Clifton Road. However, this is a common relationship in the street scene and not considered harmful. Replacing the side front door with windows and opening up new front door on the front elevation would not cause any harm to surrounding neighbouring amenity. Overall, the proposal is considered acceptable in respect of neighbouring amenity.

Trees

7.15 London Plan Policy G7, Merton Core Strategy Policy CS1 and Sites and Policies Plan Policy DMO2 require development proposals to conserve important trees.

7.16 An Arboricultural Impact Assessment was submitted in support of the plans originally submitted. The development originally proposed would have impacted a number of trees at the rear. However, since the proposed dwellings at the rear were removed from the scheme, these trees are now unaffected.

7.17 At the front of the property, the resurfaced driveway would involve the loss of 7 individual Category C Trees.

7.18 However, 4 category C trees would be retained. This includes T18 (Yew Tree), T19 (Common Holly), T28 (Holm Oak) and T27 (Holm Oak). The tree report notes the proposed driveway will encroach upon the remaining trees RPA by up to a maximum of 14% within any unmade area previously uncovered.

7.19 The Council's Tree Officer has reviewed the proposals and has raised no objection to proposed tree works. However, they have recommended an updated Tree Report be conditioned to reflect the changes to the proposed development.

7.20 Taking into consideration above, the proposed development is considered acceptable in respect of trees subject to conditions being met.

Transport and parking

7.21 London Plan Policy T4, Adopted Merton Core Planning Strategy (2011) CS20 (Parking, Servicing and Delivery), Sites and Policies Plan (2014) DM T2 (Transport Impacts of Developments), DM T3 (Car Parking and Servicing Standards) require developers to demonstrate that their development would not adversely affect pedestrian and cycle movements, safety, the convenience of local residents or the quality of bus movements and/or facilities; on street parking and traffic management and provision of parking to the council's current standards.

7.22 The applicant proposes to create a new vehicle access at the front of the site. As the proposal is located in a Conservation Area, the change to the front boundary requires assessment on the visual impact on the street scene. As mentioned further up in this report, the principle of a vehicle crossover is considered acceptable in respect of character and appearance subject to details of the boundary secured by condition.

7.23 From a traffic and highways perspective, a new access would allow for cars to enter and leave in forward gear thereby improving the visibility for vehicles when compared with the existing situation. However, a dropped kerb to make the access useable would require the removal of a lampposts and a single on-street parking space. The acceptability of a crossover in this location would be determined through a separate vehicle crossover application, a process managed by Merton's Highways Department. As the site is located within a controlled parking zone and would involve the removal of existing on-street parking space, an amendment to the Traffic Order would be required and the crossover application would involve consulting and advertising neighbours to assess whether alterations to the public highway would not have a harmful impact in respect of parking capacity or highway safety. This would be subject of a separate process outside of the planning application. Notwithstanding this, the loss of the parking space in the road is not considered to cause a significant impact on parking capacity in the road, given the amount of on-street parking spaces that would remain available.

8. CONCLUSION

8.1 The principle of development involving the conversion of the property from four flats back to a single dwelling is considered acceptable. Although, the loss of units is generally resisted, the conversion would enhance the character of the building by returning the site to its original use as a single dwelling house and would contribute to Merton's supply of larger family housing. The proposed elevation alterations and enlargement to the lightwell would assimilate well with appearance of the dwelling not appear incongruous with the wider setting of the Conservation Area. There would be no undue harm to the amenity of neighbouring properties and is consider acceptable in respect of Trees, Transport and Parking subject to conditions met.

9. RECOMMENDATION

9.1 Grant planning permission subject to conditions

Conditions

1. **A1 Commencement** of development (full application)
2. **A7 Approved Plans:** The development hereby permitted shall be carried out in accordance with the following approved plans: 6256/03 (Rev G); 6258/111; 6258/112; 6258/113; 6258/114; 6258/115; 6258/118; 6258/116

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **B1 External Materials to be approved:** 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 D4 and HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014

4. **D11 Construction Times:** 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 D14 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

5. **Tree Protection:** No development [including demolition] pursuant to this consent shall commence until an updated Arboricultural Method Statement and Tree Protection Plan, drafted in accordance with the recommendations and guidance set out in BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and the approved details have been installed. The details and measures as approved shall be retained and maintained, until the completion of all site operations.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy G7 of the London Plan 2021, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan 2014.

F8 Site supervision: The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy G7 of the London Plan 2021, policy CS13 of Merton's Core Planning Strategy 2011 and policy DMO2 of Merton's Sites and Policies Plan 2014.

6. **B4 Details of Surface Treatment:** No development shall take place until details of the surfacing of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas or roads, footpaths, hard and soft have been submitted in writing for approval by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: policies D4 and HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

7. **B5 Details of Walls/Faces:** No development shall take place until details of the front boundary are submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details are approved and works to which this condition relates have been carried out in accordance with the approved details. The walls and fencing shall be permanently retained thereafter.

Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: policies D4 and HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

8. **Informative:** The implementation of a vehicle crossover will be subject to a separate Vehicle Crossover Application with the Council. Applications for crossovers sited within controlled parking zones will be required to meet the criteria outlined the [Vehicle Crossover Information Pack](#) . If it is necessary to remove an existing on street parking space an amendment to the Traffic Order will be required. All fees must be paid by the applicant to cover the council's costs in advertising and consulting on the proposal and will also significantly delay the process of approving a crossover application. The council may refuse an application where it

is considered that the removal of too many onstreet spaces or provision of too many crossovers would lead to insufficient on street space being available. The approval of a crossover would be subject to the outcome of a statutory consultation and therefore cannot be guaranteed. Should street furniture need to be re-located, this shall be at the expense of the applicant.

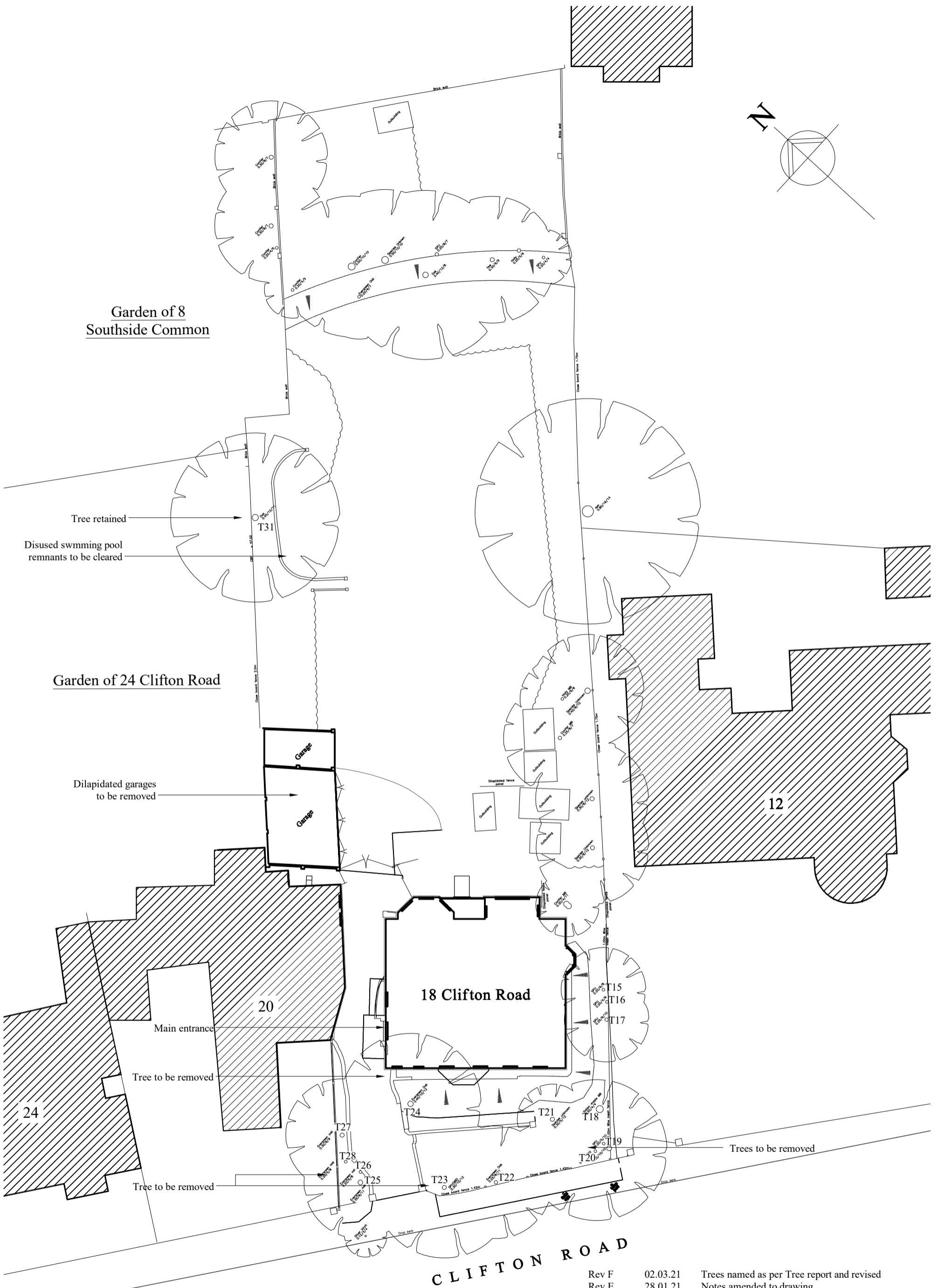
9. **Informative:** No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).
10. **Informative:** No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.

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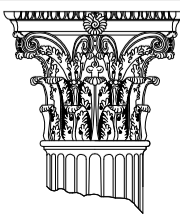


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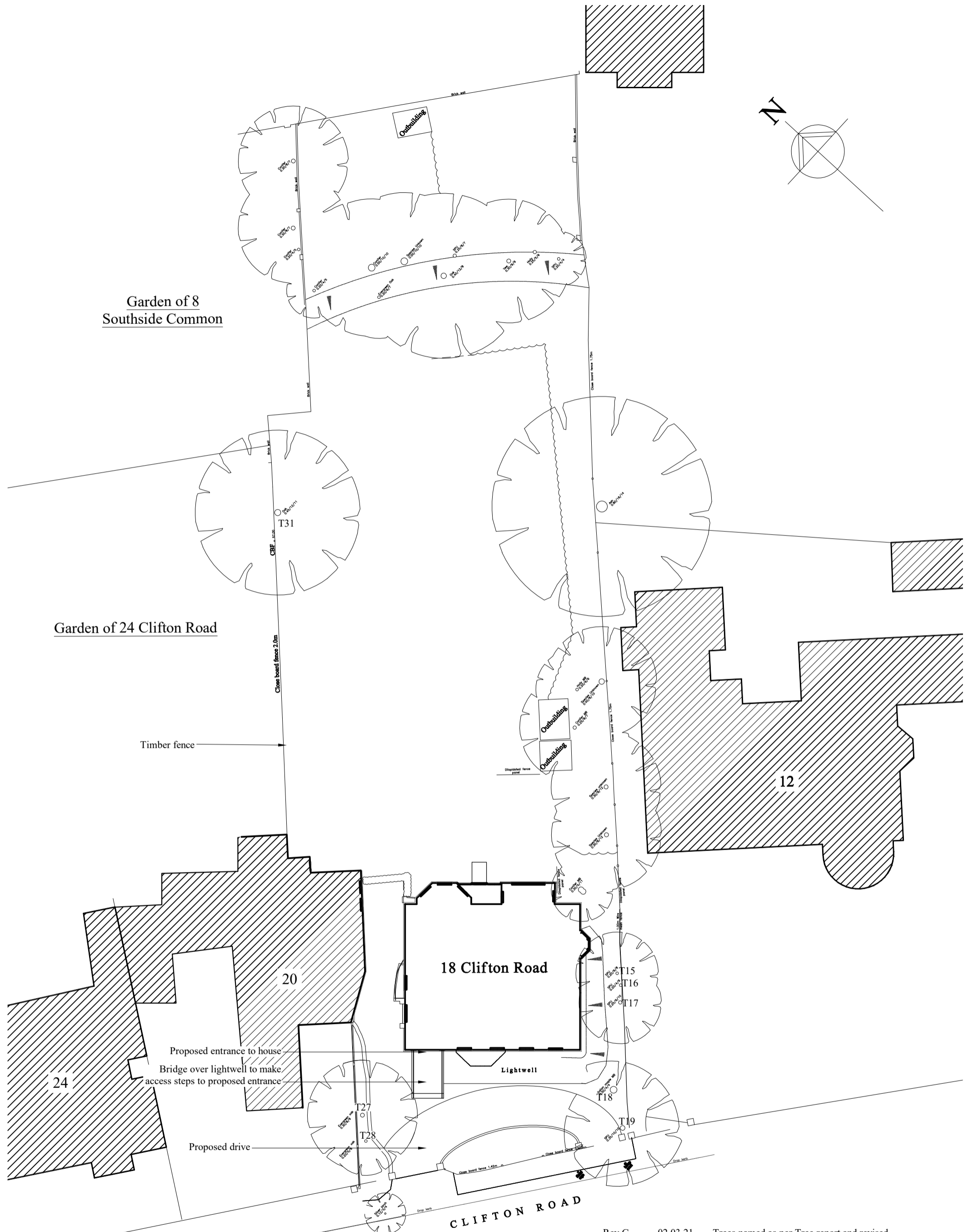
Rev F 02.03.21 Trees named as per Tree report and revised
 Rev E 28.01.21 Notes amended to drawing
 Rev D 02.12.20 Adjacent buildings shown on site plan



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18 Clifton Road		No.	Rev.
EXISTING -Site Plan		6256/01	F
Scale	Date	Drawn	
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Garden of 8
Southside Common

Garden of 24 Clifton Road

18 Clifton Road

12

20

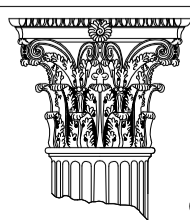
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Proposed entrance to house
Bridge over lightwell to make
access steps to proposed entrance

Proposed drive

CLIFTON ROAD

- Rev G 02.03.21 Trees named as per Tree report and revised.
- Rev F 01.03.21 Tree T22 removed from plan in accordance with tree report.
- Rev E 28.01.21 Cottages removed from proposal
- Rev D 02.12.20 Adjacent buildings shown on site plan



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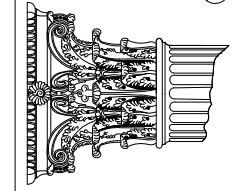
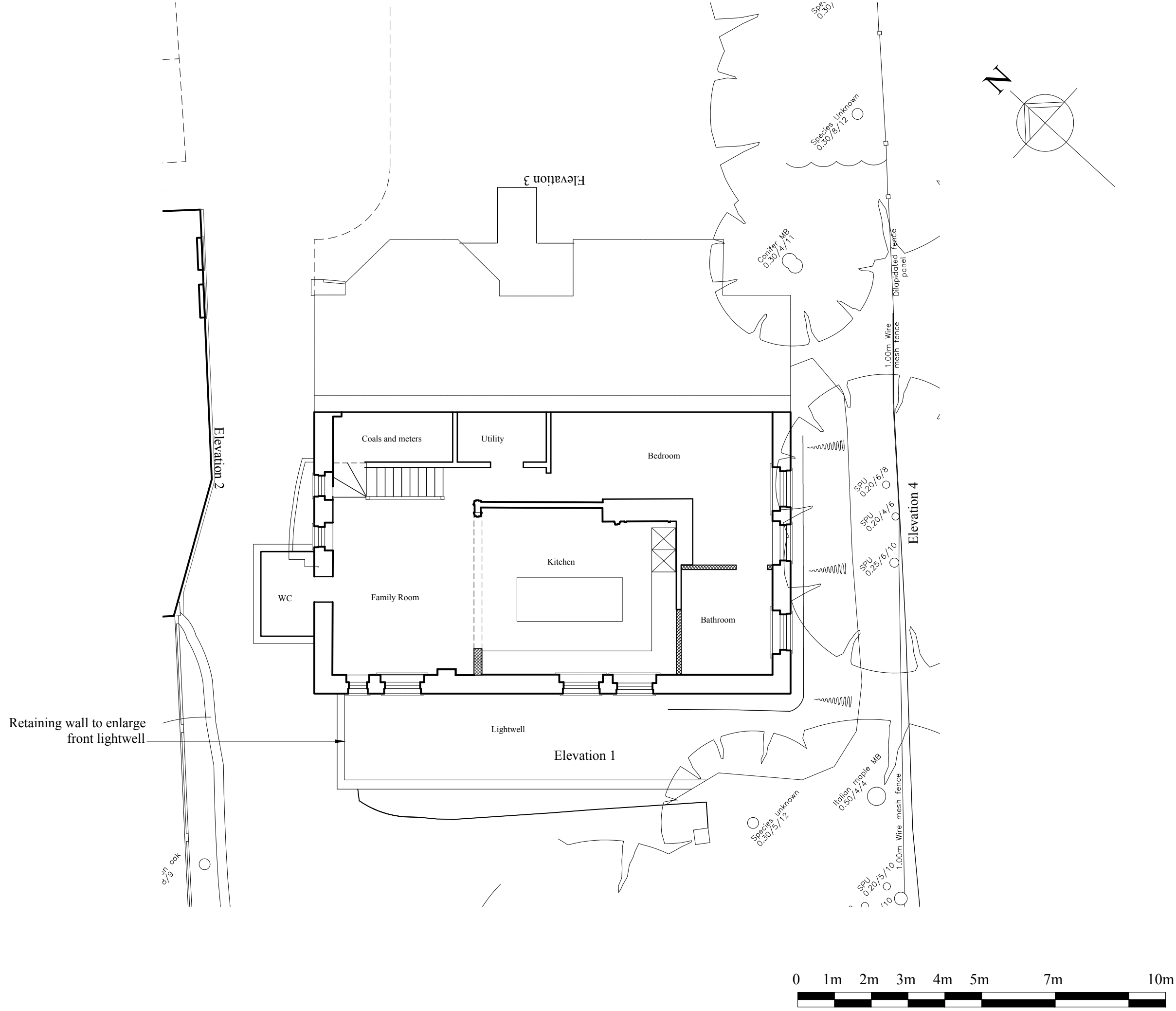
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		No.	Rev.
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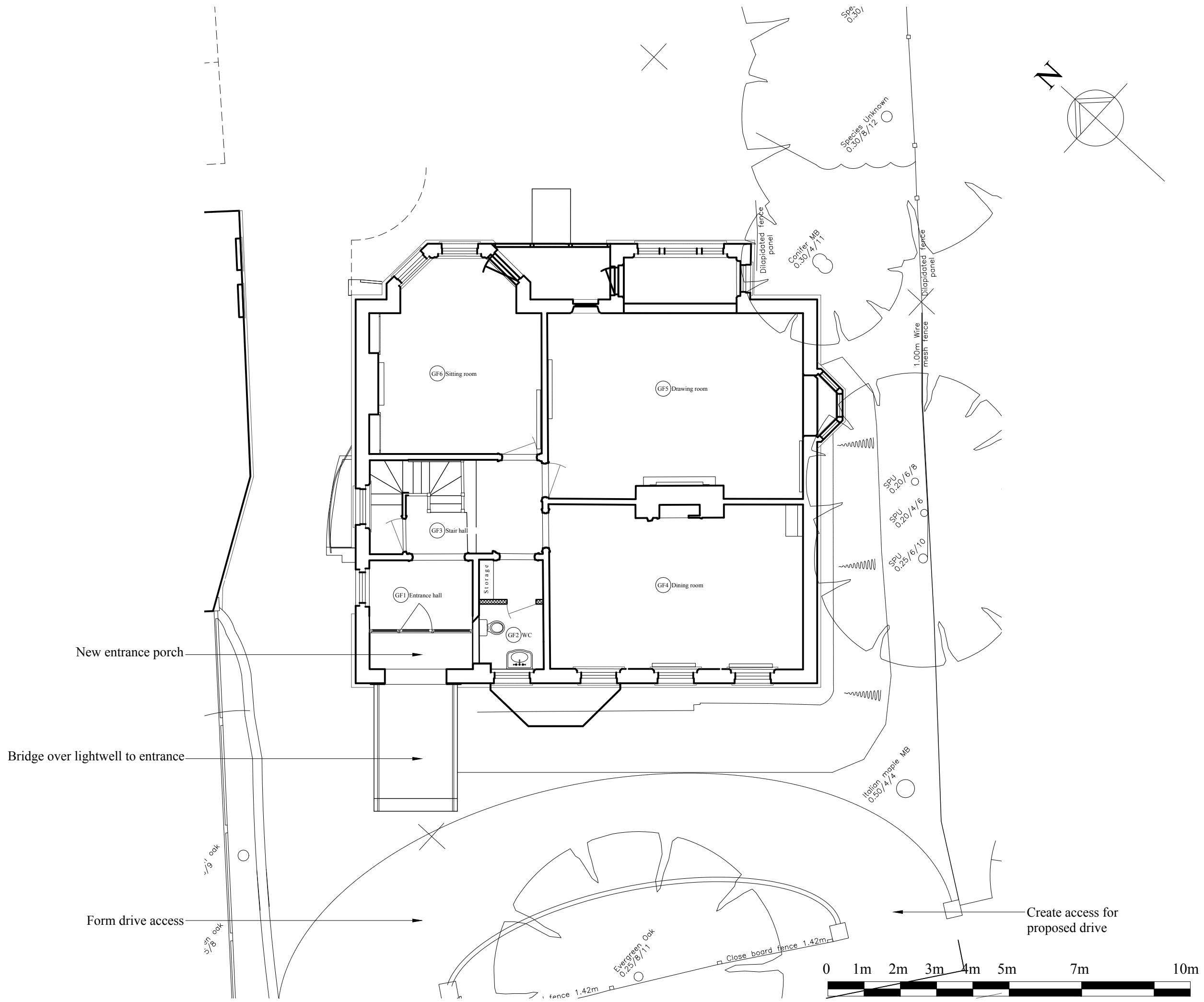
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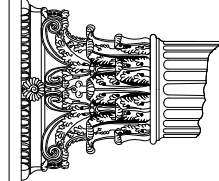
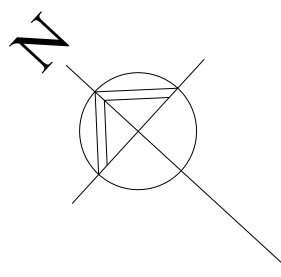
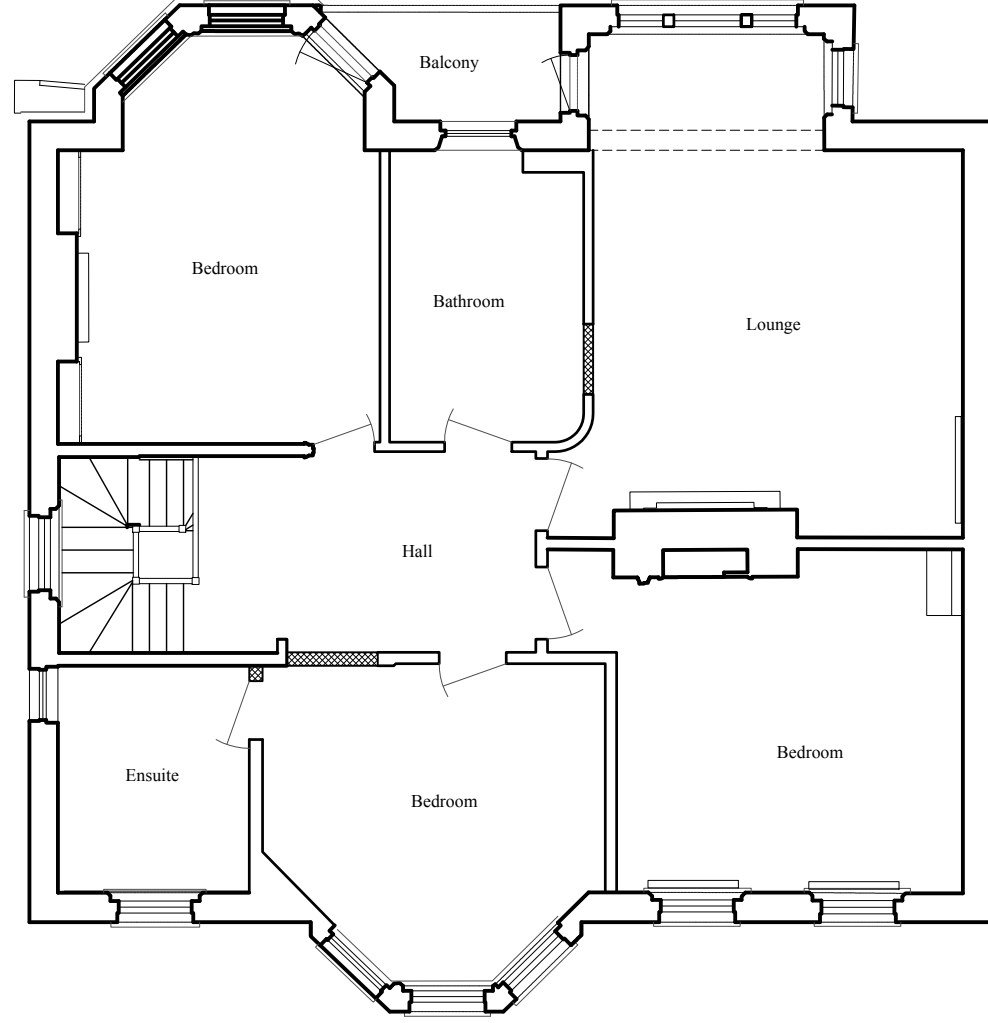
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18 Clifton Road
 PROPOSED -Ground Floor
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18 Clifton Road

PROPOSED -First Floor

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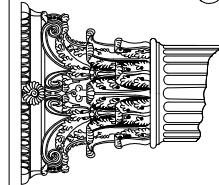
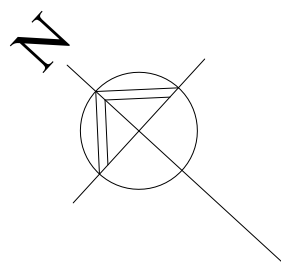
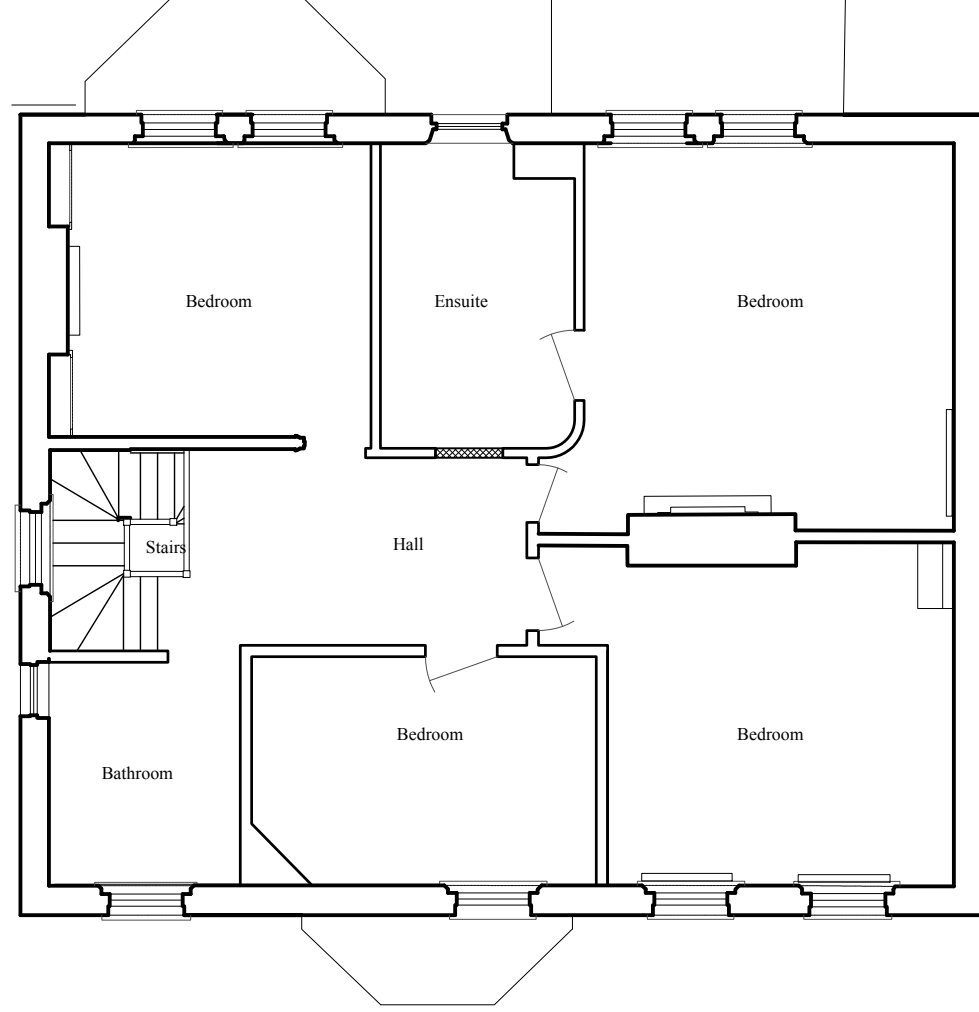
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18 Clifton Road

PROPOSED -Second Floor

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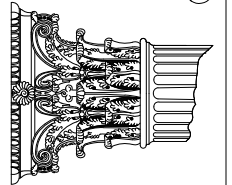
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ELEVATION 1



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18 Clifton Road
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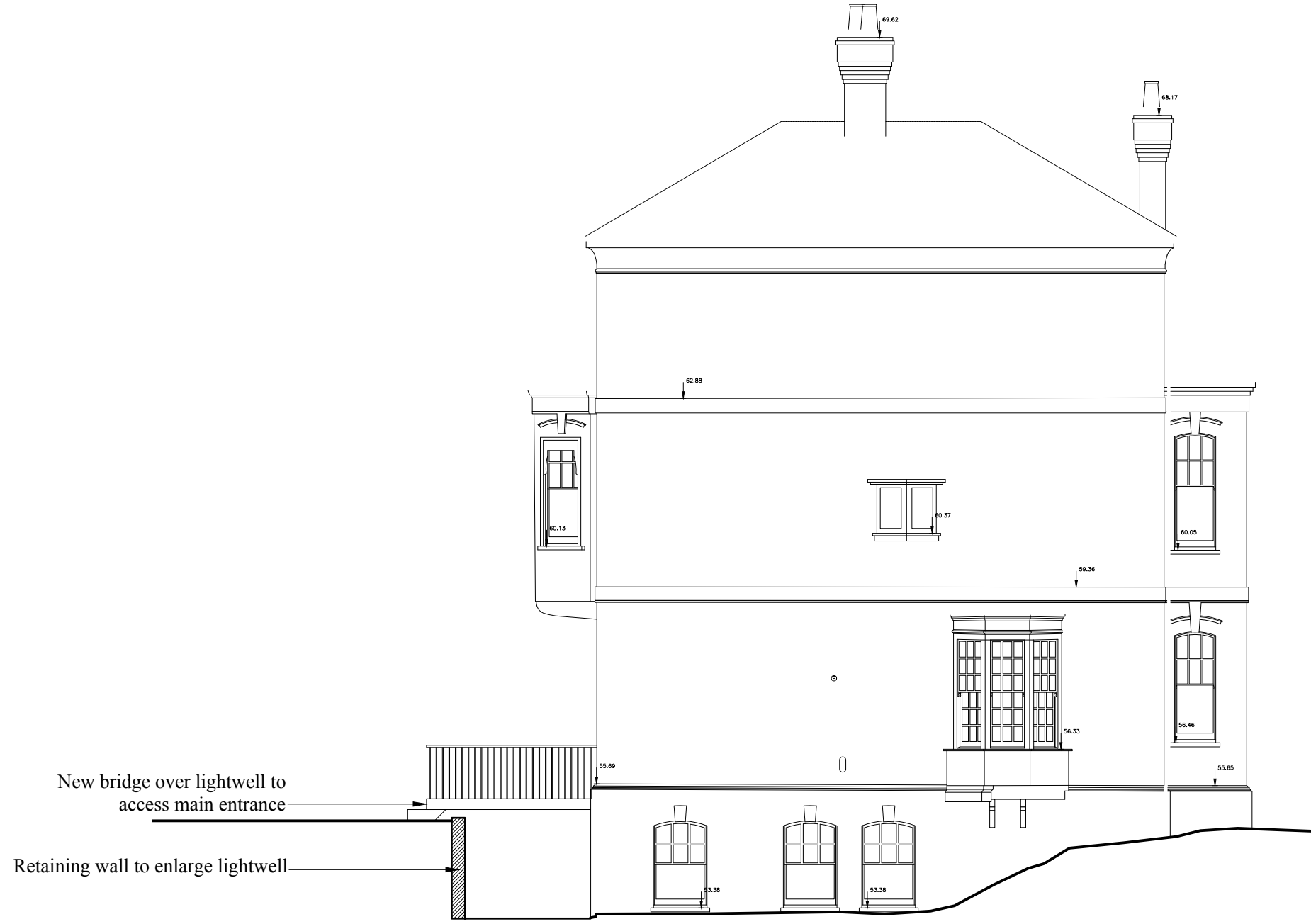
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ELEVATION 4

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ELEVATION 2

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PLANNING APPLICATIONS COMMITTEE 18th March 2021

UPRN	APPLICATION NO. 20/P3778	Item No: DATE VALID 17.11.2020
Address/Site	Nursery School 1 Cricket Green Mitcham CR4 4LB	
(Ward)	Cricket Green	
Proposal:	APPLICATION FOR THE REMOVAL OF CONDITION 1 (RETENTION OF RESIDENTIAL FLAT) AND VARIATION OF 4 (NUMBER OF CHILDREN) ATTACHED TO PLANNING PERMISSION REF 10/P1388, THEREBY ALLOWING FOR THE USE OF ALL THE PROPERTY AS A NURSERY BY THE CHANGE OF USE OF THE EXISTING FLAT TO PROVIDE FURTHER FLOORSPACE FOR THE NURSERY AND TO INCREASE THE TOTAL NUMBER OF CHILDREN THAT CAN ATTEND THE NURSERY TO A MAXIMUM OF 42 CHILDREN (CURRENTLY 30).	
Drawing Nos:	Site location plan and drawing 01 Rev. A	
Contact Officer:	Richard McMichael	

RECOMMENDATION

Grant 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: 44
- Press notice: Yes
- Site notice: Yes
- External consultations: Yes – ‘Highways’, ‘Children, School and Families’
- Archaeological Priority Zone: No
- Flood risk zone: No
- Controlled Parking Zone: No
- PTAL 4 on a scale of 0 to 6B, where 6B is highest
- Located with Mitcham Cricket Green Conservation Area

1 INTRODUCTION

- 1.1 The application has been brought before the Committee due to the proposal being deemed as a departure from the local plan.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a detached two storey property with a large rear garden, located on the eastern edge of Cricket Green, within Mitcham Cricket Green Conservation Area. The ground floor and part of the first floor of the premises is in use as a children's day nursery, with the remaining space at first floor being occupied for residential purposes.

3. CURRENT PROPOSAL

- 3.1 The application proposes to remove Condition 1 and vary Condition 4 of planning permission 10/P1388. Condition 1 states that the residential accommodation shall be retained for occupation by staff or those responsible directly for management of the day nursery. The proposal would provide an additional 34 sq.m of space for nursery school children by converting a kitchen, bedroom and bathroom from staff accommodation.
- 3.2 Condition 4 restricts the total number of children that the nursery can accommodate at any one time to 30. The proposal would increase this to 42 as a result of the additional space provided by releasing the non-self-contained flat as described above.

4. PLANNING HISTORY

- 4.1 03/P0310 – Erection of single storey rear extension and detached building in connection with existing nursery use, involving also change of part of the first floor from residential to nursery. Approved (PAC), Jun 2003.
- 4.2 10/P1388 – Application for variation of condition 5 attached to permission 03/P0310. Approved, July 2010. Condition 5 of permission 03/P0310 was varied to remove the specific reference to Mr & Mrs Jackson (the owner and operator of the nursery), while retaining the residential accommodation at first floor level.

5. CONSULTATION

- 5.1 Public consultation was undertaken by letter to neighbouring properties. A press notice was deemed to be necessary, as the proposal, by reason of the loss of residential accommodation, was considered to be a departure from the Local Plan. A new site notice and a reconsultation of the neighbouring properties were all carried out to ensure that the departure from the plan was communicated to all interested parties. No objections were received during either consultation period.

5.2 LB Merton Highways.

No objections, subject to the submission of a travel plan.

5.3 LB Merton Children, School and Families.

Officers provided nursery place numbers in the area and the surrounding wards. They stated that an increase in pre-school places in the Cricket Green ward would be welcomed.

6. POLICY CONTEXT

6.1 London Plan 2021:

SD1 – Opportunity Areas

H1 – Increasing Housing Supply

H8 – Loss of existing housing and estate redevelopment

S3 – Education and childcare facilities

E8 – Sector growth opportunities and clusters

6.2 Merton Sites and Policies Plan 2014:

DM C2 – Education for children and young people

DM H2 – Housing mix

DM T2 – Transport impact of development

DM T3 – Car parking and Servicing Standards

6.3 Merton Core Strategy 2011:

CS 9 – Housing Provision

CS 11 – Infrastructure

CS 12 – Economic Development

CS 18 – Active Transport

CS 19 – Public Transport

CS 20 – Parking, Servicing and Delivery

7. PLANNING CONSIDERATIONS

7.1 The planning considerations for the removal of Condition 1 and the variation of Condition 4 will include the impact from losing a non-self-contained residential unit, how it will impact on highway movement and parking arrangements, the benefits from the expansion of a local business and the provision of more child nursery spaces.

7.2 The application sets up a tension between adopted policies that seek to safeguard existing housing and those that promote improved educational facilities and that seek to promote and enhance the borough's social infrastructure. The assessment therefore considers the weight that may reasonably be attached to these considerations and whether there are circumstances unique to this application that warrant supporting a departure from the development plan.

Loss of residential accommodation

7.3 The NPPF, London Plan Policy 3.3 and Core Strategy Policy CS9 all seek to promote the provision of new housing units in the borough. Policy CS9 specifically does not support proposals that result in a net loss of residential units.

7.4 The proposal would result in the loss of a residential unit. However, this unit is conditioned for use by a member of staff of the nursery and the flat has a floor area of only 34sqm, which is significantly smaller than the minimum gross internal floor area for a one bed, two person flat, as set out by the Technical Housing Standards document. Also, the flat can only be accessed via the ground floor of the nursery. Therefore, this unit is not considered to be a fair reflection of the housing stock in the borough, to which these policies are aiming to protect, as the reality of an extremely small flat that can only be accessed via a ground floor business that closes during the evening and night time would not be a viable option for the majority of prospective occupiers.

Enlargement of pre-school provision

7.5 The NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.

7.6 The consultation response from Children, School and Families outlined the need for nursery spaces within the Cricket Green and surrounding wards, especially at the 0-2 year age range, as many nursery place providers do not offer places within this range. It was also stated that the overall need for spaces was exacerbated by a recent loss of a nursery business in the area. These needs and opportunities are what the NPPF is seeking for planning decisions to take advantage of when it comes to business growth.

7.7 Policy CS12 of the Core Strategy 2011 seeks to facilitate new employment by protecting and improving scattered employment sites for small and growing businesses.

7.8 As a result of the enlargement of pre-school provision, the nursery business will grow which in itself is beneficial to the employment opportunities in Merton. Given the demand for spaces in the area, according to the consultation response from Children, School and Families, it is likely that all 12 spaces will be filled. This growth will utilise the internal space more appropriately for the business use, rather than retaining it for residential use.

Highways Impact

7.9 Policy DMT2 of the Site & Policies Plan 2014 seeks to ensure that development has minimal impact on the existing transport infrastructure and local environment. Policy CS20 of the Core Planning Strategy 2011 requires developers to demonstrate that their development will not adversely affect on-street parking and traffic management.

7.10 The Council's Transport Planner was consulted on the application, given the proposed increase in nursery spaces from a limit of 30 to 38-42. A trip generation forecast was undertaken by the applicant, based on the existing traffic patterns at the nursery. The forecast determined that the additional proposed capacity could generate up to 16 additional arrivals and 16 additional departures per day. Of these 4 arrivals and 4 departures are likely to be by car.

7.11 The applicant's Transport Statement concluded that the proposed development will generate 2 additional vehicular movements between hours 08:00-09:00. Highways have agreed with this conclusion, due to the low increase of single occupancy car trips during the AM and PM peak periods and the implementation of a Travel Plan with extensive measures to reduce single car occupancy. Therefore, it is considered that there will be minimal impact on the local highway network and the proposal meets the requirements of

Policy DMT2 and CS20 of the Site & Policies Plan 2014 and the Core Planning Strategy 2011, respectively.

- 7.12 Notwithstanding the information provided by the applicant pertaining to regulating and limiting vehicle movements, it would be prudent to attach a condition to formally require the submission of a Travel Plan for the enlarged nursery school use and for this to have been agreed before the increase in capacity commences.

8. CONCLUSION

- 8.1 The proposal would result in a loss of a substandard non-self-contained residential unit and would therefore conflict with the more general objectives of London Plan policies 3.3, 3.4, 3.8 and 3.14, Merton Sites and Policies Plan policy DMH2 and Merton Core Strategy policy CS9.
- 8.2 However, the proposal would cater for a need for local nursery places, thereby enhancing the social infrastructure of the area, support the growth of the business, and, suitably conditioned, would not adversely impact on the local highway network or parking areas in the vicinity of Cricket Green. In thewese respect, it is therefore considered to meet London Plan policy 4.1, Merton Sites and Policies Plan policies DME1, DMT2 and DMT3, and Merton Core Strategy CS12, CS18 and CS20.
- 8.3 The benefits of the enhancement of local social infrastructure, the growth of the business and the provision of in-demand nursery places are considered to outweigh the loss of the poor quality residential unit, in this instance. A departure from adopted housing policy may reasonably be supported mainly due to the quality of the living space and the unique circumstances regarding the access to the property, which is unlikely to be replicated in subsequent applications in the borough. Endorsement of the application would therefore not undermine the application of the Council's policies to retain housing more generally. The application is therefore recommended for approval, subject to conditions.

RECOMMENDATION

Grant planning permission for the continued use of 1 Cricket Green as a nursery school, subject to the following conditions:

1. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any other Order revoking or re-enacting this Order) no windows or other openings shall be formed in the flank elevations of the building without the prior written approval of the Local Planning Authority.
2. The use shall only operate between the hours of 8am and 6pm Monday to Saturday and not at all during Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.

3. Not more than 12 additional children shall use the nursery facilities at any one time. The total number of children using the nursery facilities at the premises shall not therefore exceed 42 at any one time.
4. The existing trees to be retained in accordance with Condition 5 shall be maintained to the highest arboricultural standards. Should any tree surgery be required at any time thereafter, an application for consent to carry out said works shall be submitted to and approved by the Local Planning Authority.
5. The trees shown on the deposited plan 467/F/01A, of planning approval 10/P1388, shall be retained and maintained to the satisfaction of the Local Planning Authority.
6. Prior to the commencement of the hereby approved increase in nursery spaces, a Travel Plan shall be submitted with the objectives to promote walking, cycling and public transport use, in order to achieve a sustainable transportation strategy for the site. The nursery shall operate in accordance with the Travel Plan.

Informative:

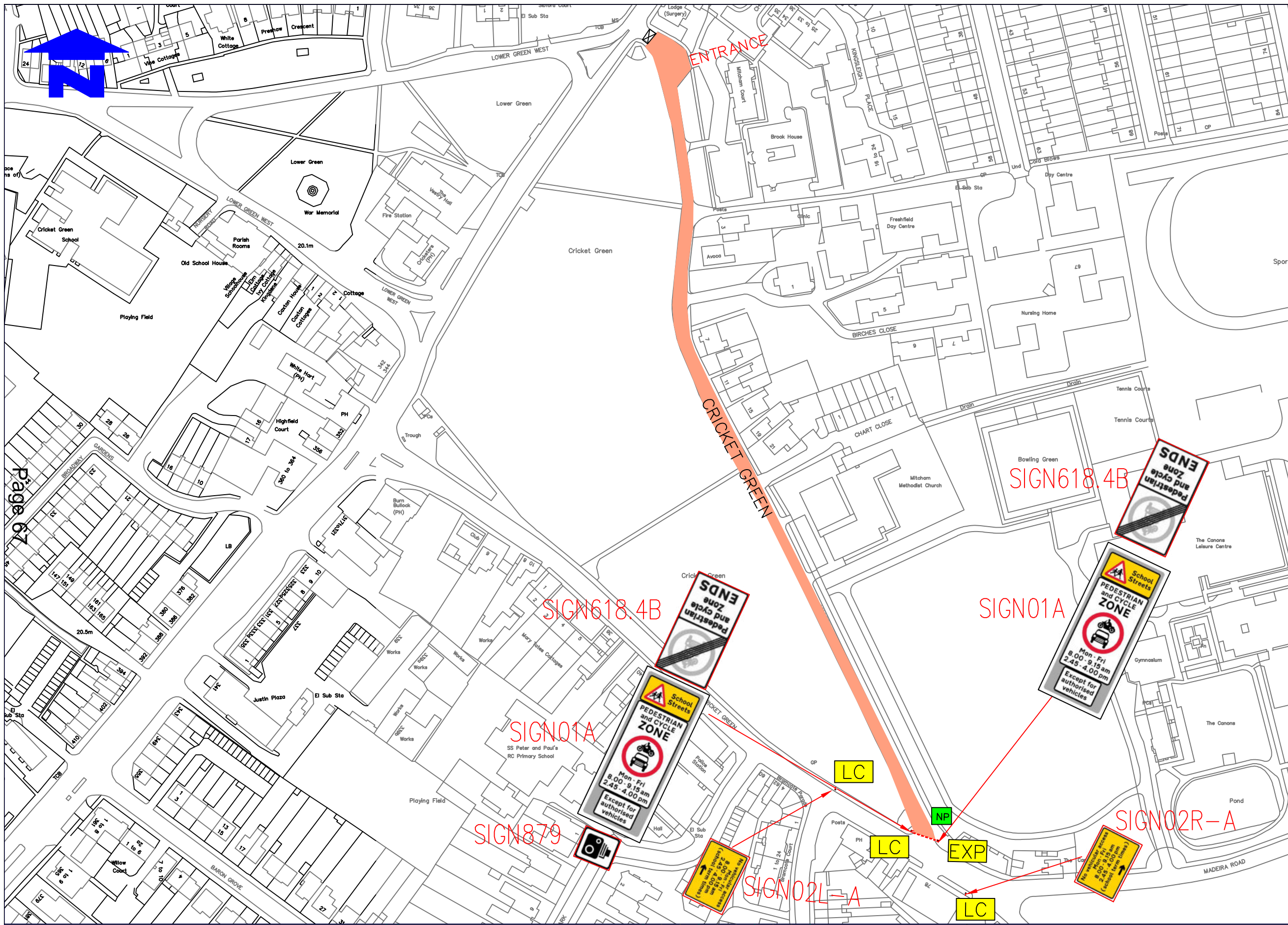
1. NPPF informative.

NORTHGATE SE GIS Print Template



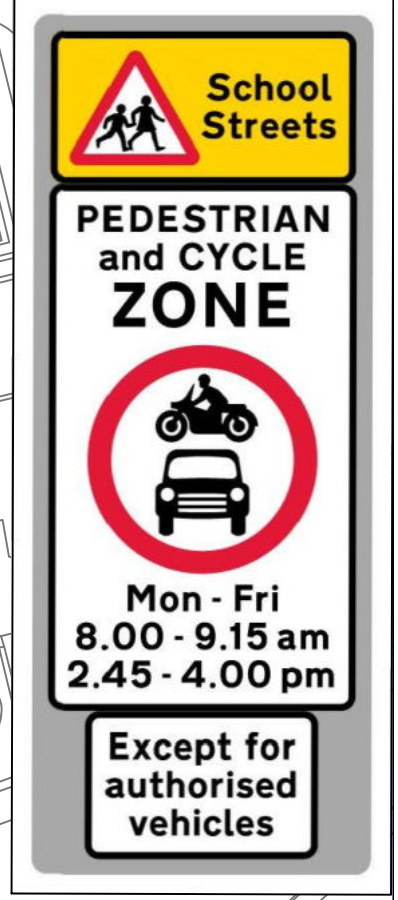
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- NOTES**
1. ALL POSTS FOR SIGN REFS SIGN01* TO BE 89MM DIA, GALVANISED, 4MM THK, 5.0M LONG, C/W BASE PLATE & CAPS.
 2. ALL POSTS FOR SIGN REFS SIGN02* TO BE 76MM DIA, GALVANISED, 3.2MM THK, 3.5M LONG, C/W BASE PLATE & CAPS
 3. ALL ZONE ENTRY SIGNS TO BE ROTATED/TWISTED AS INDICATED.

- KEY**
- LC EX LAMP COLUMN
 - EXP EX SIGN POST
 - NP NEW SIGN POST
 - NEW SIGN
 - EX TREE



Page 67

Notes
Do not scale from this drawing

Rev.	Revisions	Drawn	Sig.	Date	Chkd.	Sig.	Date	App.	Sig.	Date

Drawn	Sig.	Date	Chkd.	Sig.	Date	App.	Sig.	Date

Sustainable Communities
environment & regeneration

FUTURE MERTON

Drawn by	JG	Date	110520
Checked by	JG	Date	110520
Approved by		Date	

PROJECT
**COVID-19
TEMP SAFETY MEASURES**

TITLE
**SCHOOL CLOSURES
DATE VALLEY**

merton

Merton Civic Centre
London Road
Morden, Surrey
SM4 5DX
www.merton.gov.uk

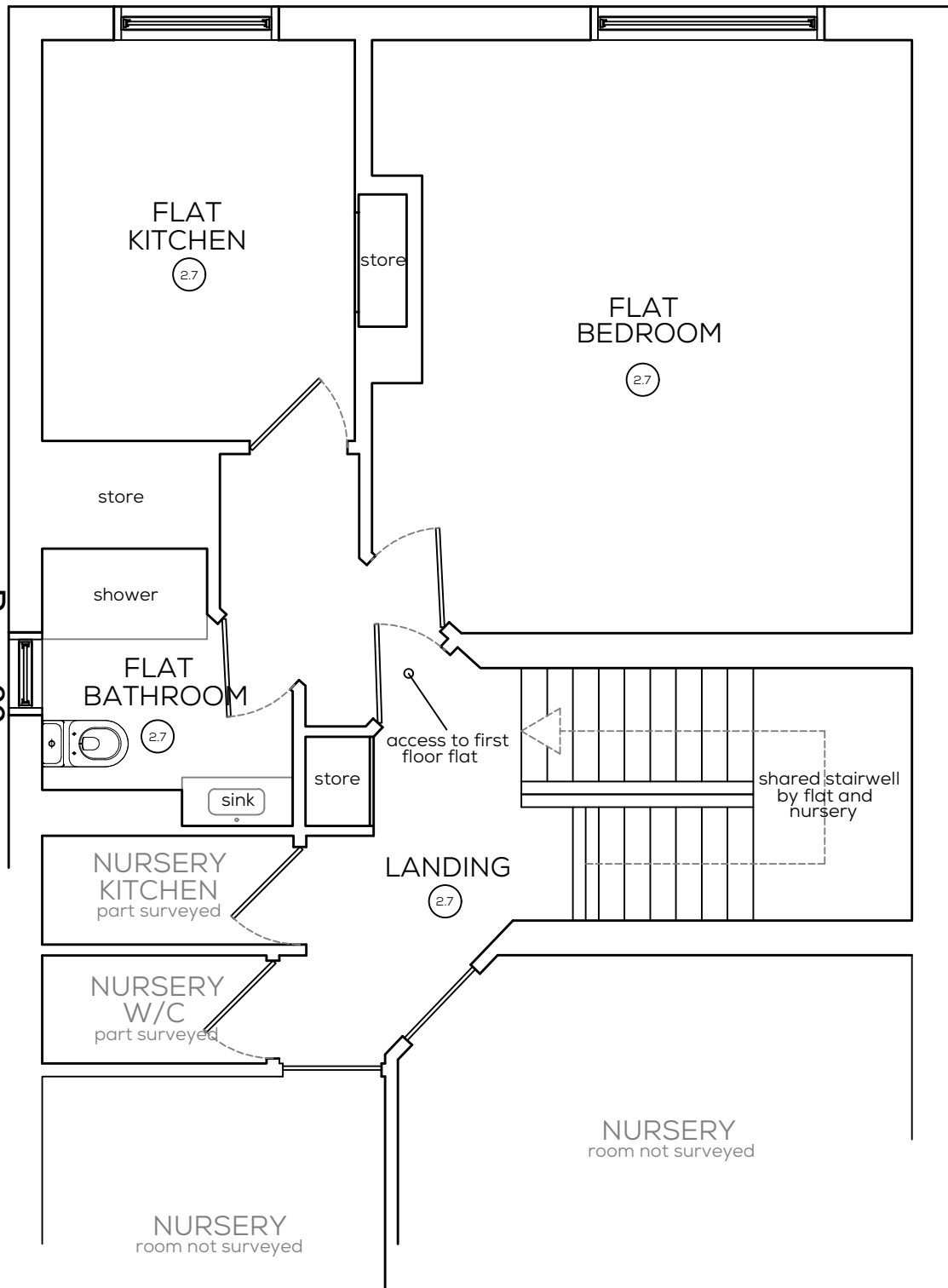
Drawing No.
Z80-100-118

Revision
A

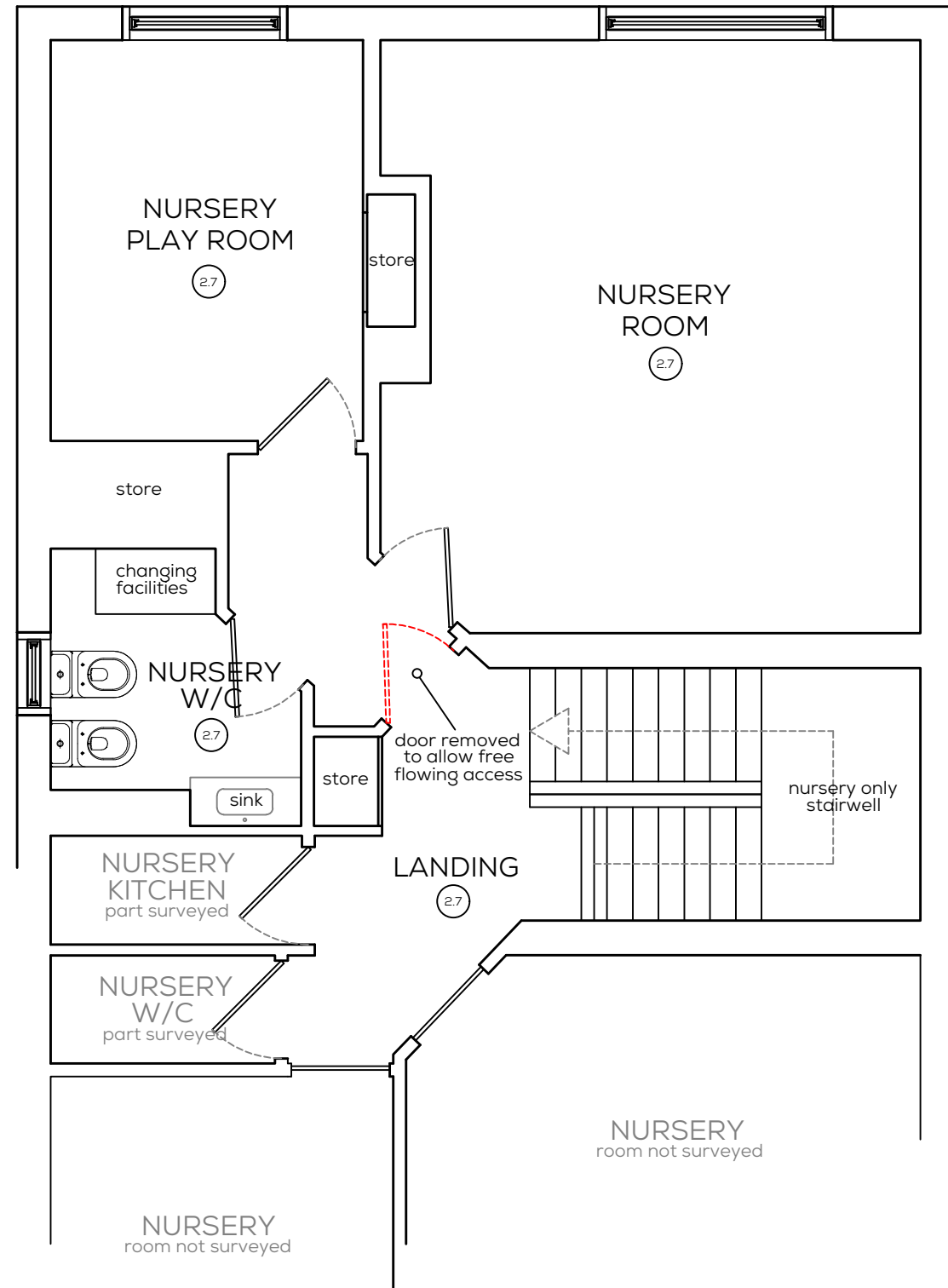
Classification
CONSTRUCTION

Scale
NTS

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1 EXISTING FIRST FLOOR PLAN
scale 1:50



2 PROPOSED FIRST FLOOR PLAN
scale 1:50

NOTES

--- remove/demolish

SURVEY KEY -

- (2.02) - ceiling height
- a/b - air brick
- ab - alarm box
- ah - arch head height
- bd - back drop
- bh - beam height
- bk - brick
- con - concrete
- cr - cable riser
- db - fuse box
- dh - door height
- dp - depth
- e/mtr - electricity meter
- f/p - fire place
- fh - floor to head height
- fl - floor level
- g/mtr - gas metre
- hwt - hot water tank
- mh - manhole cover
- rad - radiator
- rl - roof light
- rwp - rain water pipe
- sh - floor to sill height
- sp - soil pipe
- sus.c - suspended ceiling
- u/s - underside height
- vp - vent pipe

ALL INFORMATION DISPLAYED MUST BE USED AS A GUIDANCE ONLY AND NOT FOR PRACTICAL USE. THE BUILDING SITE MUST BE EXAMINED AND DIMENSIONS RECHECKED BY ALL RELEVANT CONTRACTORS, INC., ARCHITECTS AND STRUCTURAL ENGINEERS BEFORE ANY ON SITE STRUCTURAL WORKS COMMENCE. MARK DOMUS ACCEPTS NO LIABILITY FOR ACCURACY OF THE FINAL BUILD.

PROJECT:
**FLAT AT 1
 THE CRICKET GREEN
 MITCHAM
 CR4 4LB**

DRAWING NAME:
 EXISTING & PROPOSED FIRST FLOOR PLAN
 CHANGE OF USE:
 RESIDENTIAL DWELLING TO NURSEY USE

DWN BY	SCALE	STATUS	DATE
MO	1:50@A3	-	03.11.20
PROJ No.	IS No.	DWG No.	REV No.
1203	01	01	A

**MARK
 DOMUS**
 ARCHITECTURAL SERVICES

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<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	19/P4183	21/11/2019
Address/Site	Dundonald Recreation Ground, Dundonald Road, Wimbledon SW19 3QH	
(Ward)	Dundonald	
Proposal:	ERECTION OF A TEMPORARY BUILDING TO PROVIDE COMMUNITY SPACE, TENNIS CLUB AND CAFE AND ERECTION OF SEPARATE TEMPORARY TOILET FACILITIES.	
Drawing Nos	18013-0090, 18013-0100, 18013-0101 Rev 1, 18013-0102 Rev 1, 18013-0103 Rev 1, 18013-0104 Rev 1, 18013-0105 Rev 1.	
Contact Officer:	Tim Bryson (020 8545 3981)	

RECOMMENDATION

REFUSE Permission

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 – 61
- External consultants: None
- Controlled Parking Zone: Yes
- Conservation Area: No

1. INTRODUCTION

- 1.1 This application has been brought to the Planning Applications Committee at the request of Councillor Anthony Fairclough due to the level of public interest in the proposal both for and against it.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises the Dundonald Recreation Ground. The Rec Ground comprises open fields, tennis courts, children's play area, pavilion building and associated footpaths and landscaped areas. The site surroundings comprises largely residential properties along with the Dundonald Primary School. The site does not lie within a Conservation Area and the site is designated Open Space within the Local Plan.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of temporary buildings to provide accommodation for community use, including tennis club and associated café, and toilet facilities.
- 3.2 The proposal includes 2 buildings (one for community use, tennis club and café and one for toilet facilities). The location of the proposed buildings would be adjacent to the eastern elevation of the adjacent Primary School, within the Rose Garden area of the recreation ground. This area of the recreation ground fronts Dundonald Road and is in the north-eastern part.
- 3.3 Both buildings would be single storey with a flat roof and be timber clad with aluminium windows and doors. Both buildings would have a maximum height of 3.6 m. A new pedestrian access would be proposed from Dundonald Road. It is proposed for the buildings to be sited for a temporary 5 – 7 year period.

4. **PLANNING HISTORY**

- 4.1 None in relation to the site, but various planning applications for the adjacent Primary School. Notable:

17/P2742 - RETENTION OF EXISTING SECURE STORAGE UNIT AGAINST BOUNDARY WALL AND INSTALLATION OF NEW EMERGENCY LIGHTING TO PERIMETER – Granted 08/11/2017.

12/P1058 - EXPANSION AND REFURBISHMENT OF DUNDONALD PRIMARY SCHOOL COMPRISING REFURBISHMENT OF EXISTING MAIN SCHOOL BUILDING, ERECTION OF PART FIRST FLOOR/PART TWO STOREY EXTENSION TO EXISTING DETACHED REAR ANNEXE BUILDING (TO BE PARTLY SITED ON DUNDONALD RECREATION GROUND) AND CONTAINING THREE NEW CLASSROOMS, NEW MAIN HALL, NEW STUDIO, KITCHEN, LIBRARY, TOILETS AND ASSOCIATED STORES IN ADDITION TO NEW PUBLIC CHANGING ROOM FACILITIES, TOILETS, PAVILION HALL, KITCHEN AND ASSOCIATED STORAGE, AND PROPOSED WORKS TO DUNDONALD RECREATION GROUND

COMPRISING OF DEMOLITION OF EXISTING PAVILLION AND SHED BUILDINGS, LOSS OF EXISTING BOWLING GREEN, CREATION OF NEW MULTI-USE GAMES AREA (MUGA), NEW TENNIS COURTS, NEW CHILDRENS' PUBLIC PLAYGROUND, OUTDOOR GYM, NATURE GARDEN AND NEW ASSOCIATED FOOTPATHS, PLANTING, AND SEATING. – Granted 28/11/2013.

5. **CONSULTATION**

5.1 The application has been advertised by Conservation Area site and press notice procedure and letters of notification to neighbouring properties. In response 15 letters of objection have been received and 29 letters of support have been received. The grounds of objection are set out below: -

- Loss of trees;
- Harm the peacefulness of the area;
- Unnecessary as there are changing and toilet facilities in the existing pavilion;
- Both the existing community building and the school hall can be hired by the public;
- Rose Garden is a unique area and is also a holocaust memorial;
- Park shouldn't be made smaller for the benefit of the tennis club;
- School expanded and provided the new pavilion for community use;
- No need for such large buildings.

The points raised in support are as follows:

- Benefit to the tennis club;
- Toilets are in need;
- Benefit to the wider community;
- Similar café building in South Park Gardens has been a great success;
- Will provide a shelter for tennis club in the rain;
- Would be good in winter months;
- Visually good design and impact would be low;
- Could be used by the wider community for other uses;
- Would benefit the Friends group and provide a meeting point;
- Need for a café in the park;
- Location in the Rose Garden is ideal as it is between the school and the children's playground;

Surrey Tennis:

Surrey Tennis supports the planning application from Dundonald Rec Tennis Club to erect a building to provide shelter and café facilities along with toilet facilities as we believe that these facilities have the potential to increase usage of the tennis facilities at the Recreation Ground. Tennis is a great outdoor activity for the whole family, providing numerous health benefits, both physical and mental as well as social benefits. Park site facilities involving the local community is important in removing the perception that tennis is an expensive sport to play and a great way to build community pride for their park. By providing indoor and toilet facilities, it would be possible to extend the

tennis offering at Dundonald Rec to include LTA and Surrey Tennis supported initiatives such as Open Days, Qourn Family Cup, other competitions and tournaments, Surrey Leagues, etc. all of which require a longer stay in the park, hence the need for shelter and toilet facilities.

5.3 Wimbledon Society

The Wimbledon Society wishes to offer the following comments on the above application.

Dundonald Recreation Ground is designated as a public open space in the Council's approved Local Plan and is one of the Council's 25 "Key Parks". (See Management Plan 2014). The Council's Local Plan Policy DM D1 and the Core Strategy Policy CS13 aim to protect designated open spaces from inappropriate development and maintain them as open rather than built spaces. The actual site for the buildings is in an attractive symmetrically arranged garden within the park. The proposed buildings appear to be haphazardly placed, and unrelated to the Rose Garden layout, which is a formally designed rectangular space. It is hard to see how they will not detract from the park.

The proposed buildings are placed over the root systems of several major trees and this is not normally regarded by the Council as being in any way desirable. The form of Application also requires that any works that affect trees should be explained, and this information is not yet provided. The application implies the provision of buildings for community use including a café. It is not clear how the public will access this 'community space'. Opening hours are not provided for the toilet or cafe, and cleaning arrangements for the toilets are not clear. All of which suggests that these amenities will not be available for public use at all. The comments from the tennis coach suggest that the key objectives for the pavilion are tennis e.g. storage of tennis equipment and shelter for tennis players in the event of rain. Little thought has been given to how the facility is to be used by other users of the park. If these matters have been considered they should be covered in the application.

It is also unclear why the existing facilities of the park are unsuitable for the group. There is perhaps some suggestion that the existing facilities are shared and therefore may be unsuitable for children. But this would apply equally to other sports being played by young people in the park. The buildings are said to be "temporary" but it is unclear how long this is intended to be. If there really is a need or problem how will this be dealt with when the temporary period is over?

As a Society we are in favour of improving the sports facilities in our town and much of the use of this park is for sport. We are also in favour of public toilets within our parks. However, we believe that the issues raised above should be addressed before the application is allowed to proceed.

5.4 Council's Tree and Landscape Officer

Should permission be granted then recommend suitable conditions for tree protection.

5.5 MET Police Secure By Design Officer

Having given due consideration to the details of the security and safety features from the information provided. I have a few concerns with the design and a few recommendations regarding security measures.

The proposed pavilion has limited natural surveillance from the houses and vets opposite as it is located within an established line of trees. Any trees in the perimeter should be lopped up to a minimum height of 2.2 metres and any shrubs and hedges should be maintained to 1m, thereby creating a clear field of vision into the park to allow natural surveillance. No structures or landscape features should compromise the existing boundary fencing by providing climbing over points such as the low hanging branches.

The configuration of the two buildings should be redesigned. The proposed design offers a secluded area to the rear of the kitchen which may be susceptible to anti-social behaviour. The door to the WCs is towards the rear of the block and should be relocated towards or in the front elevation.

The pavilion is proposed to be single storey with a flat roof, and should have measures to prevent access and dissuade climbing onto the low roof. Options including defensive planting of a high thorn content vegetation 1 metre in height and approximately 1 metre in depth to prevent approach to the building line; anti-climb paint applied to the flat roof with appropriate signs warning of its use displayed in clear view; and any moveable items such as chairs from the café spill out, or the large black wheelie refuse bins should be fixed to secure point away from the building line to prevent their use as climbing aids. Also the proposed green wall should not provide a climbing aid. The flat roof design should be constructed with materials resistant to intrusion either by cutting through the deck or forcing open roof lights or other openings. If a lightweight roofing system is proposed it must be certificated to LPS1175 B3 or STS 202 BR2 or if a traditional roofing system expanded metal should be included to address criminal penetration via the roof. There is no mention of 'out of hours' protection to the buildings.

The appropriate Secured by Design (SBD) requirements can be found in the design guides on the SBD web site (www.SecuredbyDesign.com)

5.6 Council's Greenspaces Manager

The applicant does not currently have the approval of the landlord to proceed with this proposed development.

Dundonald Recreation Ground has already (and recently) been subject to substantial and significant development in order to accommodate the neighbouring school expansion which not only took into account the students' needs but the park user's needs too. The addition of more structures (temporary or otherwise) will simply add to the over development of what is a relatively small yet popular green space.

The proposed area for the structures are in the Rose Garden which is a quiet, tranquil area with attractive horticultural and structural features, the introduction of building structures will prove to be detrimental to the current use of the area and will detract greatly from its current use.

The existing newly built building was developed to encompass user needs. It already contains good indoor space and has a modern changing facilities and a community room. Furthermore at present, this building is under-utilised.

We as the land owner, strongly and firmly object to any further development of this site.

5.7 Council's Planning Policy Officer:

Biodiversity

The site is designated as open space and appears to have a number of trees and other greenery on site. I can't see from the information submitted whether any trees or vegetation are proposed to be removed. The applicant will need to demonstrate that the application will not have any adverse effects on trees, protected or priority species or habitats (CS13 and DM02).

Open Space and Playing Pitch Strategy (PPS) 2019

The site is designated as Open Space on the Sites and Policies Map 2014 and the proposal would therefore need to meet the policies of CS13 and DM01.

The revised and adopted PPS is available on the council's website [here](#). The PPS mentions the Dundonald Recreation Ground tennis courts as requiring resurfacing, but does not identify any issues with the ancillary facilities. The PPS should be reviewed as part of this application, as it provides an up to date assessment of playing pitch sites and needs throughout the borough.

Social & Community Use

I don't know the details specifically, but my understanding is that there is a Community Use Agreement on the school storage / community centre / toilets to allow these to be utilised for the tennis courts. It seems that this application is proposing to build two more structures that will have the same use as those buildings on the school grounds that should be available for wider community use and I would question the need for additional buildings given that this is a designated open space site.

Page 4 of the D&A statement states that the location of the proposed toilets is the same location as a previous block in 1953, however the two maps show different locations.

As an additional point, the proposed development description is for temporary structures, however I can't see any information submitted that indicates how long these would be in use, or why they are proposed to be temporary. A green wall is proposed on the structures, which suggests that it would not be temporary.

6. **POLICY CONTEXT**

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

DM O1	Open Space
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 D4	Managing heritage assets
DM T2	Transport impacts of development
DM T3	Car parking and servicing standards
DM R2	Development of town centre type uses outside of town centres.
DM C1	Community Facilities

6.2 Core Strategy (July 2011):

- CS11 Infrastructure
- CS12 Economic Development
- CS13 Open Space, nature conservation, leisure and culture
- CS14 Design
- CS20 Parking, Servicing and Delivery

6.3 London Plan (2021) policies:

- Policy D4 Delivering good design
- Policy D8 Public realm
- Policy S4 Play and informal recreation
- Policy S5 Sports and recreation facilities
- Policy G4 Open space
- Policy G1 Green infrastructure
- Policy G7 Trees and woodlands
- Policy T5 Cycling
- Policy T6 Car parking

6.4 NPPF (2019)

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the principle of development, design/visual impact and impact on Open Space, neighbour amenity, trees, 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.

Policy CS13 of the Core Strategy 2011 seeks to protect and enhance the borough's public and private open space network including Metropolitan Open Land, parks and other open spaces. Policy DM O1 of the Adopted Sites and Policies Plan (2014) seeks to protect and enhance open space and states that the Council will continue to protect Metropolitan Open Land (MOL) and designated open spaces from inappropriate development in accordance with London Plan and government guidance. Policy DM O1 (Open Space) is the relevant policy within the Council's Adopted Sites and Policy Plan concerning development proposals within designated open spaces.

Paragraph 'b' of the policy outlines that existing designated open space should not be built on unless: i) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or ii) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or iii) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. In considering the above, officers note that the proposal would provide temporary buildings for community use, including the tennis club. The application has outlined the benefits of such a facility for sport, such as all year round use. Further, the proposal is directly related to sport and outdoor recreational use. Officers consider that the proposal could be considered under iii) above, however, the key issue is whether there is an established need for the facility.

The Council's Greenspaces Manager has commented on the application and raised objection. The Greenspaces Manager outlines that sufficient facilities are in existence at the Rec Ground with the recent school expansion (planning permission 12/P1058) which provides a pavilion building which contains changing rooms and a hall for use by the community. Officers have reviewed the above permission and note that the floorplans show at ground floor level: changing rooms, shower facilities and toilet facilities, and at first floor level: 65sqm pavilion hall, kitchen, store and toilet facilities. The specific comments from the Greenspaces Manager outlines that this newly built facility caters for needs:

The existing newly built building was developed to encompass user needs. It already contains good indoor space and has a modern changing facilities and a community room. Furthermore at present, this building is under-utilised.

The proposal would provide toilet facilities and a community use building with kitchen facilities. These facilities are in existence already at the Rec Ground as part of the above planning permission. Further, the Council's Planning Policy Officer has outlined that the Open Space and Playing Pitch Strategy (PPS) 2019 identifies a need for tennis court resurfacing at the Rec Ground, but not for ancillary facilities.

Taking into account the consultation responses above, officers do not consider that there is an identified need for the proposal. The proposal is therefore considered to be in conflict with Policy DM O1 and Policy CS13

7.3 Design/visual impact and impact on Open Space

- 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 (2021), in Policy D4.
- 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 proposed buildings would be single storey and would be sited adjacent to taller buildings at the Primary School. The buildings would be sited within the Rose Garden section of the Recreation Ground, in the north-west corner. The buildings would be single storey with a flat roof and would be of an ancillary building appearance, with use of timber cladding to elevations and various windows and door openings. The position of the larger building would be sited on the same building line as the adjacent school building. Taking into consideration the adjacent school buildings, the proposal would not cause visual harm to the streetscene of Dundonald Road, given its single storey design and scale.
- 7.3.4 The recreation ground has a formal layout of the rose garden with flower beds and footpaths running central within the space. The proposed buildings would be sited to the western side of the paths and flower beds, coming into very close proximity to this landscaping. This area of the recreation ground provides a tranquil area which is without sport and buildings. Informal grass areas provide natural sitting areas on hot sunny days and benches provide for additional use during colder months. The combination of the landscaping layout, trees and grass areas make up the distinct character of this part of the recreation ground. To the south lies the tennis courts and play area where noise and activity is present. These facilities are largely in parallel with each other and are separate from the rose garden to the north by footpaths. The proposal would provide buildings within the rose garden and are considered to disrupt the tranquil nature of the rose garden, which would bring activity and disturbance to this area of the recreation ground. The proposal acknowledges the trees on site and avoids removal of the trees, however, its position would take up valuable grass space which would be used in summer months particularly for enjoyment of the public. Officers therefore consider that the proposal would cause harm to the setting of the open space and would be a visually intrusive development to this part of the recreation ground.

7.3.6 Overall, the proposal would be sited in a position in the recreation ground which has a detrimental impact on the setting of the open space and public enjoyment of it, causing visual harm to the rise garden part of the recreation ground. The proposal is therefore acceptable in terms of 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 proposed buildings are single storey in nature and are not immediately adjacent to any neighbouring residential occupiers. The closest residential occupiers are located opposite on the north side of Dundonald Road. Whilst the building would have some impact with the use of a new pedestrian link into the park and associated activity from the building, it would be on the opposite side of the road and of a suitable distance. The use and hours of use of the building could be reasonably controlled via planning conditions. Officers are therefore satisfied there would be no material impact on the amenities of neighbouring properties.

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. 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. It should further be noted that the proposed buildings would be sited for a temporary period.

7.6 Highways and Parking

- 7.6.1 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.
- 7.6.2 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.
- 7.6.3 The proposal would serve the public and community for use associated with the existing recreation ground (such as tennis). Given the location of the proposed building, officers consider that it could attract some additional vehicle movement to Dundonald Road as the on-street parking is closest to the proposed building. Officers note that the closest parking bay is a designated loading bay and that the other spaces on the road are pay and display. It is therefore unlikely that the proposal would lead to significant vehicle parking issues on the surrounding road. Other nearby residential roads are for permit holders only within the CPZ.
- 7.6.4 The proposal is therefore considered to be acceptable in terms of impact on highways and parking.

7.7 Trees

- 7.7.1 The applicant has submitted a Tree Report to provide an assessment of the impact of the proposal on the trees on site. The report concludes that small shrubs would have to be removed to accommodate the proposal, and the proposal would be within the root protection areas of two mature trees. It is outlined to accommodate this the proposed ground level of the buildings would be above ground level and the buildings would sit on piled foundations to minimise any impact. Subject to the strict measures to be incorporated in the design of foundations and construction, officers consider that appropriate conditions can be imposed in order to secure the long term health of the mature trees on site.

7.8 Local Financial Considerations

- 7.8.1 The proposed development would not be liable to pay the Merton and Mayoral Community Infrastructure Levy (CIL) as it is for temporary buildings.

7.9 Temporary permission

- 7.9.1 The application proposes a temporary planning permission for the two buildings for 5 – 7 years. Whilst this could be controlled via planning conditions, officers consider that the impacts assessed above would be enough to outweigh the temporary nature of the proposed buildings. Further, officers note that the buildings would have to be on foundations (as detailed in the applicants Tree Report) and thereby would be permanent in their appearance. The harm to the open space and the setting of the Rose Garden is considered to be significant, even for a temporary period.

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 proposal would be sited within the rose garden section of the recreation ground and is considered to cause harm to the open space, its setting and the visual impact on the rose garden in a negative way. It is not considered that the need for the proposal has been justified and is therefore in conflict with Open Space policies. Officers therefore recommend permission be refused.

RECOMMENDATION

REFUSE permission for the following reasons:

1. The proposed development, by virtue of its siting, scale and form would result in an erosion of the open character of the designated Open Space (Dundonald Recreation Ground) without demonstrating a requirement for its need, contrary to Policy DM O1 (Open Space) of the Adopted Merton Sites and Policies Plan (2014) and Policy CS13 (Open space, nature conservation, leisure and culture) of the Core Strategy 2011.
2. The proposed development, by virtue of its siting, scale, form and associated activity, would result in a detrimental impact on the setting of the rose garden part of the Dundonald Park Recreation Ground and would be visually intrusive to this part of the Recreation Ground. The proposal is therefore in conflict with Policy DM O1 (Open Space) and DM D2 (Design considerations in all developments) of the Adopted Merton Sites and Policies Plan (2014) and Policy CS13 (Open space, nature conservation, leisure and culture) of the Core Strategy 2011.

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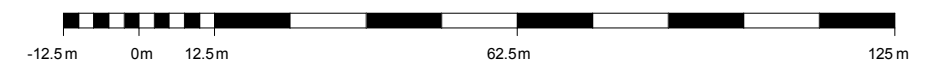


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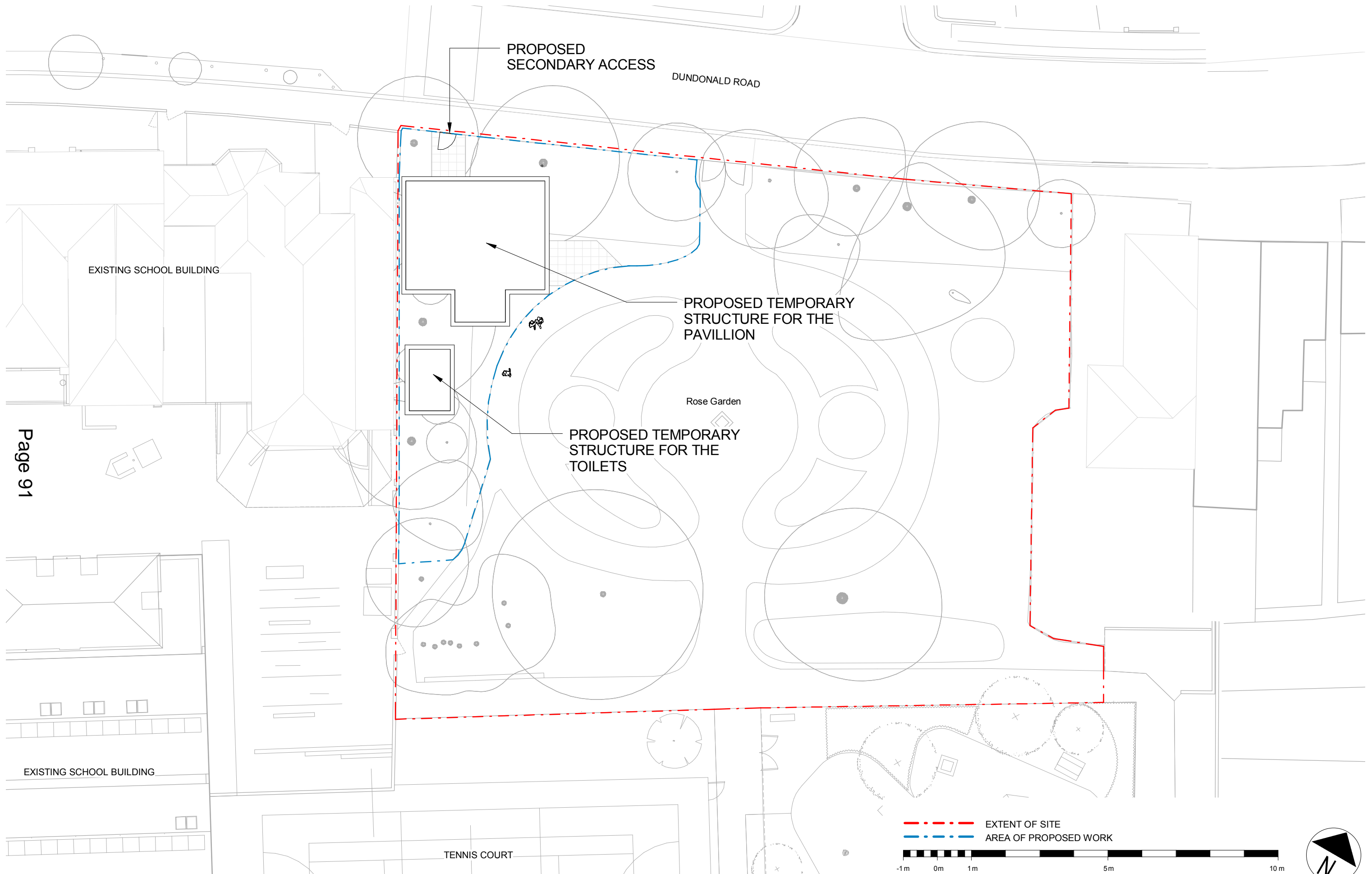
- - - EXTENT OF SITE
- - - AREA OF PROPOSED WORK



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EXISTING SCHOOL BUILDING

TENNIS COURT

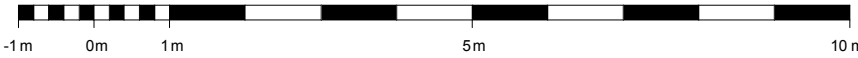
PROPOSED SECONDARY ACCESS
DUNDONALD ROAD

PROPOSED TEMPORARY STRUCTURE FOR THE PAVILLION

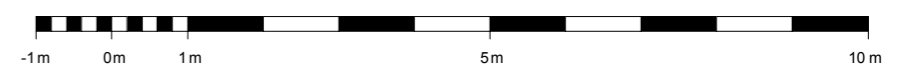
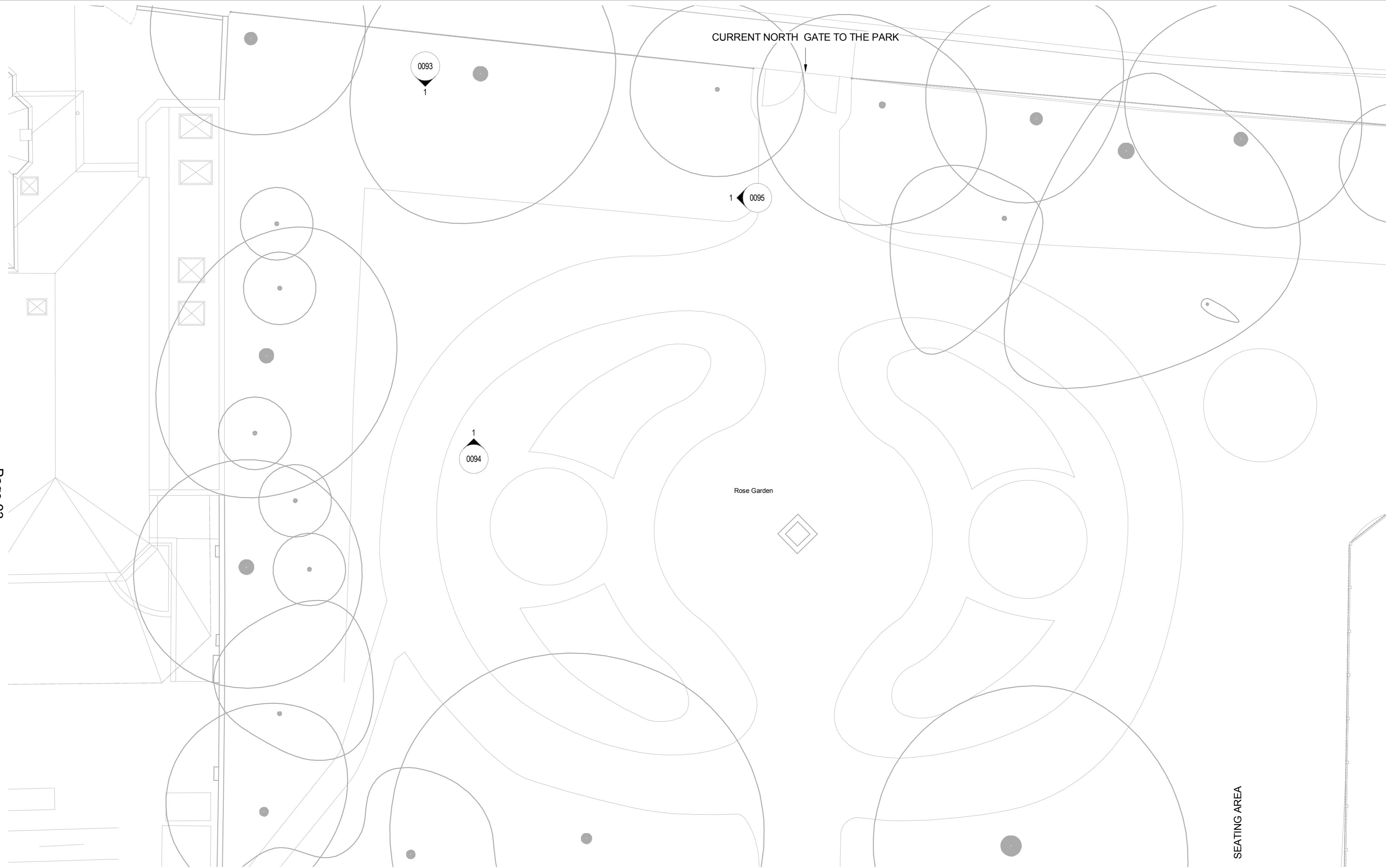
PROPOSED TEMPORARY STRUCTURE FOR THE TOILETS

Rose Garden

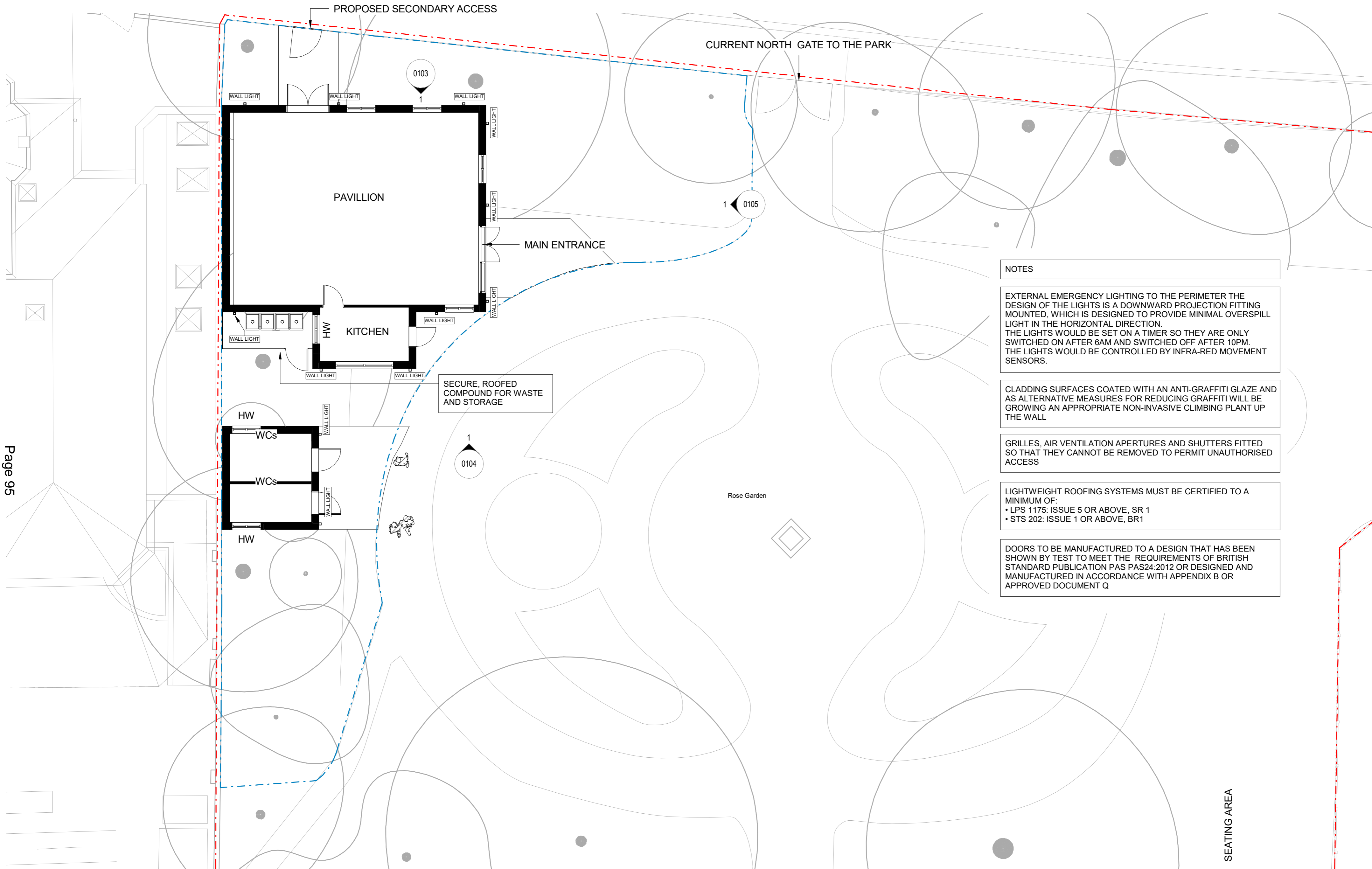
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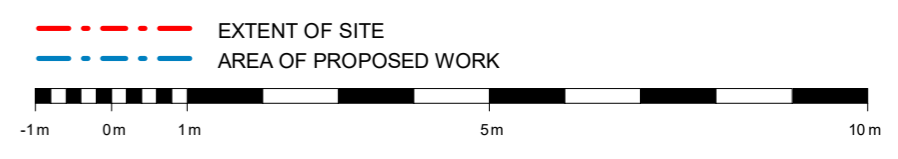
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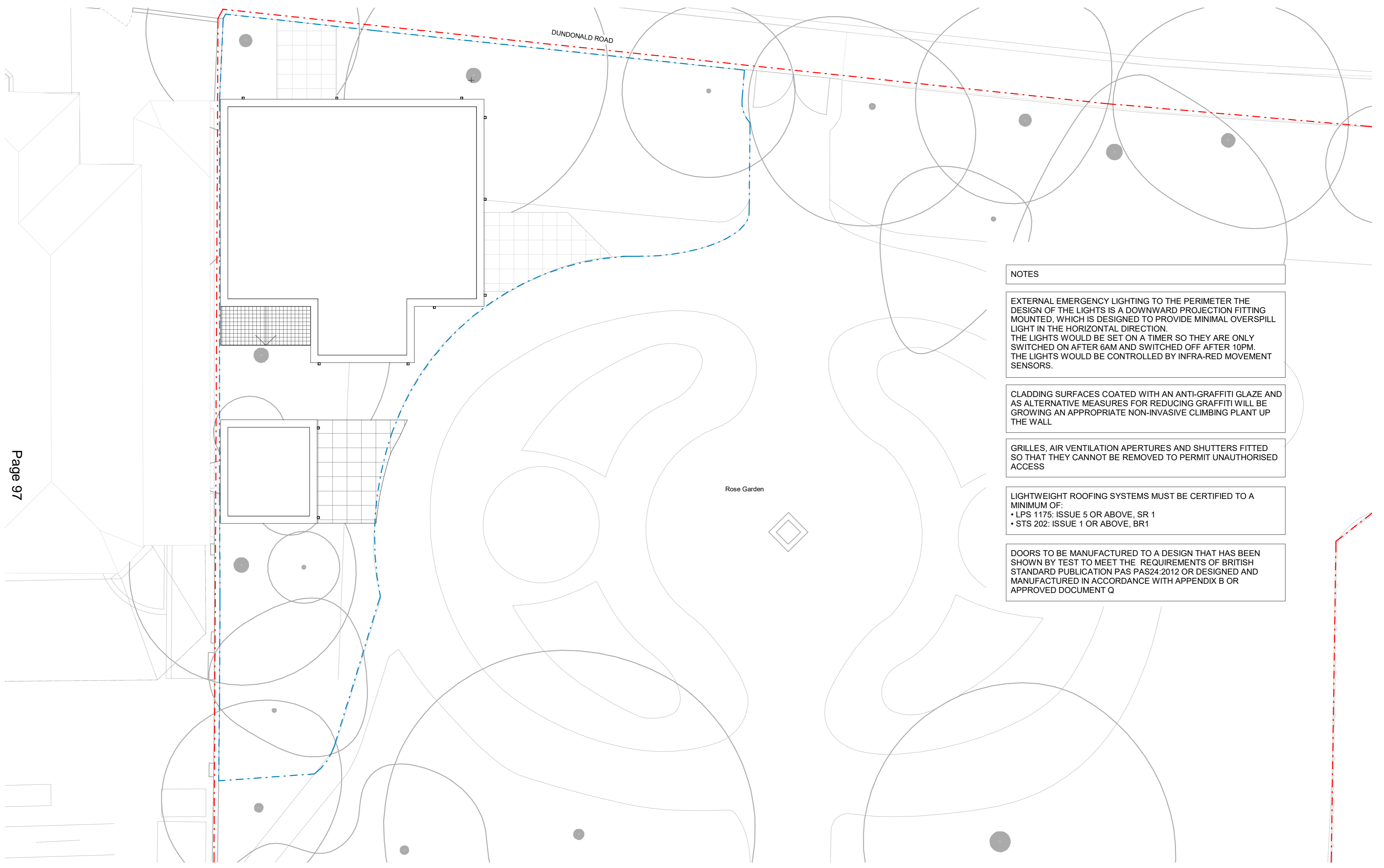
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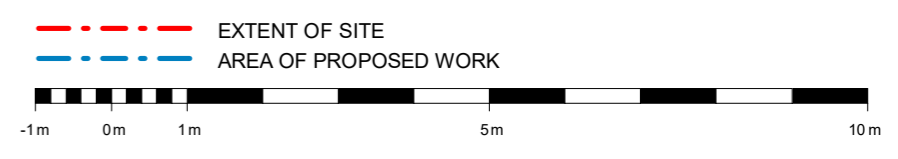
- NOTES**
- EXTERNAL EMERGENCY LIGHTING TO THE PERIMETER THE DESIGN OF THE LIGHTS IS A DOWNWARD PROJECTION FITTING MOUNTED, WHICH IS DESIGNED TO PROVIDE MINIMAL OVERSPILL LIGHT IN THE HORIZONTAL DIRECTION. THE LIGHTS WOULD BE SET ON A TIMER SO THEY ARE ONLY SWITCHED ON AFTER 6AM AND SWITCHED OFF AFTER 10PM. THE LIGHTS WOULD BE CONTROLLED BY INFRA-RED MOVEMENT SENSORS.
 - CLADDING SURFACES COATED WITH AN ANTI-GRAFFITI GLAZE AND AS ALTERNATIVE MEASURES FOR REDUCING GRAFFITI WILL BE GROWING AN APPROPRIATE NON-INVASIVE CLIMBING PLANT UP THE WALL
 - GRILLES, AIR VENTILATION APERTURES AND SHUTTERS FITTED SO THAT THEY CANNOT BE REMOVED TO PERMIT UNAUTHORISED ACCESS
 - LIGHTWEIGHT ROOFING SYSTEMS MUST BE CERTIFIED TO A MINIMUM OF:
 - LPS 1175: ISSUE 5 OR ABOVE, SR 1
 - STS 202: ISSUE 1 OR ABOVE, BR1
 - DOORS TO BE MANUFACTURED TO A DESIGN THAT HAS BEEN SHOWN BY TEST TO MEET THE REQUIREMENTS OF BRITISH STANDARD PUBLICATION PAS PAS24:2012 OR DESIGNED AND MANUFACTURED IN ACCORDANCE WITH APPENDIX B OR APPROVED DOCUMENT Q



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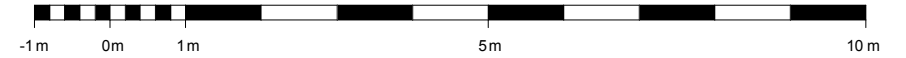
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- 1. EXISTING DUNDONAL SCHOOL BOUNDARY WALL
- 2. EXISTING DUNDONAL SCHOOL BUILDING
- 3. EXISTING FENCE OF TENNIS COURT



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NOTES

CLADDING SURFACES COATED WITH AN ANTI-GRAFFITI GLAZE AND AS ALTERNATIVE MEASURES FOR REDUCING GRAFFITI WILL BE GROWING AN APPROPRIATE NON-INVASIVE CLIMBING PLANT UP THE WALL



- 1. EXISTING DUNDONAL SCHOOL BOUNDARY WALL
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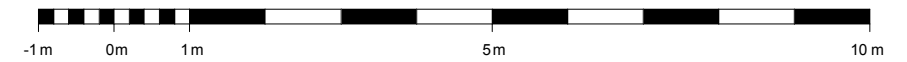
Aluminium door frame Timber cladding Aluminium windows frame



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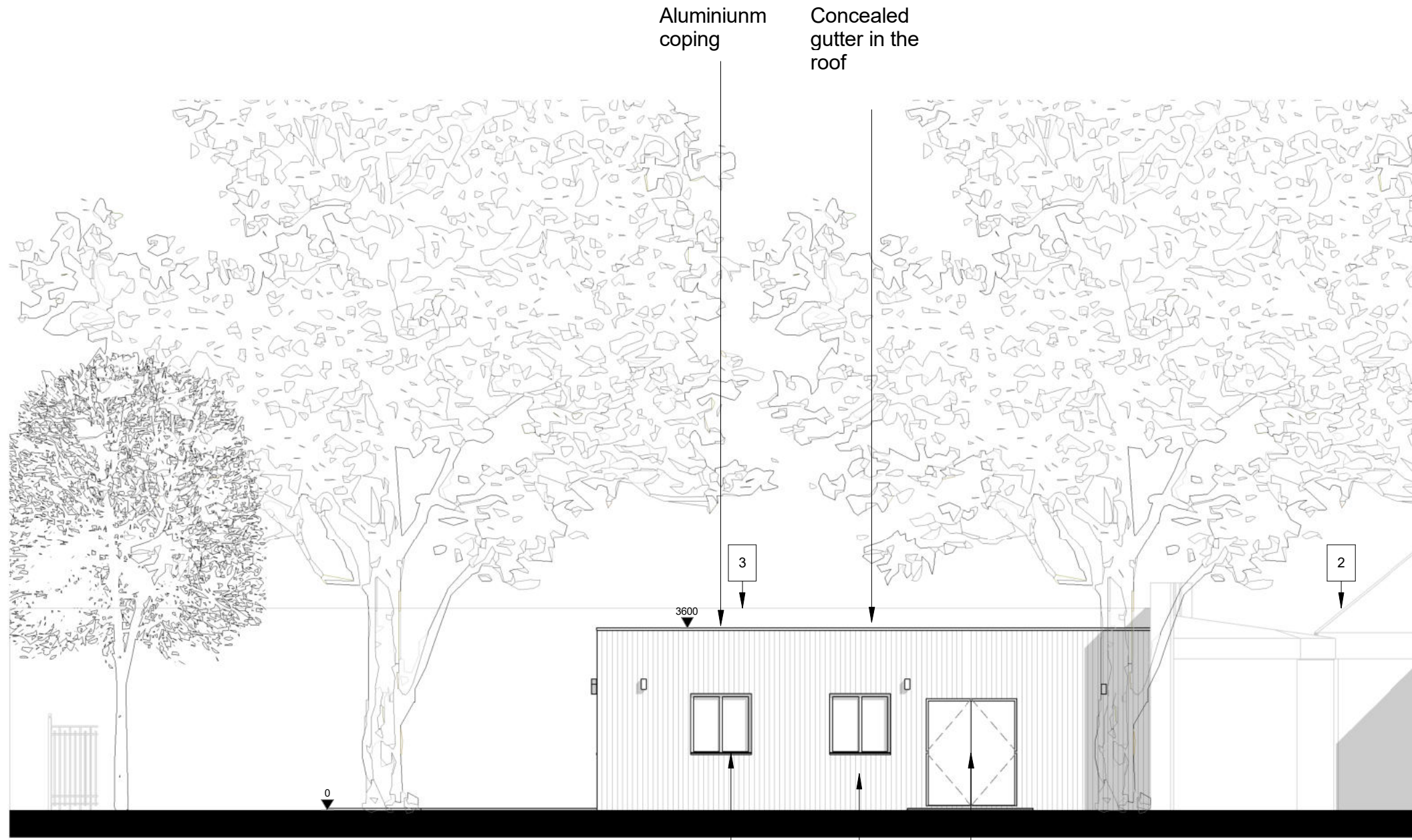
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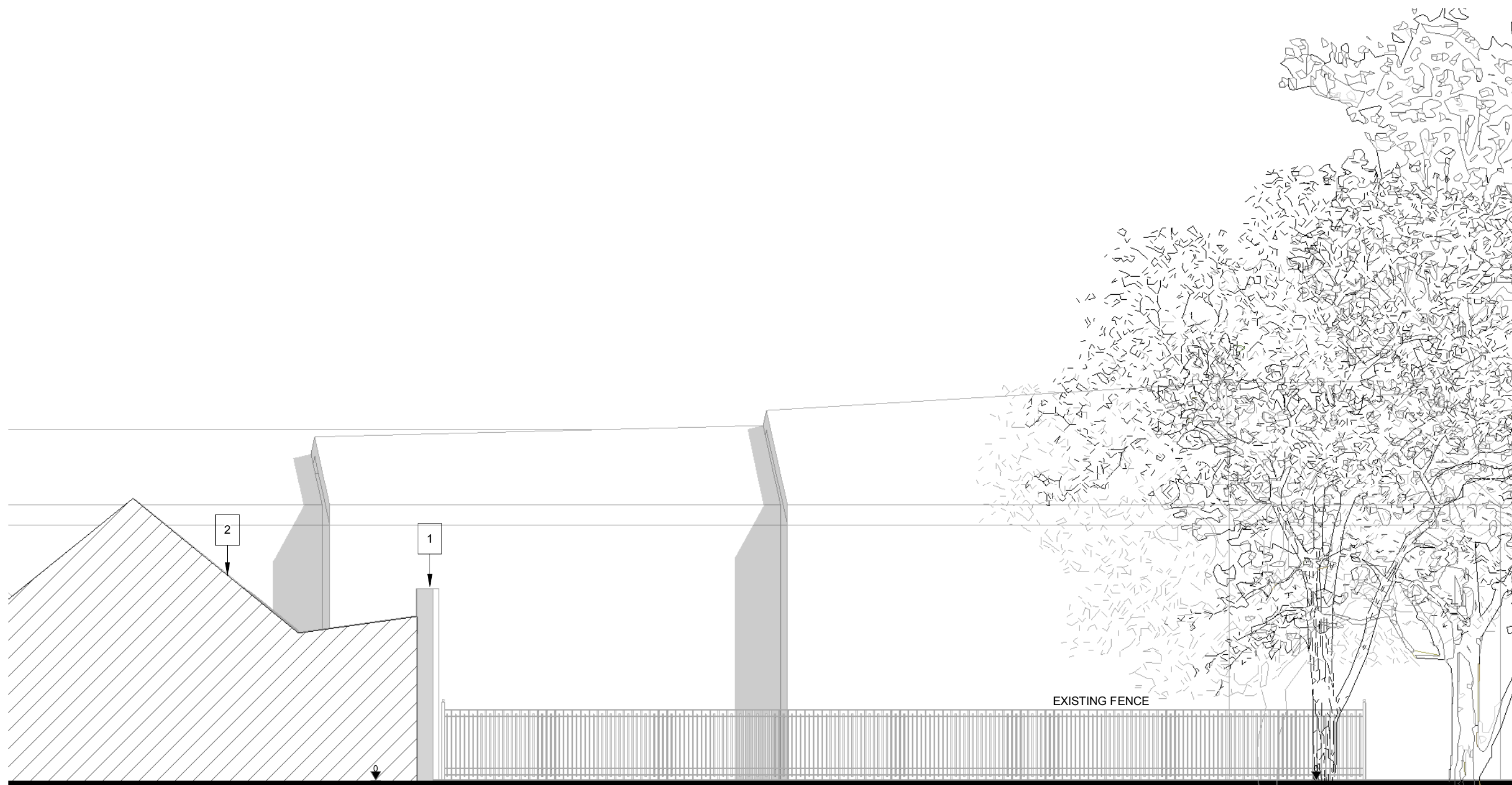


- 1. EXISTING DUNDONAL SCHOOL BOUNDARY WALL
- 2. EXISTING DUNDONAL SCHOOL BUILDING
- 3. EXISTING FENCE OF TENNIS COURT



Proposed North Elevation from Dundonald Road

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- 1. EXISTING DUNDONAL SCHOOL BOUNDARY WALL
- 2. EXISTING DUNDONAL SCHOOL BUILDING
- 3. EXISTING FENCE OF TENNIS COURT

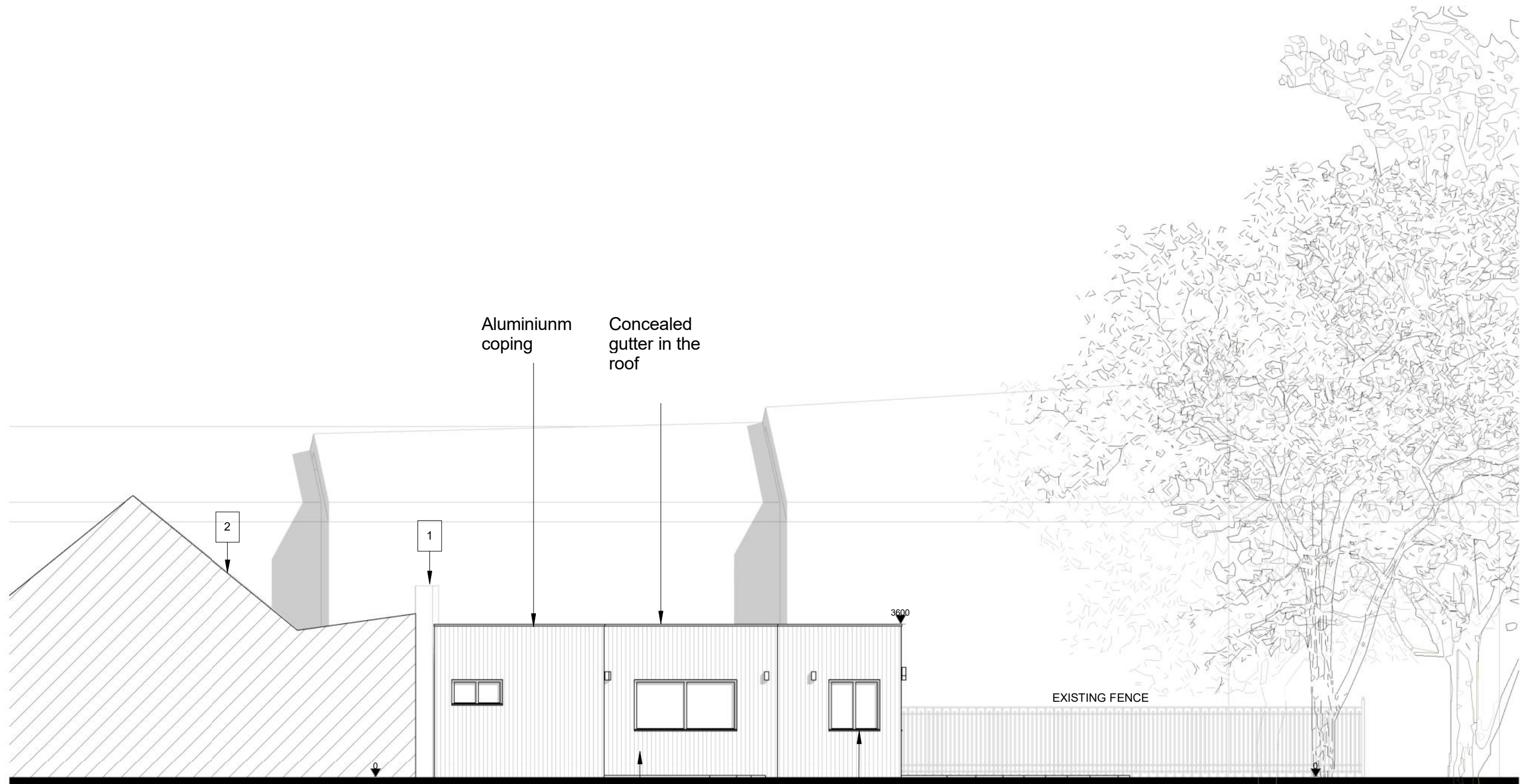


Existing South Elevation from tennis courtyard

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NOTES

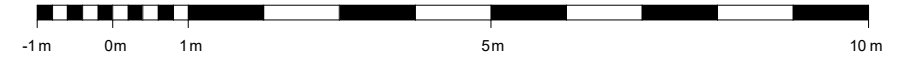
CLADDING SURFACES COATED WITH AN ANTI-GRAFFITI GLAZE AND AS ALTERNATIVE MEASURES FOR REDUCING GRAFFITI WILL BE GROWING AN APPROPRIATE NON-INVASIVE CLIMBING PLANT UP THE WALL



- 1. EXISTING DUNDONAL SCHOOL BOUNDARY WALL
- 2. EXISTING DUNDONAL SCHOOL BUILDING
- 3. EXISTING FENCE OF TENNIS COURT

Timber cladding

Aluminium windows frame



Proposed South Elevation from tennis courtyard

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PLANNING APPLICATIONS COMMITTEE
18th March 2021

Item No:

UPRN

APPLICATION NO.

DATE VALID

20/P2095

10/11/2020

Address/Site:

Units C & D, Elm Grove Business Centre, Elm Grove, Wimbledon, SW19 4HE

(Ward)

Hillside

Proposal:

Erection of first and second floor extension in connection with creation of two self-contained flats (2 x 2 bedroom)

Drawing Nos:

5151-BAL-XX-ZZ-DR-A-07-0010(P1), 0011(P2), 0012(P2) & 0013(P1)

Contact Officer:

David Gardener (0208 545 3115)

RECOMMENDATION

GRANT Planning Permission Subject to Conditions & S106 Agreement

CHECKLIST INFORMATION

- Heads of agreement: Permit free
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 11
- External consultations: None

1. INTRODUCTION

- 1.1 The applications have been brought before the Planning Applications Committee due to the number and nature of representations received as a result of public consultation.

2. SITE AND SURROUNDINGS

- 2.1 The site comprises a vehicle repair workshop (Use Class B1) and ancillary offices which are partly two-storey with a subordinate single storey garage. The

site forms part of the Cromwell Works Industrial Park, which comprises a number of commercial units. The industrial park is located at the southern end of Elm Grove, a cul-de-sac which is accessed from Worple Road, Wimbledon. Commercial buildings forming part of the industrial park are located immediately to the north and east of the site, a public footpath which is located between the site and the railway is located to the south whilst tennis courts are located to the west.

- 2.2 The site is not located in a conservation area but is within a controlled parking zone (Zone W6). The site also has a PTAL rating of 2 (Low).

3. CURRENT PROPOSAL

- 3.1 The proposal is to erect a first and second floor extension comprising 2 x 2 bedroom flats with private roof terraces.
- 3.2 The extension would comprise brick elevations and metal windows.
- 3.3 No off-street car parking and 4 x cycle parking spaces are proposed.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 MER74/78 - Two storey factory building and demolition of existing factory. Granted - 27/04/1978
- 4.2 MER192/82 - Erection of new industrial building involving demolition of existing building. Granted - 04/05/1982
- 4.3 18/P1346 - Demolition of building and the erection of 4 x 3 storey dwellings and 1 x 4 storey office building. Registered.
- 4.4 19/P0290 - Application for outline planning permission for the demolition of workshop and the erection of a residential block containing 34 flats. Withdrawn.
- 4.5 19/P1016 - Application for outline planning permission for the demolition of workshop and the erection of a six storey residential building (access and scale to be determined) containing 24 self-contained flats (100% affordable). Withdrawn.
- 4.6 19/P1017 - Application for outline planning permission (access and scale to be determined) for the demolition of workshop and the erection of a six storey residential building containing 42 flats (100% affordable) and erection of additional storey (level 5) on building currently being constructed at Crownall Works comprising 2 self-contained private flats. Withdrawn.

- 4.7 19/P3180 - Application to determine whether prior approval is required in respect of the proposed change of use from light industrial (Class B1c) to residential (Class C3). Granted - 24/10/2019
- 4.8 20/P0693 - Refurbishment of exterior including raising the walls to form parapets, replacing the roof, alteration of existing windows and installation of new windows. Granted - 31/03/2020

5. POLICY CONTEXT

- 5.1 The following policies from the Adopted Sites and Policies Plan and Policies Maps (July 2014):

DM D1 (Urban design and the public realm), DM D2 (Design considerations in all developments), DM D3, (Alteration and extensions to buildings), DM E3 (Protection of scattered employment sites), DM F1 (Support for Flood Risk Management), DM F2 (Sustainable urban drainage systems (SuDS), DM O2 (Nature Conservation, Trees, hedges and landscape features), DM T1 (Support for sustainable transport and active travel), DM T2 (Transport impacts of development), DM T3 (Car parking and servicing standards)

- 5.2 Adopted Core Strategy (July 2011)
CS.13 (Open space, nature conservation, leisure and culture), CS.14 (Design)
- 5.3 London Plan 2021
D4 (Delivering Good Design), D5 (Inclusive Design), D6 (Housing quality and standards), H1 (Increasing housing supply), SI 2 (Minimising greenhouse gas emissions), T5 (Cycling), T6 (Car parking), T7 (Deliveries, servicing and construction)
- 5.4 National Planning Policy Framework (2019)
- 5.5 Department for Communities and Local Government 'Technical housing standards – nationally described space standard'

6. CONSULTATION

- 6.1 The application has been publicised by means of individual letters sent to occupiers of neighbouring properties. In response, five letters of objection were received on the following grounds:

- Overlooking and loss of privacy
- Overdevelopment
- Excessive height
- Development creep
- Lack of parking, amenity, street lighting and public paths in the estate, safety concerns

7. PLANNING CONSIDERATIONS

The main planning considerations concern the principle of development, design and appearance of the proposal, impact on residential amenity, standard of accommodation, parking and highways, and sustainability.

7.1 Principle of Development

7.11 The proposal would result in the provision of two self-contained residential units which is supported by Policy CS.9 of the Core Planning Strategy 2011 which states that the Council will work with housing providers to facilitate the provision of a minimum of 4,800 additional homes for the period 2011-2026.

7.12 The site is located in the south corner of El Grove Business Park. The business park has been subject to change over time from commercial to residential, with the implementations of various planning permissions and prior approval applications. The proposal would be sited over an existing workshop building. This workshop building has been subject to prior approval application for change of use to residential flats (19/P3180) and external alterations to the building under planning permission 20/P0693. Officers consider the current proposal would only be acceptable if it is implemented in conjunction with the prior approval change of use under 19/P3180 and alterations to the building under 20/P0693. The reason for this is that the current site circumstances are such that the existing commercial building is a commercial workshop wherein access and amenity issues would likely conflict with the proposed 2 residential flats once occupied. Officers therefore recommend an appropriately worded condition to ensure that the dual implementation of the relevant consents is achieved.

7.13 The principle of development is therefore considered acceptable, subject to the condition being applied as referred above.

7.2 Visual Amenity

7.21 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings, whilst using appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting.

7.22 The proposed extension is considered to be acceptable in terms of design and appearance. The proposed extension would feature brick elevations and metal windows which is designed to replicate and integrate with an extant planning permission (LBM Ref: 20/P0693) to extend the remainder of the existing building. The proposed height and massing is also considered to be acceptable with the extension being a similar height to the aforementioned permission. The application site is located in the south corner of the wider site wherein the wider visibility of the proposal would be limited. In any event, officers consider the

extension to be visually acceptable within the context of the site and surroundings.

7.3 Residential Amenity

7.31 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.

7.32 It is considered that the proposed extension would not be visually intrusive, overbearing or result in an unacceptable level of daylight/sunlight or privacy loss. The extension would be similar in height to the approved extension to the remainder of the building (LBM Ref: 20/P0693) and is sited so that it would have little impact on surrounding buildings. For example, an existing garage building abuts the northeast side of the building, and a public path is located to the rear of the site. The site is sited in the south corner of the business park wherein it is a considerable distance away from the residential properties in Elm Grove and the newly built properties within the business park. Overall, the proposal would not cause harm to surrounding neighbouring amenity.

7.4 Standard of Accommodation

7.41 The technical housing standards – nationally described space standard (March 2015) as well as the London Plan 2016, and Table 3.3 of policy 3.5 of the London Plan (March 2016) sets out a minimum gross internal area standard for new homes. This provides the most up to date and appropriate minimum space standards for Merton. In addition, adopted policy CS.14 of the Core Strategy and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) encourages well designed housing in the borough by ensuring that all residential development complies with the most appropriate minimum space standards and provides functional internal spaces that are fit for purpose. New residential development should safeguard the amenities of occupiers by providing appropriate levels of sunlight & daylight and privacy for occupiers of adjacent properties and for future occupiers of proposed dwellings. The living conditions of existing and future residents should not be diminished by increased noise or disturbance.

7.42 The proposed residential units all meet or exceed national and regional standards in terms of gross internal floor size and bedroom sizes (each flat would be 75 sq m in floorspace). The flats have satisfactory layouts with each flat receiving adequate levels of daylight/sunlight and having good outlook being dual aspect. The proposed flats all have private roof terraces of 46 sq m each in size which comply with the minimum space standards set out in policy DM D2 of the Adopted Merton Sites and Policies Plan and Policies Maps (July 2014), which requires for flatted dwellings, a minimum of 5sqm of private outdoor space should be provided for 1-2 person flatted dwellings with an extra 1sqm provided for each additional occupant.

7.5 Parking and Highways

- 7.51 Policy DM T3 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that development should only provide the level of car parking required to serve the site taking into account its accessibility by public transport (PTAL) and local circumstances in accordance with London Plan standards unless a clear need can be demonstrated. Policy T6.1 of the London Plan 2021 allows for up to 0.75 space per 1 – 2 bedroom unit in Outer London where there is a PTAL rating of 2, however these are maximum standards and as such the proposed level of parking is considered acceptable.
- 7.52 The proposal would result in the provision of 2 x 2 bedroom self-contained residential units. Given no off-street car parking spaces are proposed, it would comply with London Plan policy. Further, the proposal also includes a Unilateral Undertaking to secure the new residential units as being 'Permit free', and therefore no future occupiers could apply for parking permits on the surrounding road network. Officers are therefore satisfied there are no highway implications with the proposal and no objections raised in this regard. It should be noted that the prior approval application granted on the adjoining building also included a permit-free agreement.
- 7.53 Policy DM T1 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that development must provide cycle parking in accordance set out in the London Plan. It states that residential cycle parking facilities should be provided in secure and conveniently sited positions with good access to the street. Secure cycle storage is located in the front courtyard of the building with 4 spaces provided. This is considered to be acceptable and complies with London Plan policies, which requires 1 space per 1 bedroom unit and 2 spaces per all other dwellings.

7.6 Sustainability

- 7.61 All new developments comprising the creation of new dwellings should demonstrate how the development will comply with Merton's Core Planning Strategy (2011) Policy CS15 Climate Change (parts a-d) and the policies outlined in Chapter 9 (Sustainable infrastructure) of the new London Plan.
- 7.62 The development will need to achieve internal water usage rates not in excess of 105 litres per person per day and to demonstrate a 19% reduction in CO2 levels over and above the 2013 Building regulations.
- 7.63 The application is accompanied by an Energy Statement which identifies that the flat roof of the development would be utilised with solar panels facing south, amongst other measures to meet the policy requirements. However, this matter can be addressed by way of pre-occupation condition to ensure the relevant targets are met with the detail to be provided as part of the condition discharge.

- 7.64 Therefore, subject to condition, the proposal would comply with the policies within Chapter 9 of the new London Plan and Policy CS15 of the Core Planning Strategy 2011.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

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

9. CONCLUSION

- 9.1 The proposed development would provide 2 self-contained residential units, and is considered to be acceptable in terms of visual and residential amenity, standard of accommodation and impact on traffic and parking, and accordingly, it is recommended that planning permission is granted.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

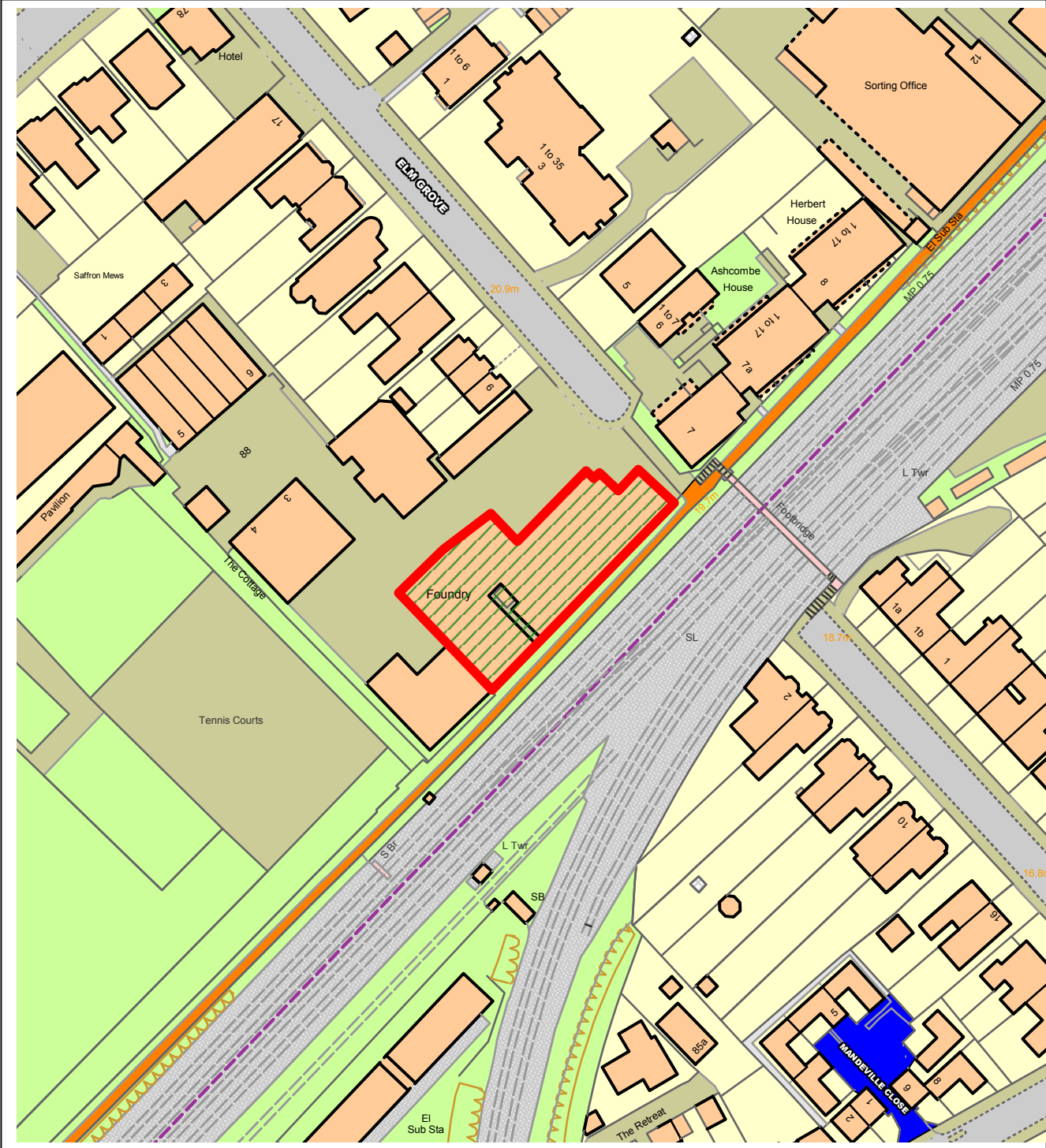
1. A.1 (Commencement of Development)
2. B.3 (External Materials as Specified)
3. Approved drawing numbers: 5151-BAL-XX-ZZ-DR-A-07-0010(P1), 0011(P2), 0012(P2) & 0013(P1)
4. C.10 (Hours of Construction)
5. C.6 (Refuse and Recycling (Details to be Submitted))
6. H.6 (Cycle Parking – Details to be Submitted)
7. No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water consumption rates of no greater than 105 litres per person per day..

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy CS15 of Merton's Core Planning Strategy 2011.

8. Landscaping scheme
9. Implementation only in conjunction with prior approval consent 19/P3180 and planning permission 20/p0693.

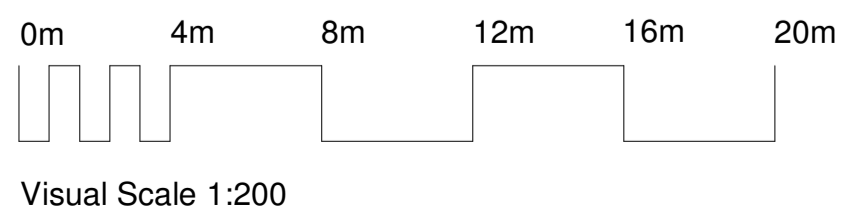
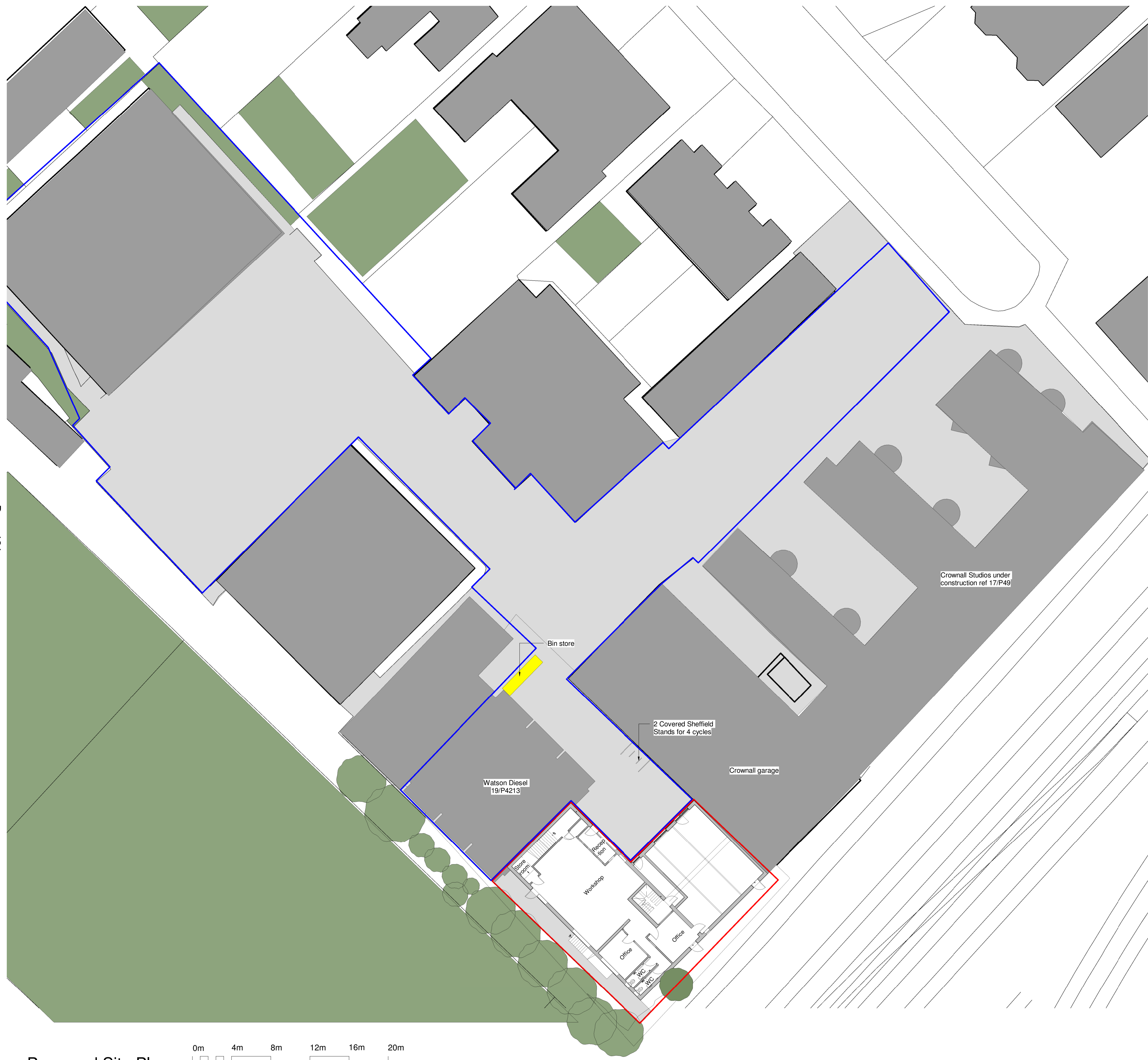
10. Construction Management Plan

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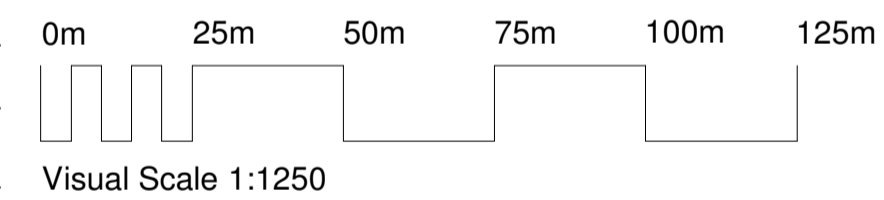
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1 Proposed Site Plan
1 : 200



2 Site Location Plan
1 : 1250



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PLANNING

Rev	Description	Date Issued	Drawn	Checked
P1	Prior approval scheme removed	23.10.20	AC	IF

Client
Harepath
 Project No.
5151
 Project
**Watson Diesel
 Elm Grove, SW19 4HE**

Drawing
**Proposed Site Plan and
 Site Location Plan**

Scale	Date	Drawn	Checked
As indicated@A1	Oct '20	AC	IF

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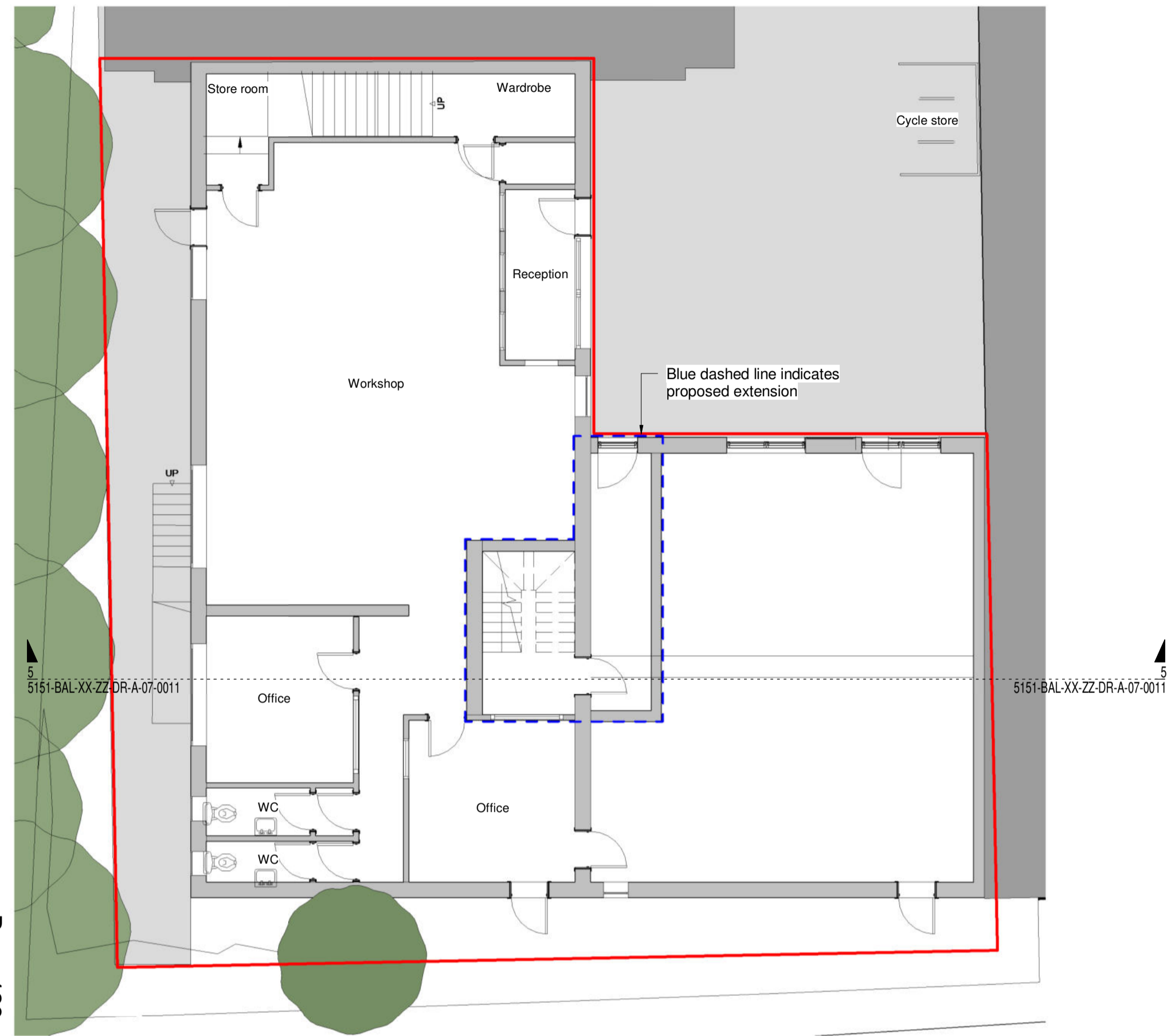
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2 New Flats Gross Internal Area (m ² and ft ²)		
Number	Metric Area	Imperial Area
Unit 1	86 m ²	829 ft ²
Unit 2	86 m ²	829 ft ²

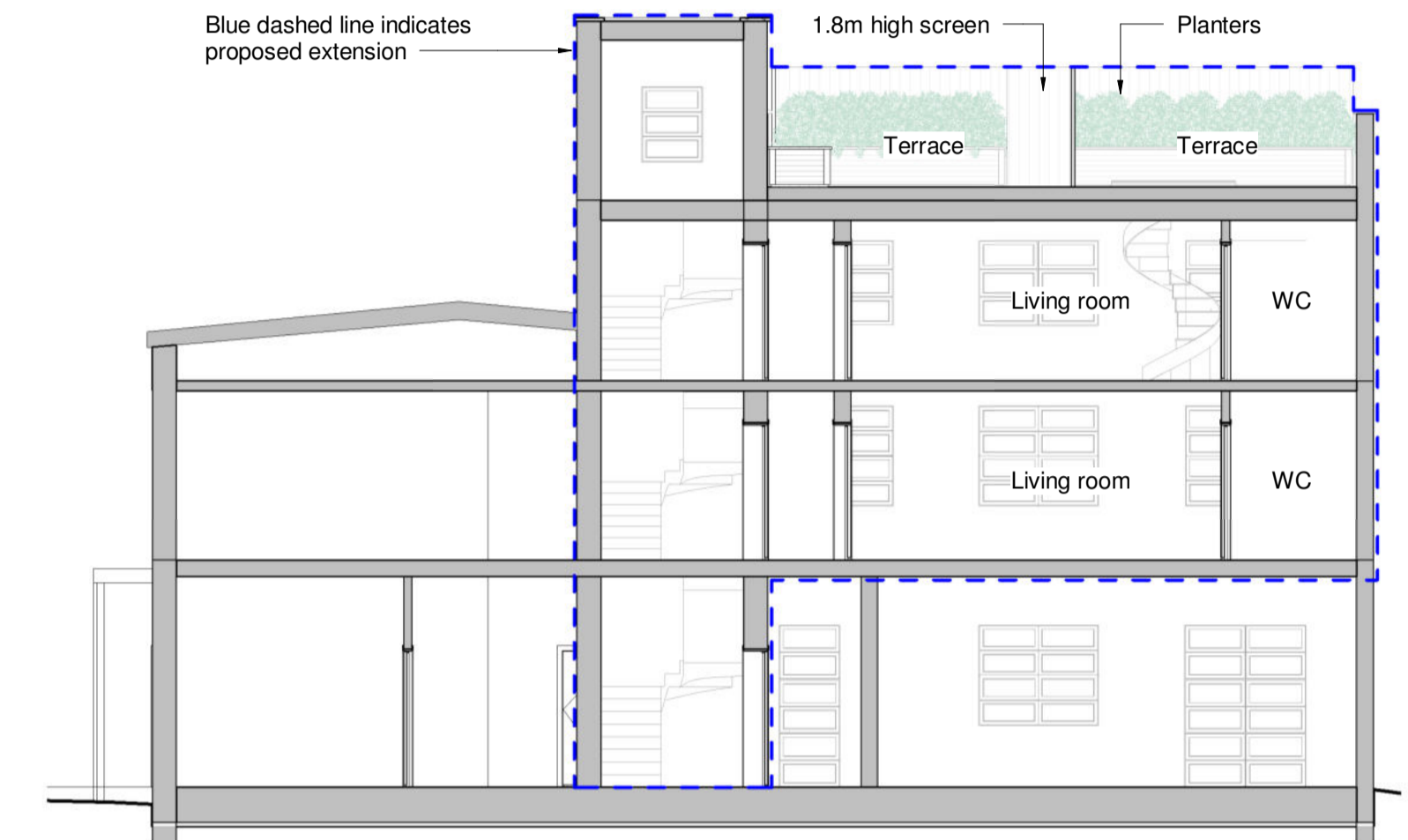
2 New Flats Gross Amenity Area (m ² and ft ²)		
Number	Metric Area	Imperial Area
Unit 1 Terrace	46 m ²	495 ft ²
Unit 2 Terrace	46 m ²	495 ft ²



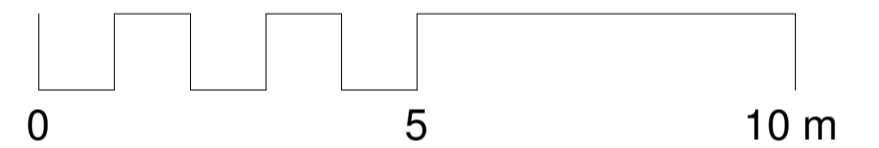
1 Proposed Ground Floor Plan
1 : 100



2 Proposed First Floor Plan
1 : 100



5 Section AA
1 : 100



PLANNING

Rev	Description	Issued	Dwn	Chk
P2	Prior approval scheme removed	23.10.20	AC	IF
P1	First and second floor plans updated	02.09.20	AC	IF

Client
Harepath

Project No.
5151

Project
Watson Diesel
Elm Grove, SW19 4HE

Proposed Floor Plans and Section

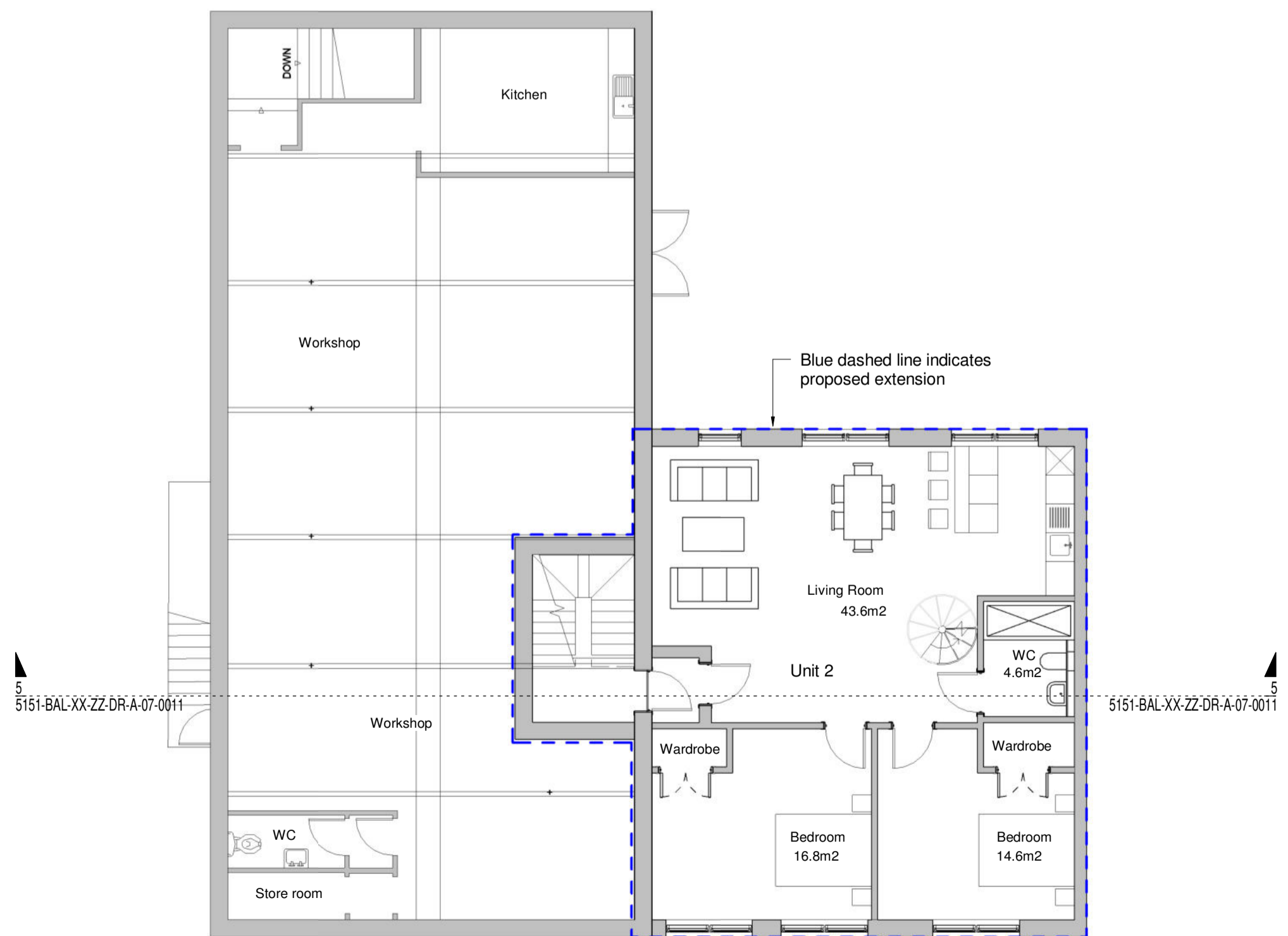
Scale	Date	Drawn	Checked
1 : 100@A1	Oct '20	AC	IF

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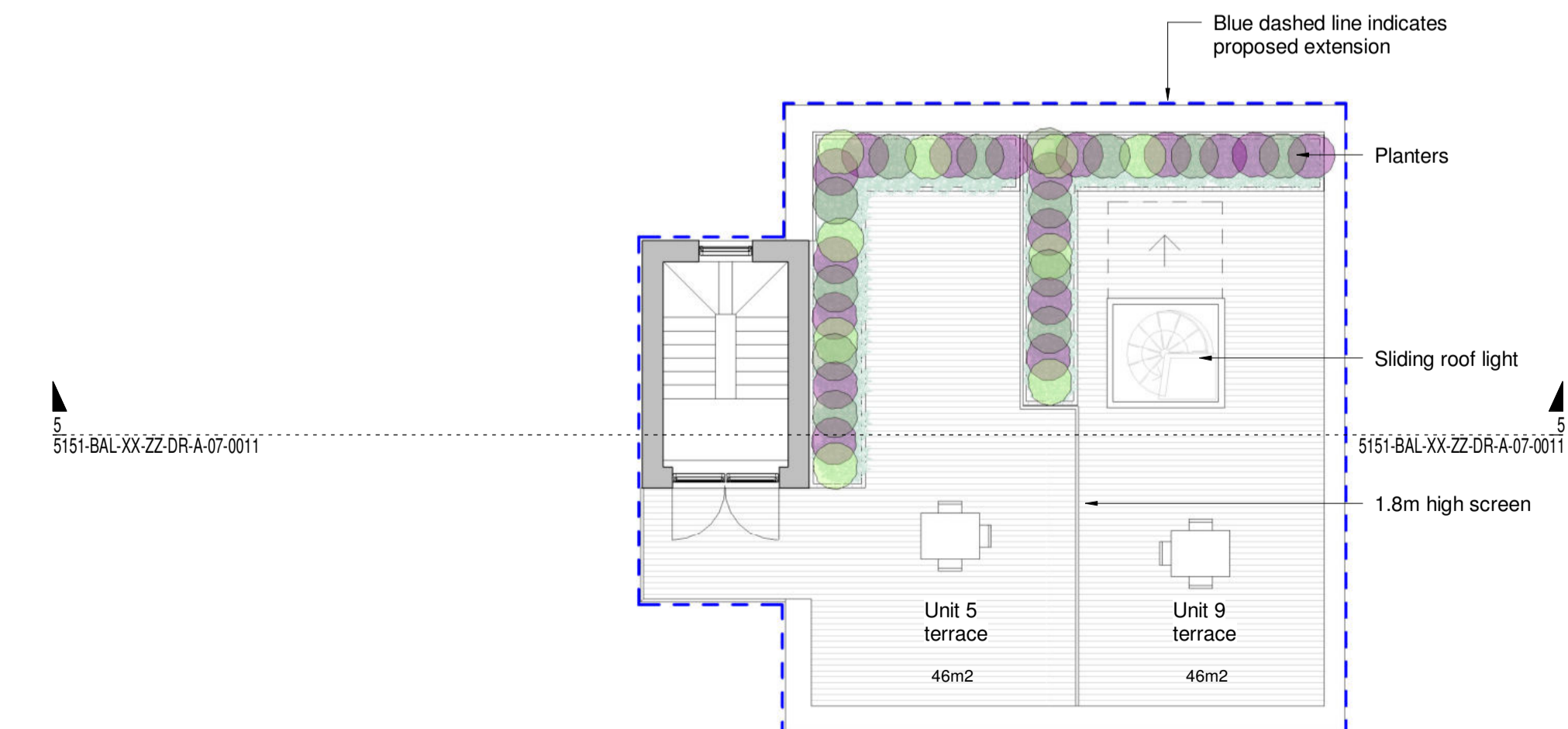
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3 Proposed Second Floor Plan
1 : 100



4 Roof Plan
1 : 100

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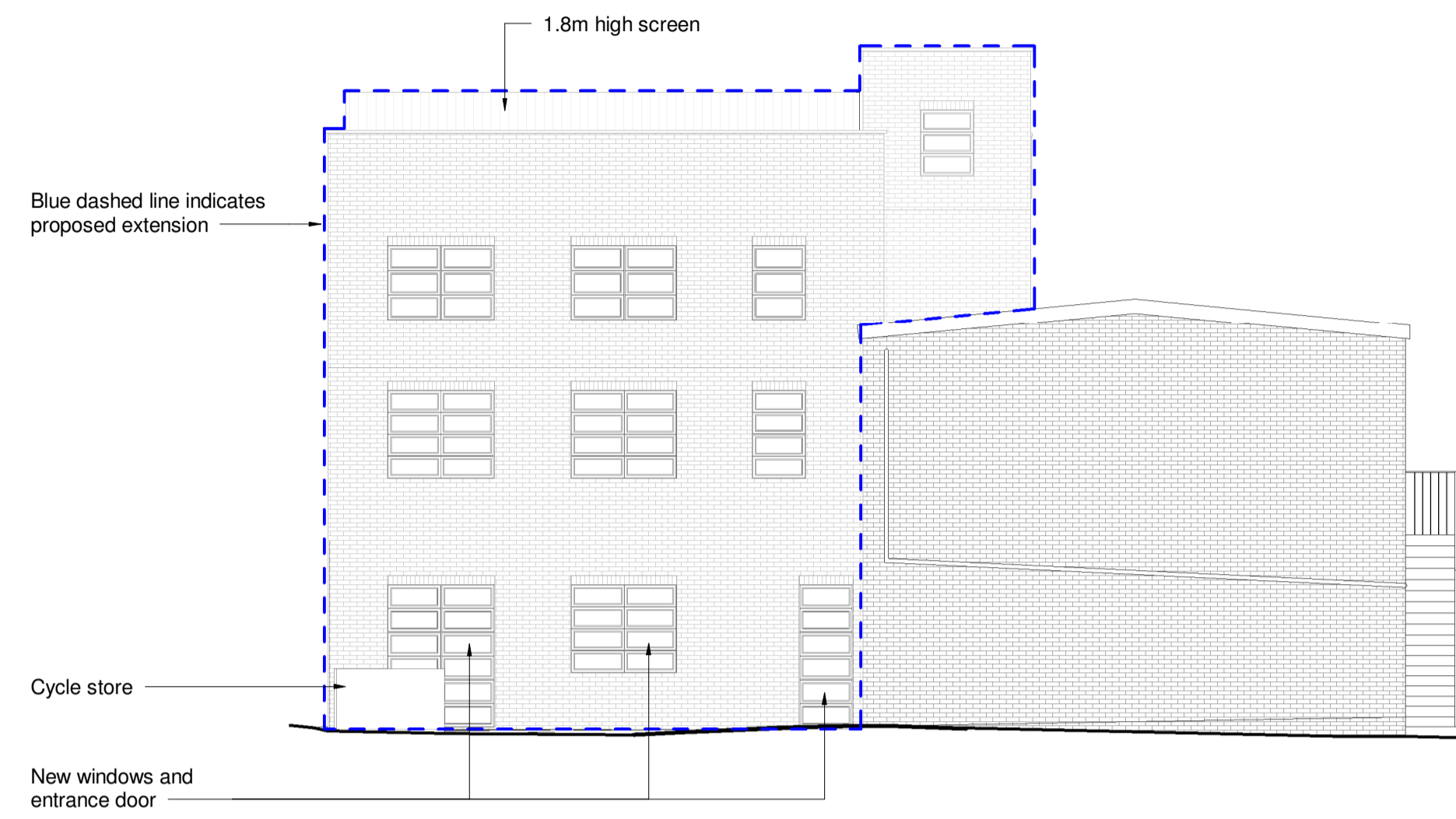
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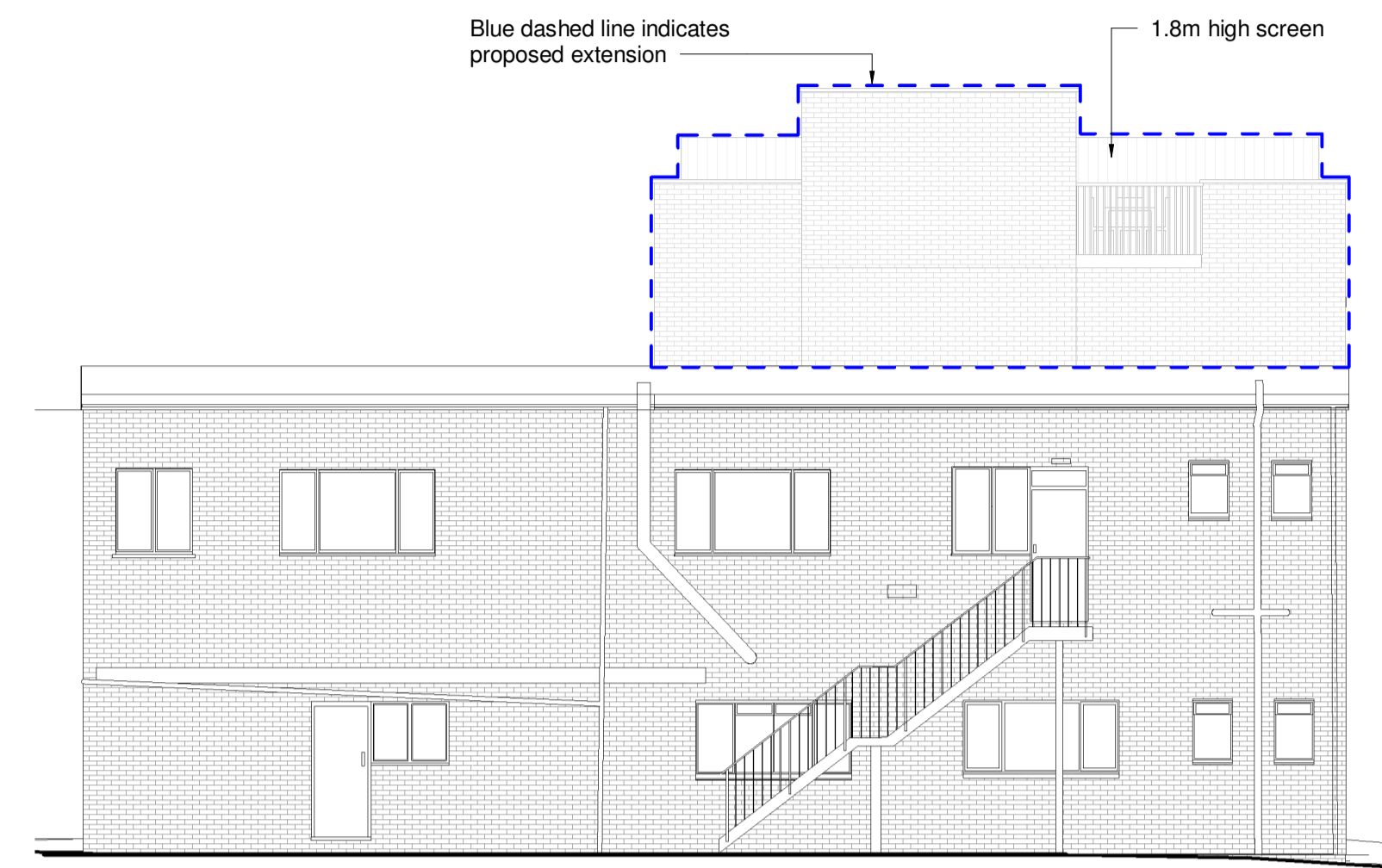
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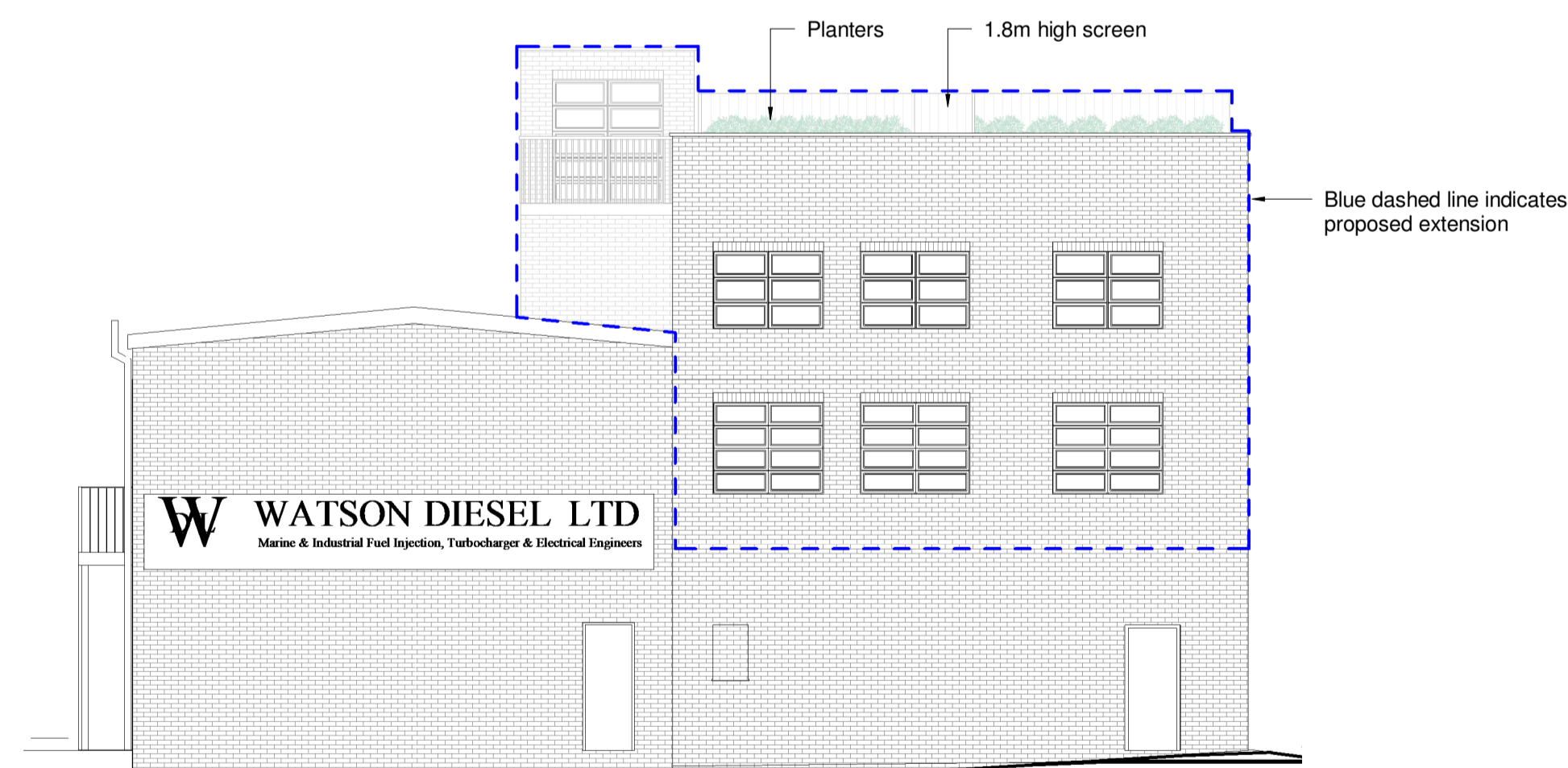
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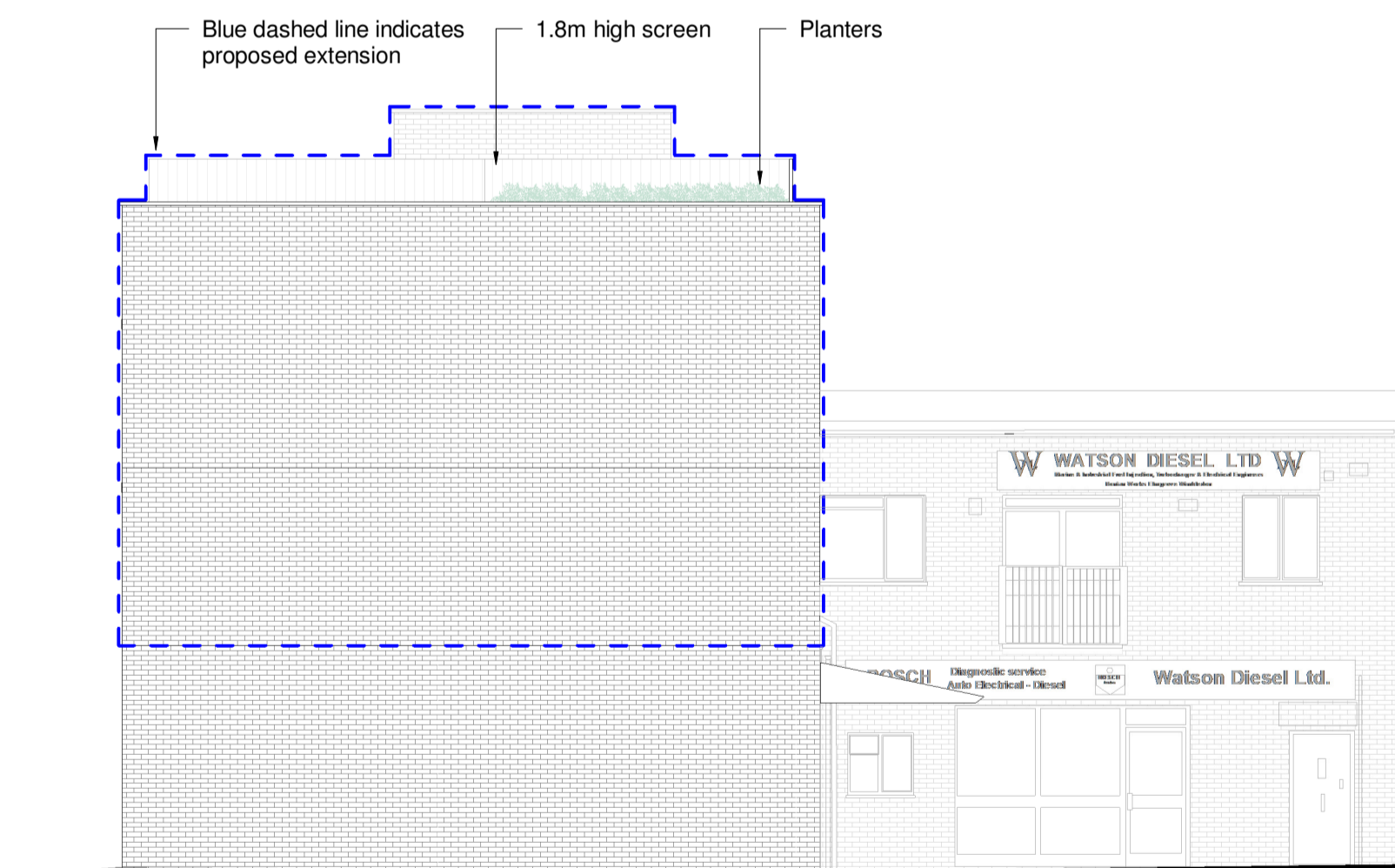
① Proposed Front Elevation
1 : 100



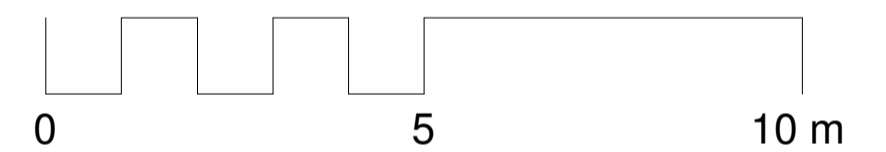
② Proposed Flank Elevation 1
1 : 100



③ Proposed Rear (Railway) Elevation
1 : 100



④ Proposed Flank Elevation 2
1 : 100



PLANNING

Rev	Description	Issued	Dwn	Chk
P2	Prior approval scheme removed	23.10.20	AC	IF
P1	Rear elevation updated	02.09.20	AC	IF

Client
Harepath
Project No.
5151
Project
Watson Diesel
Elm Grove, SW19 4HE

Proposed Elevations

Scale	Date	Drawn	Checked
1 : 100@A1	Oct '20	AC	IF

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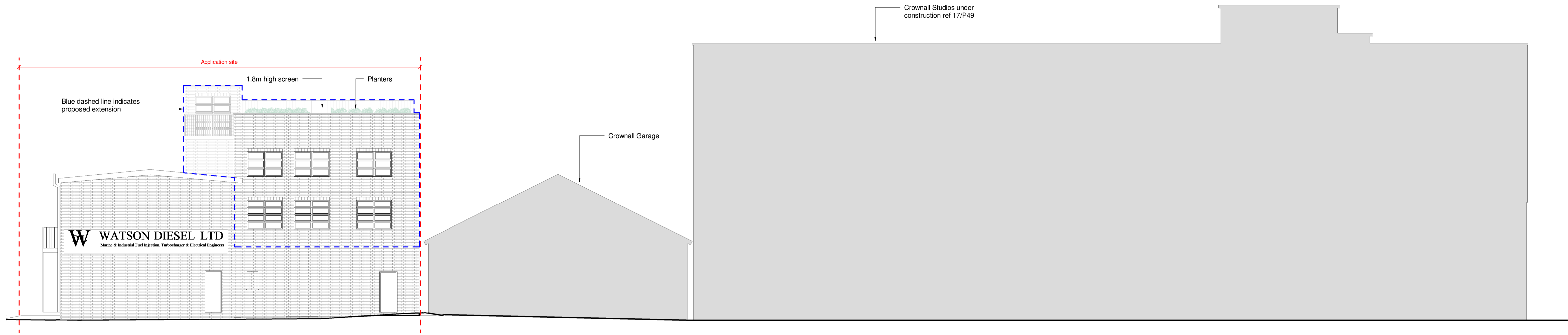
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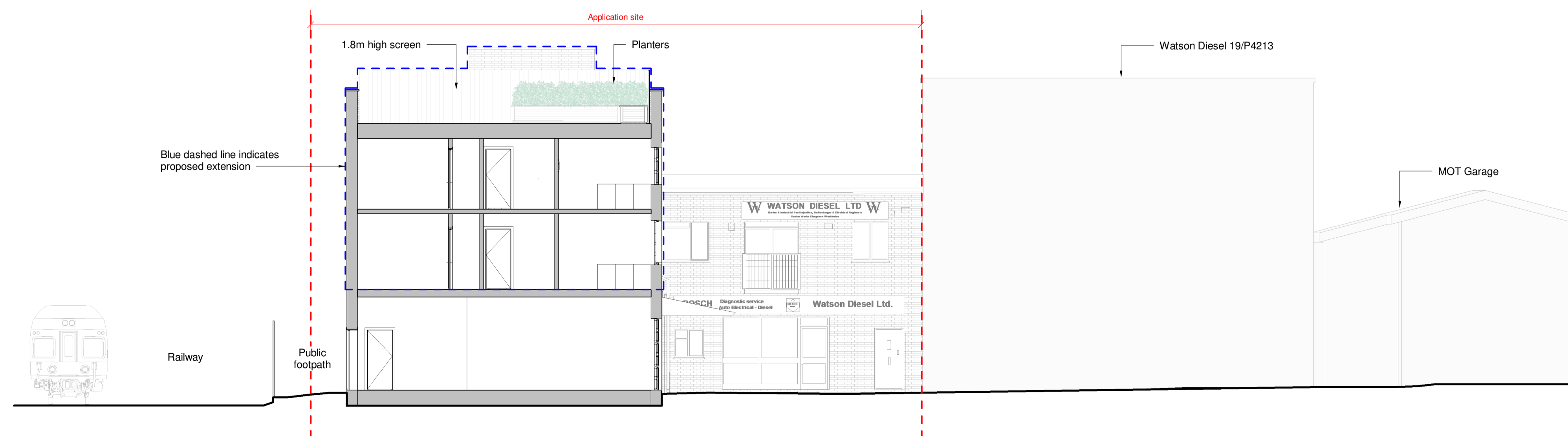
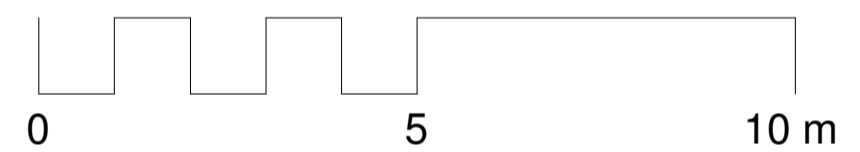
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1 Rear Elevation (View from Railway)
1 : 100



2 Flank Elevation to Internal Courtyard
1 : 100

PLANNING

P1	Prior approval scheme removed	23.10.20	AC	IF
Rev	Description	Issued	Dwn	Chk

Client
Harepath
 Project No.
5151
 Project
**Watson Diesel
 Elm Grove, SW19 4HE**

Proposed Elevations in Context

Scale	Date	Drawn	Checked
1 : 100@A1	Oct '20	AC	IF

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PLANNING APPLICATIONS COMMITTEE
18th March 2021

<u>UPRN</u>	<u>APPLICATION NOS.</u>	<u>Item No:</u> <u>DATE VALID</u>
	20/P3606	30/10/2020
	20/P3607	30/10/2020
Site Address:	Gate House Lodge & associated buildings Morden Hall Park Morden Hall Road Morden SM4 5JD	
Ward:	Ravensbury	
Proposal:	A) 20/P3606 CHANGE OF USE OF MORDEN LODGE AND ANCILLARY OUTBUILDINGS FROM RESIDENTIAL (C3) TO FOREST PRIMARY SCHOOL (F1) INCLUDING AN ANCILLARY GROUNDKEEPER'S FLAT (C3) ON THE FIRST FLOOR OF MORDEN LODGE; INVOLVING INTERNAL AND EXTERNAL REPAIRS, RESTORATION AND ALTERATION TO THE EXISTING BUILDINGS AND THE ERECTION OF NEW ANCILLARY STRUCTURES. B) 20/P3607 APPLICATION FOR LISTED BUILDING CONSENT FOR THE CHANGE OF USE OF MORDEN LODGE AND ANCILLARY OUTBUILDINGS FROM RESIDENTIAL (C3) TO FOREST PRIMARY SCHOOL (F1) INCLUDING AN ANCILLARY GROUNDKEEPER'S FLAT (C3) ON THE FIRST FLOOR OF MORDEN LODGE; INVOLVING INTERNAL AND EXTERNAL REPAIRS, RESTORATION AND ALTERATION TO THE EXISTING BUILDINGS AND THE ERECTION OF NEW ANCILLARY STRUCTURES.	
Drawing No.'s:	WP-0739-A-001-P-00 Rev P0 (Location Plan) Amended 03.03.21; WP-0739-A-0100-P-00 Rev P3 (Proposed Masterplan) Amended 09.03.21; WP-0739-A-0207-E-XX Rev P1 (Proposed Elevations Animal Enclosure) Amended 24.11.20; WP-0739-A-0108-P-X Rev P1 (Proposed Plans Animal Enclosure Ground and Roof) Amended 24.11.20; WP-0739-A-0206-E-XX Rev P0 (Proposed Elevations Bike Store); WP-0739-A-0107-P-X Rev P0 (Proposed Plans Bike Store Ground and Roof); WP-0739-A-003-P-00 Rev P0 (Block Plan Proposed) Amended 03.03.21; WP-0739-A-0111-P-X Rev P0 (Proposed Plans and Elevations Covered Walkway Gallery); WP-0739-A-0205-E-XX Rev P0 (Proposed Elevations Growing Tunnel & Plant); WP-0739-A-0106-P-X Rev P2 (Proposed Plans Growing Tunnel Ground and Roof) Amended 03.03.21; WP-0739-A-0101-P-X Rev P0 (Proposed Plans Morden Lodge Basement and Ground); WP-0739-A-0102-P-X Rev P0	

(Proposed Plans Morden Lodge First Floor and Roof); WP-0739-A-0201-E-XX Rev P0 (Proposed Elevations Morden Lodge); WP-0739-A-0109-P-X Rev P2 (Proposed Plan Parking Area) Amended 03.03.21; WP-0739-A-0110-P-X Rev P3 (Proposed Plan and Elevation Access from South) Amended 09.03.21; WP-0739-A-0204-E-XX Rev P0 (Proposed Elevations Potting Shed); WP-0739-A-0104-P-X Rev P0 (Proposed Plans Potting Shed Ground and Roof); WP-0739-A-0203-E-XX Rev P0 (Proposed Elevations Project Space); WP-0739-A-0105-P-X Rev P0 (Proposed Plans Project Space Ground and Roof); WP-0739-A-0202-E-XX Rev P0 (Proposed Elevations Stable); WP-0739-A-0103-P-X Rev P0 (Proposed Plans Stable Ground, First and Roof); WP-0739-A-0303-S-XX Rev P0 (Proposed Section Stable).

Documents: Addendum Energy Statement by Maven Sustainability Limited (dated 05/02/2021); Flood Risk Assessment ref 2005540-01 (dated January 2021); Biodiversity (including Bats, Water Vole & Reptiles) Survey Report (dated October 2020 Rev 1); Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement ref AR4391 (dated 28/10/20); Travel Plan ref 2064/FF (dated October 2020).

Contact Officer: Catarina Cheung (020 8545 4747)

RECOMMENDATION

- A) 20/P3606 – Grant Permission Subject to Section 106 Obligation or any other enabling agreement, and relevant conditions.**
 - B) 20/P3607 – Grant Listed Building Consent subject to Conditions.**
-

CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes – Listed building and Departure from the Development Plan.
- Design Review Panel consulted: No
- Number of neighbours consulted: 53
- Controlled Parking Zone (CPZ): The site is not within a CPZ, but the western side of Morden Hall Road (opposite the site) is CPZ M2
- PTAL: 5
- Archaeological Zone: Tier 2
- Conservation Area: Wandle Valley Conservation Area. Morden Hall Park is also included on the National Register of Historic Parks and Gardens, Grade II Listed.
- Environment: Metropolitan Open Land, Morden Hall Park Open Space, the Upper River Wandle running through the park is designated a Metropolitan Site of Importance for Nature Conservation and Morden Hall Park forms part of a Green Corridor.
- Flood Zone: The Gatehouse Lodge building is located in Flood Zone 1, but in close proximity, running east of the site's boundary is the River Wandle which lies within Flood Zone 2-3.

- Designated open space: Yes, Morden Hall Park
- Listed Building: Yes, Grade II

1. INTRODUCTION

- 1.1 The application is being brought to the Planning Applications Committee for determination as the proposal is considered a departure from the development plan.

2. SITE AND SURROUNDINGS

- 2.1 Morden Hall Park lies east of Morden Hall Road, there are a number of pedestrian and vehicular access points into the park from Morden Hall Road.

- 2.2 The park is located within the Wandle Valley Conservation area and is included on the National Register of Historic Parks and Gardens as Grade II listed.

- 2.3 Morden Hall Park comprises a number of buildings and structures within its grounds, both statutory and locally listed, this application concerns the Gate House Lodge, a detached residential building, which is sited toward the southern end of the park, currently accessed via the (private) gate facing Morden Hall Road roundabout.

- 2.4 Gate House Lodge is a Grade II statutory listed building, the Historic England's list entry provides the following description:

Villa. Early C19. Stucco. Slate low hipped roof to eaves. 2 storeys. 3 windows wide. Central projecting porch with slender fluted Doric columns; cornice; panelled door, arched decorative fanlight. Square headed windows, corniced to ground floor; sashes and glazing bars to ground floor; French casements to first floor; margin glazing; iron window guards; bracketted eaves. Interior not inspected. Illustrated in Stanley C Ramsay's Small Houses of the Late Georgian Period.

- 2.5 The Gate House Lodge is currently in residential use and has been occupied by the same tenant for the past 30 years. The single family vacated the property in September 2019 and it has been vacant since. The property is a 4 bedroom detached dwellinghouse (advertised by Savills as a 5 bedroom property, the front dressing room can be independently accessed for use as a separate bedroom – further information on this in Section 3) with a total GIA of approximately 414sqm set within 3 acres of land for their private use.

- 2.6 It is noted that the registered address of the application property is "Gate House Lodge" on the Council's internal mapping system. However, Historic England's listing refers to this property as "Morden Lodge". To remain consistent with the address of the application as it was advertised, the application property shall be described as Gate House Lodge within this report.

- 2.7 Morden Hall Park is Grade II Listed on the National Register of Historic Parks and Gardens, it is owned and managed by the National Trust. Morden Hall Park is a designated Open Space, Metropolitan Open Land and designated Grade I as a Site of Importance for Nature Conservation (SINC). The River Wandle which runs through the Park is identified as a SINC of Metropolitan importance.

- 2.8 The entire "Morden Estate" (including Morden Hall Park) is managed by the National Trust, it comprises a wide range of property types, including: covenants, private residential, offices, manor houses and park land. Morden Hall Park encompasses a rose garden, parkland, hay meadows, woodland and wetlands which are free for the public to access. However, the various residential buildings (which their own garden areas) in the Estate are privately let and accessed, which includes the Gate House Lodge.

- 2.10 The Park is sited within an Archaeological Priority Zone, Tier 2.
- 2.7 According to the Environmental Agency's flood map, the Gate House Lodge is located in an area with a low probability of flooding, Flood Risk Zone 1. However, the River Wandle running east of the site's boundary lies within Flood Zone 2-3 (medium to high probability of flooding).
- 2.11 The site has a PTAL rating of 5 (measured on a scale of 0 to 6b, 0 being the worst). The site is not located within a CPZ, but the western side of Morden Hall Road (opposite the site) is CPZ M2.
- 2.12 Morden Hall Road and the roundabout form part of TfL's red route.

3. CURRENT PROPOSAL

- 3.1 The proposal seeks full planning permission (20/P3606) and Listed building consent (20/P3607) for the change of use of the residential building and its grounds (Class C3) to a primary school (Class F1) with an ancillary groundkeeper's flat.
- 3.2 As mentioned above in para 2.8, Morden Hall Park is owned and managed by the National Trust. The application is accompanied by a supporting letter from National Trust's Estate Manager (dated 12/10/2020) explaining the letting process of Gate House Lodge:
 - In September 2019 Morden Lodge became vacant after a single family had occupied it for the previous 30 years. As Morden Lodge has traditionally been a residential property, it was our intention to re-let it for residential use. Savills were appointed to find a tenant, we were led by them with regard to rent but were flexible.
 - Due to the size/condition/configuration of the property, no tenant was found. The Lodge and its grounds require comprehensive refurbishment before it can be re-occupied.
 - The National Trust relies heavily on its let properties to provide income to support its conservation work and it was clear that without significant investment and possible remodelling of Morden Lodge, finding a residential tenant willing to pay a market rent was going to be impossible.
 - Consideration was given to subdividing the Lodge into small flats. However, this would require substantial funds to facilitate the conversion work and we were unsure whether associated internal & possible external alterations to this listed building would be acceptable from a heritage perspective.
 - After a period of unsuccessful marketing we took the decision to try and find a commercial tenant willing to take the premises on and run it as a day nursery or school. It was our belief that this was the best way to secure: a tenant, investment in to the building and its ground, allow greater public access, provide income to the Trust and to crucially secure Morden Lodges' long term future.
 - The school would have an ancillary groundkeeper's flat which retains a residential use on site. Their proposed operation would have no conflict with our garden centre operation as their drop off and pick up time would be outside the plant nursery operating hours.
- 3.3 A further letter is provided by Savills with a marketing brochure of the property, it concludes:
 - The rental value of Morden Lodge was in the region of £6,000pcm.
 - Unable to find a suitable tenant at this level of rent. Over the period of 8 months this was reduced in stages down to a low point of £4,500.
 - Savills only received one offer from a suitable tenant in June 2020 for £2,000pcm, through negotiation this offer was increased to £3,500pcm. However, the rental value was deemed too low and rejected by the National Trust.

- Difficulties in letting the property for residential use were due to: size of the outdoor space; condition of Morden Lodge and condition of outbuildings, all needing significant works, repairs and maintenance.
- 3.4 The decision to find a commercial tenant was not without an extensive period of residential advertisement and consideration of subdividing the property into smaller flats. However, this would have required greater intervention and alteration to the building which was likely to be unacceptable from a conservation perspective. The school would be able to facilitate the restoration of the main building and its outdoor ancillary structures to ensure its long term future and provide the necessary income to the National Trust for their wider conservation works to Morden Hall Park and the Estate.
- 3.5 Liberty Woodland School, who are to be relocated to this location from their existing site (a converted Edwardian villa in open grounds to the west of nearby Worcester Park) is described as a “forest primary school”. The primary school will accommodate a maximum of 132 children (20 children in reception and 7 mixed-age classes of 16-17 children) and 25 staff. The school manifesto describes the school as a new type of schooling experience which follows an outdoor education curriculum approach, focussing on social responsibility, community building, environmentalism and sustainability.
- 3.6 The change of use would involve the following:
- Gate House Lodge – Primarily internal repairs and restoration, remedial structural works as per the structural engineer’s report. Externally, railings would be installed to guard the lightwells toward the front elevation and the existing vent in the western basement window (toward the rear of the rear of the property) to be moved to the top left of that window pane.
- The main building will be converted into a school with an ancillary groundskeeper’s flat–
- The basement floor currently providing a storage/utility/gym and kitchen shall be converted to a school kitchen, food store, plant room and 3 drying rooms.
 - The living/dining/reception rooms on the ground floor converted to classrooms, a multipurpose & dining room, music room and a teaching kitchen (connected to the basement kitchen with a dumbwaiter).
 - The first floor bedrooms and bathrooms converted into 2 offices, a meeting room and staff room. The northern part (toward the rear) shall be converted into an ancillary groundskeeper’s flat of 40sqm, 1bed 1person unit, with one of the bathrooms at the rear converted to a kitchen.
- The 4 existing outbuildings will be retained, refurbished and converted as follows –
 - Stable building: 104sqm. Converted for use as an art studio. The ground floor will be a pottery workshop and library (capacity for 18 children) and the first floor an art studio (capacity for 16 children).
Minor external works to repair, refurbish and replace damaged or missing elements on the elevation and necessary structural repairs to strengthen the building. A lightweight pergola will be provided on the south east elevation to provide shelter to the outdoor workbench.
 - Potting shed: Converted to provide WCs and a space for outdoor sinks. Existing derelict/overgrown pergola would be replaced with a new translucent pergola roof on the south elevation for an outdoor art gallery. The northern roof will also be extended with a corrugated metal sheet to provide cover for new outdoor sinks.
 - Concrete shelter and well: restored, to be used as a project space.

- Garden workshop: 14sqm outbuilding. Restored, to be used as a project space.
- Erection of new ancillary structures, including –
 - A growing tunnel and renewable energy centre (62sqm) with an area of decking leading to the river and a raised planting bed area to its south;
 - An animal enclosure (45sqm);
 - New chicken coop;
 - Bike store (adjacent to the Stable building);
 - Covered walkway area with display boards (adjacent to the Garden workshop);
- Various boardwalk pathways (pinned sleepers) to be dotted around the grounds.
- Existing gravel paths remain unaltered.
- The main entrance to the school would be from Morden Hall Road, from the National Trust's overflow car park. An existing gate, amongst the overgrown vegetation, will be reopened for the school's use.
- A fence would be erected between the Gate House Lodge and Morden Cottage.

4. PLANNING HISTORY

- 4.1 20/P2208: PRE-APPLICATION ADVICE FOR CHANGE OF USE FROM C3 TO FULL TIME PRIMARY SCHOOL (D1) WITH ANCILLARY GORUNDKEEPER'S FLAT.
- 4.2 96/P0446: LISTED BUILDING CONSENT TO CARRY OUT EXTERNAL REPAIRS AND RESTORATION TO GRADE II LISTED BUILDING. – Listed Building Consent granted 12/07/1996
- 4.3 MER972/81: FORMATION OF VEHICULAR ACCESS. – Granted 12/02/1982. However, this was not implemented.

5. CONSULTATION

External

- 5.1 Public consultation was undertaken by way of letters sent to 53 neighbouring properties.
- 5.2 No objections were received.
- 5.3 17 letters of support were received:

Stephen Hammond MP

- The proposed outdoor forest primary school at Morden Lodge will provide a valuable contribution to the London Borough of Merton. I have had contact with Little Forest Folk since they opened their first children's nursery in Raynes Park in January 2015 and have seen them develop into an outstanding provider of "early years" education within the borough. They won a Queen's Award for Enterprise in 2018.
- The proposal will bring a vacant site back into use for the benefit of the borough, and will bring the listed lodge and stable buildings back into use from their current neglected state thus making sure these buildings and gardens are retained for the future.
- Provide a much needed educational facility for young children and will enable more families to have the opportunity for this increasingly sought-after educational experience which I have seen for myself.

- Bring a boost to the local economy by generating employment for around twenty-five people and provide the benefits of a local supply chain supporting other nearby businesses.

National Trust Estate Manager at Morden Hall Park (letter of support received during the public consultation, but this information provided by National Trust has been submitted earlier as part of the supporting justification for the application)

- Morden Lodge is a fantastic building and grounds and one that forms a valued part of the Morden Hall Park estate. As a conservation charity it is our job to ensure all our property is protected and conserved for the future and we believe that this application would meet that aim.
- The lodge has traditionally been used as residential accommodation and when it fell vacant in the summer of 2019, our initial reaction was to try and re-let as a residential use. Savills were appointed and extensive marketing undertaken, however due to a number of factors we were unsuccessful finding a tenant.
- Alternative uses were explored and a forest school seemed like the perfect fit – they were not the only tenancy applicants.
- Little Folk Forest's vision would provide the protection, restoration and survival of Morden Lodge. It will open up the private property to the local community;
- The income from Morden Lodge will go directly to help fund the conservation and upkeep of the Morden Hall Parks. Ensuring the property is let is essential to our financial ability to run the park, and without the change of use there is a worry that the property may sit vacant for a long period;
- Approval of this application will ensure the long term protection of Morden Lodge and its grounds as well as help provide the income that is vital to the operation and conservation of Morden Hall Park.

Others:

- The existing house and grounds has seen better days, please to see it will be renovated and used;
- Pleased to see access to the school will be via the National Trust overflow car park as it is too dangerous from the existing gate and roundabout;
- Perfect location for a forest primary school;
- Great asset to Merton and for all local families and their children;
- The forest school would go a long way in helping keep Merton as one of the greenest boroughs while providing an additional first class educational facility;
- Enhance the site and connect with wider sustainability and educational initiatives in both Morden Hall Park and the wider borough.
- Able to cycle to the proposed site, the site also benefits from transportation links to travel to work;
- Positive impact to the local area by creating jobs and opportunities;
- Variety of education offerings add value to the borough;
- Outdoor teaching methods are a very COVID friendly approach;
- Bring financial benefits to the local area;
- Will help free some spaces in the very oversubscribed main stream schools in the local area;
- Having a forest school on this site would be a very gentle way of continuing to look after a treasure building in Merton;
- As children will be on school buses disruption to the local community will be minimal.

- 5.4 Thames Water – with regard to waste water network, sewage treatment works infrastructure capacity, water network and water treatment infrastructure capacity, no objections are raised to the planning application.

But, advice provided by Thames Water which shall be attached to any grant of permission as informatives to remind the applicant of where to seek further information if required.

- 5.5 Environmental Agency – Initially, an objection was raised due to the submitted FRA not complying with the requirements for site-specific flood risk assessments therefore inadequately assessing the development's flood risks. In particular, the FRA fails to consider how a range of flooding events (including extreme events) will affect people and property. The design concept document also details a pontoon and an area of decking which is not addressed in the FRA, the pontoon is an encroachment in FZ3b and the decking is also in FZ3b. This could affect the functionality of the floodplain by changing the flow path or reduce the capacity.

An updated Flood Risk Assessment (by Ardent; ref 2005540-01; dated January 2021) was submitted. Following review of this, the Environment Agency have removed their objection. They are pleased that the pontoon and decking have been removed from the proposal and are in favour of ecological enhancements as set out in the biodiversity report.

- 5.6 Historic England – on the basis of the information provided, we do not considered it is necessary to for this application to be notified to Historic England under the relevant statutory provisions.

- 5.7 GLAAS – no further archaeological requirement.

- 5.8 Secure by Design – following initial comments provided by the Designing Out Crime officer (Met Police), a site visit was carried out with the applicant, agent and Met Police to discuss the security enhancements for the site, including:

- Gates of car park would be locked outside of the hours 10-4pm, however the Little Forest School (LFF) would unlock and manage when needed for school drop off and pick up;
- Emergency access gate linked to fire alarm and manual override. Inner gate to have fire brigade padlock;
- Northern gates (from the overflow car park) would be locked with camera doorbell, staff would go and let people in and not a buzzer system.
- Limited deliveries, mainly supermarket, would be received from the northern main entrance.
- CCTV recommended, and infrared;
- Groundskeeper will live on site;
- Reserve to east of the River Wandle is very overgrown so no easy access;
- Floodlighting is not required. Wayfinding light to main exit to be considered for staff working after dark;
- Bike store well overlooked from buildings and outdoor teaching areas. Bike theft from schools is common so outdoor activity will help deter thieves;
- Solar panels on bike store and plant room are valuable materials for theft, ensure they will not be easy to reach and to use security screws;
- Alarms are not easy to install with Listed Buildings given the need to protect the historic fabric. However, a live-in groundskeeper would help mitigate break in risk and locks should be upgraded where possible without damaging fabric;
- Fences along river to be 1.1m;
- Fence along Morden Hall Road, recommendation for a trellis to be added for security;
- LFF are welcome to keep in touch with the Designing out Crime officers for any queries.

5.9 Transport for London

1. The site of the proposal is on the A297 Morden Hall Road, which forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN, and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN.
2. The site has a mixed Public Transport Access Level (PTAL) of 3, 4 and 5, on a scale ranging from 0 to 6b where 6b represents the greatest level of access to public transport services.
3. TfL understands that the proposals entail the conversion of a lodge into a primary school of up to 132 pupils and 25 staff with an ancillary groundkeeper's flat.
4. A total of 4 minibus parking bays, 6 staff parking bays and 6 parent/visitor bays including 1 Blue Badge parking space are proposed. Considering the good PTAL of the site, a reduction in car parking in order to encourage active and sustainable travel, as required by the new London Plan, should be considered.
5. It is noted that using the roundabout access may impose risks of vehicles waiting on the TLRN to enter the site while the gates open and therefore exacerbate issues of congestion at this location. For this reason, the roundabout access should not be used for large deliveries, which should use the access on the A297 Morden Hall Road.
6. TfL also requests that a priority system is implemented to give priority to incoming vehicles in order to prevent them from waiting on the A297 Morden Hall Road.
7. In accordance with new London Plan Policy T7, TfL requests that a Delivery and Servicing Plan (DSP) is submitted to and approved by Merton Council in consultation with TfL prior to occupation.
8. Construction Logistics Plan should be secured by condition.
9. A total of 36 cycle parking spaces within a secure shelter are proposed, which accords with policy T5 of the new London Plan. All cycle parking should be designed and laid out in line with the guidance contained in chapter 8 of the London Cycling Design Standards (LCDS).
10. It is supported that refuse collection will be undertaken on site.
11. Details of proposed construction access arrangements should be provided to TfL to confirm impacts on the A297 Morden Hall Road and the surrounding transport network. Please note that any impact/changes to TfL Assets/Infrastructure will require approval from TfL.
12. The Travel Plan accompanying the planning application should be secured by condition.
13. The footway and carriageway on the A297 Morden Hall Road must not be blocked during the conversion. Temporary obstructions during the conversion must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A297 Morden Hall Road.
14. All vehicles associated with the conversion must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.

15. No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>.

Internal

- 5.10 Future Merton Policy – The London Plan and Merton’s Local Plan contains policies that resist the loss of housing and these planning applications would result in the loss of one home.

While the current proposal is a departure from the development plan as it represents the loss of one dwelling contrary to Policy CS9 of Merton’s core planning strategy, I consider that there may be material considerations that might outweigh the loss of one home:

- There are structural issues and repairs required to bring the building back into use (including residential use) to the standard required by Grade II listing.
- Attempts have been made to lease this property as residential for over a year; this has been unsuccessful in part due to the investment required to repair the structural issues.
- The proposal for a school would provide investment to address the issues of repair and structural matters in the Listed Building, and would bring it back into use as it has been vacant since 2019.
- It also seems to me that, should the school eventually vacate the property, the building could revert to provide a home in the future.

At the current time, the proposals would not fulfil a recognized need for primary school places in the area. However it seems clear that attempts have been made to bring this Grade II building forward for residential use during the past two years and without these fairly significant structural repairs that are necessary, the building could very well remain vacant and in a state of disrepair and therefore not be used for anything.

I consider that the proposed use of the school and the loss of one home is acceptable in this particular circumstances as it provides investment to address the structural issues / repairs and bring the building back into a viable use to a high standard appropriate to the Grade II listing. Should the school move to another location in the future, there is scope for the property to be used as a single home again, particularly as the investment will have been made to address the structural issues that may have prevented it continuing in residential use at this time.

- 5.11 Conservation officer – Much of the proposed works were discussed on site during the pre-application meeting.

Some concern was raised about installing steel beams in the Gate House Lodge building. A further supporting report was provided by the applicant’s structural engineer to confirm the remedial works required in the basement ceilings using the steel beams. With this, the Conservation officer considers that suitable rationale has been provided and as are required to strengthen the building to ensure its future, they will have to be fitted. The LPA shall require further information on how this will be carried out and how it will visually impact on the ceilings. It would be important that the original timber supports are retained as an acknowledgement of how it was.

Most of the fire upgrade works for the doors look to be suitable. Fireproof glass is to be added above the doorway in the hallway (ground floor), the LPA are to be provided with details as to how this will be fitted.

Overall, the works are respectful of the Grade II Listed building and I think that a change of use to a Forest School will bring this property back into a beneficial use.

5.12 Ecology – The site is identified on Merton Maps as having the following environmental designations (SPP 2014):

- Located within Wandle Valley MOL (CS13, DM01)
- Located within Green Corridor GC13 (CS13, DM02)
- Located within Morden Hall Park Open Space (CS13, DM02)
- Located within Wandle Valley Regional Park (CS5, CS13, CS para 21.13, DM01)
- Directly adjacent to the Upper River Wandle SINC of Metropolitan importance (CS13, DM02)

A Biodiversity Survey Report has been provided with the application, dated October 2020. A Phase 1 habitat survey was carried out in July 2020 and due to the findings from these site visits, further surveys were undertaken in July, August and September 2020 for bats, water voles and reptiles. The methodology, findings and recommendations of the surveys are considered appropriate.

The report identifies that the proposed development is likely to have some habitat loss and will impact on protected species, for which further pre-work actions, mitigation and enhancement measures have been recommended. Provided these measures are conditioned and carried out by the applicant, the report concludes that there should be no significant adverse effects on biodiversity on site.

It should be noted that the report identifies that the proposal will impact on a bat roost on the site, which would be illegal without being granted a license from Natural England. Therefore no works can commence until a bat mitigation license (EPSL) has been applied for and granted by Natural England. The report states that a bat license can only be applied for once planning consent has been granted and all relevant ecology conditions have been discharged.

The recommendations in Section 6 of the report will need to be included as suitably worded conditions should the application be recommended for approval, to accord with CS13 and DM01.

The recommendations in Section 7 of the report also need to be incorporated into the landscape plan to ensure ecological enhancements are provided on site. The landscape plan should be developed in collaboration with the project's ecologist to ensure enhancements provided on site are towards net biodiversity gain, in line with the NPPF.

5.13 Transport officer –

Vehicular Access: The site of the proposal is on the A297 Morden Hall Road, which forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN, and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN.

The main access to the school will be via the Morden Hall overflow car park entrance where school parking will be located.

It is noted that using the roundabout access may impose risks of vehicles waiting on the TLRN to enter the site while the gates open and therefore exacerbate issues of congestion at this location. For this reason, the roundabout access should not be used

other than for fire appliances. All deliveries should access the site from the main entrance off Morden Hall Road (A297).

PTAL: The site lies part within a PTAL 3 and part PTAL 5 location which represents a 'very good' score as defined by Transport for London (TfL).

School parking: School parking and minibus drop off and pick up facilities are proposed in the Morden Hall Park Overflow car park via agreement. A total of 4 minibus parking bays, 6 staff parking bays and 6 parent/visitor bays including 1 Blue Badge parking space are proposed. It is anticipated that 25% of staff will travel by car or car share. Therefore, 6 staff parking spaces is considered appropriate for the maximum 25 staff that are expected when the school is at full capacity.

The proposed parking layout is acceptable.

School Cycle Parking: 36 cycle parking (secure & covered) spaces for staff and pupils are provided which accords with policy T5 of the new London Plan.

Traffic Generation: The school is expected to generate 54 vehicle movements in both the AM and PM peak hour. These movements will be at a well-established access that is used for National Trust events and peak season visitors when vehicle movements are in excess of those generated by a primary school. Morden Hall Park and Garden Centre are open between the hours of 1000 and 1600, therefore the vehicle movements associated with the school opening and closing times will not coincide with National Trust visitor movements.

Travel Plan: The school to use the submitted Travel Plan to take part in the TfL STARS accreditation process. An initial target is for the Travel Plan Coordinator to set the school up on the programme, upload necessary documentation, and understand what measures and initiatives can be put in place in order to achieve a target of at least a bronze level status.

The details of the travel plan should be subject to detailed agreement and monitoring over a five year period. A sum of £2,000 (two thousand pounds) is sought to meet the costs of monitoring the travel plan over five years, secured via the Section 106 process.

Refuse: Refuse collection will take place from a collection point on the northern side of the car park by a private contractor.

Recommendation: The proposed development will not have detrimental severe impact on the surrounding highway network in terms of capacity or highway safety.

No objections are raised subject to the following conditions:

- Parking as shown maintained;
- Cycle parking (secure and undercover) maintained;
- In accordance with new London Plan Policy T7, TfL requests that a Delivery and Servicing Plan (DSP) is submitted to and approved by Merton Council in consultation with TfL prior to occupation;
- 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;
- A sum of £2,000 (two thousand pounds) is sought to meet the cost of monitoring the travel plan over five years, secured via the S106 agreement.

- 5.14 Highways officer – It is noted the access to this site is on TfL network. Conditions have been recommended should the application be minded for approval.
- 5.15 Tree officer – No arboricultural issues raised but a condition has been recommended.
- 5.16 Climate Change – Overall, the proposals relating to energy and water are to insulate where feasible for a grade 2 listed building, but the opportunities to put in wall insulation are limited. The proposal for the heating is a ground sourced heat pump using the River Wandle as a heat source. PV panels are not suitable for the main building, but are proposed on some of the other buildings. Efficient appliances to reduce water use are proposed.

Following the request of further information, the Climate Change officer is satisfied that the applicant has provided sufficient information to demonstrate that at design stage they have exceeded Merton's policies in relation to climate change. A condition has been recommended which deals with a mixed use building, and shall be worded in line with the submitted energy statement.

- 5.17 Flood risk – The site is primarily located in Flood Zone 1 and the proposal is for a change of use. As far as flood risk is concerned, I would recommend a drainage condition to ensure that their final proposal is suitable.

Please also note that there is a proposed boardwalk over the main river so the Environmental Agency will need to be consulted as they will require a Flood Risk Activity permit for it.

- 5.18 Waste services – The applicant has stated the following within the sustainability statement:
- A centralised bin store will be provided between the former Stable block (art studio) and the western boundary. The waste will be moved from the school to the collection point in the northern side of the car park where they will be collected by a private contractor.
 - Food waste will be composted onsite.
 - In addition, where possible all materials will be minimised and recycled by the children (as an example the children will deconstruct and melting recycled plastic using an extruding machine so it can be recycled into useful items such as plant pots, chopping boards, etc.
 - Internal storage for recyclables will be provided to each building.

Business premises in Merton Council do not receive a waste collection service through their Business Rates. For any proposal for a commercial unit development/conversion, LBM recommends applicants to identify the type of business(es) intended and identify proposed waste generation. – This is satisfied

It is recommended for applicants to identify and approach an approved waste collection contractor for the specific waste to discuss the waste arrangement.

At this stage, I believe applicant has provided all that is needed to approve the waste management arrangement onsite. LBM are happy to work with developers where required in the course of the development.

6. POLICY CONTEXT

6.1 NPPF - National Planning Policy Framework (2019):

Part 8 Building a strong, competitive economy

Part 9 Promoting sustainable transport

Part 12 Achieving well-designed places

Part 14 Meeting the challenge of climate change, flooding and coastal change

Part 15 Conserving and enhancing the natural environment

Part 16 Conserving and enhancing the historic environment

6.2 London Plan 2021:

Relevant policies include:

D1 London's form, character and capacity for growth

D2 Infrastructure requirements for sustainable densities

D3 Optimising site capacity through the design-led approach

D4 Delivering good design

D5 Inclusive design

D6 Housing quality and standards

D8 Public realm

D11 Safety, security and resilience to emergency

D12 Fire safety

D13 Agent of Change

D14 Noise

H8 Loss of existing housing and estate redevelopment

S1 Developing London's social infrastructure

S3 Education and childcare facilities

HC1 Heritage conservation and growth

G1 Green infrastructure

G3 Metropolitan Open Land

G4 Open space

G6 Biodiversity and access to nature

G7 Trees and woodlands

G8 Food growing

SI 2 Minimising greenhouse gas emissions

SI 5 Water infrastructure

SI 8 Waste capacity and net waste self-sufficiency

SI 12 Flood risk management

SI 13 Sustainable drainage

T4 Assessing and mitigating transport impacts

T5 Cycling

T6 Car parking

T6.1 Residential parking

T6.5 Non-residential disabled persons parking

T7 Deliveries, servicing and construction

6.3 Merton Sites and Policies Plan (SPP) July 2014 policies:

Relevant policies include:

DM C1 Community facilities

DM C2 Education for children and young people

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

EM EP2 Reducing and mitigating noise

DM F1 Support for flood risk management

DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
DM O1 Open space
DM O2 Nature conservation, trees, hedges and landscape features
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 road network

6.4 Merton Core Strategy 2011 policy:

Relevant policies include:

CS 3 Morden Town Centre
CS 9 Housing provision
CS 11 Infrastructure
CS 13 Open space, nature conservation, leisure and culture
CS 14 Design
CS 15 Climate change
CS 16 Flood risk management
CS 17 Waste management
CS 18 Transport
CS 19 Public Transport
CS 20 Parking servicing and delivery

7. **PLANNING CONSIDERATIONS**

7.1 The key planning considerations of the proposal are as follows:

- Principle of development
- Design and impact upon the character and appearance of the Listed Building and Conservation area
- Impact on neighbouring amenity
- Standard of accommodation
- Transport, parking and cycle
- Refuse
- Sustainability
- Others

7.2 **Principle of development**

Loss of residential accommodation

7.2.1 London Plan Policy H8 states that the loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace.

7.2.2 Merton Core Strategy CS 9 seeks to support the provision of well-designed housing located to create socially mixed and sustainable neighbourhoods, including the redevelopment of poor quality existing housing and not support proposals that result in a net loss of residential units, or net loss of affordable housing units.

Education for children and young people

7.2.3 Merton SPP Policy DM C2 seeks to ensure there are sufficient school places of a suitable modern standard to meet statutory requirements while also ensuring sufficient choice of school places and a sufficient number of children's day care facilities. DM C2(a) specifies: Development proposals for new schools and/or improved education

facilities for children (≥5) and young people will be supported, particularly where new facilities are required to provide additional school places in an area to meet an identified shortfall in supply.

- 7.2.4 Merton Core Strategy Policy CS 11 seeks to support the provision and improvement of infrastructure of the borough for those living, working and visiting Merton and to accommodate population growth by supporting education services in the expansion and provision of schools to meet the anticipated increased number of children in Merton, including to enable primary school children to be educated within walking distance of their homes.
- 7.2.5 Local and London Plan policies are focused on resisting the loss of residential accommodation and this objective is given greater weight in light of the adopted new London Plan which sets housing targets for Merton at more than double current targets (annual target increased from 411 to 918). However, the Council's adopted plan is also proactive in promoting opportunities to improve education provision for children and young people.
- 7.2.6 The application sets up a tension between adopted policies that seek to safeguard existing housing and those that promote the conservation and enhancement of Listed buildings and important heritage assets. Against this is the backdrop of the need or otherwise for school places and adopted policies that seek to promote and enhance the borough's social infrastructure.
- 7.2.7 The scheme for the change of use of Gate House Lodge, is considered a departure from the development plan as it represents the loss of one dwelling contrary to Policy CS9 of Merton's Core planning strategy and Policy H8 of the new London Plan. However, in this instance, there are a number of material considerations identified, by officers and supported by the Council's Policy officer, which it may reasonably be concluded would outweigh the loss of one dwelling:
- There are structural issues and repairs required to bring the building back into use (including residential use) to the standard required of a Grade II listing.
 - Attempts have been made to lease this property as residential for over a year; this has been unsuccessful in part due to the investment required to repair the structural issues.
 - The proposal for a school would provide investment to address the issues of repair and structural matters in the Listed Building, and would bring it back into use as it has been vacant since 2019.
 - Should the school eventually vacate the property, the building could revert to provide a home in the future.
- 7.2.8 The Children, Schools & Families department have confirmed there is no sufficiency requirement for additional primary school provision in the borough, but note that this is a unique provision. While the need for school places in this location does not immediately outweigh the need for housing, attempts have been made to bring this Grade II building forward for residential use during the past two years and without fairly significant structural repairs, the building could remain vacant and in a state of disrepair. Thus, an institutional use such as is proposed provides a mechanism by which the building can benefit from a measure of restoration while at the same time enhancing the social infrastructure of the area.
- 7.2.9 It is considered in this particular instance that the proposed change of use to a school and the loss of one home, coupled with the investment to address the structural issues / repairs to bring the building back into a viable use and of a high standard appropriate

to the Grade II listing, which in turn would enhance the social infrastructure of the area, may be supported without unduly compromising the application of the Council's adopted policy to safeguard housing more generally. Should the school move to another location in the future, there is scope for the property to be used as a single home again, particularly as the investment will have been made to address the structural issues that may have prevented it continuing in residential use at this present time.

7.3 Design and impact on character and appearance of the Listed Building and Conservation area

- 7.3.1 The NPPF states that developments should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Developments should ensure that they are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 7.3.2 Policies CS14, DMD1 & DMD2 require that new development reflect the best elements of the character of the surrounding area, or have sufficient distinctive merit so that the development would contribute positively to the character and appearance of the built environment. Policy DM D2 of Merton's SPP 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, 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.
- 7.3.3 London Plan Policy HC1 states development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 7.3.4 The approach of the proposed works to the buildings seek primarily to preserve, restore, refurbish and repair where possible and undertake only essential structural changes to ensure the structural stability of the building.

Morden Lodge

- 7.3.5 Externally, there is little proposed to the building. The Heritage statement highlights: "the only external change beyond like-for-like repairs using traditional materials, will be the reversible insertion of a small ventilation duct that replaces a pane of glass in the window to the basement laundry room". This can be seen in the proposed elevation drawing WP-0739-A-0201-E-XX Rev P0. It is considered this change will be very minor, a vent already exists in this window pane so would not be a new element, and being a basement window it would be predominantly hidden from view and further concealed by the climbing plants which surround it. The external like-for-like decorative repairs using traditional materials, such as lime mortars and paints, will help enhance and preserve the appearance of the building and halt decay in areas such as the front steps and porch.

7.3.6 The proposed elevation drawing also show railings, to match the existing, installed to guard the front lightwells of the basement. The Design and Access statement also highlights that the roof will be checked for missing slates and to reinstate where required.

7.3.7 Internally, the Ground floor:

- In the principal rooms of the villa, no changes are proposed other than minor repairs;
- Replacement of the carpet in the existing reception room (which will be used as a music room);
- Insertion of new double fire doors to match the original. This is detailed in the Design and Access statement. The existing doors are missing and despite a thorough search have not been found. It is proposed that a new set of doors is constructed in the original Victorian style to match the existing ground floor door. The glass in the arch above this doorway will be upgraded to fireproof glass, which will not require removal of the existing but the fireproof glass will be added to the rear of this to preserve the original whilst providing the required fire protection. This is considered a sympathetic approach;
- Remodeling of the modern kitchen fittings and cupboards and installation of a dumb-waiter, which will take food from the basement working kitchen to the ground floor teaching kitchen.

During the pre-application meeting, the Conservation officer commented that the dumb-waiter was not considered appropriate as it would require interference with the fabric of the building. The Heritage statement details: "Two or three Victorian joists will be trimmed and a small area of Victorian floorboards removed to accommodate this change but this is a previously altered area and the loss of material is small while allowing a much wider range of future uses for a structure of this size in this location. On balance, the impact will be neutral". And the Design and Access statement: "It is likely only one joist would need to be cut to achieve this." With these further details provided of how the works will be carried out, the Conservation officer acknowledges that the building is required to work for the applicants/school, and the intervention is considered reversible. A condition shall be attached requiring the removed floorboards to be retained so could be replaced at a later date, and suggests that the joist could be reused to form the opening.

7.3.8 The First floor:

- A partition provided to separate the groundskeeper's flat at the rear, the modern bathroom and WC fittings (in the existing larger bathroom) to be replaced with kitchen fittings utilising the same water and drainage connections.

7.3.9 The Basement:

The basement shall require structural repairs to provide strengthening and to reduce structural movement with the insertion of steel beams. Some concern was initially raised by the Conservation officer about the use of steel beams, however, a further supporting report was provided by the applicant's structural engineer to address the remedial works required in the basement ceilings. With this, the Conservation officer considers that suitable rationale has been provided and are required to strengthen the building to ensure its future so they will have to be fitted. Further noting that it would be important that the original timber supports are retained as an acknowledgement of the building's history.

- The various doors (i.e. plank door with strap hinges and door to the cold store) highlighted in the Heritage statement are to be retained in situ and restored where necessary;
- A partition provided in the utility/pantry/storage room (to be used as a food store), with a natural linoleum added to the floor.

7.3.10 Overall, the proposed external and internal works are considered respectful of the Grade II Listed Building and are focussed on preserving the building's existing features and fabric. The proposals would not have a detrimental impact on the character or appearance of the villa, or its internal layout, but would enhance and preserve its significance.

Outbuildings

7.3.11 The various outbuildings are regarded as being statutorily listed as a curtilage structures. Like the main building, there is careful consideration to sympathetically restore these buildings for re-use:

- The Stable, to be converted to a pottery workshop and art studio, shall require minor external works to repair, refurbish and replace damaged or missing elements on the elevation. Internally, reversible lightweight partitions and handrail & balustrade for the stairs, the steel beams required to strengthen the roof. A lightweight pergola will be erected on the south east elevation to provide shelter to the outdoor workbench – this will not be attached to the stable building.
- The Potting shed shall be converted to provide WCs and a space for outdoor sinks. The timber lintel over the door is considered inadequate and may be rotten, this shall be replaced with a concrete lintel. The existing derelict/overgrown pergola would be replaced with a new translucent pergola roof on the south elevation for an outdoor art gallery. The northern roof will also be extended with a corrugated metal sheet to provide cover for new outdoor sinks. The existing brick setts shall be made good.
- The area around the concrete shelter and well shall be used as a project space, no external changes are required to the structures but a safety mesh shall be installed in the well.
- Garden workshop to be used as a project space, the doors, windows and external finishing are dilapidated and shall be replaced, the corrugated asbestos roof removed and a corrugated metal butterfly roof installed.
- New ancillary structures include an animal enclosure, chicken coop, bike store, covered walkway area with display boards and a growing tunnel. The location of the growing tunnel is in an area where a glasshouse once existed (unknown when this was demolished), the Heritage statement describes that the growing tunnel is “a new interpretation of the glasshouse”.

7.3.12 The restoration of the existing outbuildings is considered to help enhance the setting of the Listed building as well as enhance their own significance and appearance. It is noted the new structures are limited and in one instance “recreates” something lost, they are located reasonably away from the villa and not of imposing scales so would not be considered harmful to the green setting of the grounds or setting of the Listed building.

7.4 Neighbouring amenity

7.4.1 SPP Policy DM D2 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 well isolated within the grounds of Morden Hall Park. Ivy Lodge and Morden Lodge Cottage (which faces the roundabout), other detached residential buildings within Morden Hall Park, are comfortably set away from the application property and its grounds – noting the extensive tree and plant growth within the park provides additional screening and separation between the buildings.
- 7.4.3 Currently, the gates facing toward the roundabout of Morden Hall Road provides vehicular access for both the application property and the Cottage. The proposal involves erecting a new 1.8m fence to provide an enlarged garden for the Cottage. This is considered acceptable and would afford both users privacy, and would ensure the safety of children not wandering outside the school grounds.
- 7.4.4 Overall, it is not considered the proposal would have a harmful impact toward neighbouring amenity.

7.5 Standard of accommodation

Ancillary groundskeeper's flat

- 7.5.1 Whilst the offer of residential accommodation would be ancillary (for the groundskeeper) and not of a new offer of accommodation or a converted flat for separate let, it nonetheless provides a GIA of 40sqm.
- 7.5.2 The London Plan Policy D6 (Housing quality and standards), table 3.1, requires that a 1bedspace 1person flat provides an internal floor area of 39sqm. Therefore, the proposed ancillary flat would be suitably sized for its intended purpose.
- 7.5.3 A partition is to be provided on the first floor of Gate House Lodge to separate the groundskeeper's flat at the rear. The modern bathroom and WC fittings are to be replaced with kitchen fittings, utilising the same water and drainage connections. It is considered there would be little intervention required for this division and thoughtfully reuses the existing services with a reversible partition constructed to ensure no detrimental harm to the Listed building.

7.6 Transport, parking and cycle storage

- 7.6.1 Merton SPP Policy DM T2 seeks to ensure that development is sustainable and has minimal impact on the existing transport infrastructure and local environment. Policy DM T3 seeks to ensure that the level of residential and non-residential parking and servicing provided is suitable for its location and managed to minimise its impact on local amenity and the road network.
- 7.6.2 Core Strategy Policy CS20 and SPP Policy DM T5 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, street parking or traffic management, that that they minimise any impacts on the safe movement of people or goods, are appropriately located and connected to the road hierarchy; respect the streets character and environment.
- 7.6.3 London Plan Policy T4 (Assessing and mitigating transport impacts) states development proposals should not increase road danger, supporting paragraph 10.4.3: "It is important that development proposals reduce the negative impact of development on the transport network and reduce potentially harmful public health impacts. The biggest transport-related impact of development on public health in London is the extent to which it enables physical activity from walking, cycling and using public

transport. The other main impacts on public health relate to air quality, road danger, noise, and severance”.

- 7.6.4 Comments from TfL and Transport officers raise concerns with the use of the roundabout access for deliveries.
- 7.6.5 The gap between the gate and the kerbline is insufficient to accommodate a vehicle while the gates open. This leads to pedestrians having to step out into the road to navigate the obstructive vehicle. And especially with larger vehicles, this will present a large overhang onto the carriageway, imposing risk to highway safety and obstructing passing vehicles. The use of the gates would exacerbate issues of congestion at this location. For these reasons, the roundabout access should not be used for large deliveries, all deliveries should access the site from the main entrance off Morden Hall Road (A297). The existing roundabout access should be retained as existing for residential access for the Cottage.
- 7.6.6 Therefore, amended drawings have been provided to retain the gate as existing. The use of the roundabout access will be limited for the Cottage (residential use, as existing) and emergency (fire) only. The applicant has confirmed that all staff, children and deliveries will access the site via the main northern entrance. This suitably addresses the concerns raised by TfL and the Transport officer.
- 7.6.7 School parking and minibus drop off and pick up facilities are proposed in the Morden Hall Park Overflow car park via an agreement with the National Trust. A total of 4 minibus parking bays, 6 staff parking bays and 6 parent/visitor bays including 1 Blue Badge parking space are proposed. It is anticipated that 25% of staff will travel by car or car share. Therefore, 6 staff parking spaces is considered appropriate for the maximum 25 staff that are expected when the school is at full capacity. It is considered the proposed parking layout is acceptable.
- 7.6.8 The groundkeeper’s flat will be car free and provided with a secure and covered cycle parking. As the tenant will work on-site as the groundskeeper, car provision is not considered necessary. Nonetheless, the location of the site offers an abundant access to public transport.
- 7.6.9 The Transport officer has identified that the school is to use the submitted Travel Plan to take part in the TfL STARS accreditation process. An initial target is for the Travel Plan Coordinator to set the school up on the programme, upload necessary documentation, and understand what measures and initiatives can be put in place in order to achieve a target of at least a bronze level status. Therefore, the details of the travel plan should be subject to detailed agreement and monitoring over a five year period. A sum of £2,000 (two thousand pounds) is sought to meet the costs of monitoring the travel plan over five years, this to be secured via the Section 106 process.

Cycle parking

- 7.6.10 Core Strategy Policy CS18 seeks to promote active transport by requiring new development to provide cycle parking, it encourages design that provides, attractive, safe, covered cycle storage, cycle parking and other facilities (such as showers, bike cages and lockers).
- 7.6.11 London Plan Policy T5 (Cycling) requires developments to provide appropriate levels of cycle parking which should be fit for purpose, secure and well-located. Developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2. In accordance with Table 10.2, residential dwellings

should provide 1 space per studio/1 person 1 bedroom dwelling and primary schools should provide for long-stay 1 space per 8 FTE (full-time employment) staff + 1 space per 8 students and short-stay 1 space per 100 students.

- 7.6.12 A secure and covered cycle shelter is proposed toward the main (northern) entrance, providing 36 cycle parking spaces for staff and pupils. This cycle provision is considered sufficient and accords with Policy T5 of the new London Plan.

7.7 Refuse

- 7.7.1 Merton Core Strategy Policy CS17 requires new developments to demonstrate integrated, well-designed waste storage facilities that will include recycling facilities.

- 7.7.2 London Plan Policies SI 7 (Reducing waste and supporting the circular economy) and SI 8 (Waste capacity and net waste self-sufficiency) identifies that in order to manage London's waste sustainably, the waste management capacity of existing sites should be optimised and developments should be designed with adequate, flexible, and easily accessible storage space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.

- 7.7.3 The refuse bins would be located within a timber store adjacent to the Stable, toward the western boundary of the site. A collection point is marked on the northern side of the car park. The Transport statement states that on waste collection days, the waste and recycling will be moved from the school premises to the collection point, where they will be collected by a private contractor. No food waste collection will be required as this will be composted onsite.

- 7.7.4 The Sustainability statement further expands, where possible, all materials will be minimised and recycled by the children (as an example the children will deconstruct and melt recycled plastic using an extruding machine so it can be recycled into useful items such as plant pots, chopping boards, etc), and internal storage for recyclables will be provided for each building.

- 7.7.5 The Council's Waste Services team have been consulted and highlight that business premises in Merton do not receive a waste collection service through their Business Rates. For proposals relating to a commercial development/conversion, LBM recommends applicants to correctly identify their type of business and the proposed waste generation. Waste Services consider this has been satisfactorily demonstrated.

- 7.7.6 It is recommended applicants should approach an approved waste collection contractor for their specific waste and discuss the waste arrangement. The supporting documents have confirmed a private contractor shall be responsible for the waste collection.

- 7.7.7 So, at this stage, Waste Services consider that the waste management arrangement onsite is acceptable and are supportive of the scheme.

7.8 Sustainability

- 7.8.1 It is acknowledged that local and new London Plan policies highlight the importance of developments making the fullest contribution to minimising carbon dioxide emissions. Whilst policies CS15 and SI 2 (Minimising greenhouse gas emissions) expect a minimum on-site reduction of at least 10-35% beyond Building Regulations (dependant on scale of development and being residential/non-residential), the application of

sustainable design and construction policies in this instance cannot be applied rigidly and require a level of flexibility and sensitivity where the preservation of the unique heritage asset should be accorded greatest weight.

- 7.8.2 The Council's Climate Change officer has been consulted and has reviewed the submitted Sustainability and Energy Statement, concluding that the proposals relating to energy and water seek to: insulate where feasible for a Grade II Listed building (acknowledgment that the opportunities to put in wall insulation are limited with the need to protect the historic fabric), the proposal for the heating is a ground sourced heat pump using the River Wandle as a heat source; installing PV panels are not suitable on the main building but are proposed on some of the other ancillary outbuildings and the utilisation of efficient appliances to help reduce water use.
- 7.8.3 The applicant does not propose to insulate/double glaze the Listed Building as these would be considered harmful actions to the heritage asset, instead, opportunities have been explored to provide a ground source heat pump using the River Wandle and installing PV panels on its outdoor ancillary buildings. Their sustainability strategy is considered innovative and takes advantage of the surrounding resources without the need to harmfully, and unnecessarily, intervene with the historic building.
- 7.8.4 And, following the Climate Change's officer review of further information requested, they are satisfied that the applicant has provided sufficient information to demonstrate that at design stage they have exceeded Merton's policies in relation to climate change. Therefore, a condition has been recommended which deals with a mixed use building, and shall be worded in line with the submitted energy statement.

7.9 Other matters

Safety and security

- 7.9.1 Merton SPP Policy DM D2 requires development proposals to provide layouts that are safe, secure and take account of crime prevention and are developed in accordance with Secured by Design principles. London Plan Policy D11 (Safety, security and resilience to emergency) states boroughs should work with their local Metropolitan Police Service 'Design Out Crime' officers and planning teams, whilst also working with other agencies such as the London Fire Commissioner, the City of London Police and the British Transport Police to identify the community safety needs, policies and sites required for their area to support provision of necessary infrastructure to maintain a safe and secure environment and reduce the fear of crime.
- 7.9.2 The Designing out Crime officer (Met Police) has been consulted on this proposal and provided a number of initial observations in relation to providing secure access, secure design of gates, installation of fire alarm systems, CCTV, lighting and measures to deter theft. A site visit was then carried out with the applicant, agent and Met Police to discuss the security enhancements for the site. The full list of the minutes provided in para 5.8.
- 7.9.3 Overall, it is considered that the proposal has appropriately considered the safety and security of the school and the groundskeeper who would be living onsite.

Fire safety

- 7.9.4 In terms of fire safety, the new London Plan sets out, in the supporting text para 3.12.2 to Policy D12 (Fire safety): "fire safety compliance is covered by Part B of the Building Regulations. However, to ensure that development proposals achieve the highest standards of fire safety, reducing risk to life, minimising the risk of fire spread, and

providing suitable and convenient means of escape which all building users can have confidence in, applicants should consider issues of fire safety before building control application stage, taking into account the diversity of and likely behaviour of the population as a whole.”

- 7.9.5 As set out in Policy D12, the matter of fire safety is primarily addressed at the Building Control stage. However, the applicant has provided detailed information on fire safety at this application stage of the proposal. The application is accompanied by a Fire strategy report, a Fire Strategy section in the Design and Access statement as well as a Fire Safety Standards section in the Heritage Statement to consider the implication of necessary fire upgrade works on the historic building. Further information is provided by Envirograf (manufacturer of fire products) following a site meeting with suggestions & specification of paints for upgrade works to ensure compliance with fire safety.
- 7.9.6 The Fire strategy report concludes that “subject to the implementation of all features/compensatory measures and recommendations outlined in this report. The building will enable it to be occupied safely with respect to any fire scenario”. The Heritage statement does not raise issues with the works concluding “specialist heritage contractors and a fire protection consultancy have advised on improving fire safety in the building. Works are proposed that seek to meet standards while minimising impact on fabric”. The Conservation officer has not raised concerns.
- 7.9.7 The London Fire and Civil Defence Authority has been consulted on this application, whilst they have not provided comment, officers consider that it is evident the applicant has carefully considered fire safety from an early stage. Going forward, this will be subject to Building Regulations to ensure that the necessary recommendations are carried out fully.

Archaeology

- 7.9.8 The site lies within a Tier 2 Archaeological Priority Area which indicates the presence or likely presence of heritage assets of archaeological interest.
- 7.9.9 The application is accompanied by an Archaeological Desk-Based Assessment which has been reviewed by the Greater London Archaeological Advisory Service (GLAAS).
- 7.9.10 The Desk-Based Assessment concludes that the change of use proposal from residential to a Forest Primary School will require minimal new ground breaking, therefore no further work is required. GLAAS have also commented that there is no further archaeological requirement.

Flood risk

- 7.9.11 London Plan policies SI 12 (Flood risk management) and SI 13 (Sustainable drainage), Core Strategy Policy CS16 and SPP policies DM F1 and DM F2 seek to ensure that the flood risk is minimised and mitigated for residents and the environment, and promotes the use of sustainable drainage systems to reduce the overall amount of rainfall being discharged into the drainage system and reduce the borough’s susceptibility to surface water flooding.
- 7.9.12 The site is within Flood Zone 1 (low probability of flooding) but is adjacent to the River Wandle which is located within Flood Zone 2-3 (medium to high probability of flooding).
- 7.9.13 Given the proximity of the site to the River Wandle and an originally proposed pontoon overhanging the river, the Environment Agency have been consulted. Initial objections were raised that the Flood Risk Assessment did not adequately assess the development’s flood risks, the pontoon is an encroachment in Flood Zone 3b and the

decking is also in Flood Zone 3b so could affect the functionality of the floodplain by changing the flow path/reduce the capacity and information was not provided regarding aquatic biodiversity enhancement.

- 7.9.14 Following the submission of a revised Flood Risk Assessment, a statement on aquatic biodiversity enhancement and removal of the pontoon and reduction in the decking area, the Environment Agency are satisfied and have removed their objection. The Environment Agency are supportive of the recommendations set out in the Biodiversity report in order to mitigate for Bat habitat lost, proposals to achieve terrestrial net biodiversity gain and ecological enhancements.

Biodiversity

- 7.9.15 As set out in para 7.9.14 above, the Environment Agency are supportive of the ecological enhancements proposed by the scheme.
- 7.9.16 The Council's Ecology officer has also reviewed the proposal and considers the methodology, findings and recommendations of the surveys in the Biodiversity Report appropriate. The report identifies that the proposed development is likely to have some habitat loss and will impact on protected species, for which further pre-work actions, mitigation and enhancement measures have been recommended. Provided these measures are conditioned and carried out by the applicant, the report concludes that there should be no significant adverse effects on biodiversity on site.
- 7.9.17 Further noted, the Biodiversity report identifies that the proposal will impact on a bat roost on the site, which would be illegal without being granted a license from Natural England. Therefore no works can commence until a bat mitigation license (EPSL) has been applied for and granted by Natural England.
- 7.9.18 A bat license can only be applied for once planning consent has been granted and all relevant ecology conditions have been discharged, therefore, it is requested that any ecology/bat related planning conditions related to the stable are separated from the rest of the site so it can be dealt with separately. To ensure the bat license is obtained prior to any works commencing on the stable, a phased implementation is proposed: phase 1 relates to the conversion and building work to the main site with the exception of the stable and phase 2 relates to the stable work only. This is considered an acceptable and sensitive approach.
- 7.9.19 So, the recommendations in Section 6 and 7 of the report will need to be included as suitably worded conditions to ensure ecological enhancements are provided on site, with works relating to the stable/ bats being separate from the main building conversion.

Open Space & Metropolitan Open Land (MOL)

- 7.9.20 London Plan Policy G3 states Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt: 1) MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt, 2) Boroughs should work with partners to enhance the quality and range of uses of MOL.
- 7.9.21 The proposed works for the existing outbuildings would be to restore and enhance their appearance, no extensions other than the erection of pergolas which would not require foundations/footings (so could be easily removed in the future). Further, the scale of the ancillary structures proposed (animal enclosure, chicken coop, bike store, covered walkway area with display boards and a growing tunnel) would not be considered significant or excessive. Overall, it is not considered the proposed works to the

outbuildings in the grounds of the property would be harmful to the open environment of the MOL, and would assist to improve the heritage value of the site and enable increased public access, landscape improvements, recreation facilities and habitat creation.

Trees

- 7.9.22 The proposed tree works set out in the arboricultural report seeks to retain and protect all trees with the exception of 7, which shall be removed and replaced.
- 7.9.23 The arboricultural impact is considered relatively minor, “as the trees to be removed as a result of the proposed development are of moderate quality or are located at the rear of the site where tree removal will cause very little impact to the surrounding landscape”.
- 7.9.24 The Council's tree officer has reviewed the report and recommendations and raises no arboricultural issues. A condition has been recommended to ensure works tree protection works would be carried out in accordance with the submitted report.

8. CONCLUSION

- 8.1 While the proposal is considered a departure from the development plan in that it would be contrary to Policies CS9 and H8 and would result in the loss of a residential dwellinghouse, in this particular instance, there are a number of material considerations identified which officers consider would outweigh the loss of one dwelling and which would not compromise the future application of adopted policies aimed at safeguarding residential accommodation:
- There are significant structural repairs required to bring the property back into use and back up to the standard of a Grade II building;
 - Attempts have been made to lease the property as residential for over a year and has been unsuccessful in part due to the investment required to repair the structural issues;
 - The proposal for a school would provide investment to address the issues of repair and structural matters in the Listed Building, and would bring it back into use as it has been vacant since 2019;
 - A school use would enhance the social infrastructure of the area;
 - Should the school eventually vacate the property, the building could revert to provide a home in the future.
- 8.2 Policies CS11 and DMC2 seek to support the provision of improved infrastructure and sufficient school places of a modern standard, though there is not currently a requirement for additional primary school provision in the borough, the Children, Schools & Families department have identified this is a unique provision – the catchment area of the school being children from Merton, Chiswick, Barnes, and Fulham so providing for an area wider than the borough. Given the completely different style of education from nearby schools, which generally offer either traditional Government run education or alternative Steiner models the proposals are likely to supplement rather than necessarily compete with Merton's own schools provision and would not undermine the Council's wider investment in education.
- 8.3 The investment and occupation by Liberty Woodland School would be considered beneficial as it would reoccupy the vacant property and provide the investment to repair and ensure the long-term future of the Listed Building. The change of use would require minimal structural intervention and with the focus of predominately restoration and refurbishment, this is considered sympathetic to the historic asset and would preserve and enhance its significance.

- 8.4 Further, the scheme would not be considered harmful to neighbouring amenity, with due consideration of safety and security, flood risk, biodiversity and sustainability measures appropriate for a Listed Building, and also provided with a suitable waste strategy, parking arrangement and cycle storage.
- 8.5 Therefore, it is recommended that planning permission and Listed building consent are granted subject to the attachment of appropriate conditions.

RECOMMENDATION

- A) 20/P3606 – Grant planning permission subject to the attachment of conditions and completion of a S106 agreement to provide:
- A sum of £2,000 to meet the cost of monitoring the travel plan over five years.
 - The applicant paying the Council's legal costs for drafting an agreement and S106 monitoring costs .
- B) 20/P3607 – Grant Listed Building consent subject to the attachment of conditions.

20/P3606 conditions:

1. A1 Commencement of Development
2. A7 Approved Plans
3. Non-standard condition (materials and schedule of works) – No development, other than cleaning and non-structural preparation for the remedial works to the main building (Gate House Lodge), shall take until a detailed schedule of works is provided containing detail drawings and specification, and where appropriate samples of new/replacement materials, for the internal and external works to the buildings have been provided to the Local Planning Authority for approval. The works shall not be carried out until the details and materials are approved, and the development shall be carried out in full accordance with the approved schedule. Particular regard should be given to:
 - Detail drawings of the structural work for the roof of the Stable building;
 - Detail drawings of the steel beams to be inserted in the basement of Gate House Lodge and indication of the retained timber beams;
 - Details of the new heritage fire doors on the ground floor of the Lodge and how this shall be installed, with the fire proof glass above;
 - Details of any new fire alarm system and how this would be installed with minimal impact to the Listed building;
 - Detail drawings of the installation of the dumb waiter and reuse of any removed materials (Lodge);
 - Details of new partitions (Lodge);
 - Details/samples of any new materials, such as roof tiles, brick, windows, cills, balustrades, floor boards (all buildings).

Reason: In the interests of the appearance of the Listed Building and to ensure a satisfactory appearance of the development, and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, DM D3 and DM D4 of Merton's Sites and Policies Plan 2014.

4. B5 Details of Gate – No development shall be occupied until details of the new gates and fences are submitted in writing for approval to the Local Planning Authority. The development shall not be occupied / the use of the development hereby approved shall not commence until the details are approved and works to which this condition relates have been carried out in accordance with the approved details. The gates shall be permanently retained thereafter.

Reason: To ensure a satisfactory and safe development in accordance with the following Development Plan policies for Merton: policies D3 and D8 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1, D2 and T5 of Merton's Sites and Policies Plan 2014.

5. C07 Refuse & Recycling (implementation) – The development hereby approved shall not be occupied until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.
Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policies SI 7 and SI 8 of the London Plan 2021, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.
6. D09 No External Lighting – No external lighting shall be installed without the prior approval in writing of the Local Planning Authority, a proposed lighting scheme must be submitted for written approval.
Reason: To safeguard the amenities of the area, the occupiers of neighbouring properties and the wildlife/biodiversity and ensure compliance with the following Development Plan policies for Merton: policy G6 of the London Plan 2021, policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.
7. D11 Construction Times – 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 D14 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Policies Plan 2014.
8. H04 Provision of Vehicle parking – The vehicle parking area shown on the approved plan WP-0739-A-0109-P-X Rev P2 (Proposed Plan Parking Area) Amended 03.03.21, shall be provided before the commencement of the use of buildings hereby permitted and shall be retained for parking purposes for occupiers and users of the development and for no other purpose.
Reason: To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy T6 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Policies Plan 2014.
9. H09 Construction Vehicles – The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.
Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.
10. H10 Construction Vehicles, Washdown Facilities etc. – Development shall not commence until a working method statement has been submitted to and approved in writing by the Local Planning Authority to accommodate:
 - (i) Parking of vehicles of site workers and visitors;
 - (ii) Loading and unloading of plant and materials;
 - (iii) Storage of construction plant and materials;

- (iv) Wheel cleaning facilities
- (v) Control of dust, smell and other effluvia;
- (vi) Control of surface water run-off.

No development shall be carried out except in full accordance with the approved method statement.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

11. H12 Delivery and Servicing Plan to be Submitted – Development shall not commence until a Delivery and Servicing Plan has been submitted in writing for approval to the Local Planning Authority. No occupation of the development shall be permitted until the Plan is approved in writing by the Local Planning Authority and implemented in accordance with the approved plan. The approved measures shall be maintained, in accordance with the Plan, for the duration of the use, unless the prior written approval of the Local Planning Authority is obtained to any variation.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

12. H13 Construction Logistics Plan to be submitted – Prior to the commencement of the development hereby permitted, a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period unless the prior written approval of the Local Planning Authority is first obtained to any variation.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

13. Non-standard condition (Travel Plan) – The development shall be implemented only in accordance with the approved Travel Plan.

Reason: To promote sustainable travel measures and comply with the following Development Plan policies for Merton: policy T4 of the London Plan 2021, policies CS18, CS19 and CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

14. Non-standard condition (flood risk) – No development, other than cleaning and non-structural preparation for the remedial works to the main building (Gate House Lodge) shall be commenced until a detailed scheme for the provision of surface and foul water drainage is submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) in accordance with drainage hierarchy contained within the London Plan Policy (SI 12, SI 13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16 and DMF2, and London Plan policies SI 12 and SI 13.

15. Non-standard condition (Tree Protection): The details and measures for the protection of the existing trees as specified in the hereby approved document "Tree

Survey Arboricultural Impact Assessment Arboricultural Method Statement”, reference AR4391 dated 28 October 2020, shall be fully complied with. The methods for the protection of the existing trees shall fully accord with all of the measures specified in the report including site supervision and monitoring the progress of site works.

Reason: To protect and safeguard the existing trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton’s Core Planning Strategy 2011 and policies DM D2 and O2 of Merton’s Sites and Policies Plan 2014.

16. Non-standard condition (landscape) – No outdoor development, including works to the outbuilding structures, shall take place until full details of a landscaping and planting scheme, incorporating the recommendations set out in Section 7 of the Biodiversity report (“Biodiversity (including Bats, Water Vole & Reptiles) Survey report” dated October 2020 Rev 1), have been submitted to and approved in writing by the Local Planning Authority, these works shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority. The landscape plan should be developed in collaboration with the project’s ecologist to ensure enhancements provided on site are towards net biodiversity gain. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision of sustainable drainage surfaces and to ensure enhancements provided on site are towards net biodiversity gain, to comply with the following Development Plan policies for Merton: policies G1, G6, G7 and D8 of the London Plan 2021, policies CS13 and CS16 of Merton’s Core Planning Strategy 2011, policies DM D2, DM F2 and DM O2 of Merton’s Sites and Policies Plan 2014 and Section 15 of the NPPF 2019.

17. H07 Cycle Parking to be implemented – The development hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development at all times.

Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy T5 of the London Plan 2021, policy CS18 of Merton’s Core Planning Strategy 2011 and policy DM T1 of Merton’s Sites and Policies Plan 2014.

18. Non-standard condition (sustainability) – No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the development has achieved CO2 reductions in accordance with the submitted energy statement “Addendum Energy Statement” (dated 05/02/2021), and, for the domestic portion, that the wholesome water consumption rates are no greater than 105 litres per person per day.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy SI 2 of the London Plan 2021 and Policy CS15 of Merton’s Core Planning Strategy 2011.

19. Non-standard condition (biodiversity and protected species) –

Part A: No outdoor development, including works to the outbuilding structures, shall take place until the recommendations (including any surveys, pre-work actions, mitigation and enhancement measures) set out in Section 6 of the Biodiversity

report (“Biodiversity (including Bats, Water Vole & Reptiles) Survey report” dated October 2020 Rev 1) [exception of any works relating to the Stable/bats] have been carried out. When carrying out these works, should any bats/bat droppings/bat roost or other evidence of bats be discovered, works must halt and Natural England contacted.

Part B: The recommended works set out in Section 6, 6.3, relating to the Stable/bats, of the Biodiversity report (“Biodiversity (including Bats, Water Vole & Reptiles) Survey report” dated October 2020 Rev 1) shall not be commenced until a Bat License has been applied for and granted by Natural England.

Reason: To ensure there is no adverse impact on priority or protected species and biodiversity in accordance with Merton Core Strategy policy CS13 and London Plan policy G6.

Informatives

1. INF 09 Works on the Public Highway
2. INF 12 Works affecting the public highway
3. INF 15 Discharge conditions prior to commencement of work
4. INF – The applicant is reminded that, notwithstanding the works permitted under this Planning Permission, the works shall be carried out in conjunction with Listed Building Consent and attached conditions, reference 20/P3607.
5. INF Sustainability
6. INF Thames Water – Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website: <https://www.thameswater.co.uk/>
7. INF Thames Water – As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting the technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management permit from Thames Water. Any discharge made within a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquires should be directed to Thames Water’s Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to Wholesale, Business customers; Groundwater discharges section.
8. INF Thames Water – There are public sewers crossing or close to your development. If you’re planning significant work near our sewers, it’s important that you minimise risk of damage. We’ll need to check that your development doesn’t limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>.
9. INF Thames Water – Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to

enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

10. INF Thames Water – There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide to working near or diverting our pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>.
11. INF Thames Water – If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).
12. INF Thames Water – Thames Water will aim to provide customers within a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
13. INF TfL – No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>
14. INF EA Environment Permit – The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.
15. NPPF Informative – approved schemes

20/P3607 conditions:

1. A5 Listed Building Consent
2. A7 Approved Plans
3. Non-standard condition (materials and schedule of works) – No development, other than cleaning and non-structural preparation for the remedial works to the main

building (Gate House Lodge), shall take until a detailed schedule of works is provided containing detail drawings and specification, and where appropriate samples of new/replacement materials, for the internal and external works to the buildings have been provided to the Local Planning Authority for approval. The works shall not be carried out until the details and materials are approved, and the development shall be carried out in full accordance with the approved schedule. Particular regard should be given to:

- Detail drawings of the structural work for the roof of the Stable building;
- Detail drawings of the steel beams to be inserted in the basement of Gate House Lodge and indication of the retained timber beams;
- Details of the new heritage fire doors on the ground floor of the Lodge and how this shall be installed, with the fire proof glass above;
- Details of any new fire alarm system and how this would be installed with minimal impact to the Listed building;
- Detail drawings of the installation of the dumb waiter and reuse of any removed materials (Lodge);
- Details of new partitions (Lodge);
- Details/samples of any new materials, such as roof tiles, brick, windows, cills, balustrades, floor boards (all buildings).

Reason: In the interests of the appearance of the Listed Building and to ensure a satisfactory appearance of the development, and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, DM D3 and DM D4 of Merton's Sites and Policies Plan 2014.

4. D09 No External Lighting – No external lighting shall be installed without the prior approval in writing of the Local Planning Authority, a proposed lighting scheme must be submitted for written approval.

Reason: To safeguard the amenities of the area, the occupiers of neighbouring properties and the wildlife/biodiversity and ensure compliance with the following Development Plan policies for Merton: policy G6 of the London Plan 2021, policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.

5. D11 Construction Times – 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 D14 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

6. N01 Start on site (Listed Building) – No work shall start on site without prior notification in writing at least 7 working days before the start of the work to the Local Planning Authority.

Reason: To give the Local Planning Authority the opportunity to monitor the progress of the works to ensure the preservation of the special architectural or historic interest of the listed building and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D4 of Merton's Sites and Policies Plan 2014.

7. N07 Access for Recording – Access to the building shall be given by the developer to a person/body nominated by the Local Planning Authority for the purpose of recording the building/interior.

Reason: To safeguard the special architectural or historic interest of the building and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, D3 and D4 of Merton's Sites and Policies Plan 2014.

8. N08 Demolition by Hand – Demolition, e.g. of the existing kitchen and bathroom fittings and removal of floorboards for the installation of the dumbwaiter, shall be carried out by hand or by hand-held tools only and the materials (noting particularly the floorboards) shall be safely stored for re-use.

Reason: To safeguard the special architectural or historic interest of the building and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, D3 and D4 of Merton's Sites and Policies Plan 2014.

9. N13 Protection of internal elements/features – Suitable precautions must be taken to secure and protect the Listed Building interior and external elements and its curtilage structures against accidental loss or damage during the building work and no such elements may be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval in writing of the Local Planning Authority.

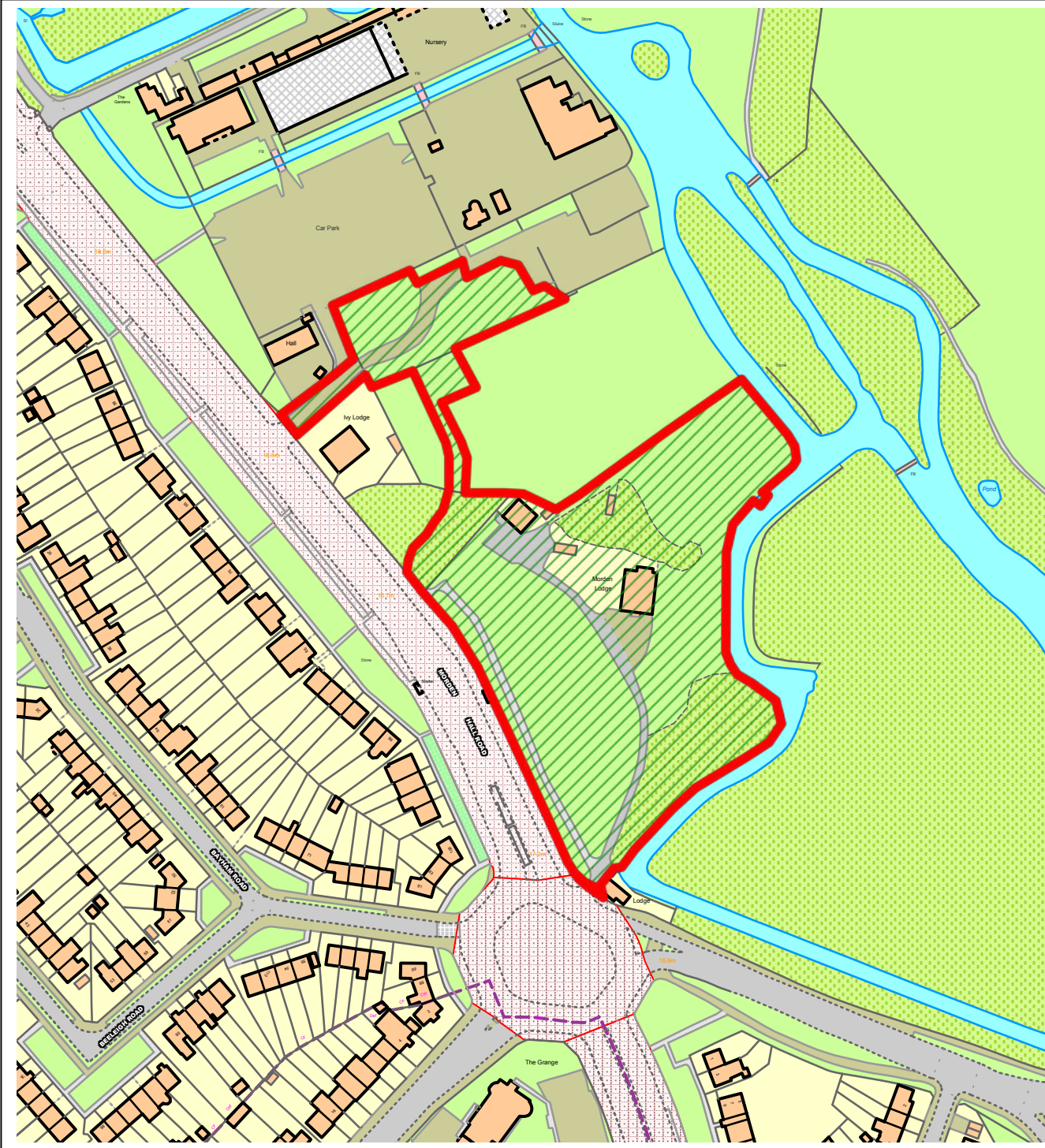
Reason: To safeguard the special architectural or historic interest of the building and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, D3 and D4 of Merton's Sites and Policies Plan 2014.

Informatives:

1. INF – The applicant is reminded that notwithstanding the works permitted under this Listed Building Consent, the works shall be carried out in conjunction with planning permission and conditions attached, reference LBM 20/P3606.
2. INF – The applicant is reminded that notwithstanding the works permitted under Listed Building Consent, prior approval in writing must be obtained from the Local Planning Authority for the removal of any additional structures or works to the buildings permitted.
3. NPPF Informative – approved schemes.

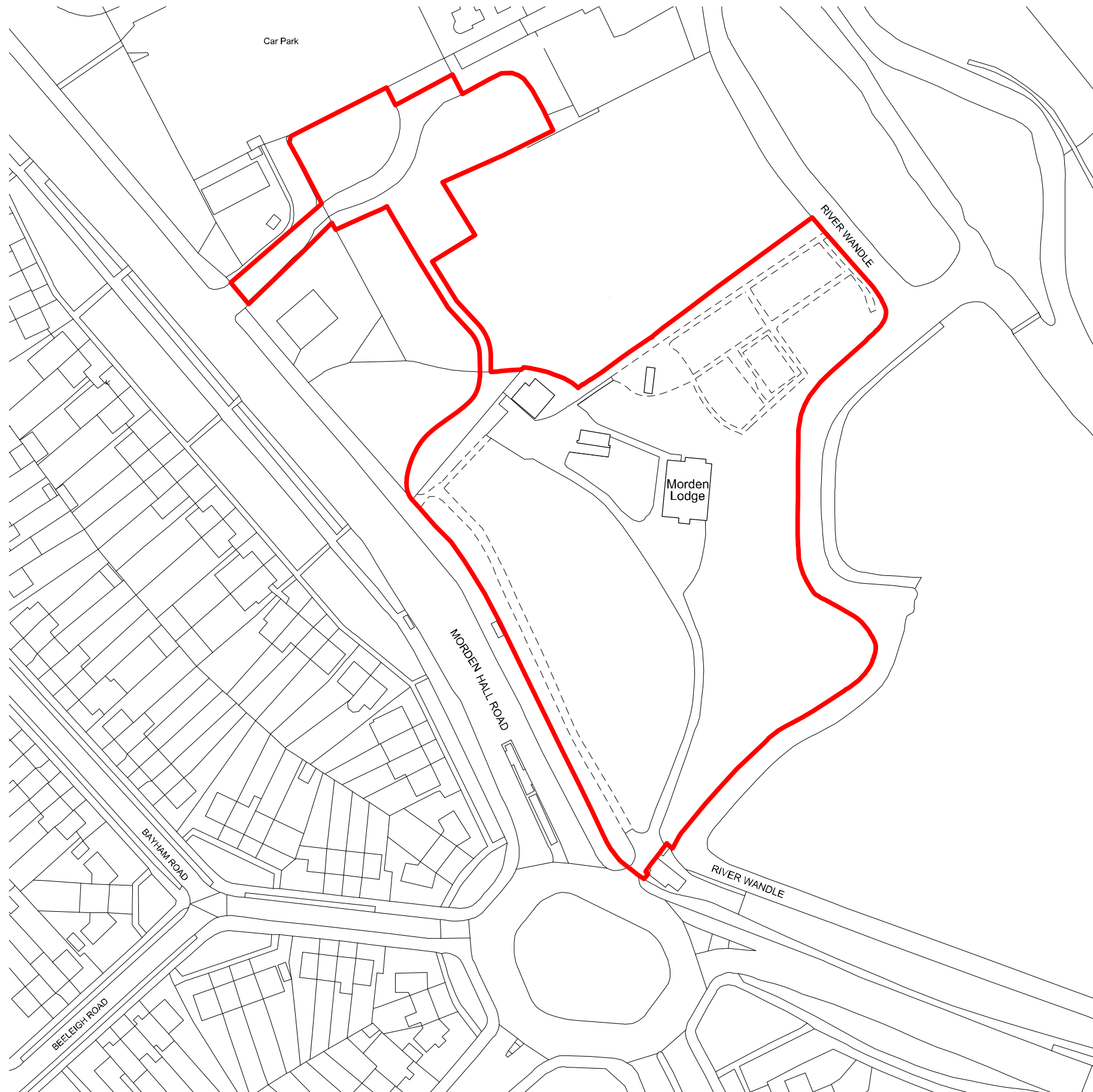
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NORTHGATE SE GIS Print Template



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— Planning Boundary

Revision	Date	Description
P0	2020-10-27	Planning Issue

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The siting of all structural and service elements must always be checked against the relevant engineers drawings. No reliance should be placed upon siting information shown on this drawing.

Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Location Plan

Drawing Number	Revision
WP-0739-A-0001-P-00	2020-10-27

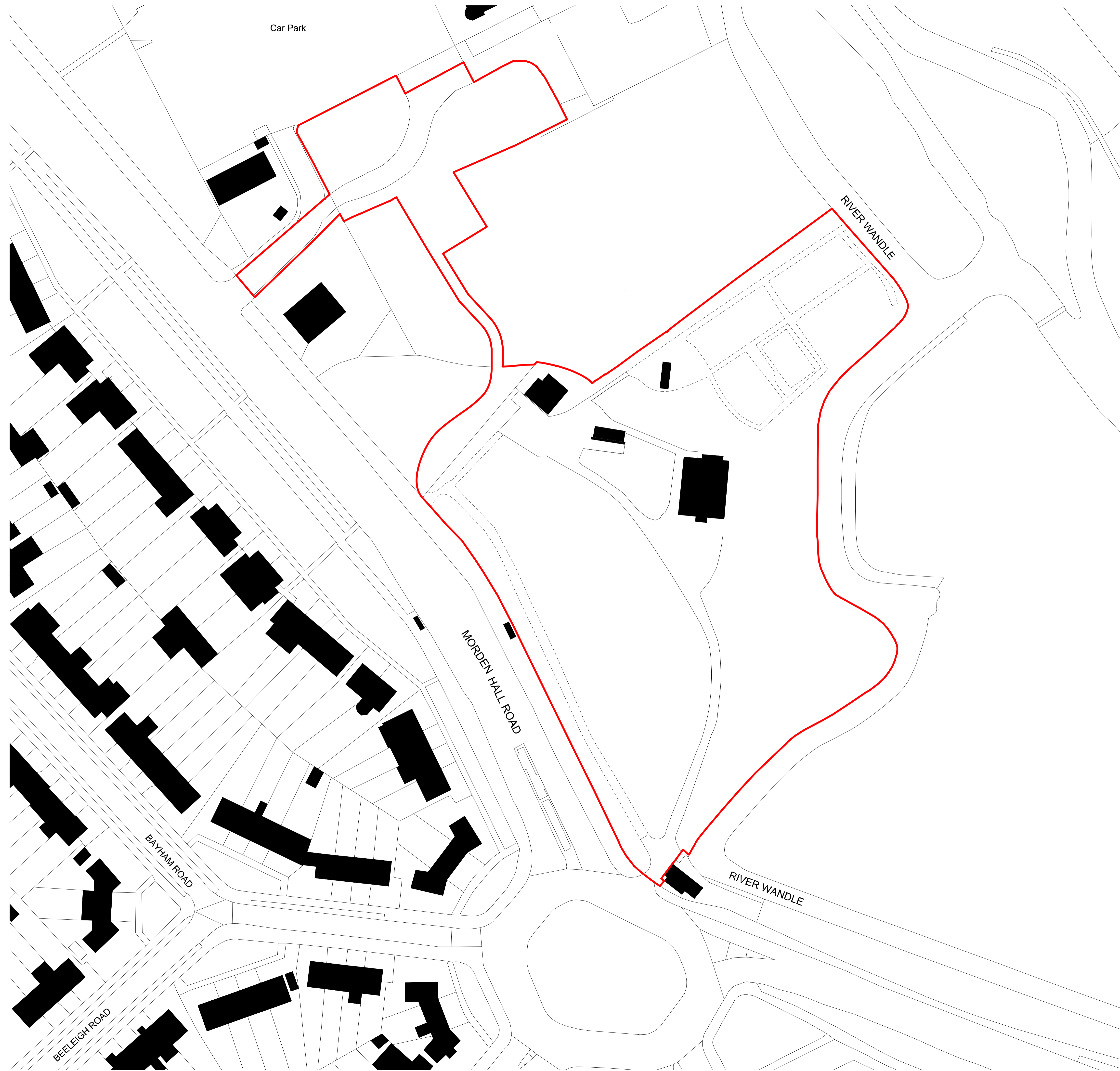
Scale @ A3	Revision Date
1: 1250	P0

Drawing Purpose
PLANNING

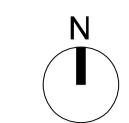
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0 5m 10m 20m 30m



— Planning Boundary

Revision	Date	Description
P0	2020-10-27	Planning Issue

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Project
Little Forest Folk | Morden Lodge
 Morden, London

Drawing Title
Block Plan
Existing

Drawing Number	Revision
WP-0739-A-0002-P-00	P0
Scale @ A1 / A3	Revision Date
1:500 / 1:1000	2020-10-27

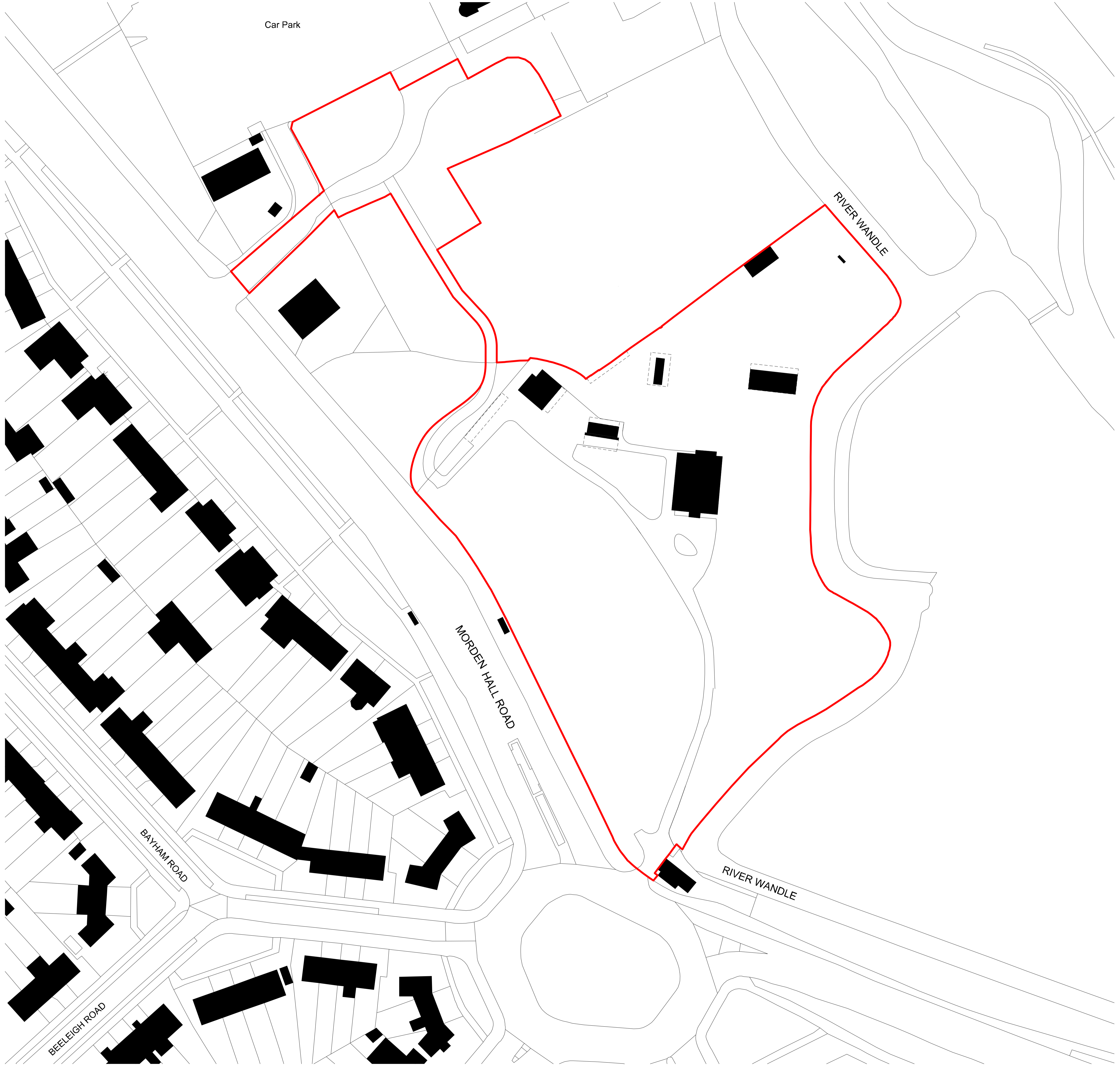
Drawing Purpose
PLANNING

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Car Park

RIVER WANDLE

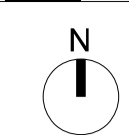
MORDEN HALL ROAD

RIVER WANDLE

BAYHAM ROAD

BEELEIGH ROAD

0 5m 10m 20m 30m



----- Planning Boundary

Revision	Date	Description
P0	2020-10-27	Planning Issue

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Project
 Little Forest Folk | Morden Lodge
 Morden, London

Drawing Title
 Block Plan
 Proposed

Drawing Number	Revision
WP-0739-A-0003-P-00	P0

Scale @ A1 / A3	Revision Date
1:500 / 1:1000	2020-10-27

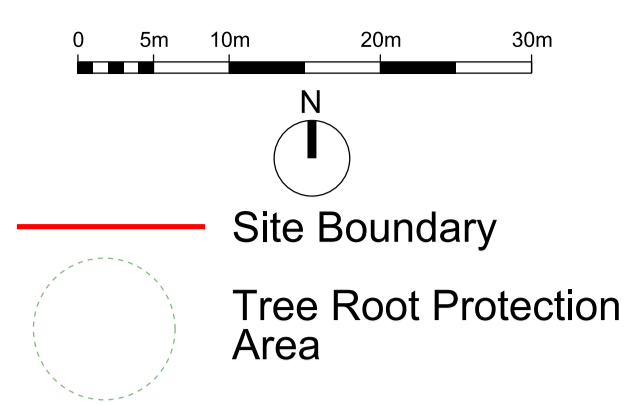
Drawing Purpose
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- A. Morden Lodge
- B. Stable
- C. Potting Shed
- D. Concrete Shelter and Well
- E. Garden Workshop
- F. Former Aviary (now demolished)
- G. Existing Gravel Paths
- H. Existing Gravel Driveway
- I. Existing Path (Unused)
- J. Overgrown Meadow

P1	2020-11-11	Trees Updated
P0	2020-10-27	Planning Issue
Revision	Date	Description

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Project
Little Forest Folk | Morden Lodge
 Morden, London

Drawing Title
 Existing Site Plan

Drawing Number	Revision
WP-0739-A-0010-P-00	2020-11-10

Scale @ A1 / A3	Revision Date
1:500 / 1:1000	P1

Drawing Purpose
 PLANNING

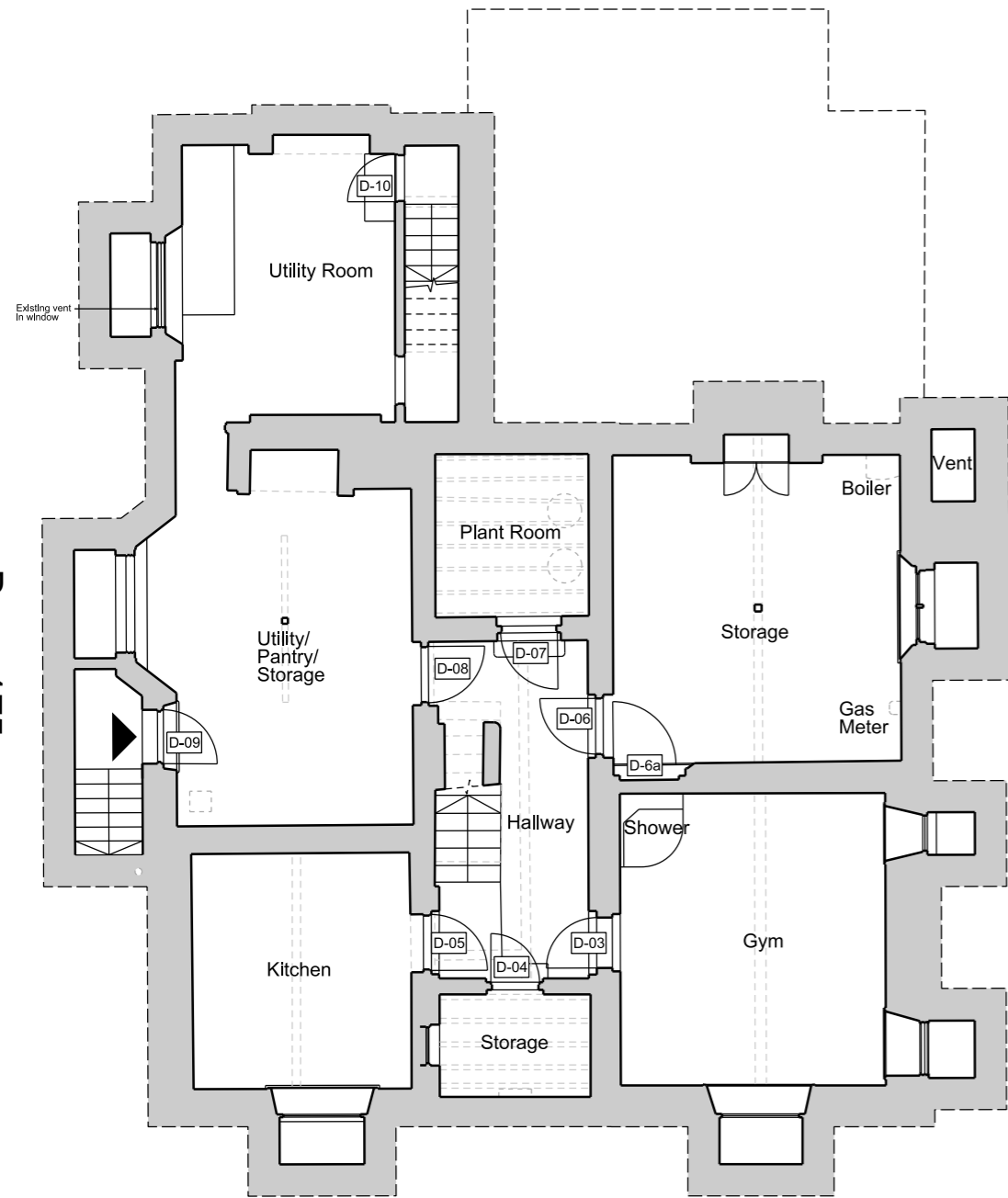
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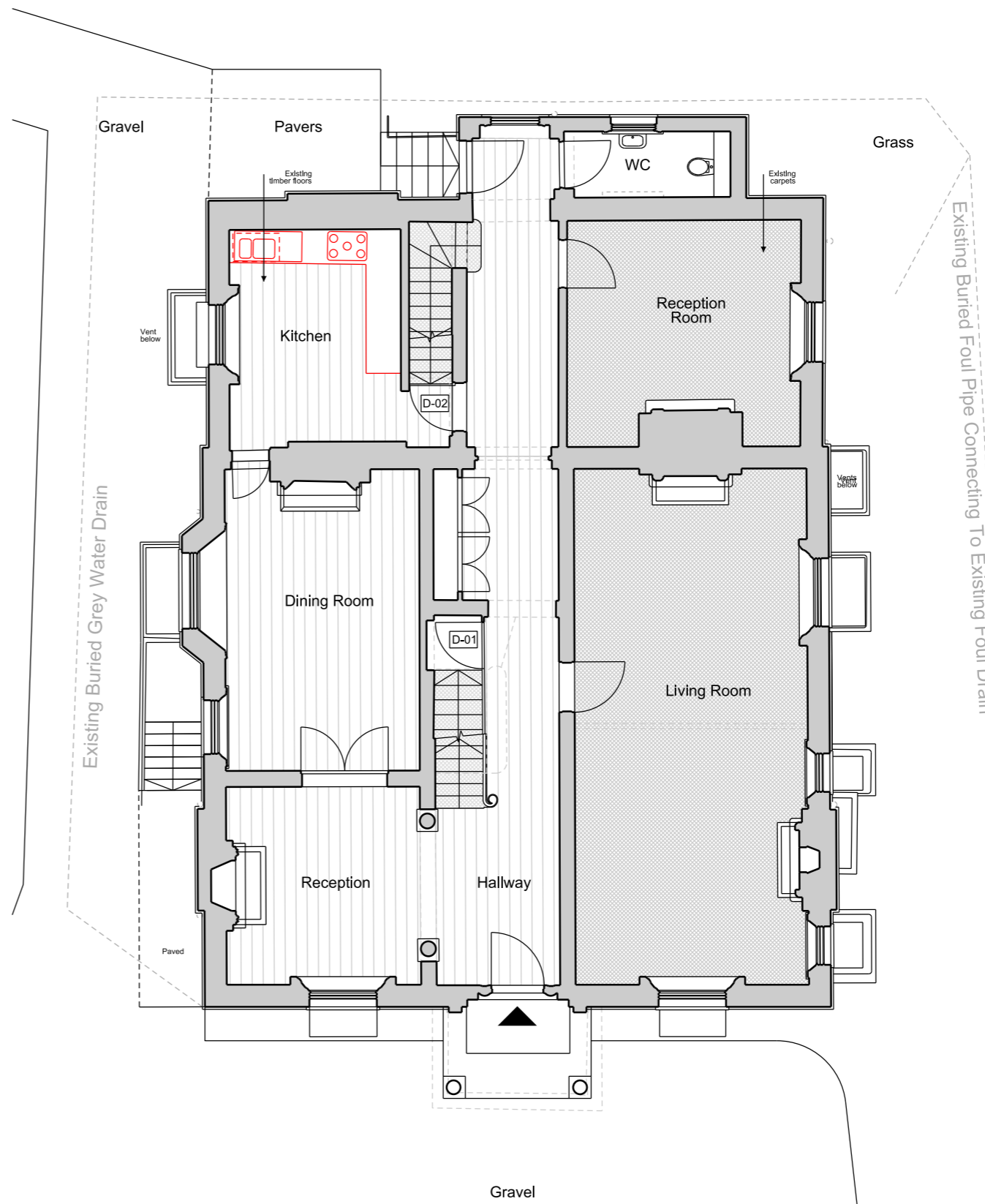


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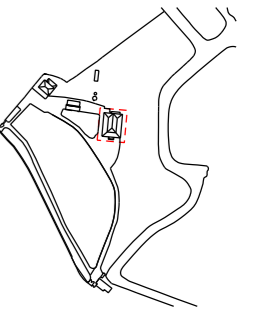
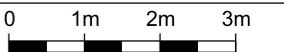
Basement Plan

01
0011 Existing Drawings
Morden Lodge 1:100@A3



Ground Floor Plan

02
0011 Existing Drawings
Morden Lodge 1:100@A3



P0	2020-10-27	Planning Issue
Revision	Date	Description

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Existing Plans
Morden Lodge
Basement and Ground

Drawing Number	Revision
WP-0739-A-0011-P-X	2020-10-27
Scale @ A3	Revision Date
1: 100	P0

Drawing Purpose
PLANNING

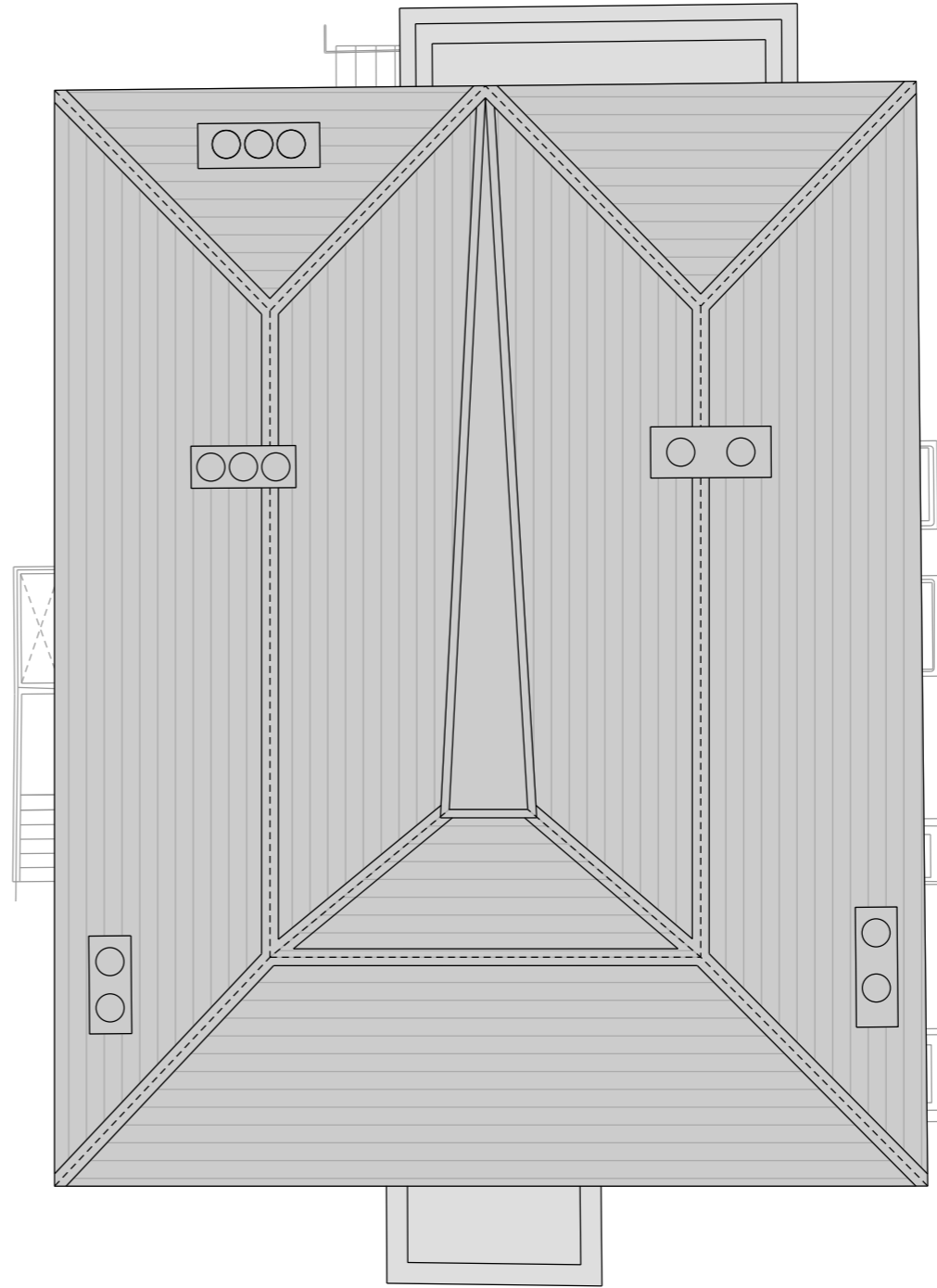
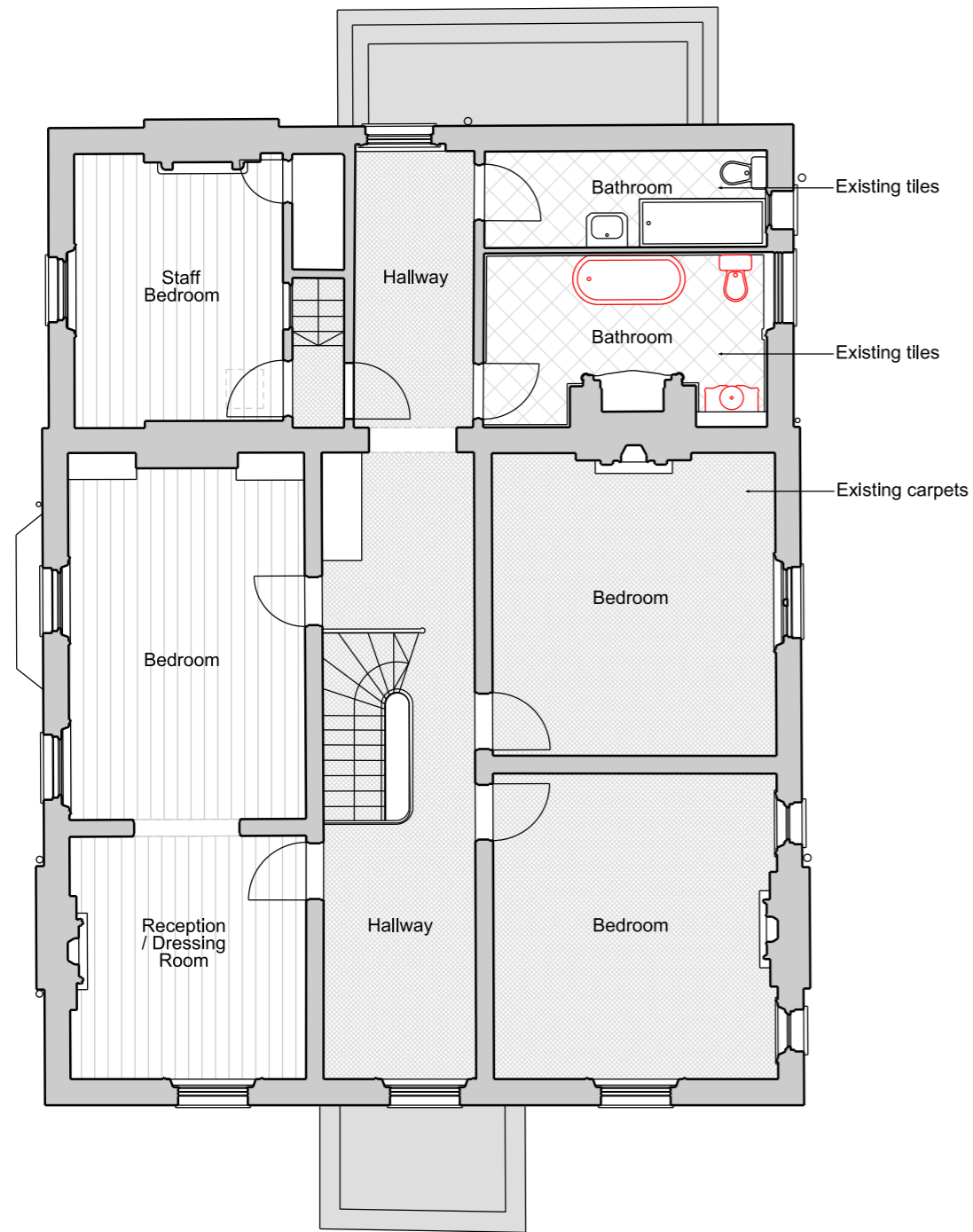
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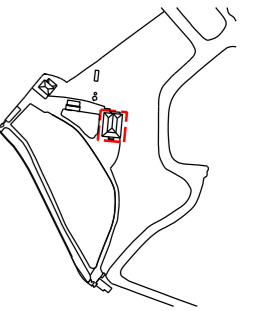
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0 1m 2m 3m



Revision	Date	Description
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Project
Little Forest Folk | Morden Lodge
 Morden, London

Drawing Title
Existing Plans
Morden Lodge
First Floor and Roof

Drawing Number	Revision
WP-0739-A-0012-P-X	2020-10-27
Scale @ A3	Revision Date
1: 100	P0

Drawing Purpose
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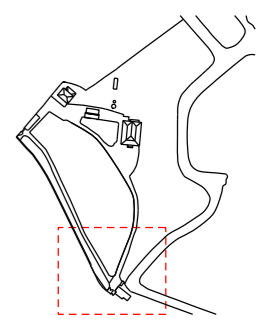
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01
 0012 Existing Drawings
 Morden Lodge
First Floor Plan
 1:100@A3

02
 0012 Existing Drawings
 Morden Lodge
Roof Plan
 1:100@A3

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Page 179

01 Access From Roundabout Plan
0020 Existing Plan 1:200@A3

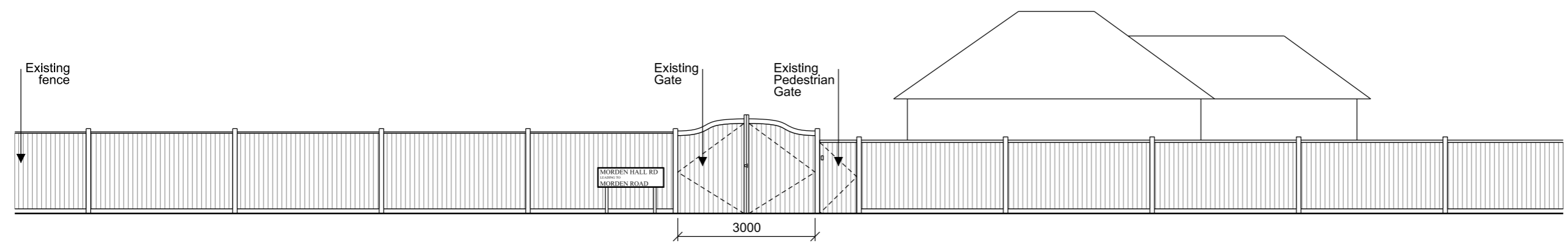


Revision	Date	Description
P2	2020-11-19	Trees updated
P1	2020-11-04	Planning Update
P0	2020-10-27	Planning Issue

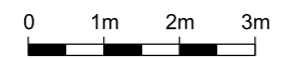
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02 Gate Elevation
0020 Existing Elevation 1:100@A3



Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Existing Plan and Elevation
Access from South

Drawing Number	Revision
WP-0739-A-0020-P-X	2020-11-19


Scale @ A3	Revision Date
1:200 and 1:100	P2

Drawing Purpose
PLANNING

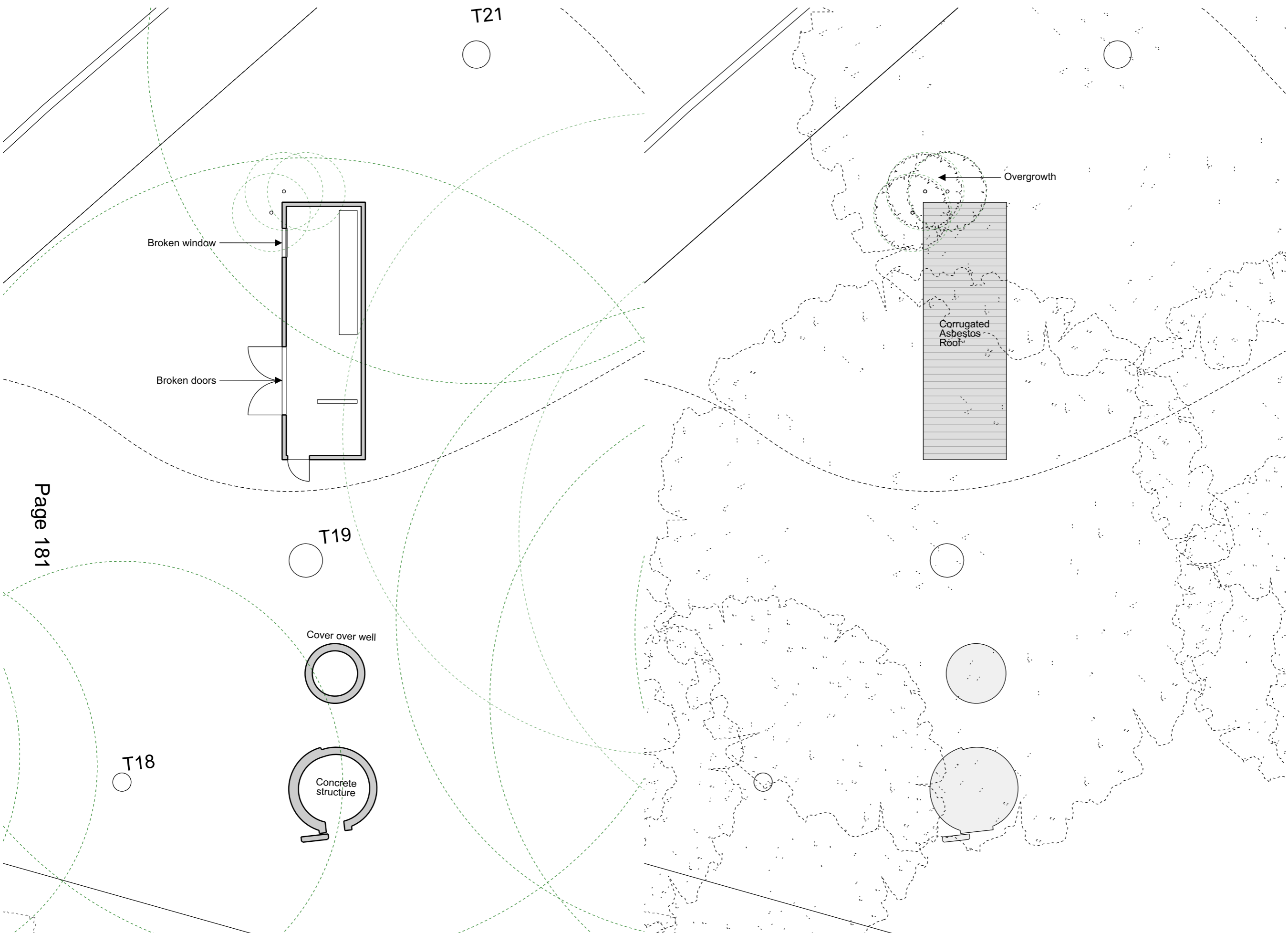
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Page 181

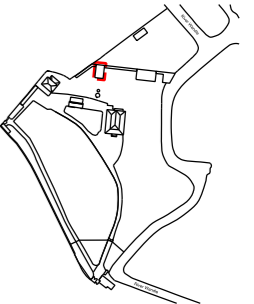
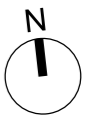
01
0015

Ground Floor Plan
Existing Drawings
Garden Workshop
1:100@A3

02
0015

Roof Plan
Existing Drawings
Garden Workshop
1:100@A3

0 1m 2m 3m



Revision	Date	Description
P0	2020-10-27	Planning Issue

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Existing Plans
Garden Workshop
Ground and Roof

Drawing Number	Revision
WP-0739-A-0015-P-X	2020-10-27
Scale @ A3	Revision Date
1:100	P0

Drawing Purpose
PLANNING

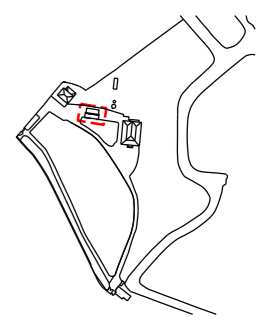
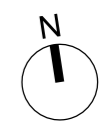
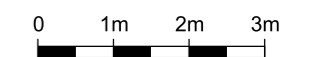
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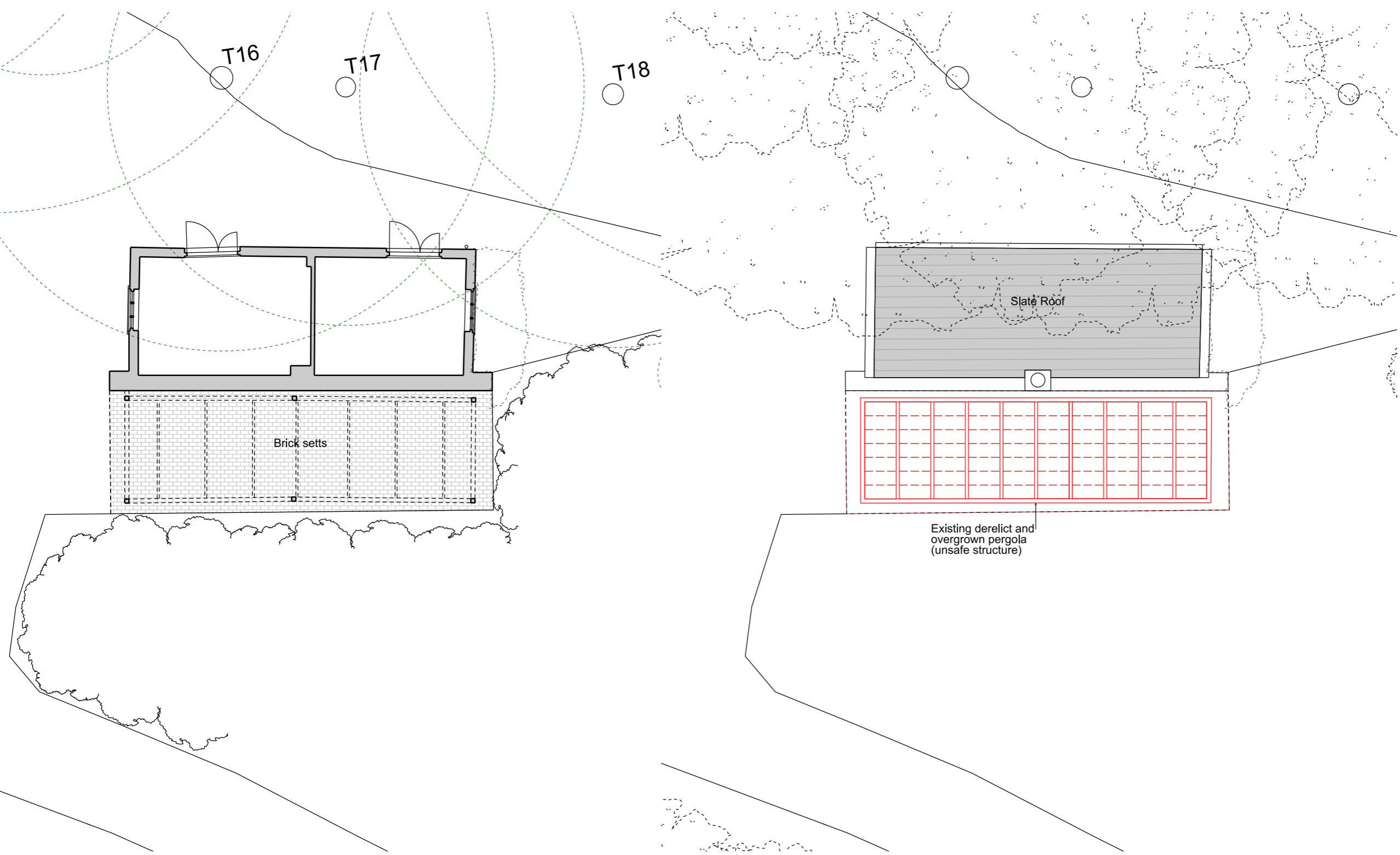
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Project
 Little Forest Folk | Morden Lodge
 Morden, London

Drawing Title
 Existing Plans
 Potting Shed

Drawing Number	Revision
WP-0739-A-0014-P-X	2020-10-27

Scale @ A3	Revision Date
1:100	P0

Drawing Purpose
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01
 0014 Existing Drawings Potting Shed
Ground Floor Plan
 1:10@A3

02
 0014 Existing Drawings Potting Shed
Roof Plan
 1:10@A3

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Morden Hall Car Park

RIVER WANDLE

Morden Hall Overflow Car Park
10am-4pm

Existing Allotments

Ivy Lodge

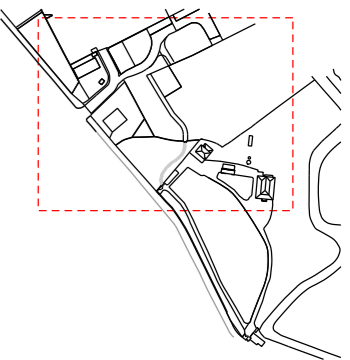
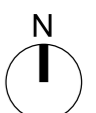
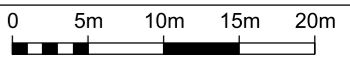
Existing Gate

Existing Gate

Existing Pond

MORDEN HALL ROAD

Hall



Page 185

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Existing Plan
Parking Area

Drawing Number	Revision
WP-0739-A-0019-P-X	2020-10-27

Scale @ A3	Revision Date
1:500	P0

Drawing Purpose
PLANNING

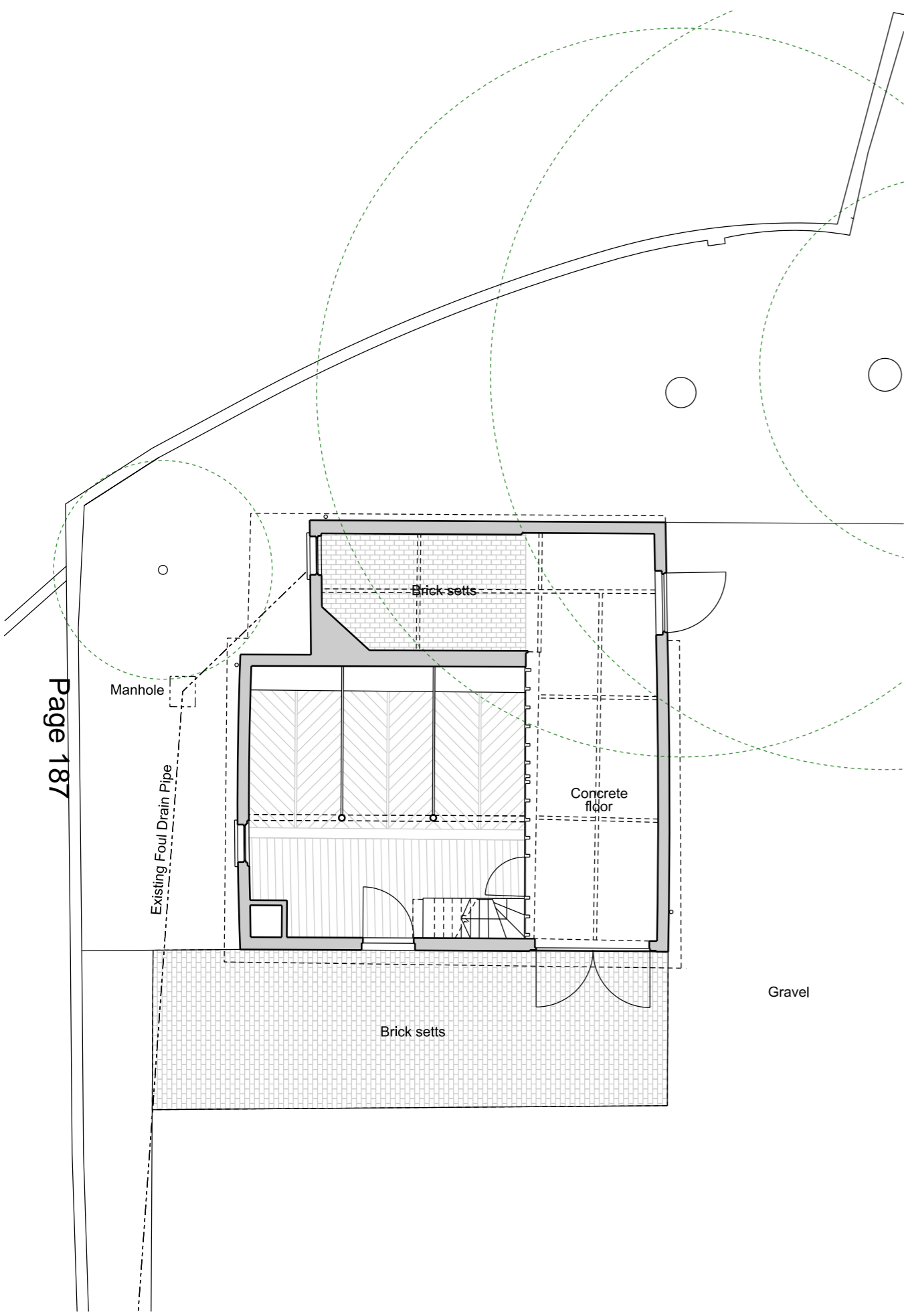
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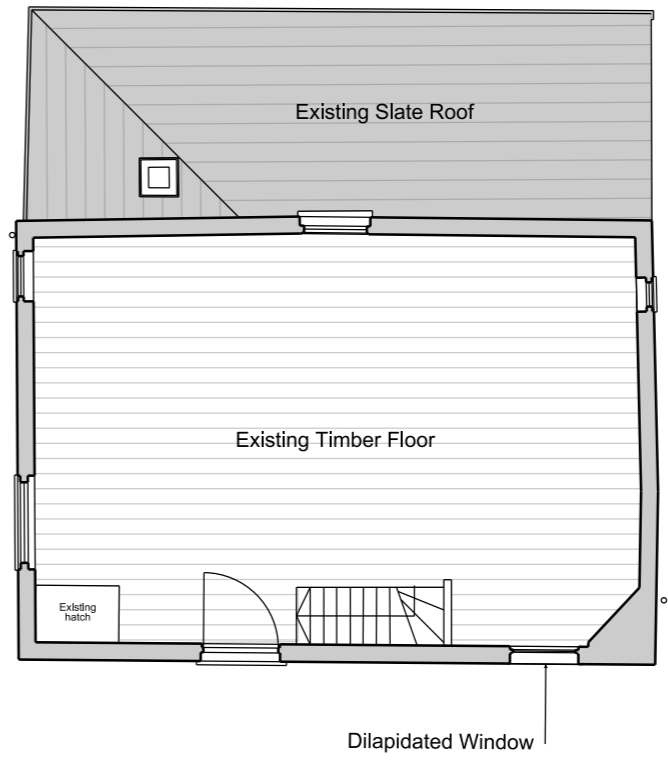


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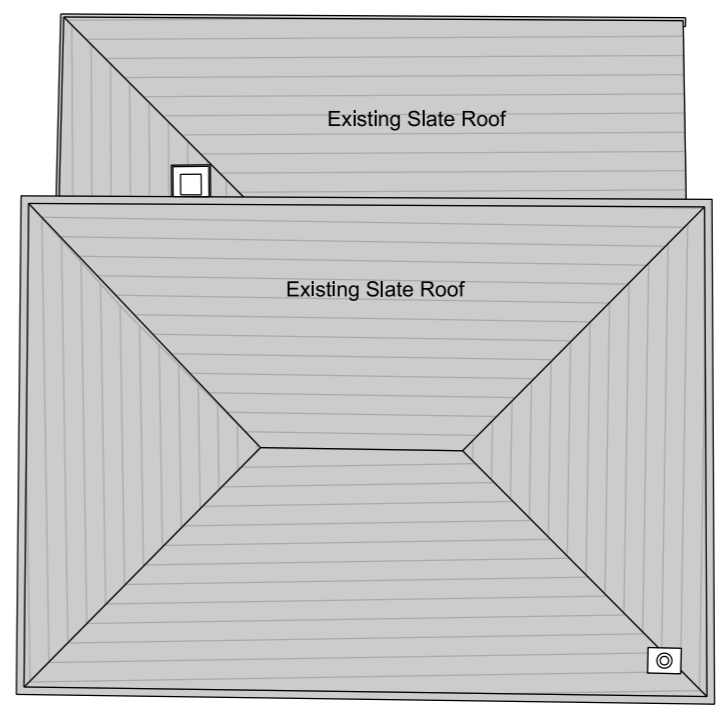


Page 187

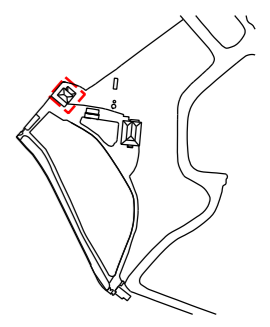
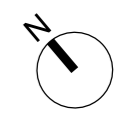
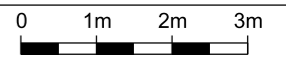
01
0013 Existing Drawings Stable 1:100@A3
Ground Floor Plan
1:100@A3



02
0013 Existing Drawings Stable 1:100@A3
First Floor Plan
1:100@A3



03
0013 Existing Drawings Stable 1:100@A3
Roof Plan
1:100@A3



Revision	Date	Description
P0	2020-10-27	Planning Issue

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Existing Plans
Stable
Ground, First and Roof

Drawing Number	Revision
WP-0739-A-0013-P-X	2020-10-27

Scale @ A3	Revision Date
1:100	P0

Drawing Purpose
PLANNING

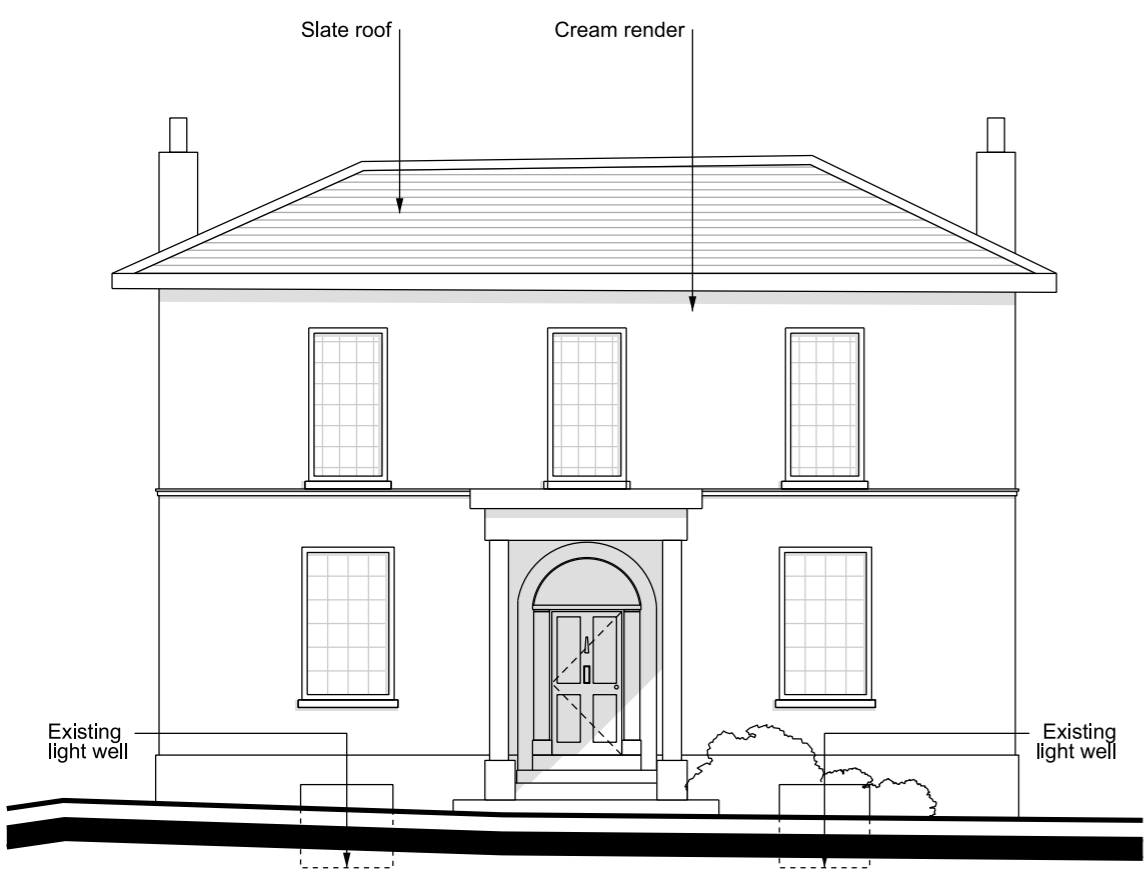
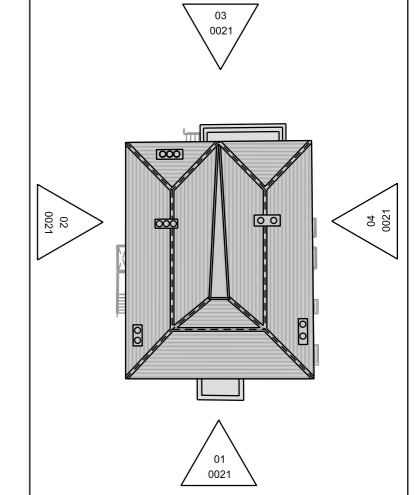
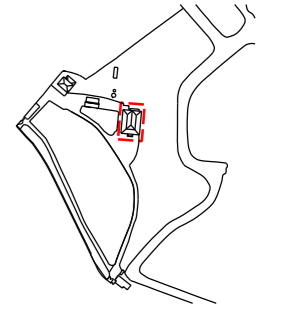
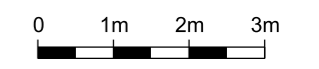
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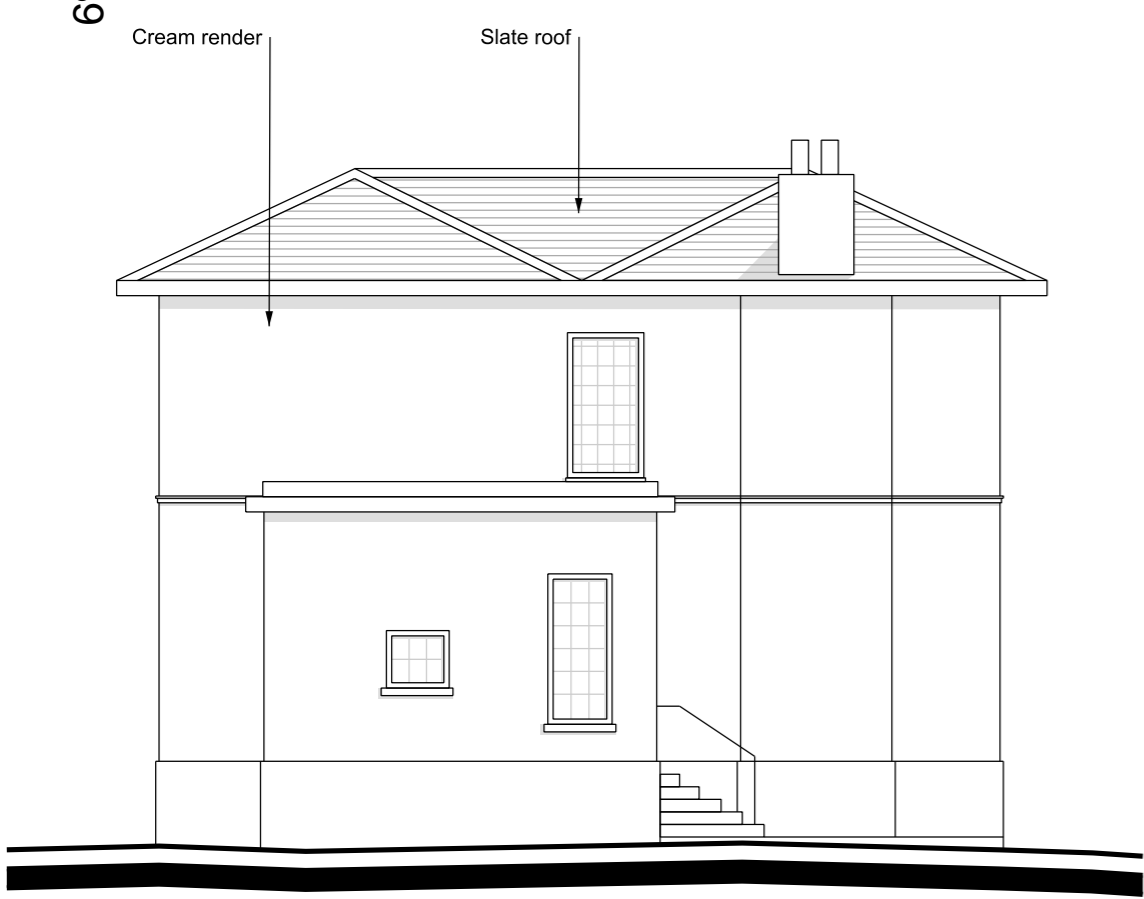
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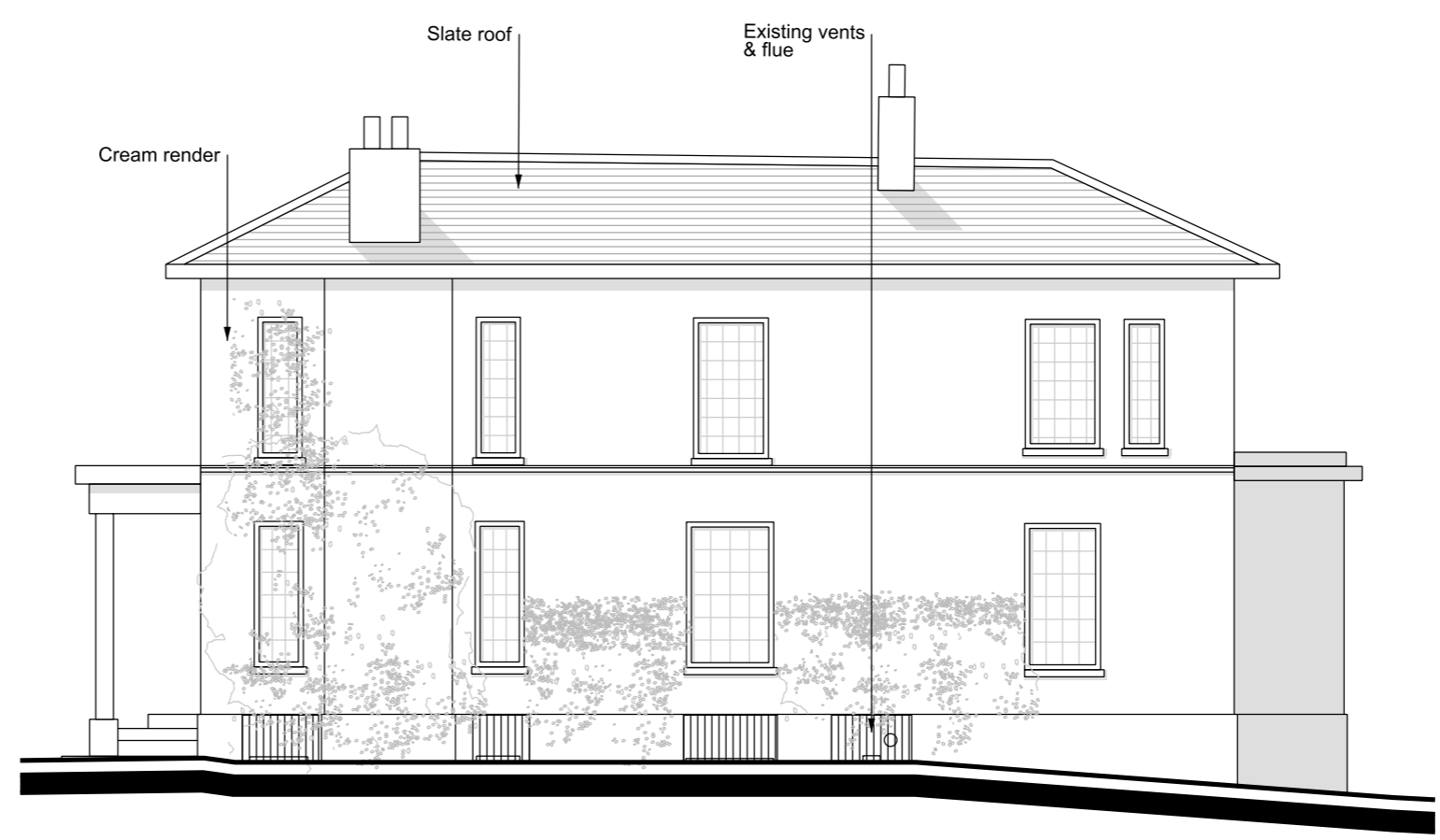
01
0021 Existing Drawings Morden Lodge 1:100@A3
South Elevation



02
0021 Existing Drawings Morden Lodge 1:100@A3
West Elevation



03
0021 Existing Drawings Morden Lodge 1:100@A3
North Elevation



04
0021 Existing Drawings Morden Lodge 1:100@A3
East Elevation

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P0 2020-10-27 Planning Issue
Revision Date Description

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Existing Elevations
Morden Lodge

Drawing Number	Revision
WP-0739-A-0021-E-XX	2020-10-27

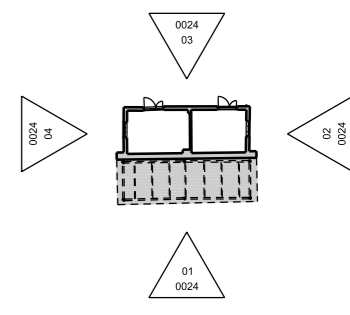
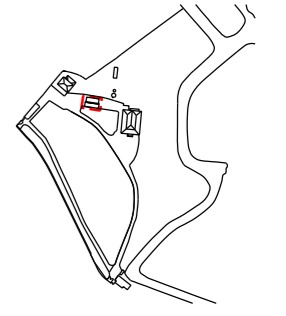
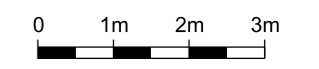
Scale @ A3	Revision Date
1: 100	P0

Drawing Purpose
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Note: Building needs full refurbishment. The dilapidated timber pergola is unsafe and rotten. The windows and doors need full refurbishment. The building is also fully overgrown.

Revision	Date	Description
P0	2020-10-27	Planning Issue

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Project
 Little Forest Folk | Morden Lodge
 Morden, London

Drawing Title
 Existing Elevations
 Potting Shed

Drawing Number	Revision
WP-0739-A-0024-E-XX	2020-10-27


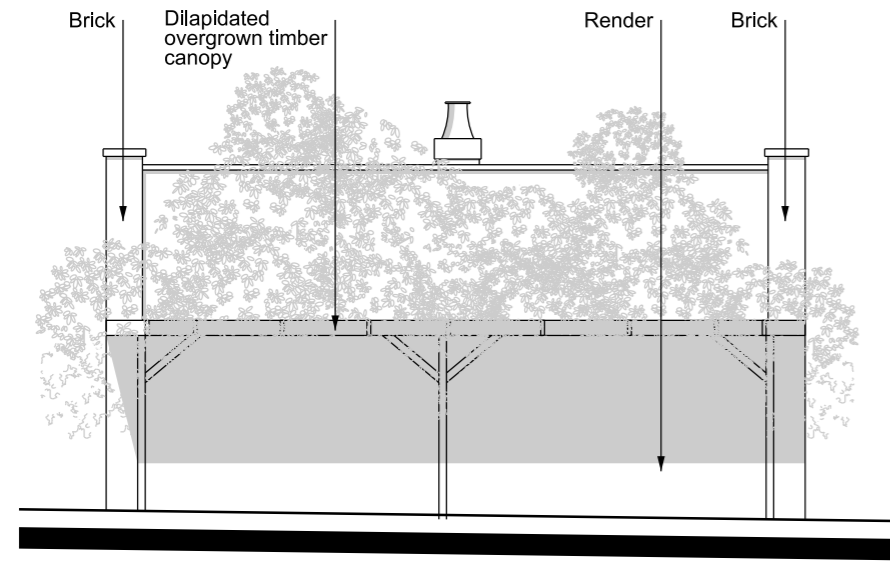
Scale @ A3	Revision Date
1: 100	P0

Drawing Purpose
 PLANNING

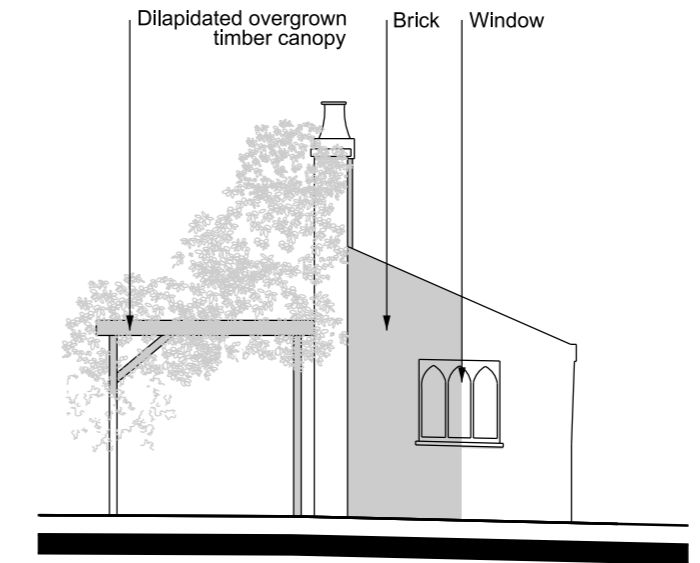
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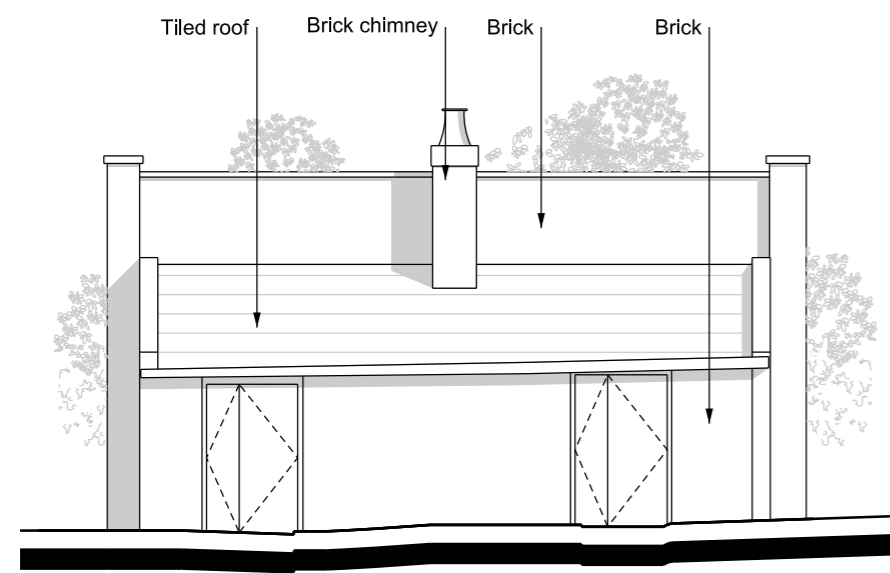
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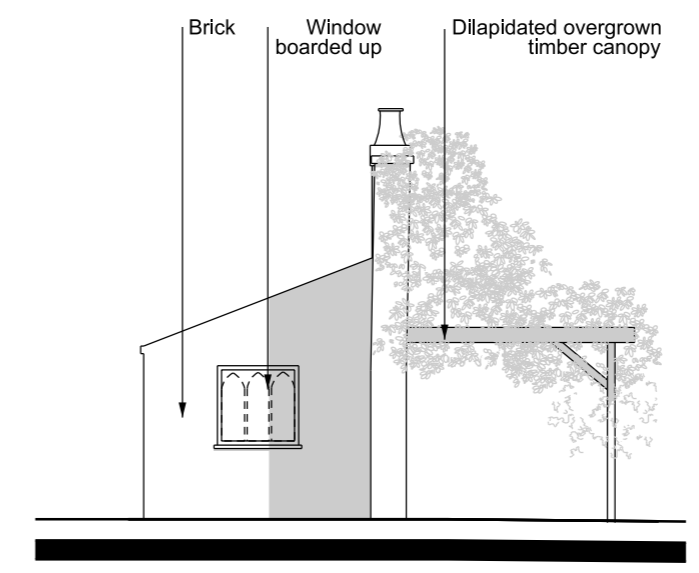
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 0024 Existing Drawings Potting Shed 1:100@A3
South Elevation



02
 0024 Existing Drawings Potting Shed 1:100@A3
East Elevation

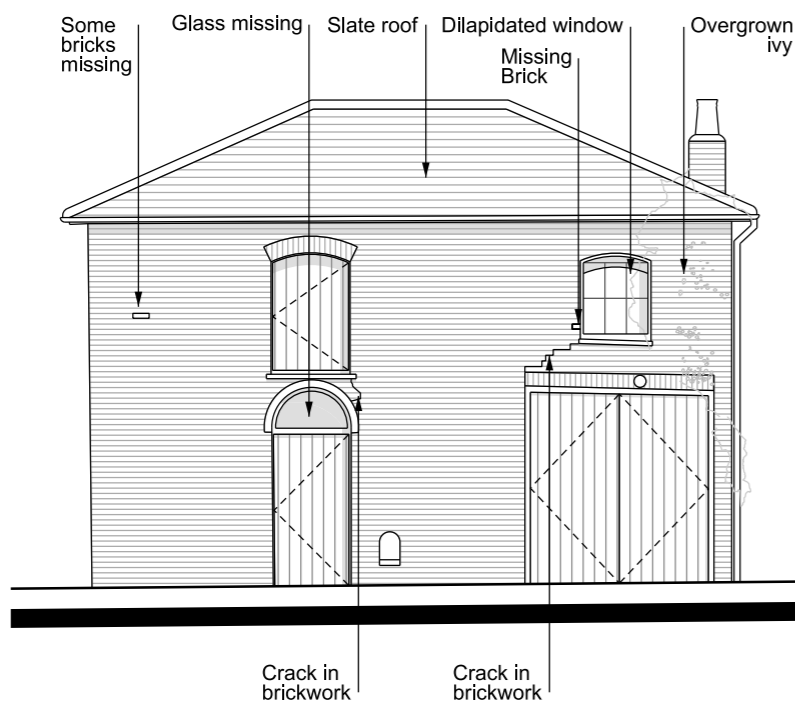
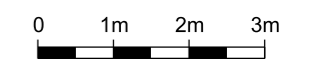


03
 0024 Existing Drawings Potting Shed 1:100@A3
North Elevation



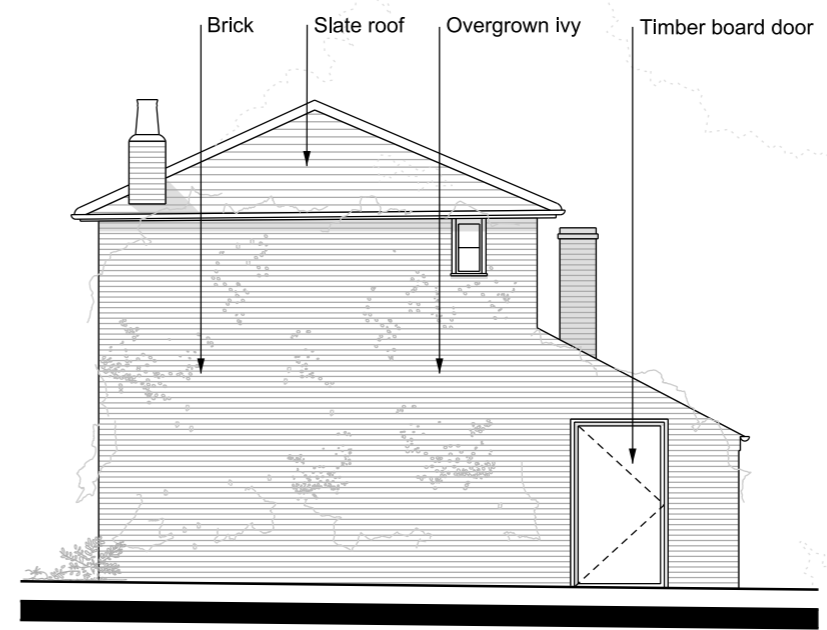
04
 0024 Existing Drawings Potting Shed 1:100@A3
West Elevation

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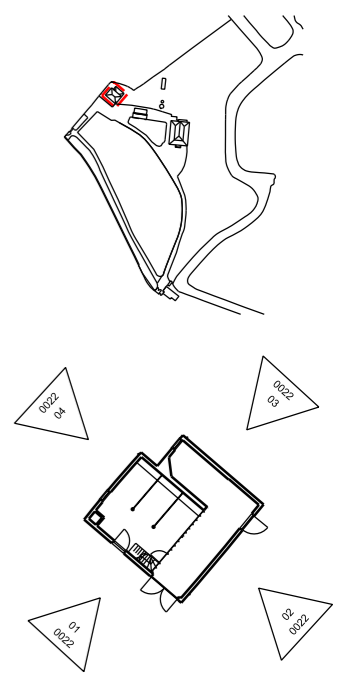
01 South West Elevation

0022 Existing Drawings Stables 1:100@A3



02 South East Elevation

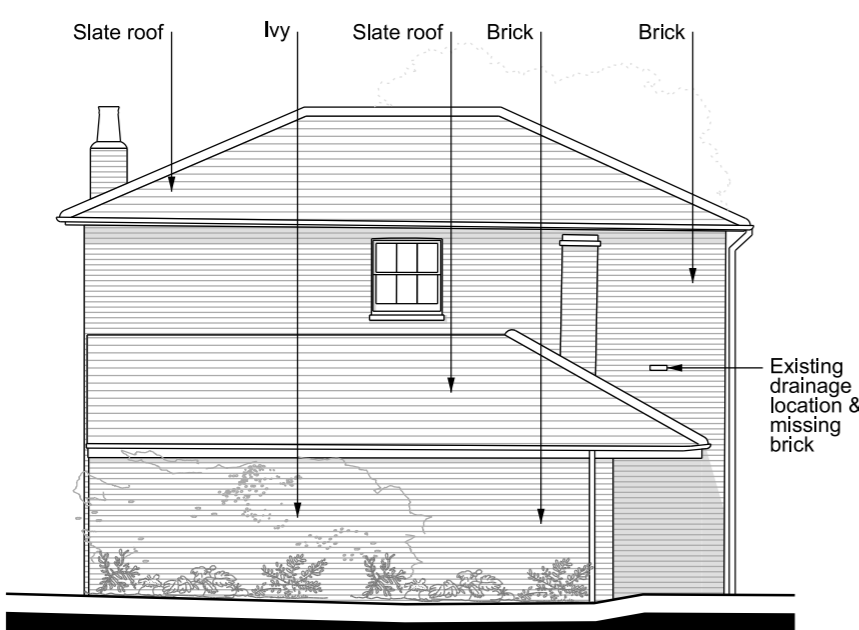
0022 Existing Drawings Stables 1:100@A3



Note: All doors and windows need refurbishing

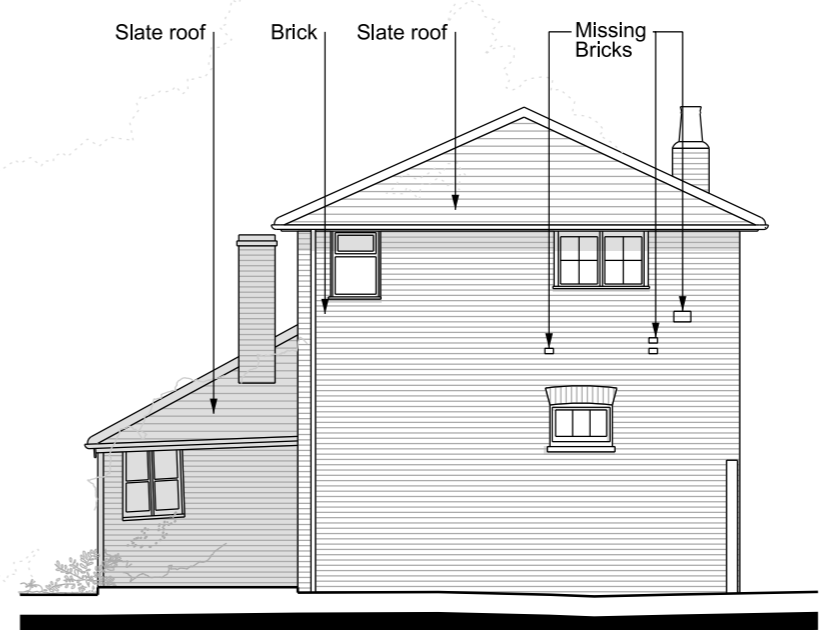
Revision	Date	Description
P0	2020-10-27	Planning Issue

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03 North East Elevation

0022 Existing Drawings Stables 1:100@A3



04 North West Elevation

0022 Existing Drawings Stables 1:100@A3

Project
 Little Forest Folk | Morden Lodge
 Morden, London

Drawing Title
 Existing Elevations Stable

Drawing Number	Revision
WP-0739-A-0022-E-XX	2020-10-27

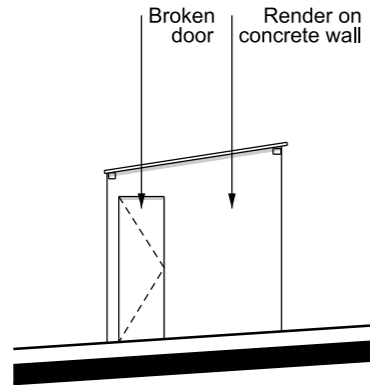
Scale @ A3	Revision Date
1: 100	P0

Drawing Purpose
 PLANNING

WIMSHURST PELLERITI

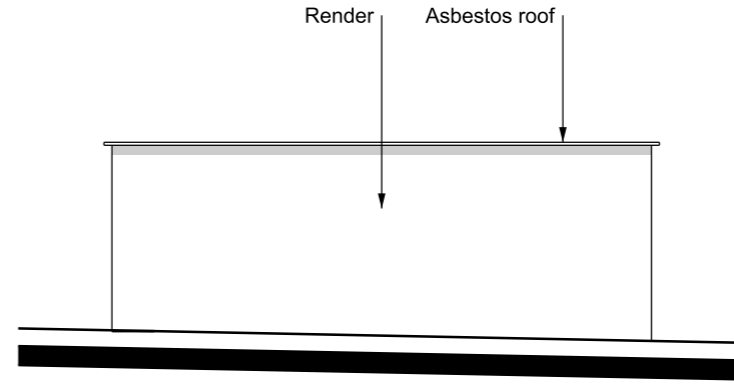
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 wilmshurst-pelleriti.com

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South Elevation

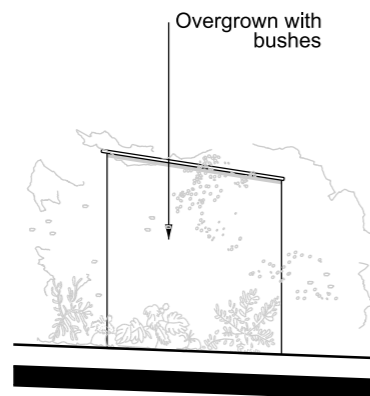
01
0023 Existing Drawings
Garden Workshop 1:100@A3



East Elevation

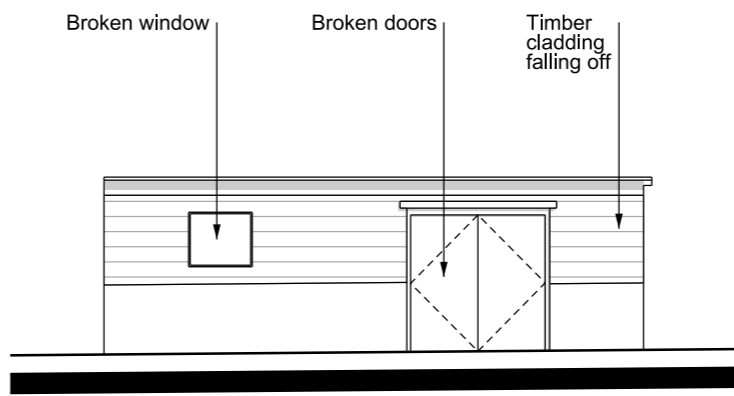
02
0023 Existing Drawings
Garden Workshop 1:100@A3

Note: Building in very poor condition



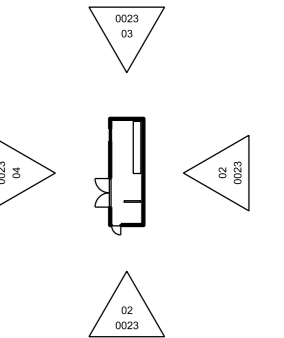
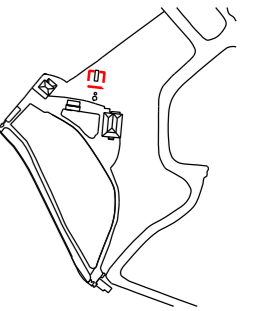
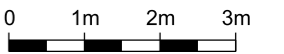
North Elevation

03
0023 Existing Drawings
Garden Workshop 1:100@A3



West Elevation

04
0023 Existing Drawings
Garden Workshop 1:100@A3



Note: Building is in a very poor state of repair. The structure is concrete and is sound. The cladding, doors and windows are dilapidated. The existing roof is corrugated asbestos.

Revision	Date	Description
P0	2020-10-27	Planning Issue

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Existing Elevations
Garden Workshop

Drawing Number	Revision
WP-0739-A-0023-E-XX	2020-10-27
Scale @ A3	Revision Date
1: 100	P0

Drawing Purpose
PLANNING

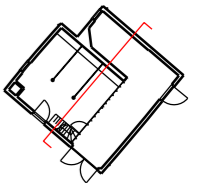
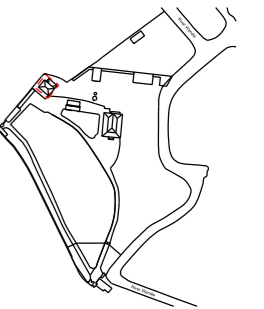
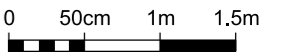
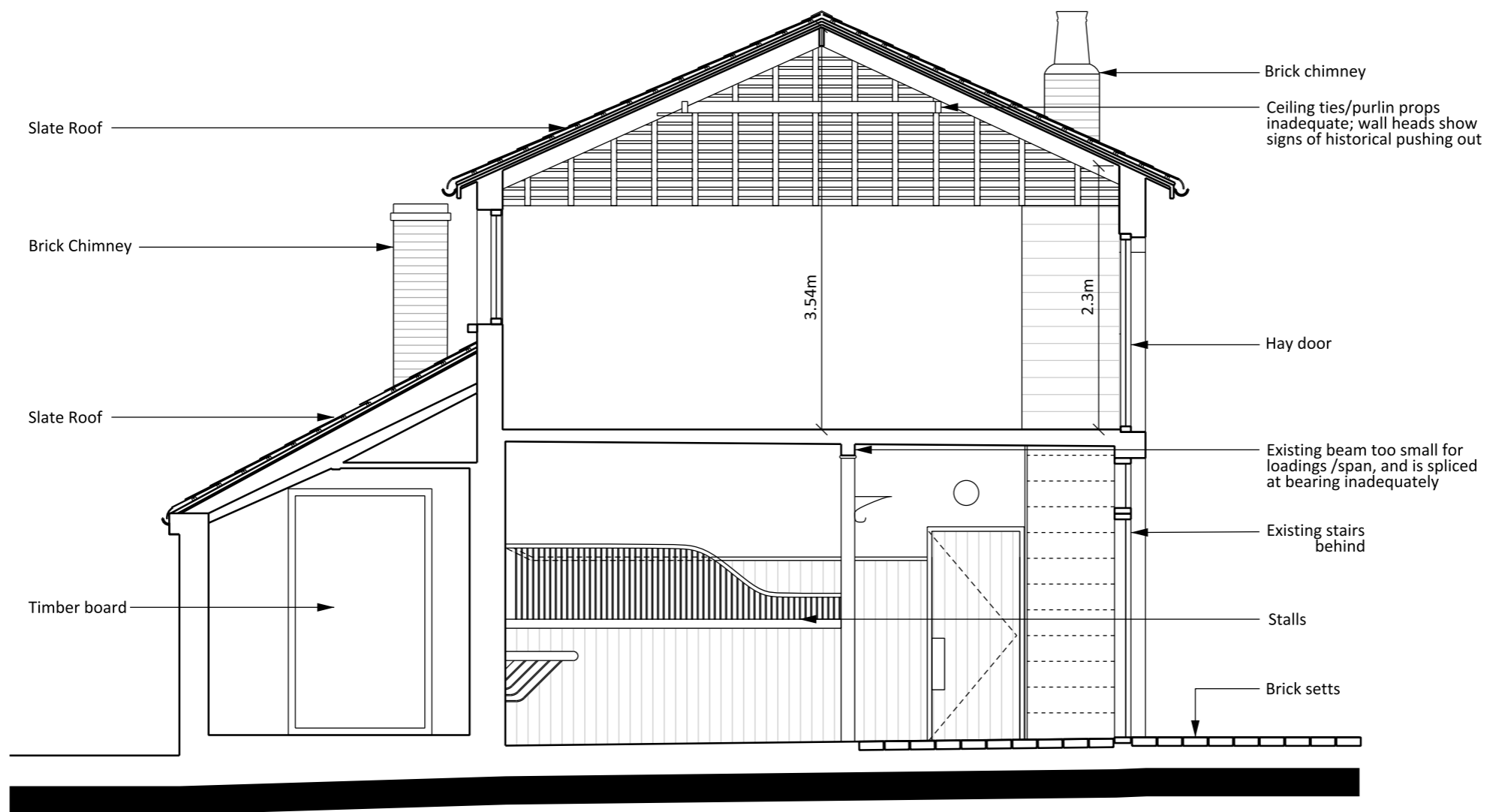
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Note: Building needs full refurbishment. The dilapidated timber pergola is unsafe and rotten. The windows and doors need full refurbishment. The building is also fully overgrown.

Revision	Date	Description
P0	2020-10-27	Planning Issue

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Morden, London

Drawing Title
Existing Section
Stable

Drawing Number	Revision
WP-0739-A-0033-S-XX	2020-10-27
Scale @ A3	Revision Date
1: 50	P0

Drawing Purpose
PLANNING

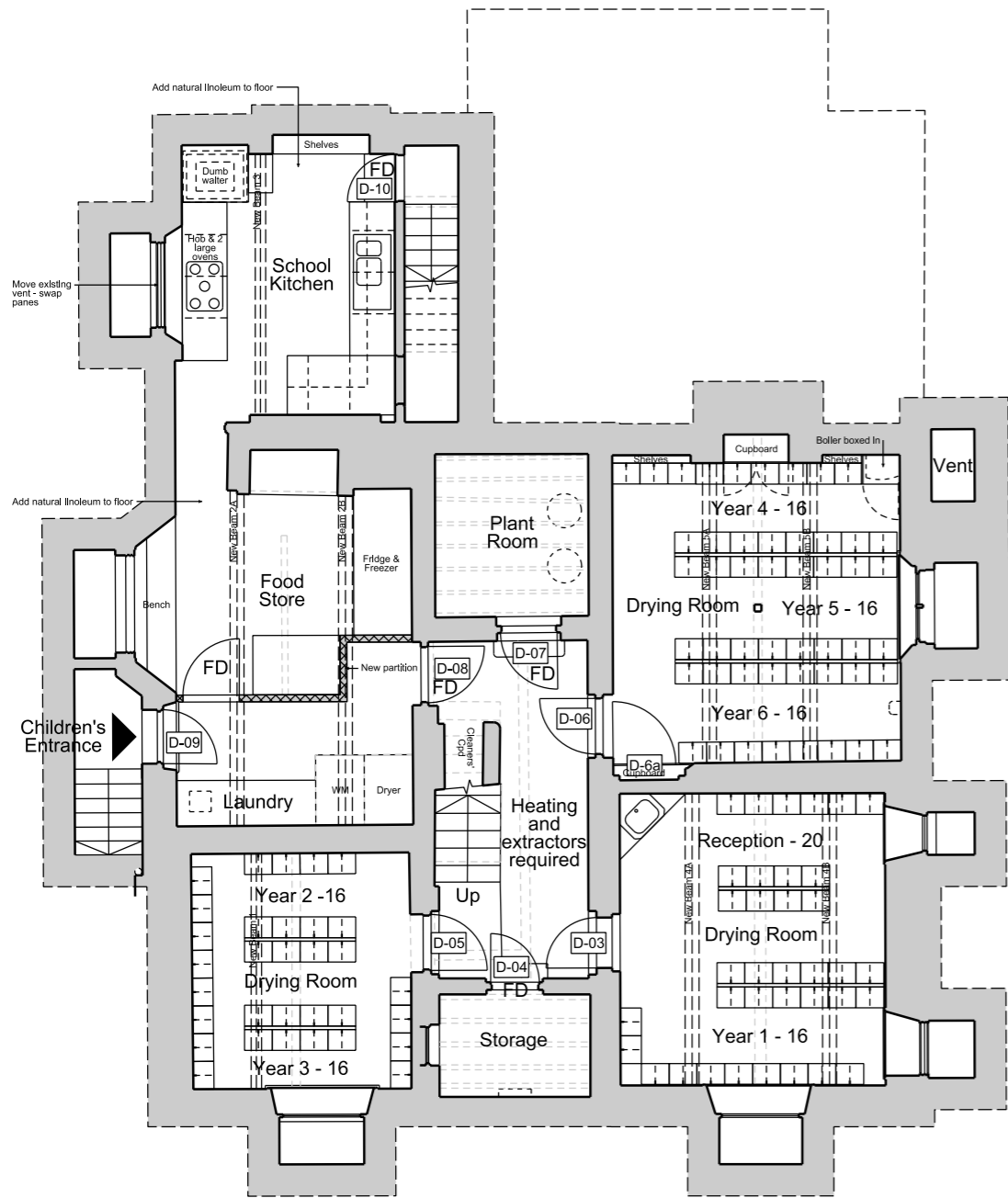
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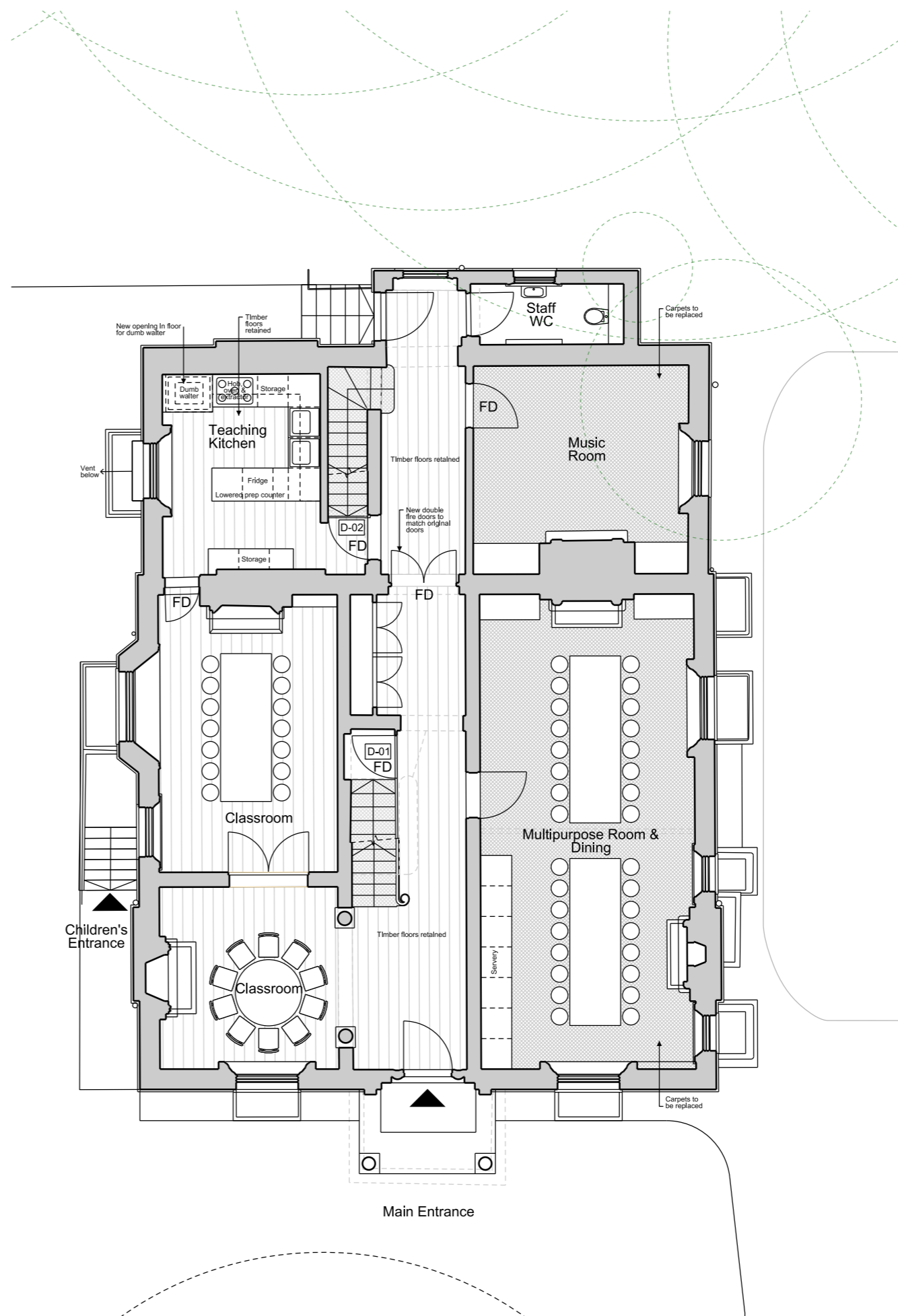


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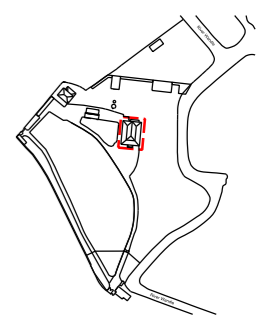
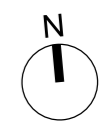
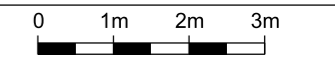
Basement Plan

01
0101 Proposed Drawings Morden Lodge 1:100@A3



Ground Floor Plan

02
0101 Proposed Drawings Morden Lodge 1:100@A3



Refer to structural engineers' report for proposed remedial works

P0	2020-10-27	Planning Issue
Revision	Date	Description

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Proposed Plans
Morden Lodge
Basement and Ground


Drawing Number	Revision
WP-0739-A-0101-P-X	2020-10-27
Scale @ A3	Revision Date
1: 100	P0

Drawing Purpose
PLANNING

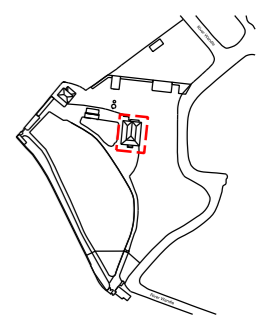
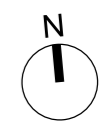
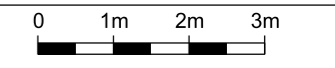
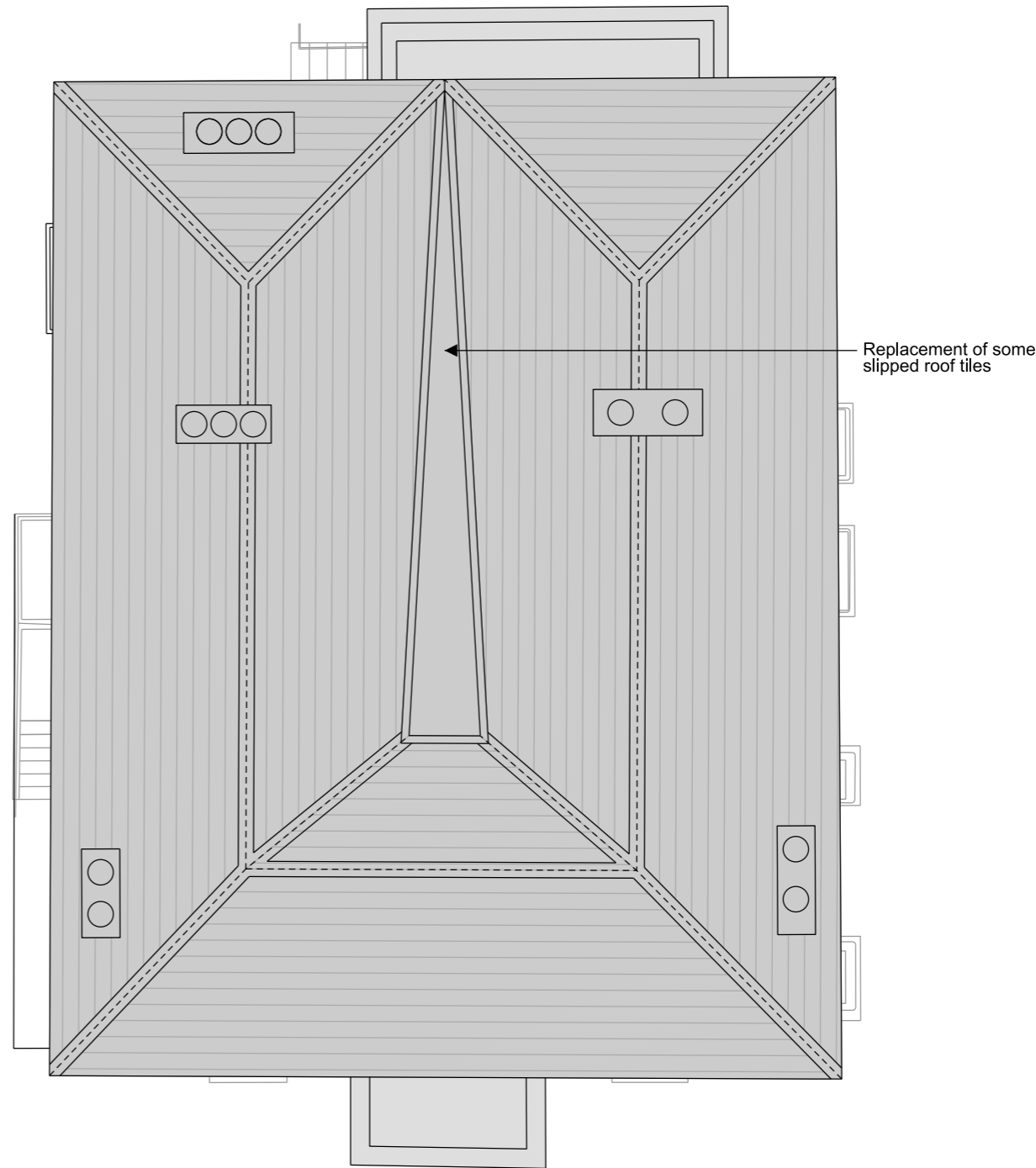
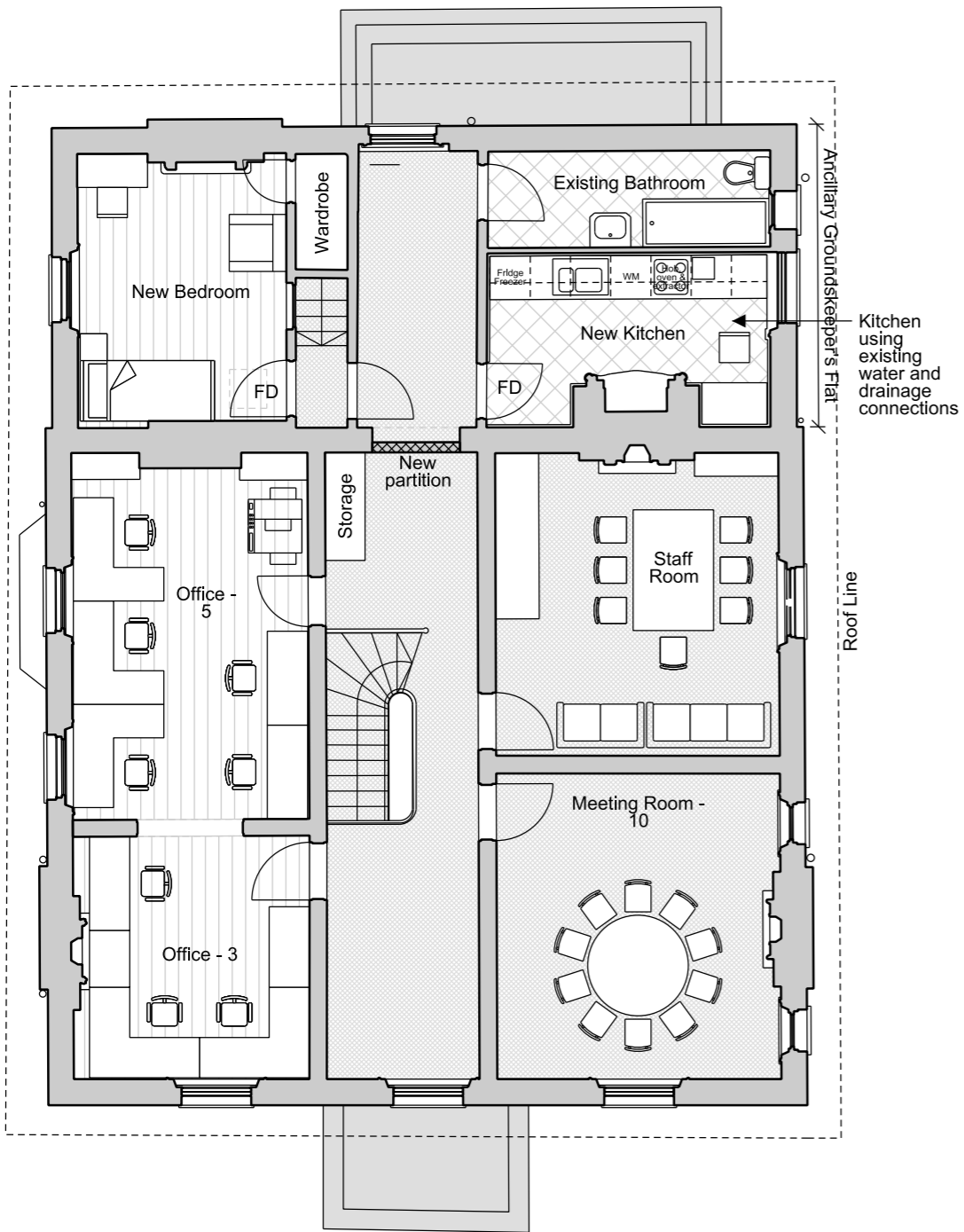
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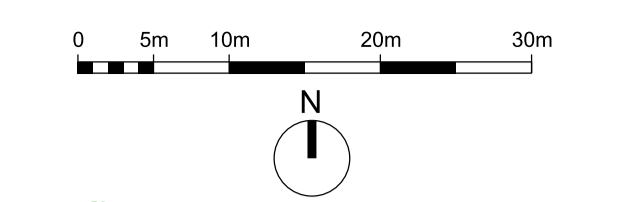
P0	2020-10-27	Planning Issue
Revision	Date	Description

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Tree Root Protection Area

- A. Morden Lodge
- Basement - Kitchen, Laundry, Food Store, Drying Rooms
- Ground - Teaching Kitchen, Classrooms, Multi-purpose Room, Music Room, Staff WC
- First - Offices, Staff Room, Meeting Room and Groundskeeper's Apartment
- B. Stable
- Ground Floor - Library, Workshop, Pottery, Staff WCs
- First Floor - Art Studio
- C. Potting Shed
- WCs, Outdoor Gallery to Display Pupils' Work
- D. Existing Concrete Shelter and Well
- E. Garden Workshop
- Project Space, Outdoor Teaching, Display Gallery
- F. New Growing Tunnel and Renewable Energy Centre
- G. New Raised Planting Beds
- H. New Animal Enclosure
- Miniature Pigs and Sheep
- Low impact, bearing on sleepers, no excavation required
- J. New Bike Store
- K. New Chicken Coop
- Low impact, no excavation required
- L. New Covered Walkway with Display Boards
- M. New Boardwalk Pathways
- Low impact, pinned sleepers
- N. Existing Paths

Revision	Date	Description
P3	2021-03-09	Minor amendments
P2	2021-01-21	Remove pontoon
P1	2020-11-19	Trees update, energy blades
P0	2020-10-27	Planning Issue

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Proposed Masterplan

Drawing Number	Revision
WP-0739-A-0100-P-00	P3

Scale @ A1 / A3	Revision Date
1:500 / 1:1000	2021-03-09

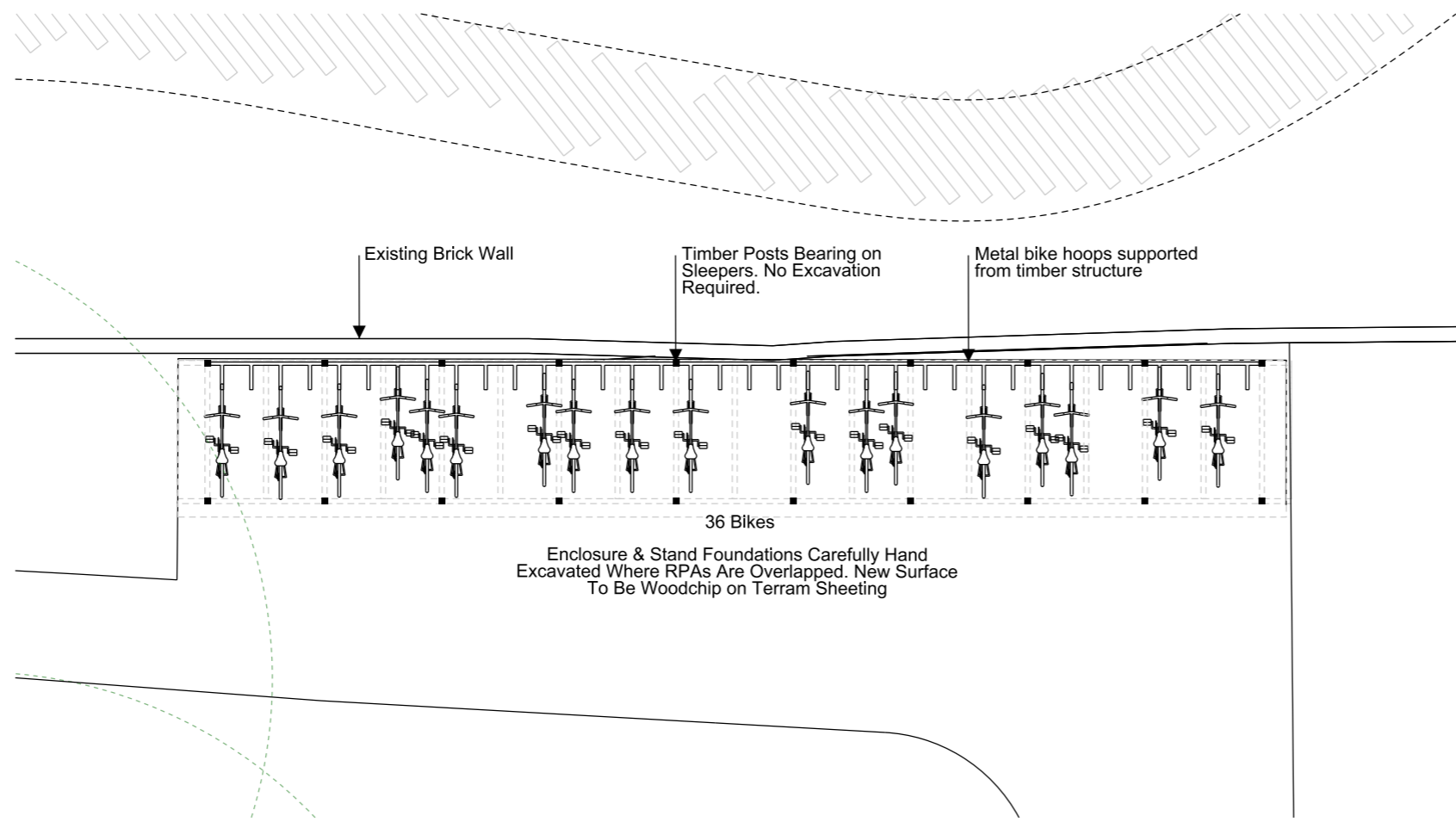
Drawing Purpose
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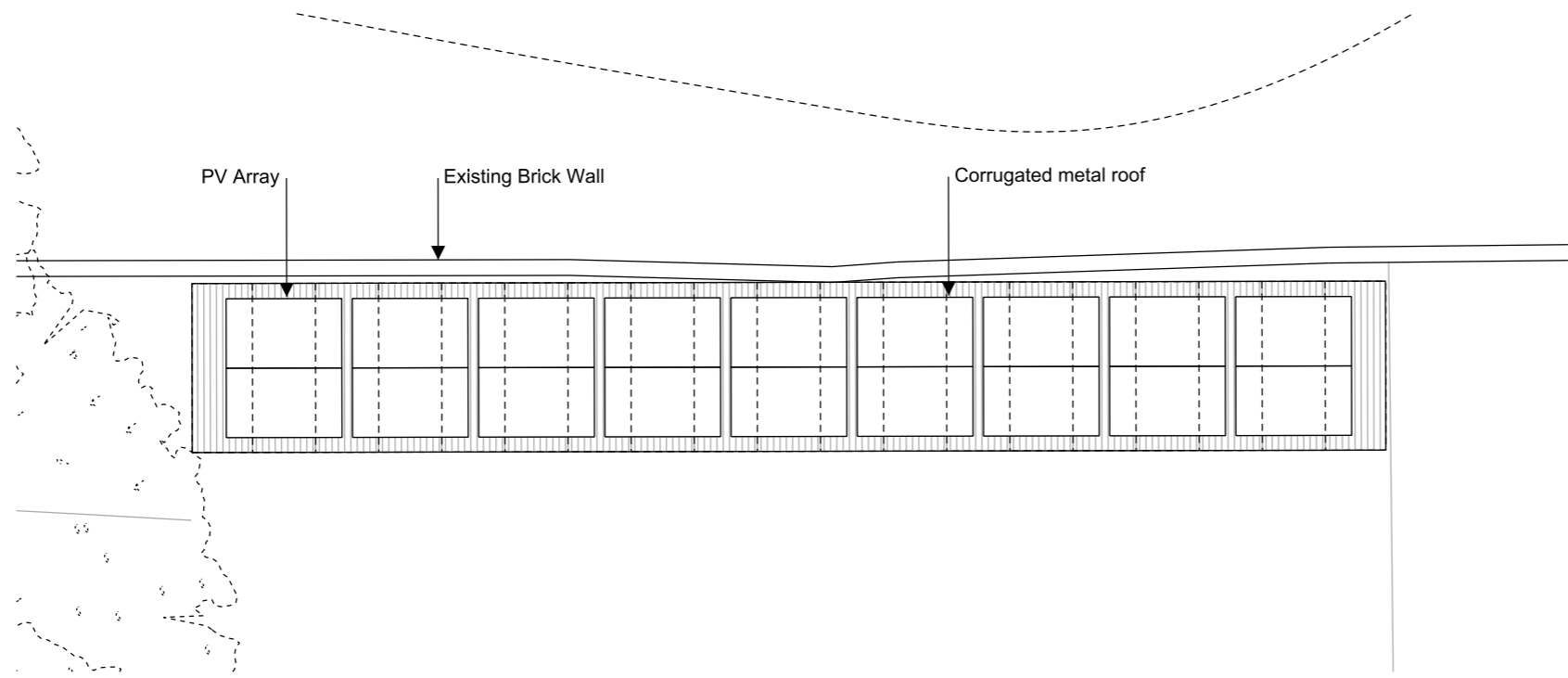


Ground Floor Plan

1:100@A3

Proposed Drawings
Bike Store

01
0107
Page 205

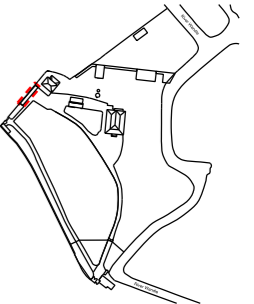
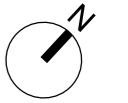
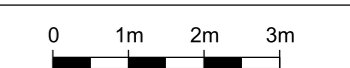


Roof Plan

1:100@A3

Proposed Drawings
Bike Store

02
0107



Revision	Date	Description
P0	2020-10-27	Planning Issue

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Proposed Plans
Bike Store
Ground and Roof

Drawing Number	Revision
WP-0739-A-0107-P-X	2020-10-27

Scale @ A3	Revision Date
1:100	P0

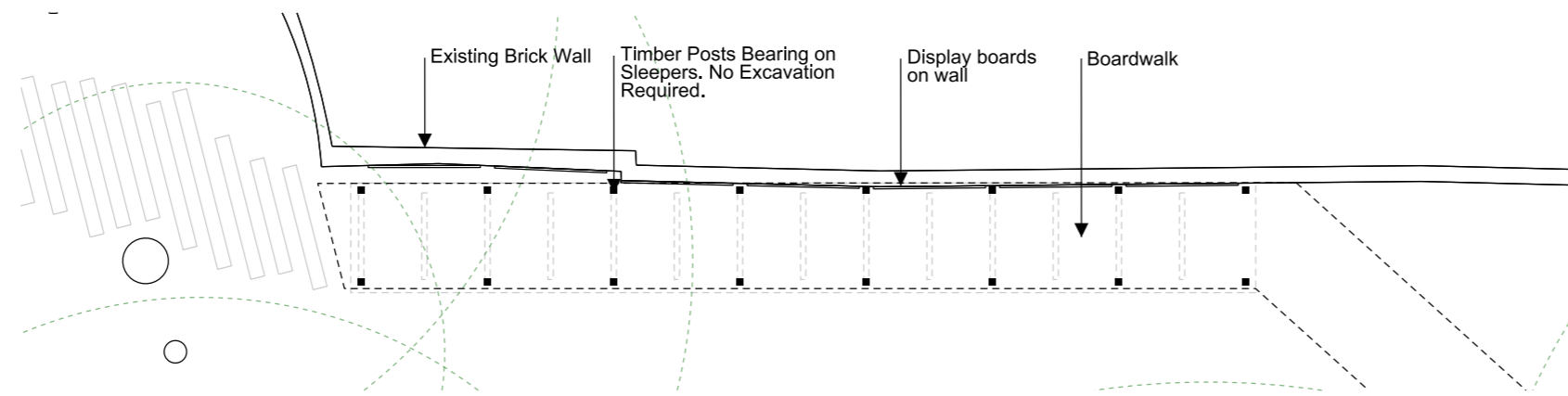
Drawing Purpose
PLANNING

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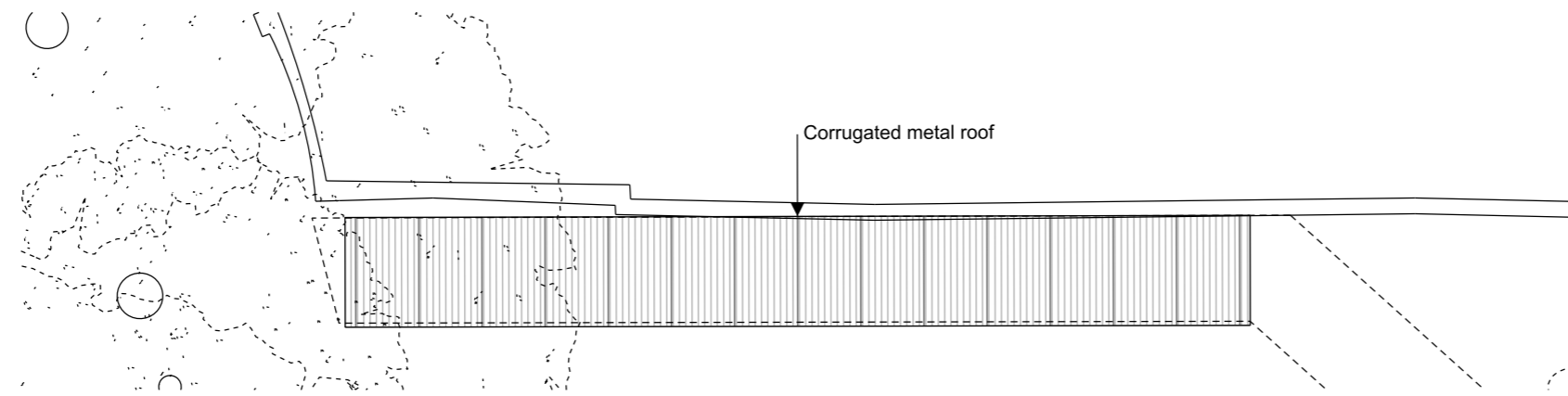
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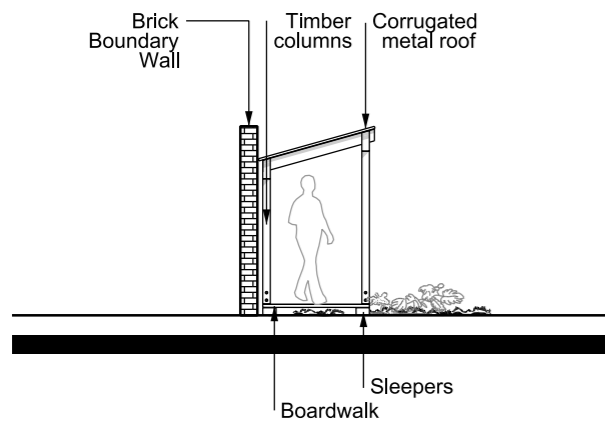
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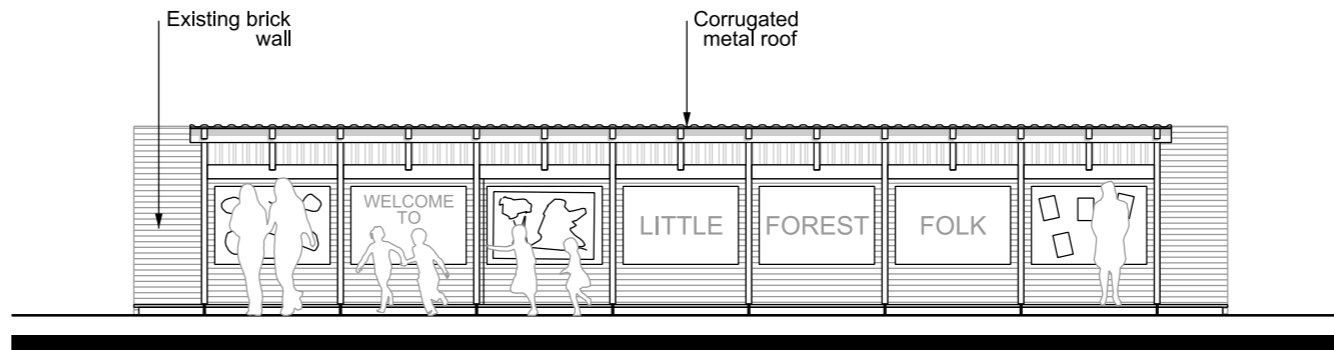
01
0111 Proposed Drawings Covered Walkway 1:100@A3
Ground Floor Plan



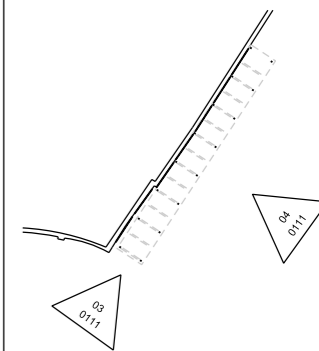
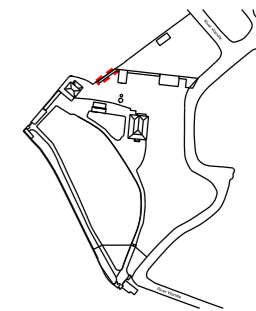
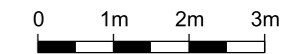
02
0111 Proposed Drawings Covered Walkway 1:100@A3
Roof Plan



03
0111 Proposed Drawings Covered Walkway 1:100@A3
South West Elevation



04
0111 Proposed Drawings Covered Walkway 1:100@A3
South East Elevation



Page 207

Revision	Date	Description
P0	2020-10-27	Planning Issue

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Proposed Plans and Elevations Covered Walkway Gallery

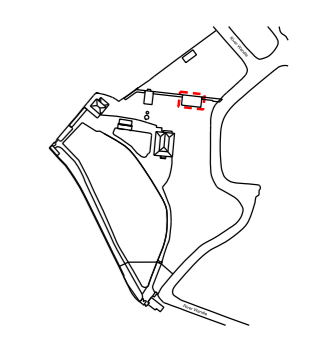
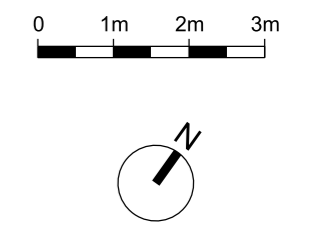
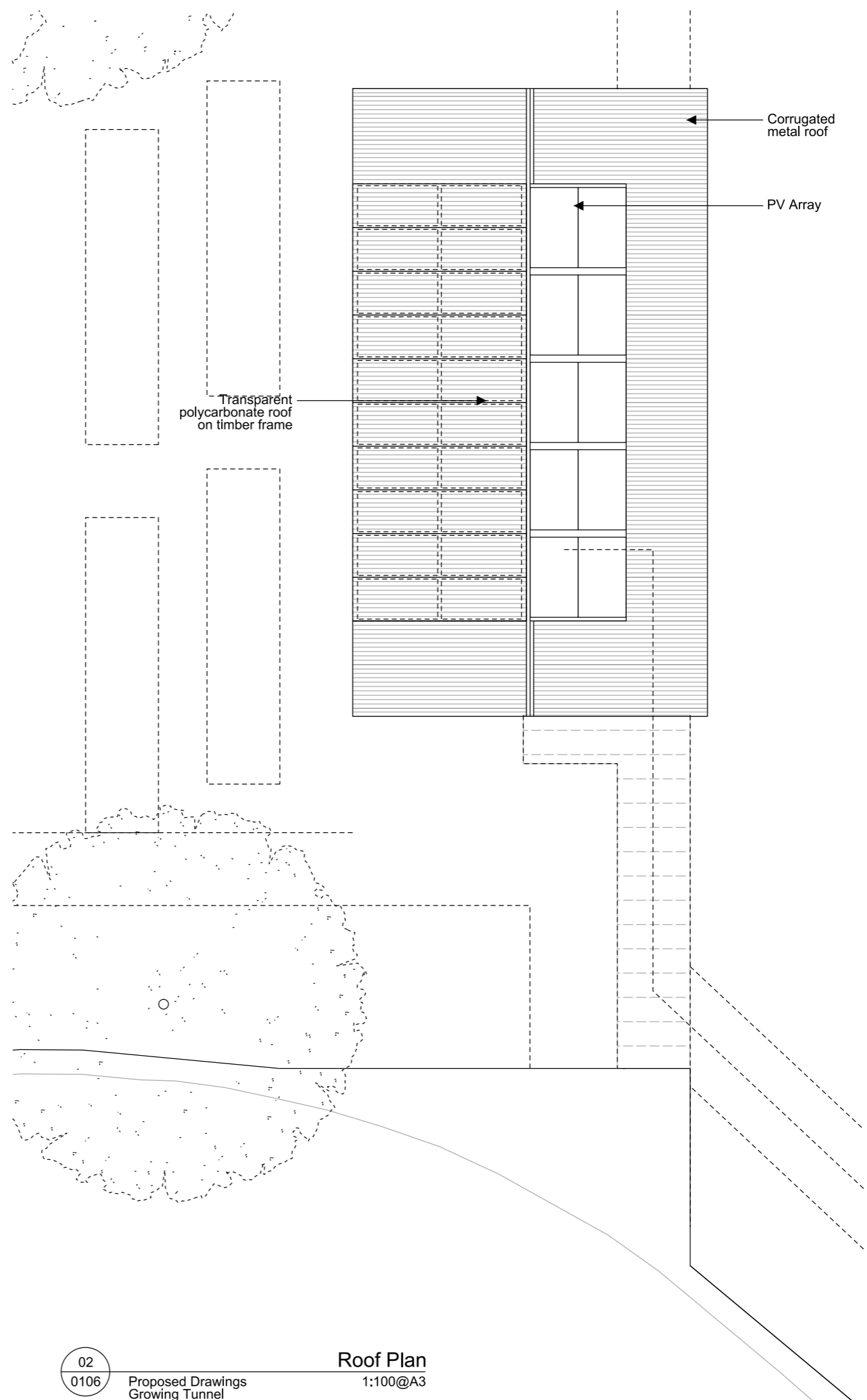
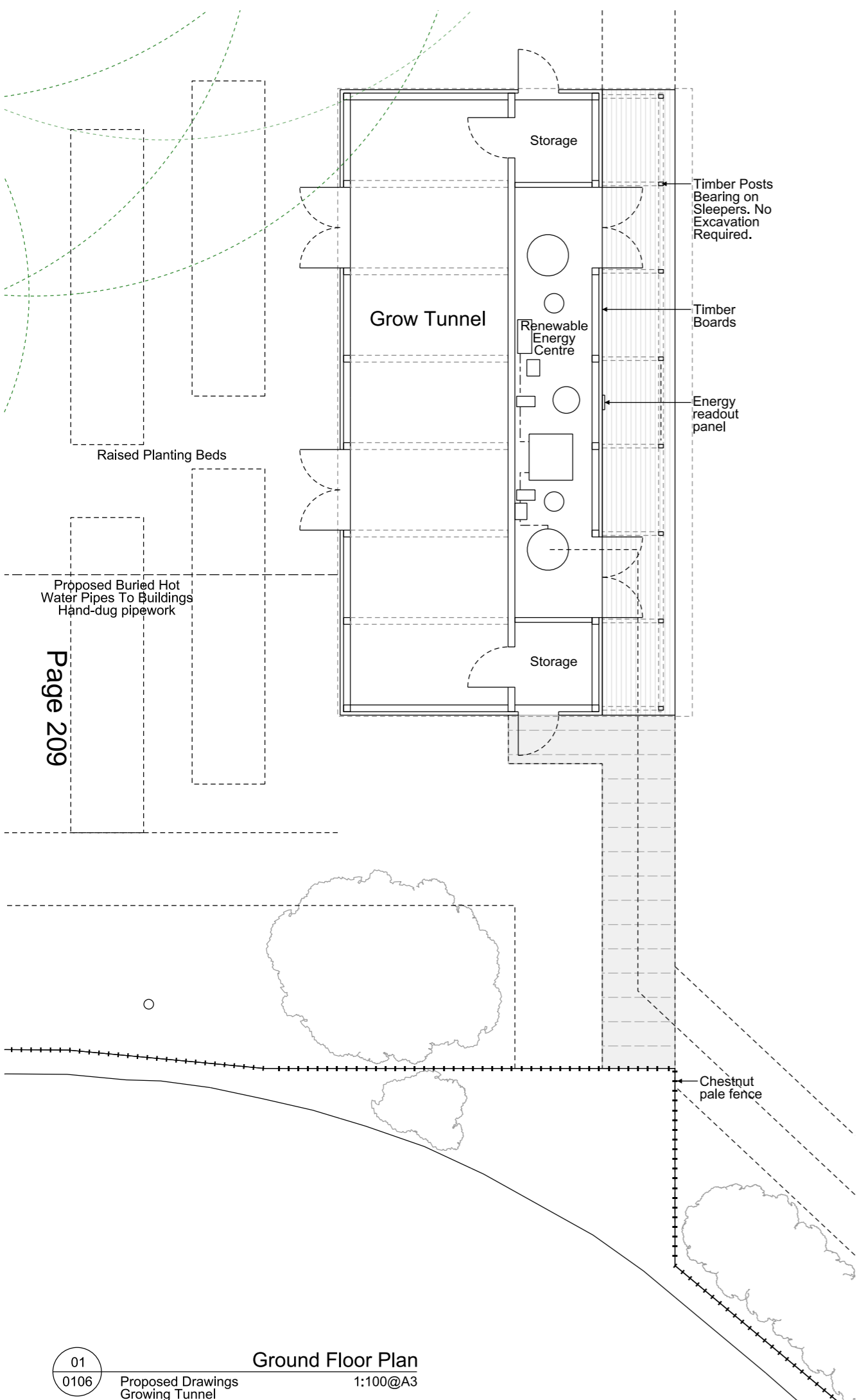
Drawing Number	Revision
WP-0739-A-0111-P-X	2020-10-27
Scale @ A3	Revision Date
1:100	P0

Drawing Purpose
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Page 209

P2	2021-01-21	Remove pontoon
P1	2020-11-19	Update
P0	2020-10-27	Planning Issue
Revision	Date	Description

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Project
Little Forest Folk | Morden Lodge
 Morden, London

Drawing Title
Proposed Plans
Growing Tunnel
Ground and Roof

Drawing Number	Revision
WP-0739-A-0106-P-X	P2
Scale @ A3	Revision Date
1:100	2021-01-21

Drawing Purpose
 PLANNING

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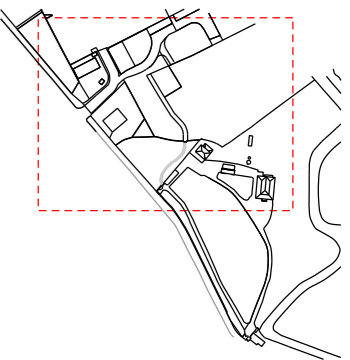
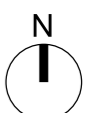
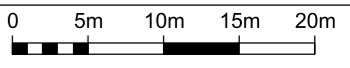
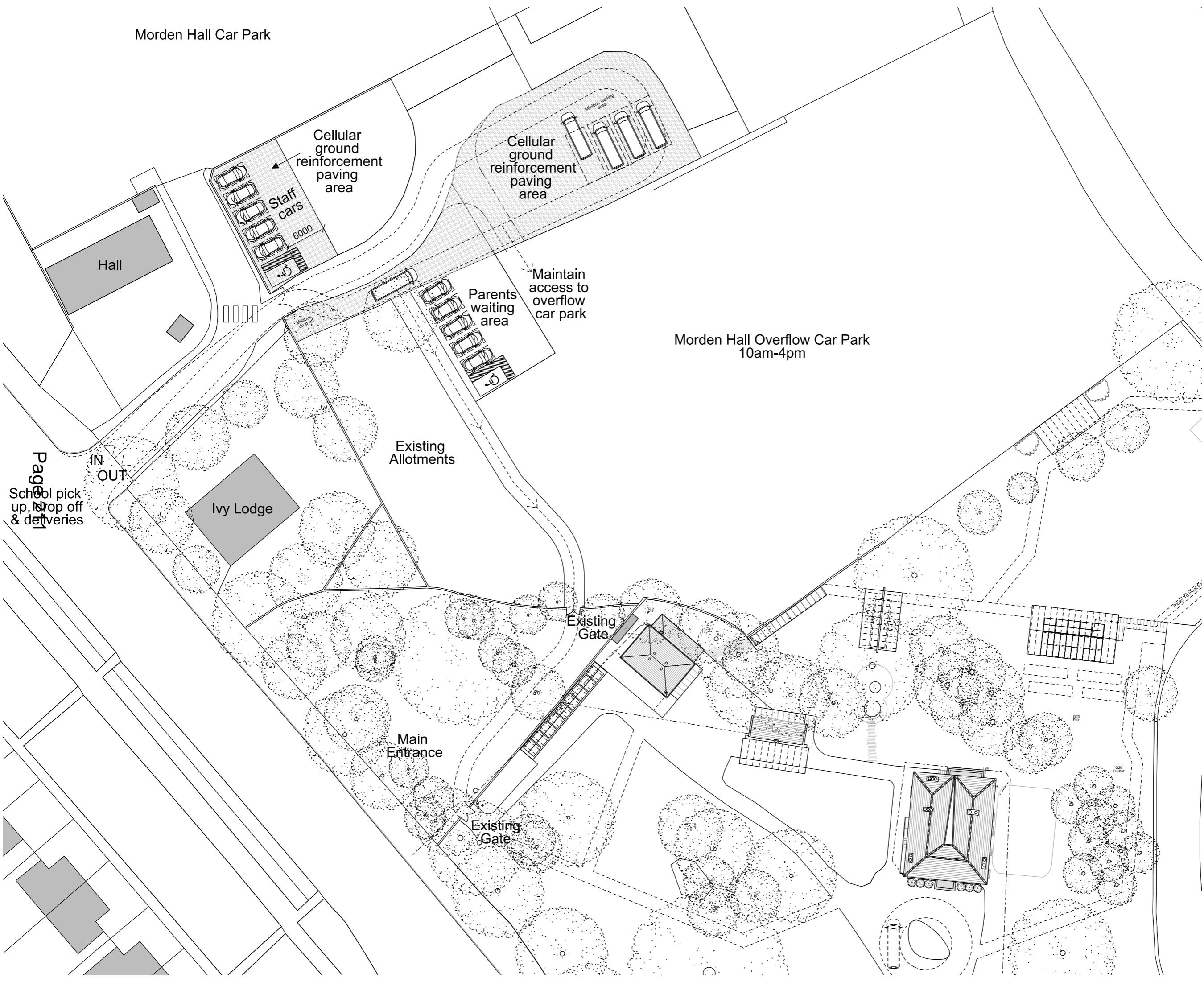


01
0106 Proposed Drawings Growing Tunnel 1:100@A3

02
0106 Proposed Drawings Growing Tunnel 1:100@A3

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Morden Hall Car Park



Pages
School pick up,
drop off &
deliveries

Morden Hall Overflow Car Park
10am-4pm

P2	2021-01-21	Remove pontoon
P1	2020-11-19	Update
P0	2020-10-27	Planning Issue
Revision	Date	Description

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Proposed Plan
Parking Area

Drawing Number	Revision
WP-0739-A-0109-P-X	P2

Scale @ A3	Revision Date
1:500	2021-01-21

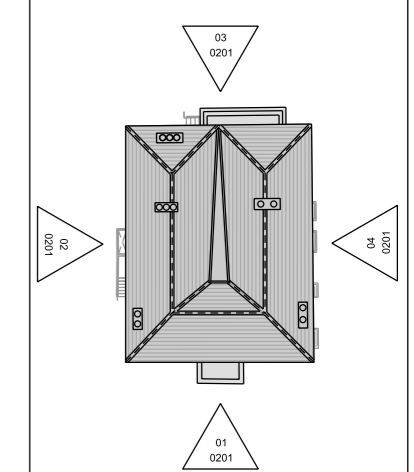
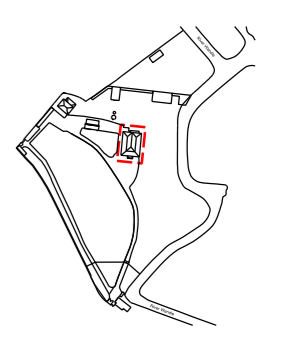
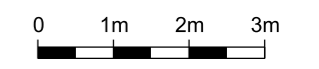
Drawing Purpose
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South Elevation

01
0201 Proposed Drawings
Morden Lodge 1:100@A3



West Elevation

02
0201 Proposed Drawings
Morden Lodge 1:100@A3



North Elevation

03
0201 Proposed Drawings
Morden Lodge 1:100@A3



East Elevation

04
0201 Proposed Drawings
Morden Lodge 1:100@A3

P0 2020-10-27 Planning Issue
Revision Date Description

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Proposed Elevations
Morden Lodge

Drawing Number	Revision
WP-0739-A-0201-E-XX	2020-10-27

Scale @ A3	Revision Date
1: 100	P0

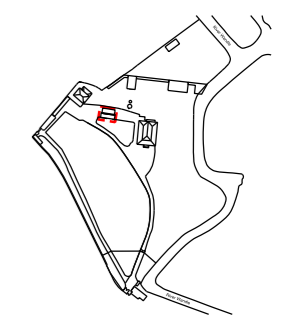
Drawing Purpose
PLANNING

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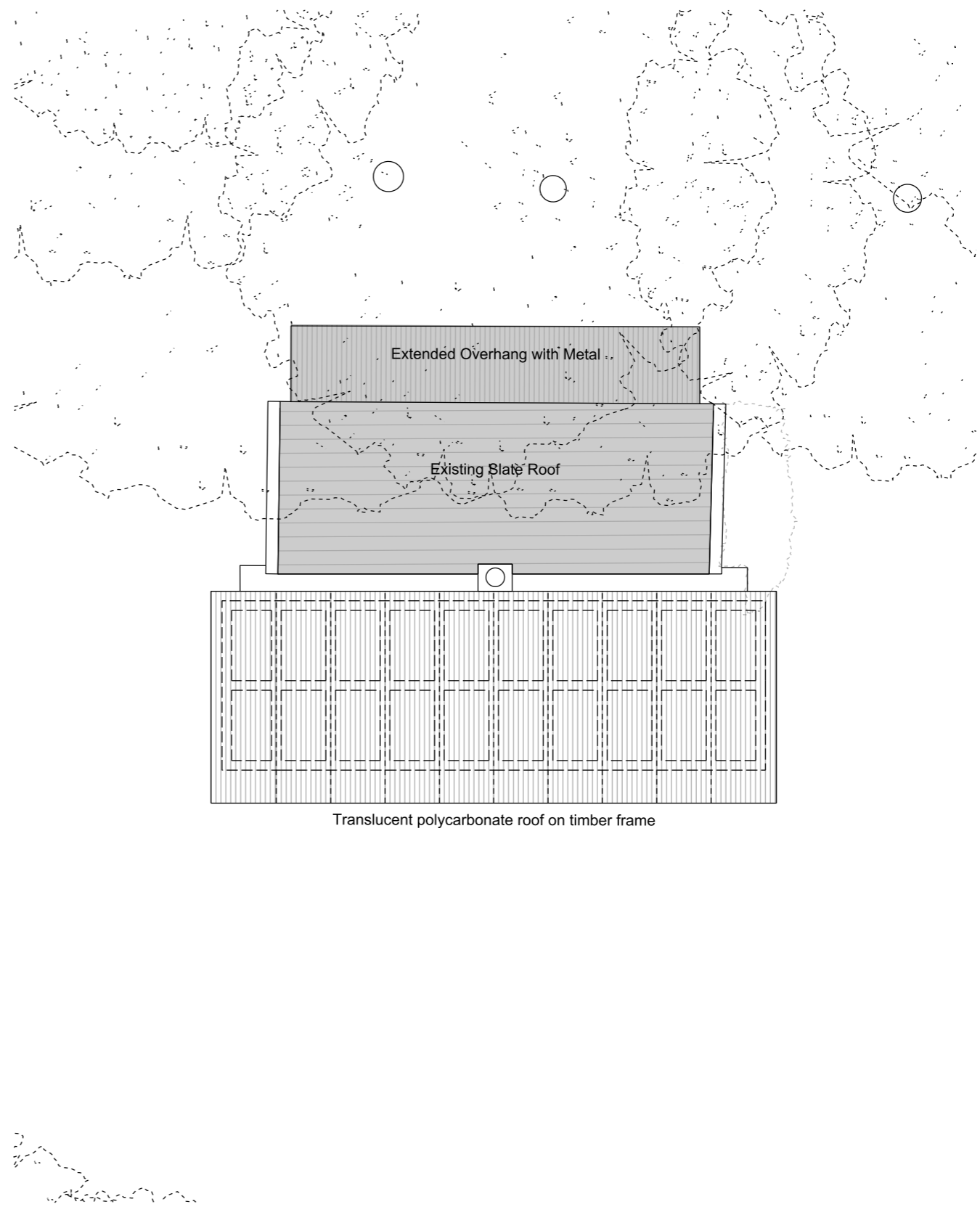
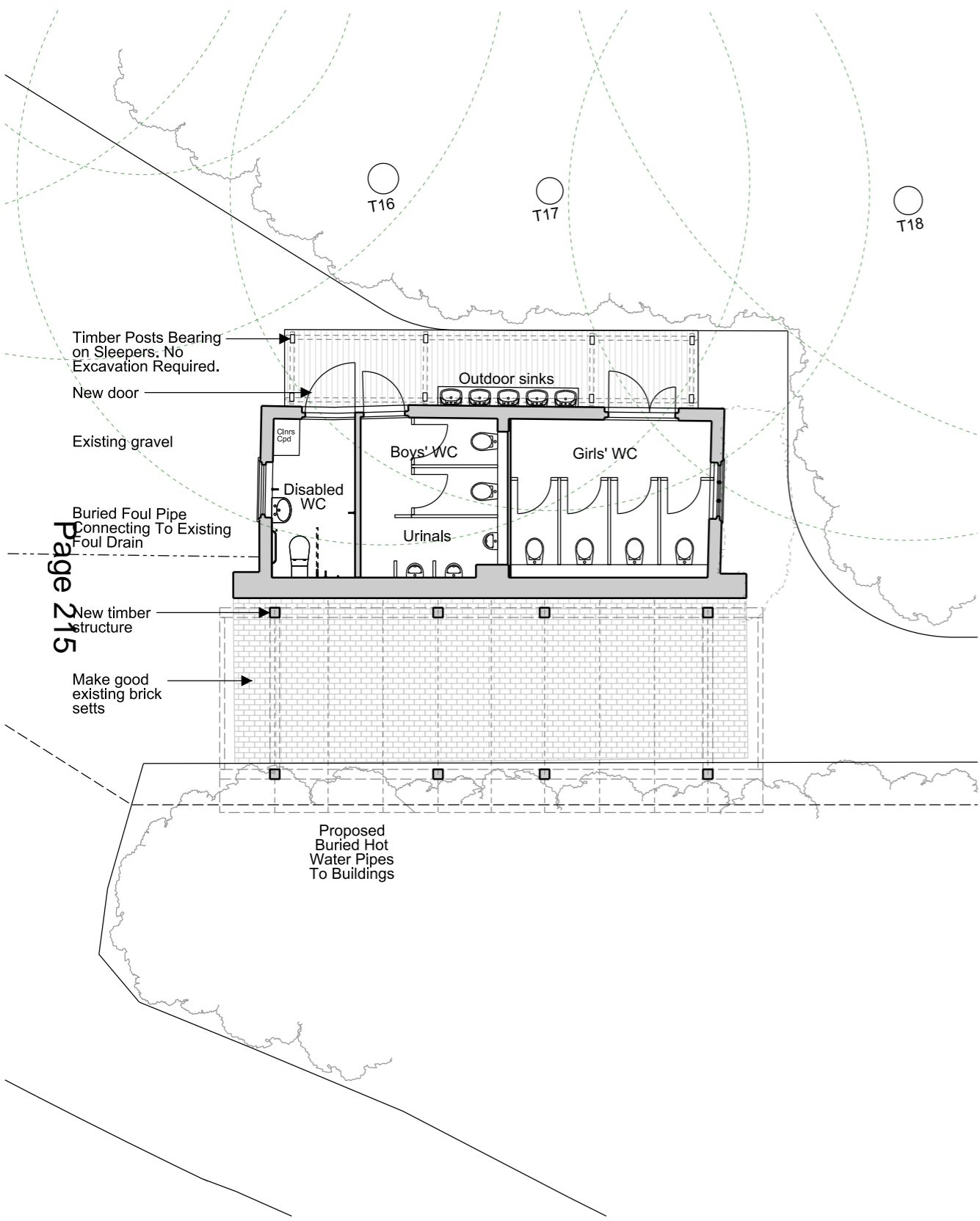
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0 1m 2m 3m



Refer to structural engineers' report for proposed remedial works



Page 215

01
0104 Proposed Drawings Potting Shed 1:10@A3
Ground Floor Plan

02
0104 Proposed Drawings Potting Shed 1:10@A3
Roof Plan

P0	2020-10-27	Planning Issue
Revision	Date	Description

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Proposed Plans
Potting Shed
Ground and Roof

Drawing Number	Revision
WP-0739-A-0104-P-X	2020-10-27
Scale @ A3	Revision Date
1:100	P0

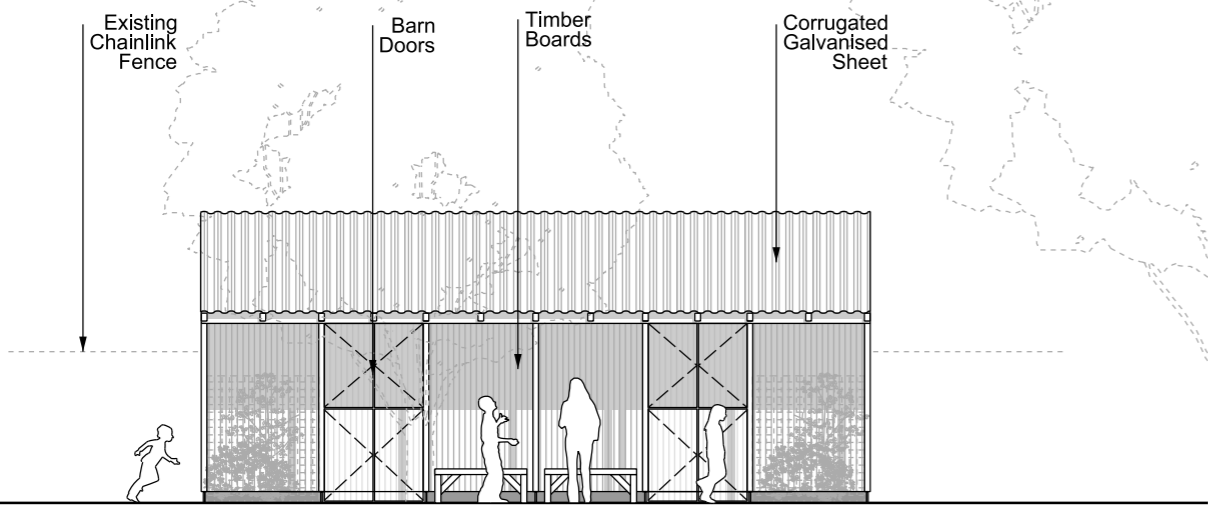
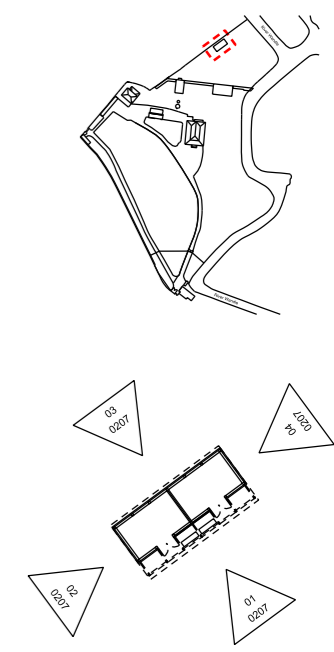
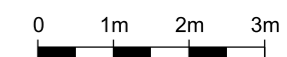
Drawing Purpose
PLANNING

WIMSHURST PELLERITI

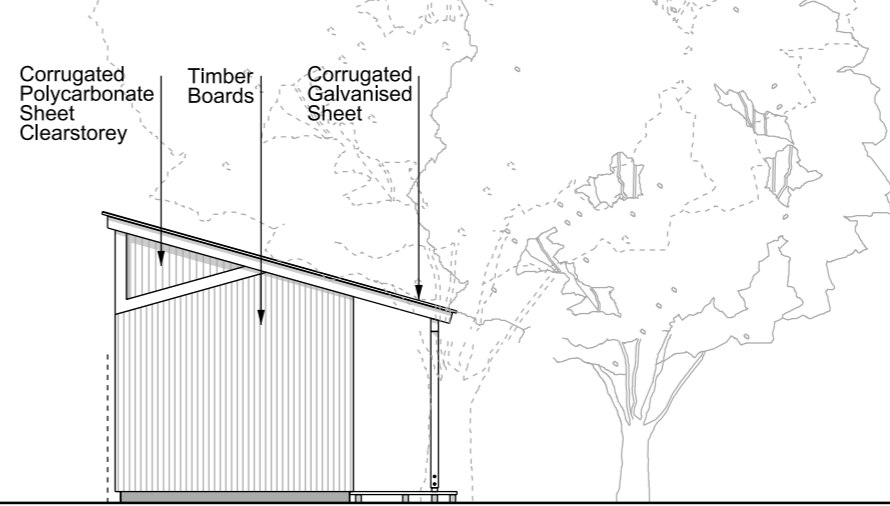
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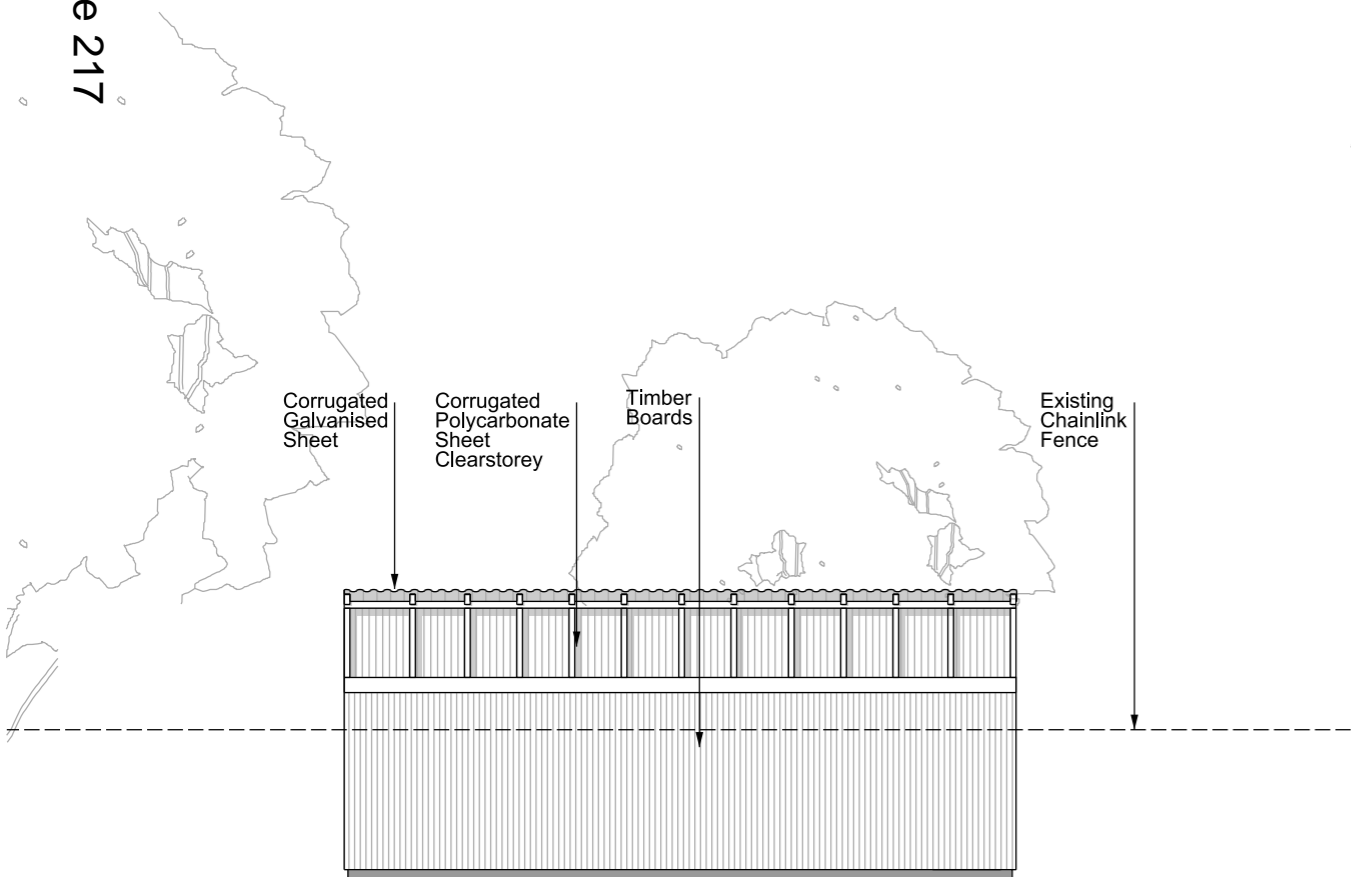
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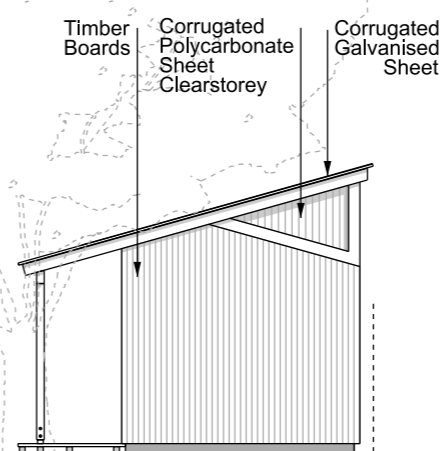
01
0207 Proposed Elevations
Animal Enclosure 1:100@A3



02
0207 Proposed Elevations
Animal Enclosure 1:100@A3



03
0207 Proposed Elevations
Animal Enclosure 1:100@A3



04
0207 Proposed Elevations
Animal Enclosure 1:100@A3

Page 217

Revision	Date	Description
P1	2020-11-20	Update
P0	2020-10-27	Planning Issue

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Proposed Elevations
Animal Enclosure

Drawing Number	Revision
WP-0739-A-0207-E-XX	P1


Scale @ A3	Revision Date
1: 100	2020-11-20

Drawing Purpose
PLANNING

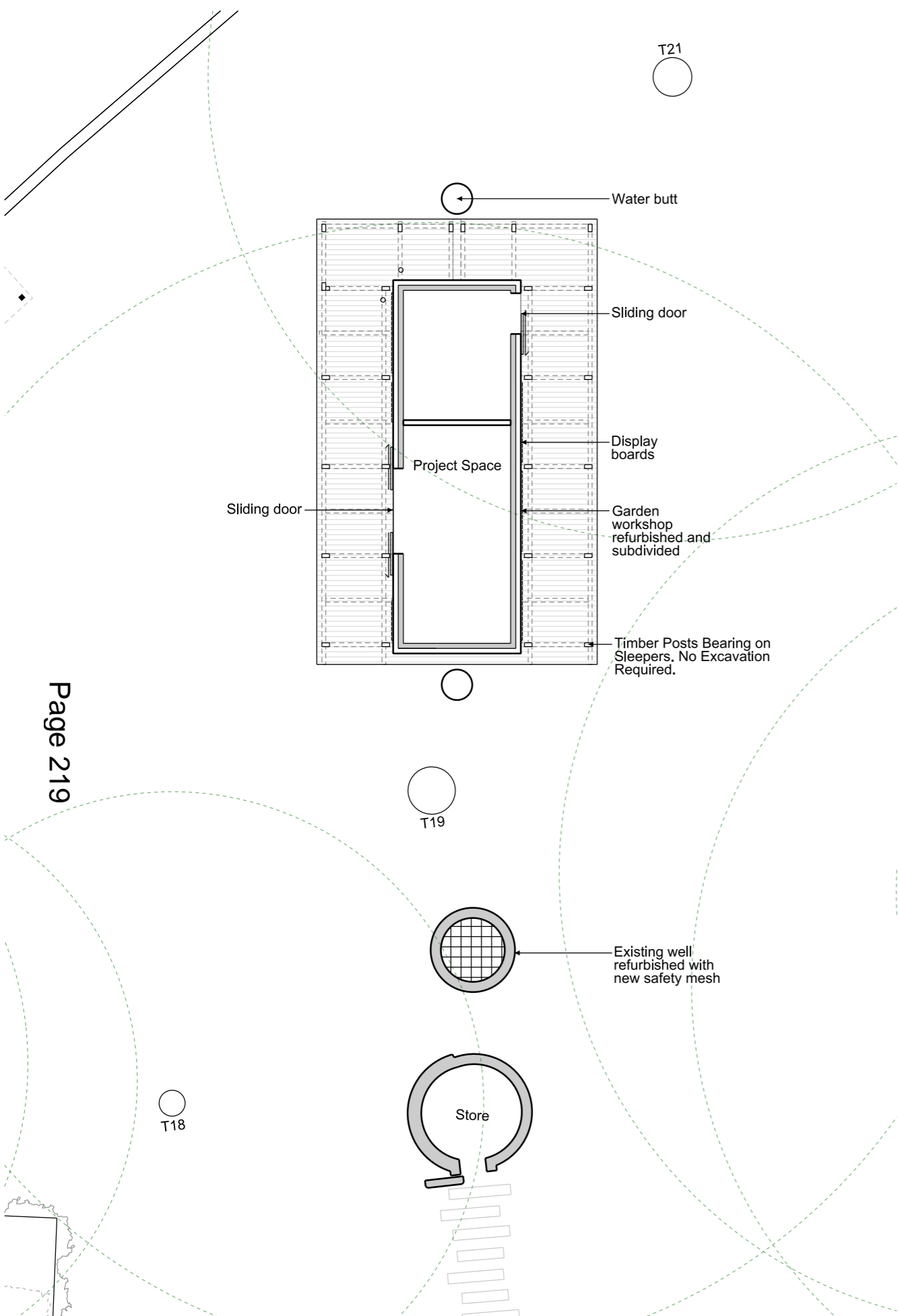
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Water butt

Sliding door

Project Space

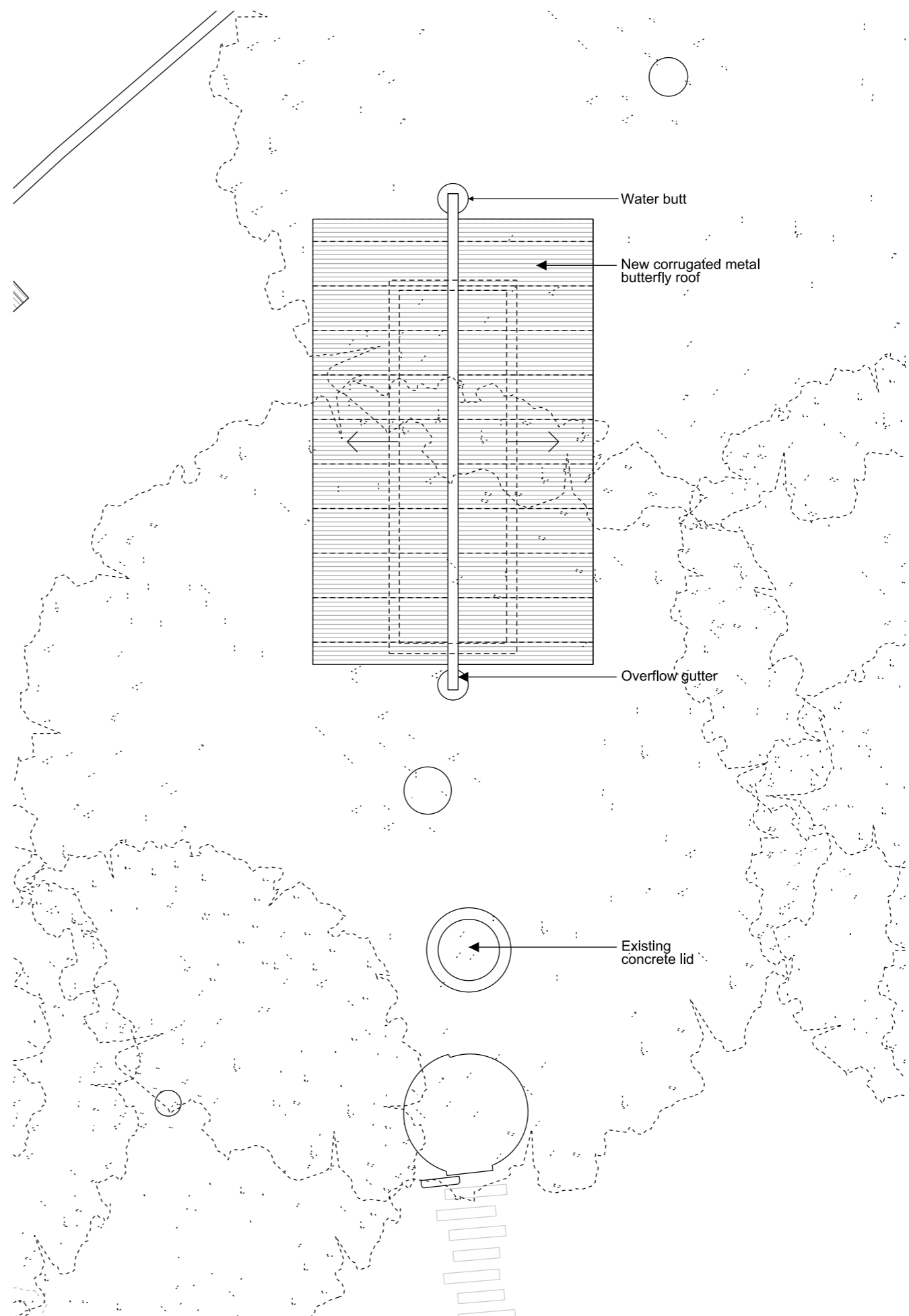
Display boards

Garden workshop refurbished and subdivided

Timber Posts Bearing on Sleepers. No Excavation Required.

Existing well refurbished with new safety mesh

Store



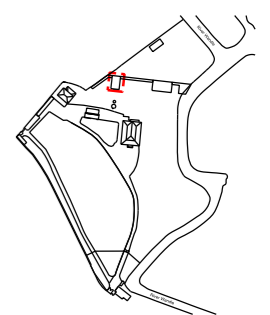
Water butt

New corrugated metal butterfly roof

Overflow gutter

Existing concrete lid

0 1m 2m 3m



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Revision	Date	Description
P0	2020-10-27	Planning Issue

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Proposed Plans
Project Space
Ground and Roof

Drawing Number	Revision
WP-0739-A-0105-P-X	2020-10-27

Scale @ A3
1:100

Revision Date
P0

Drawing Purpose
PLANNING

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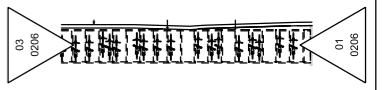
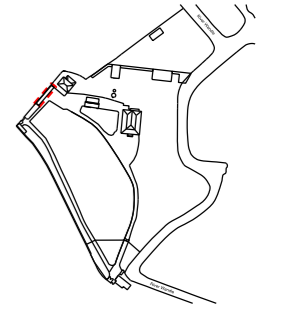
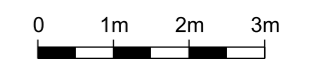
01
0105 Proposed Drawings
Project Space 1:100@A3

Ground Floor Plan

02
0105 Proposed Drawings
Project Space 1:100@A3

Roof Plan

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Revision	Date	Description
P0	2020-10-27	Planning Issue

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Project
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Drawing Title
 Proposed Elevations
 Bike Store

Drawing Number	Revision
WP-0739-A-0206-E-XX	2020-10-27

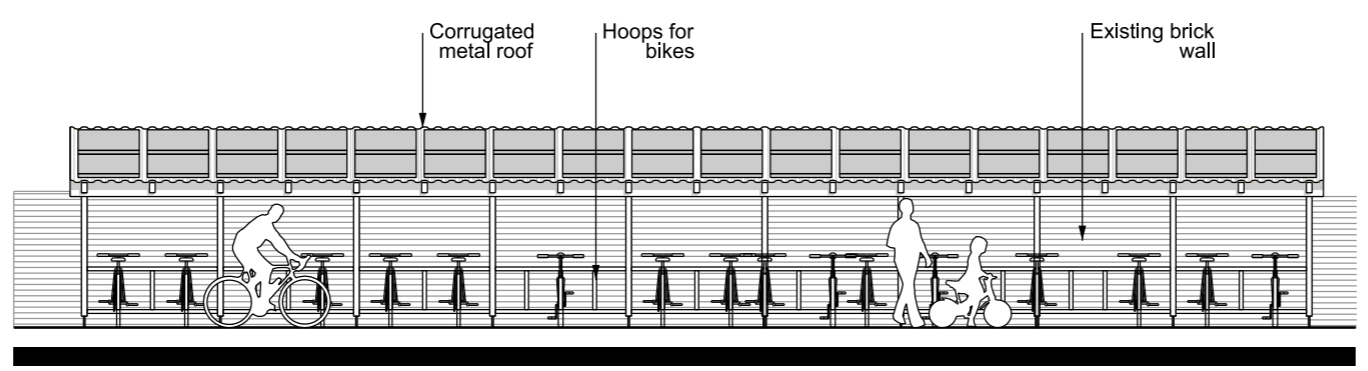
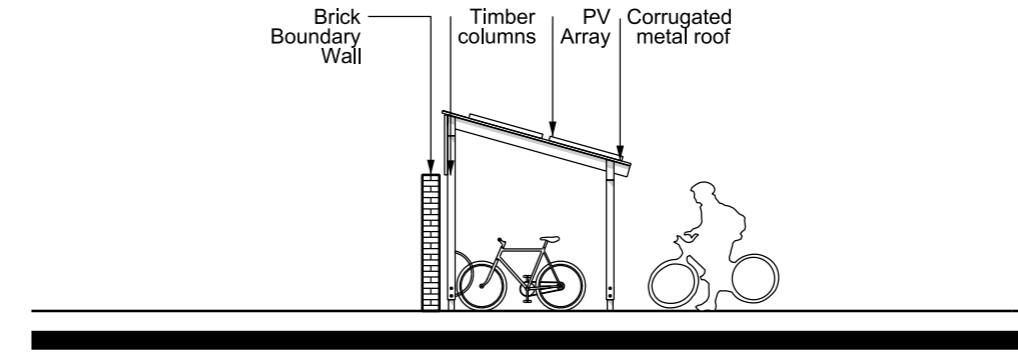
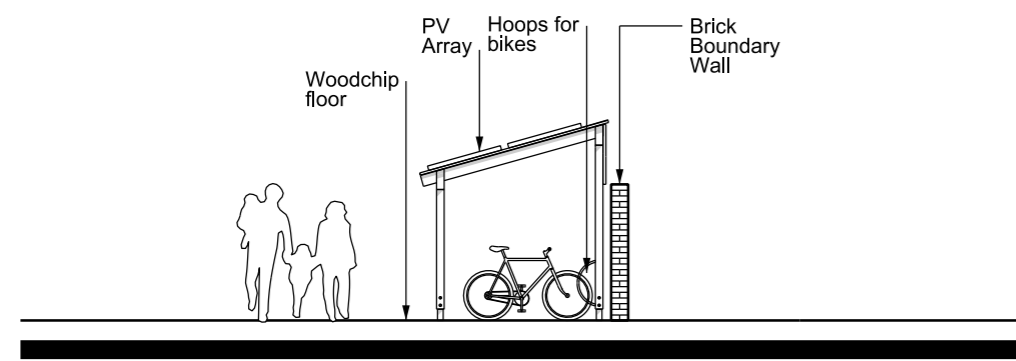
Scale @ A3	Revision Date
1: 100	P0/09/2020

Drawing Purpose
 PLANNING

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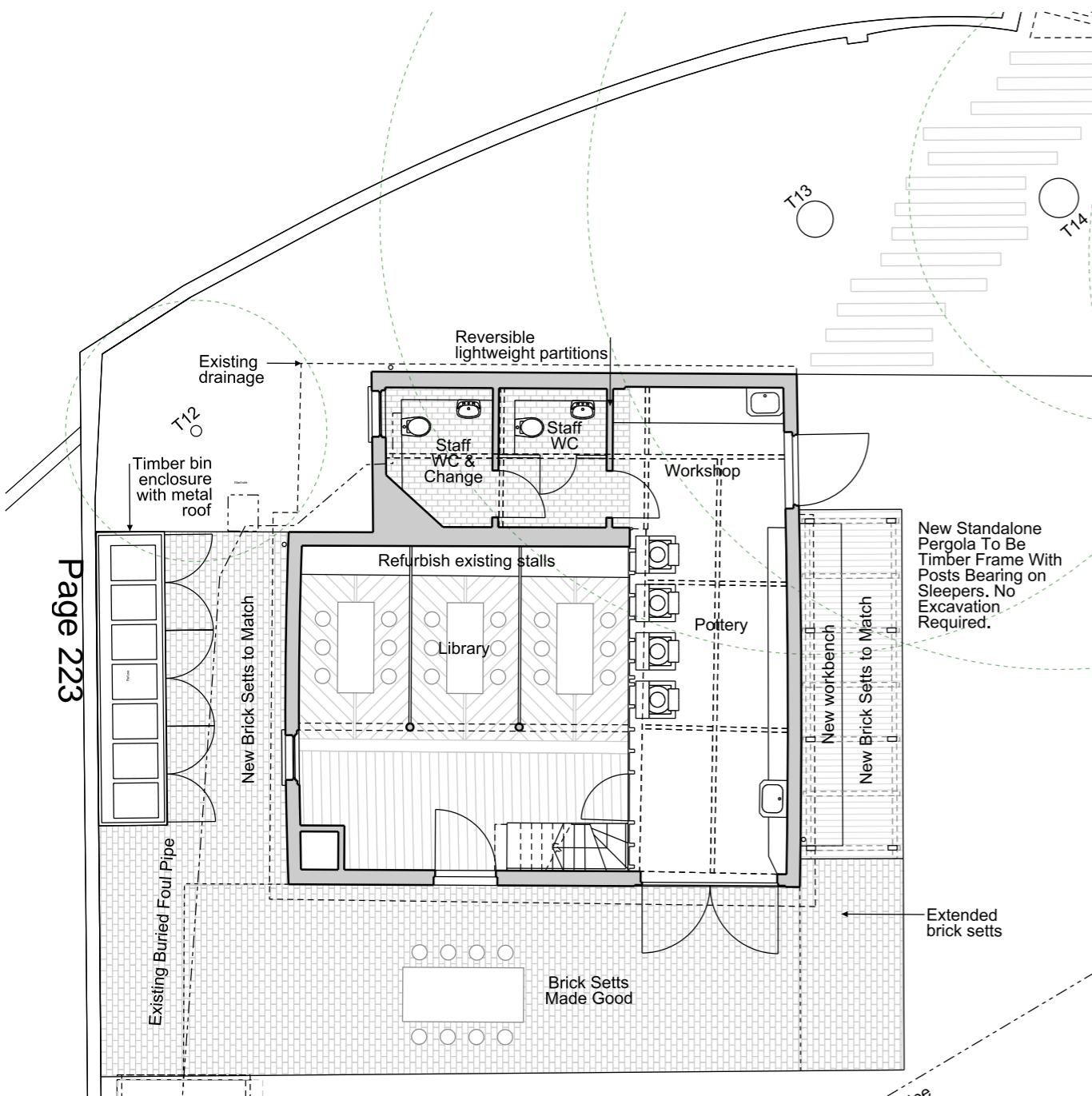



01
 0206 Proposed Elevations
 Bike Store 1:100@A3

03
 0206 Proposed Elevations
 Bike Store 1:100@A3

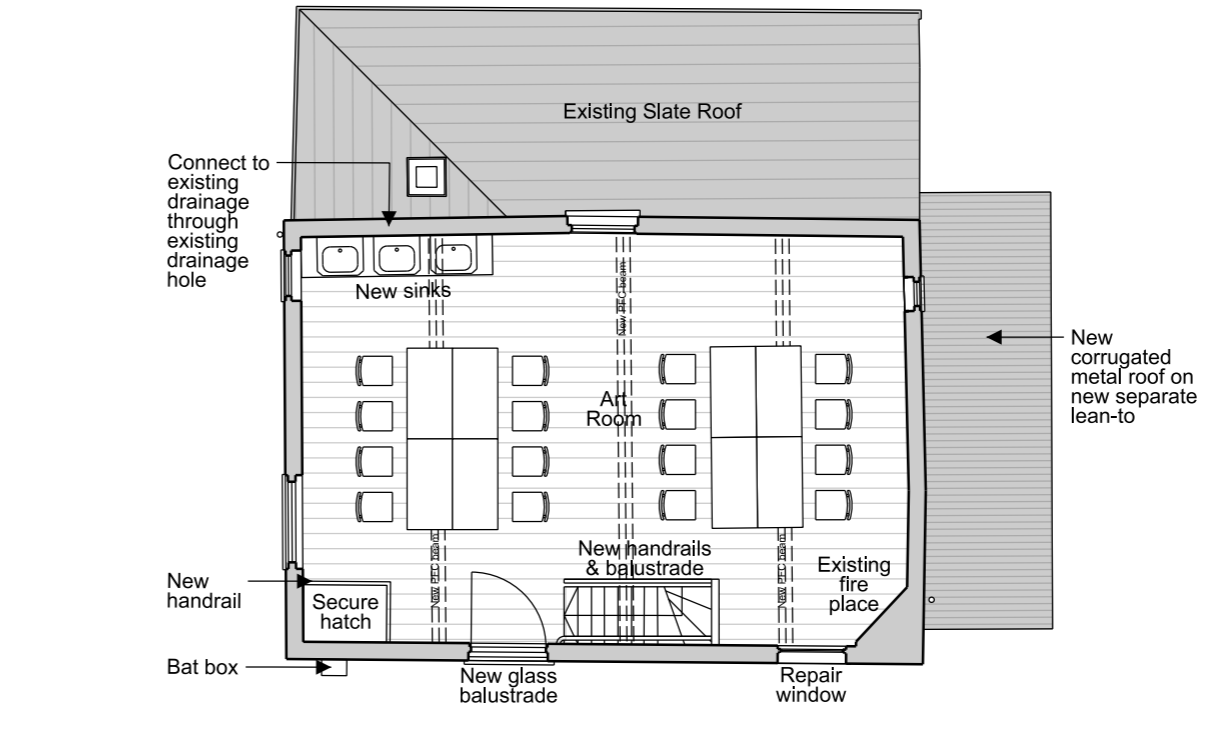
02
 0206 Proposed Elevations
 Bike Store 1:100@A3

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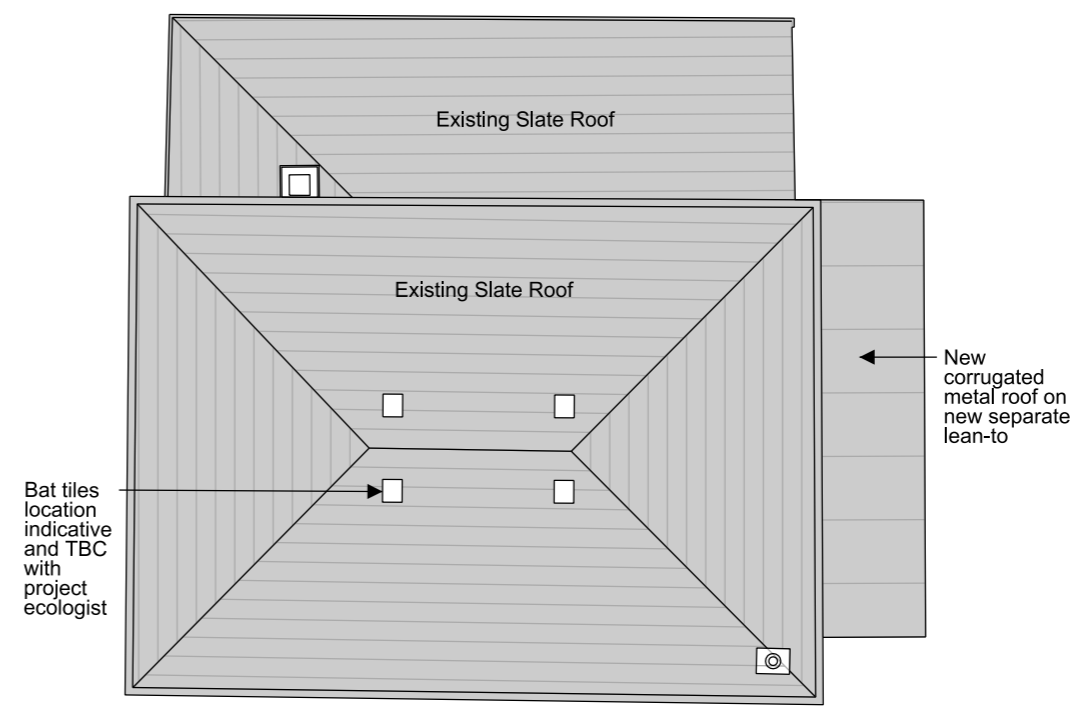


Page 223

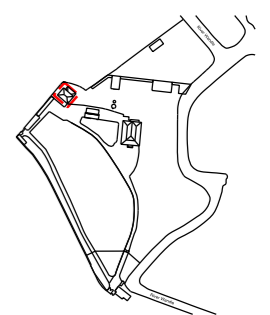
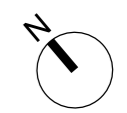
01
0103 Proposed Drawings Stable 1:100@A3
Ground Floor Plan



02
0103 Proposed Drawings Stable 1:100@A3
First Floor Plan



03
0103 Proposed Drawings Stable 1:100@A3
Roof Plan



Refer to structural engineers' report for proposed remedial works

Revision	Date	Description
P0	2020-10-27	Planning Issue

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Project
Little Forest Folk | Morden Lodge
Morden, London


Drawing Title
Stable Plans
Ground, First and Roof

Drawing Number	Revision
WP-0739-A-0103-P-X	2020-10-27

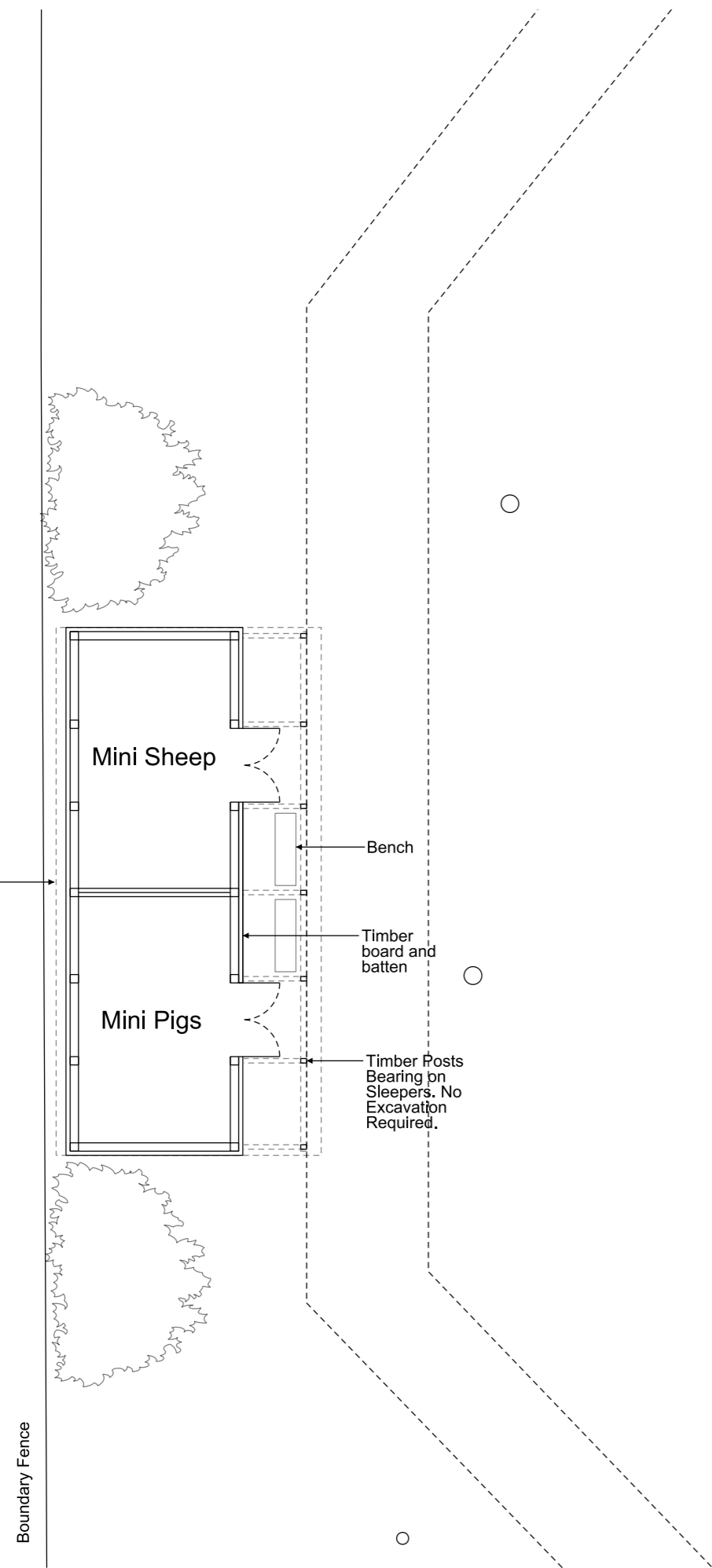
Scale @ A3	Revision Date
1: 100	P0

Drawing Purpose
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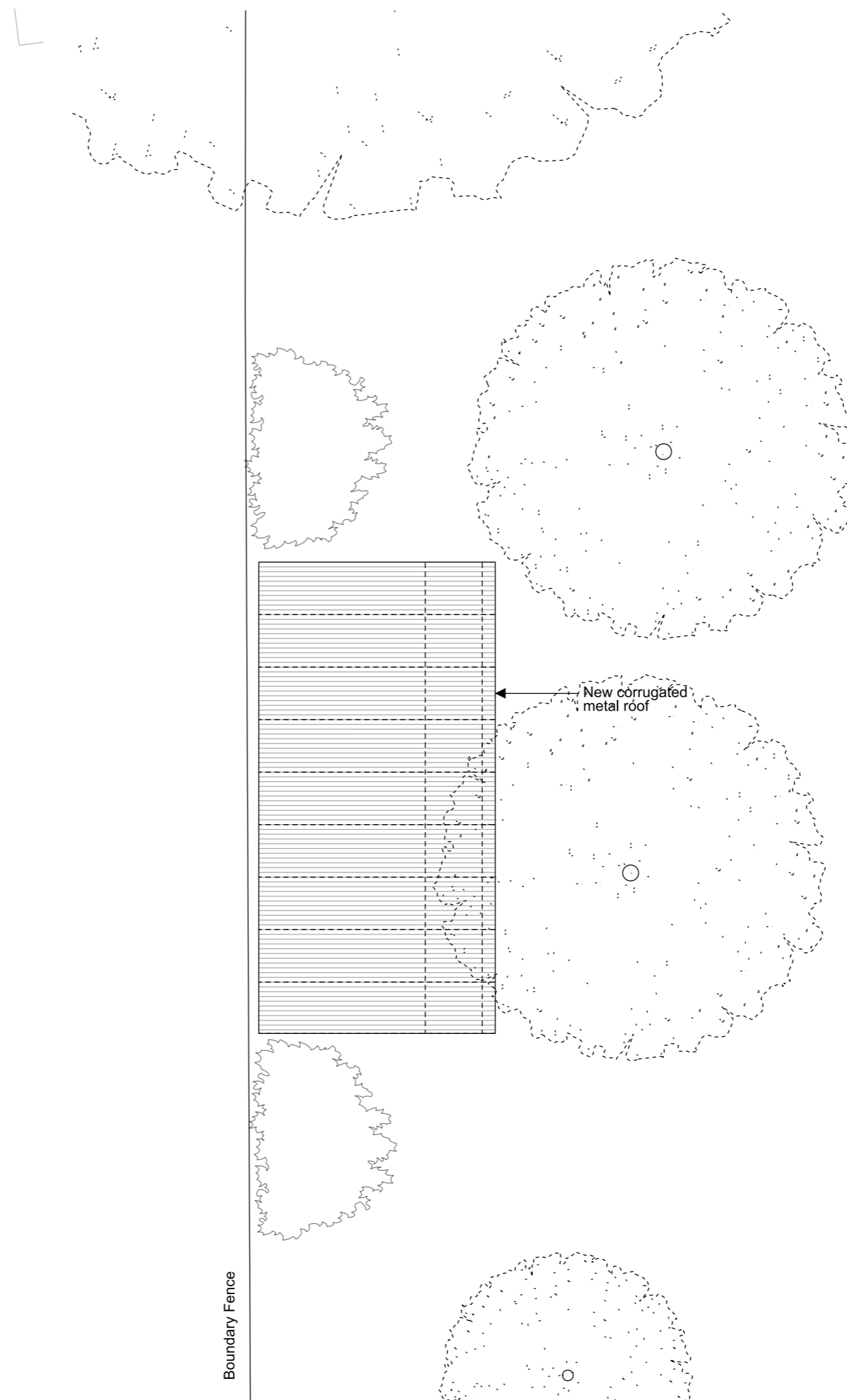


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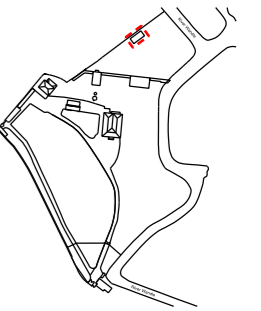
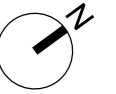
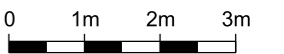
Ground Floor Plan

01
0108 Proposed Drawings
Animal Enclosure 1:100@A3



Roof Plan

02
0108 Proposed Drawings
Animal Enclosure 1:100@A3



P1	2020-11-19	Updated trees and position
P0	2020-10-27	Planning Issue
Revision	Date	Description

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Proposed Plans
Animal Enclosure
Ground and Roof

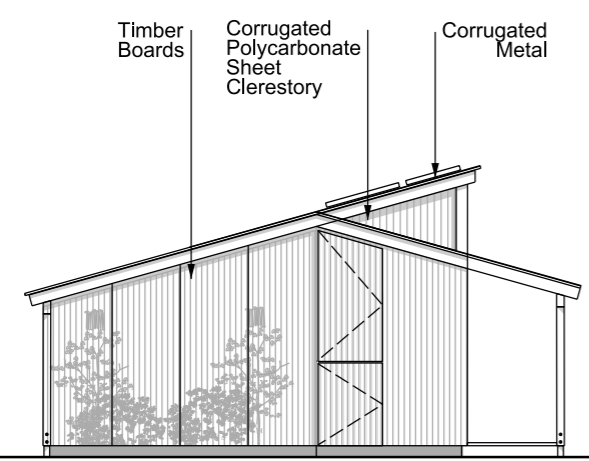
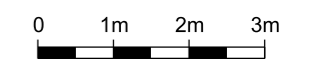
Drawing Number	Revision
WP-0739-A-0108-P-X	P1
Scale @ A3	Revision Date
1:100	2020-11-19

Drawing Purpose
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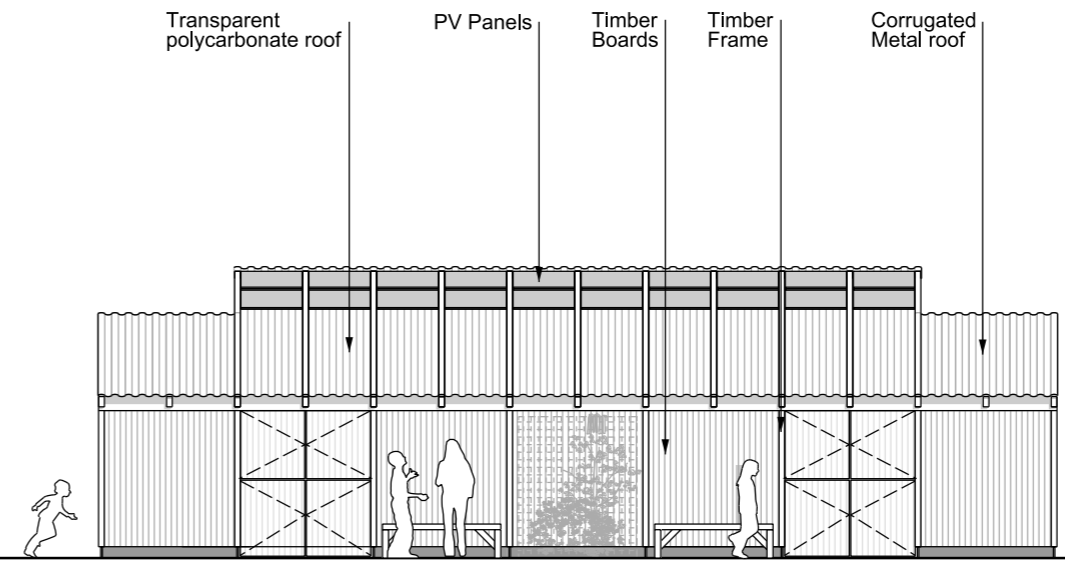
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East Elevation

01

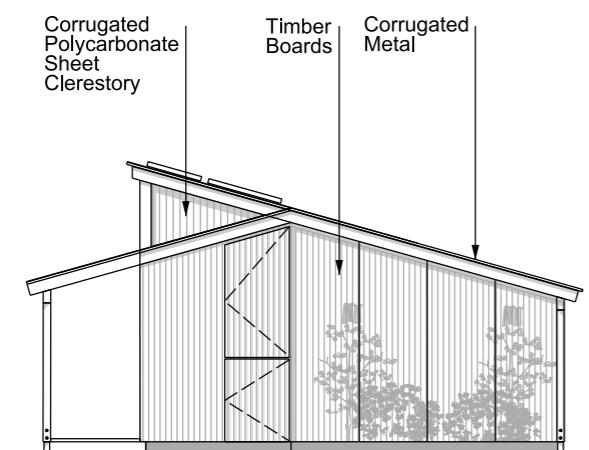
0205 Proposed Elevations
Grow Tunnel & Plant 1:100@A3



South Elevation

02

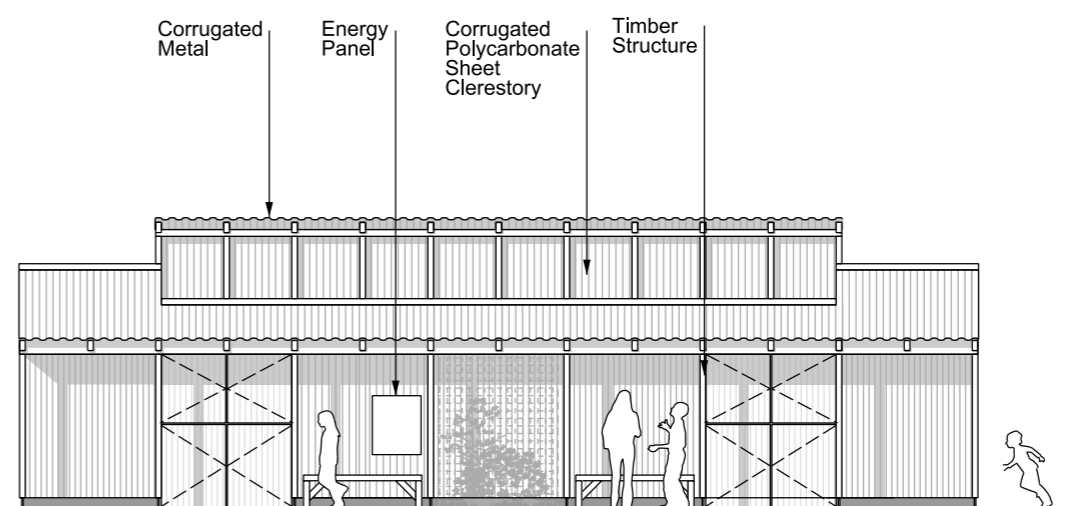
0205 Proposed Elevations
Grow Tunnel & Plant 1:100@A3



West Elevation

03

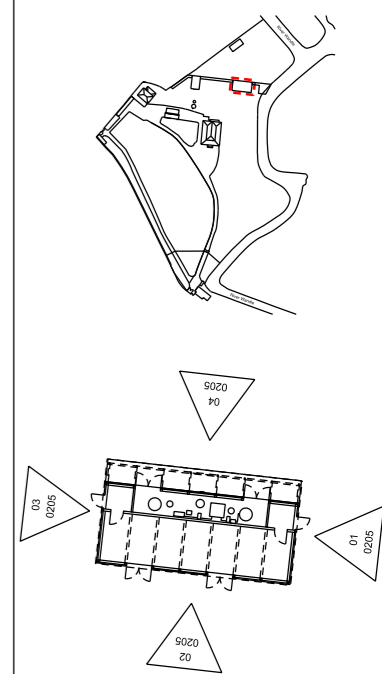
0205 Proposed Elevations
Grow Tunnel & Plant 1:100@A3



North Elevation

04

0205 Proposed Elevations
Grow Tunnel & Plant 1:100@A3



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P0 2020-10-27 Planning Issue
Revision Date Description

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Morden, London

Drawing Title
Proposed Elevations
Growing Tunnel & Plant

Drawing Number	Revision
WP-0739-A-0205-E-XX	2020-10-27


Scale @ A3	Revision Date
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Drawing Purpose
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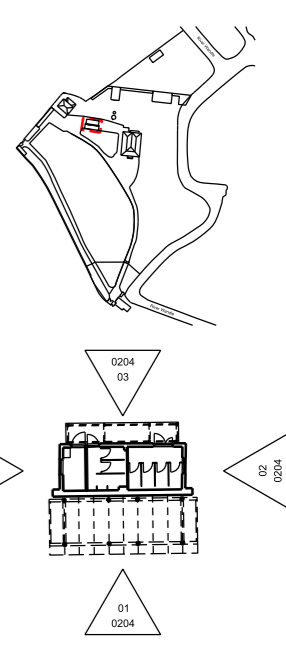
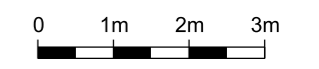
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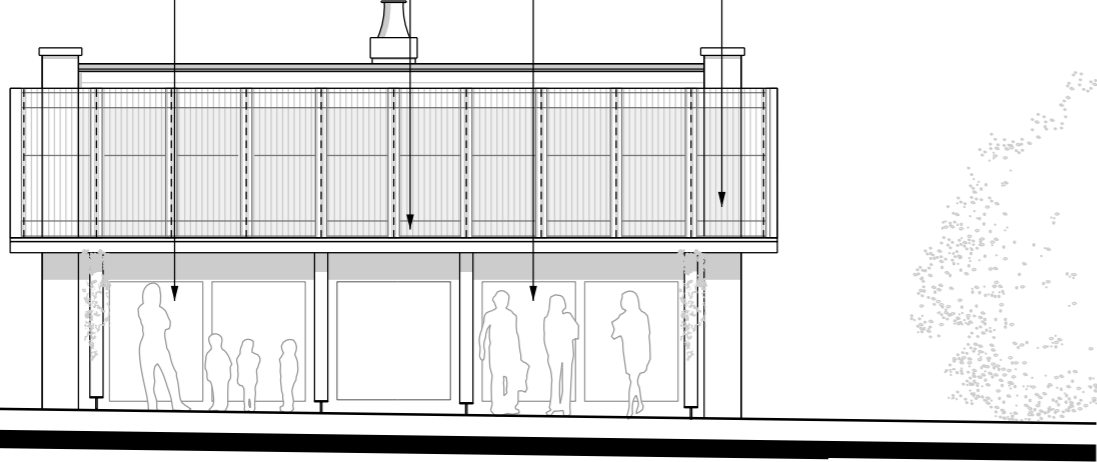
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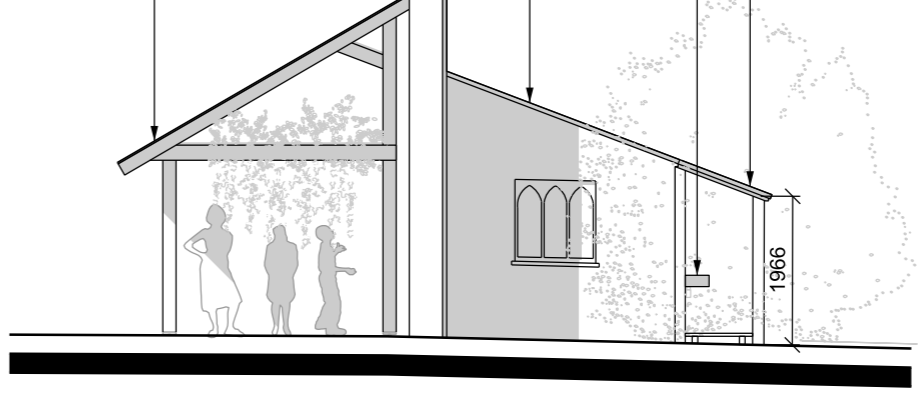


New boards for gallery
Overgrowth cut back
New boards for gallery
New translucent pergola roof - polycarbonate on timber structure



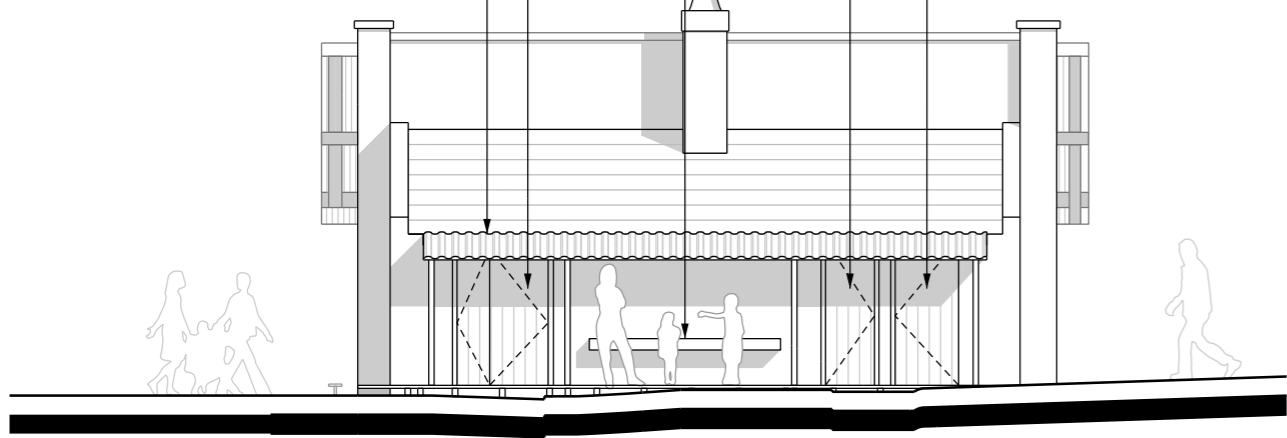
01
0204
Proposed Drawings
Potting Shed
1:100@A3

New pergola roof
Existing slate roof
New sink
Corrugated metal roof



02
0204
Proposed Drawings
Potting Shed
1:100@A3

Door furniture may need upgrading
New outdoor sinks
New timber door to match existing
Widened opening and new timber door to match existing
Extended roof in metal



03
0204
Proposed Drawings
Potting Shed
1:100@A3

Corrugated metal roof
Existing slate roof
New pergola roof



04
0204
Proposed Drawings
Potting Shed
1:100@A3

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Revision	Date	Description
P0	2020-10-27	Planning Issue

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Drawing Title
Proposed Elevations
Potting Shed

Drawing Number	Revision
WP-0739-A-0204-E-XX	2020-10-27

Scale @ A3	Revision Date
1: 100	P0

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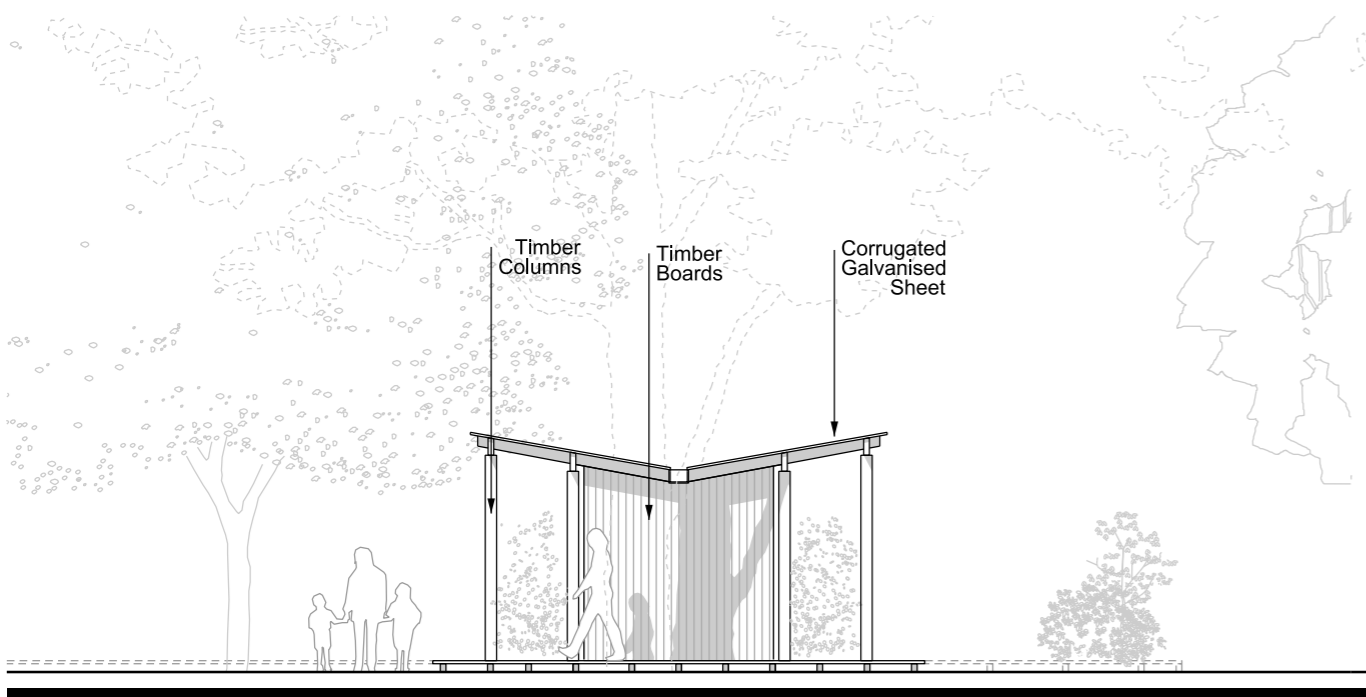
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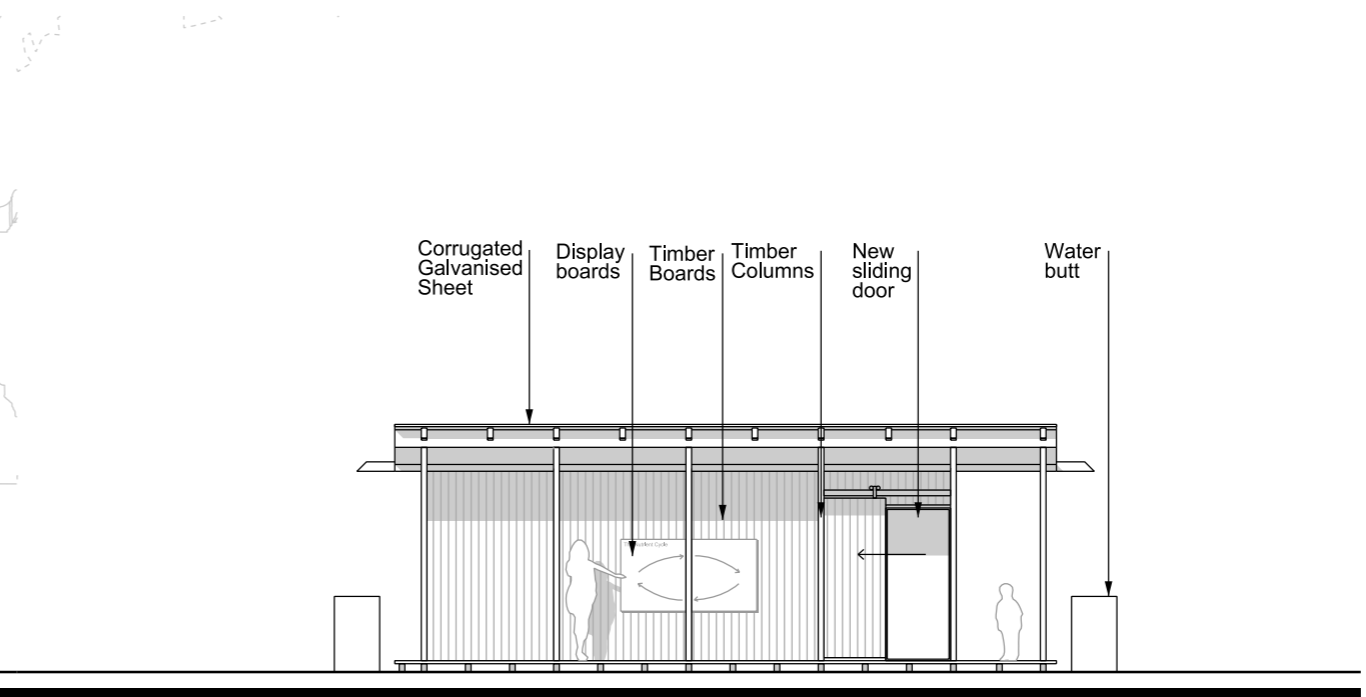


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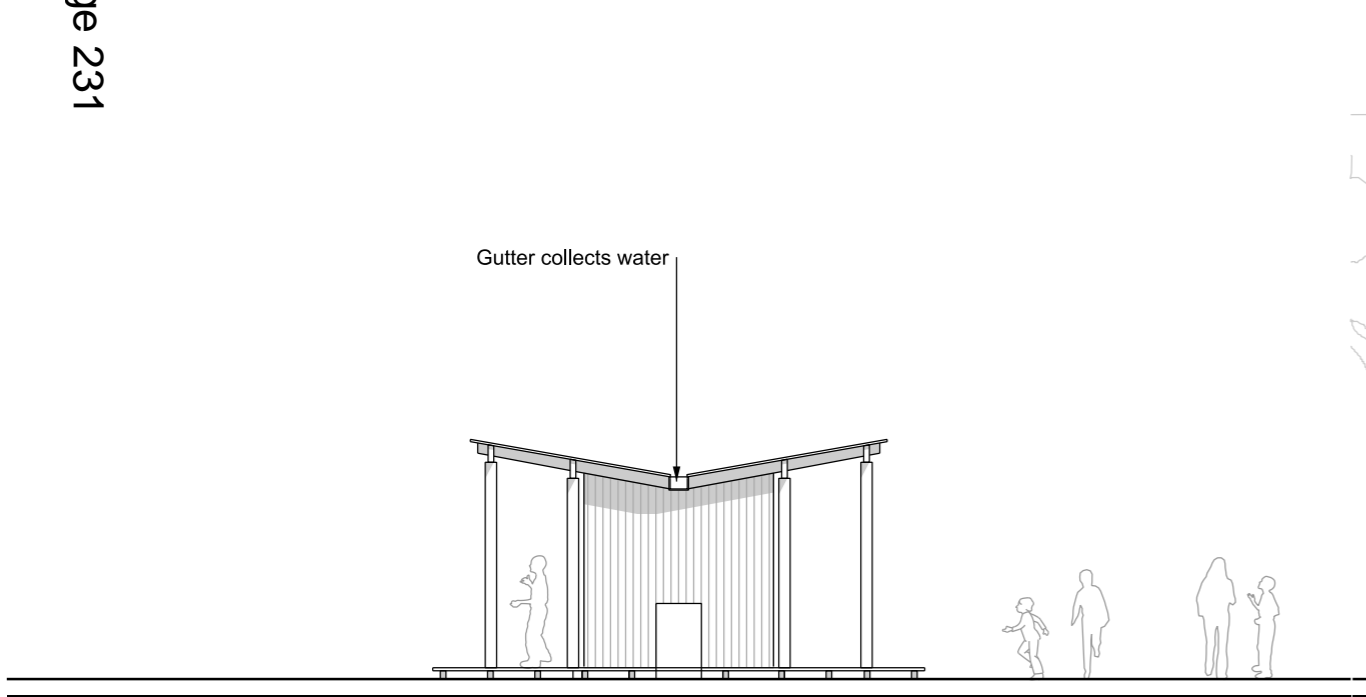
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0203 Proposed Drawings Project Space 1:100@A3



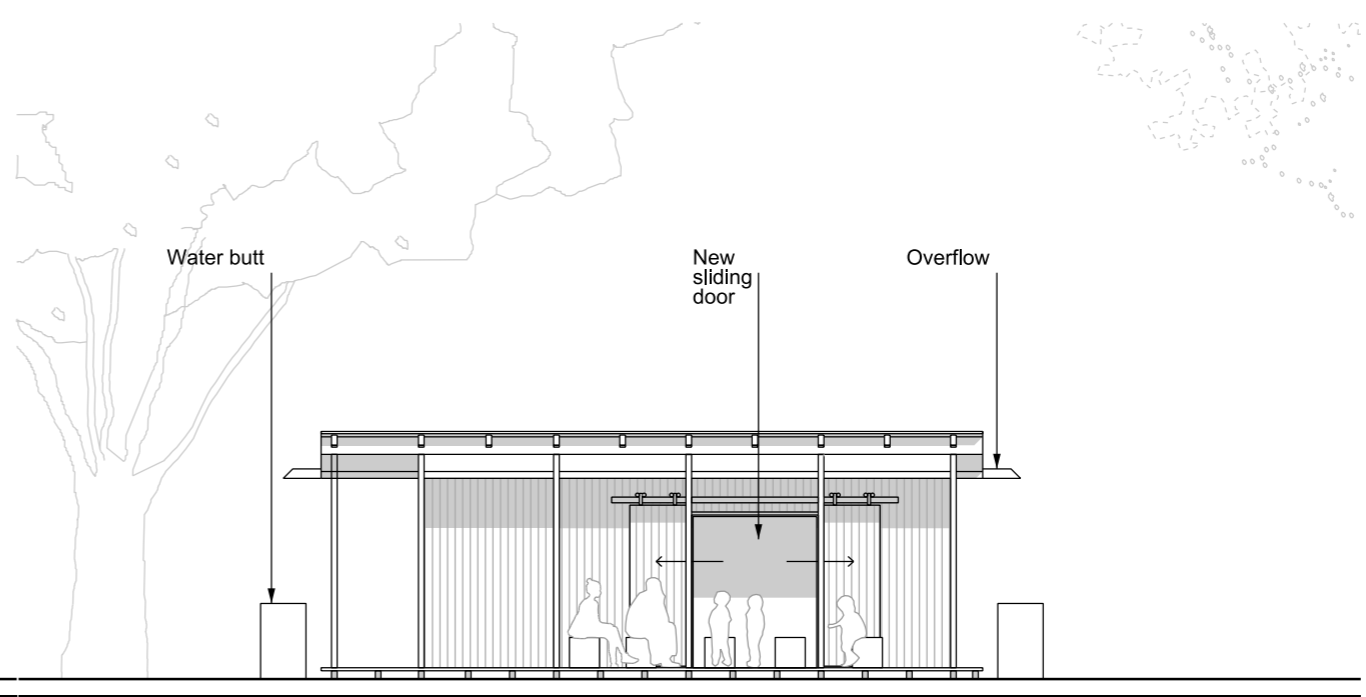
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02
0203 Proposed Drawings Project Space 1:100@A3



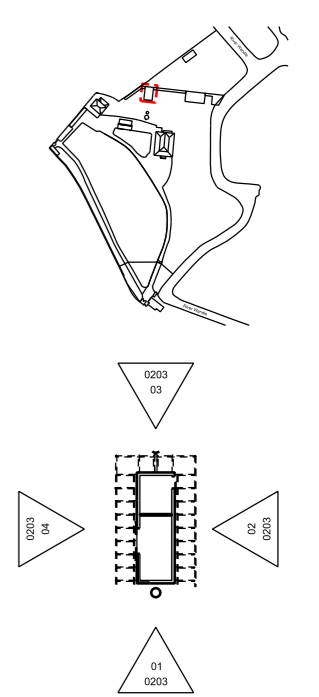
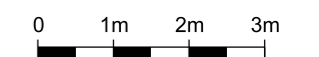
North Elevation

03
0203 Proposed Drawings Project Space 1:100@A3



West Elevation

04
0203 Proposed Drawings Project Space 1:100@A3



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Drawing Title
Proposed Elevations Project Space

Drawing Number	Revision
WP-0739-A-0203-E-XX	2020-10-27

Scale @ A3	Revision Date
1: 100	P0

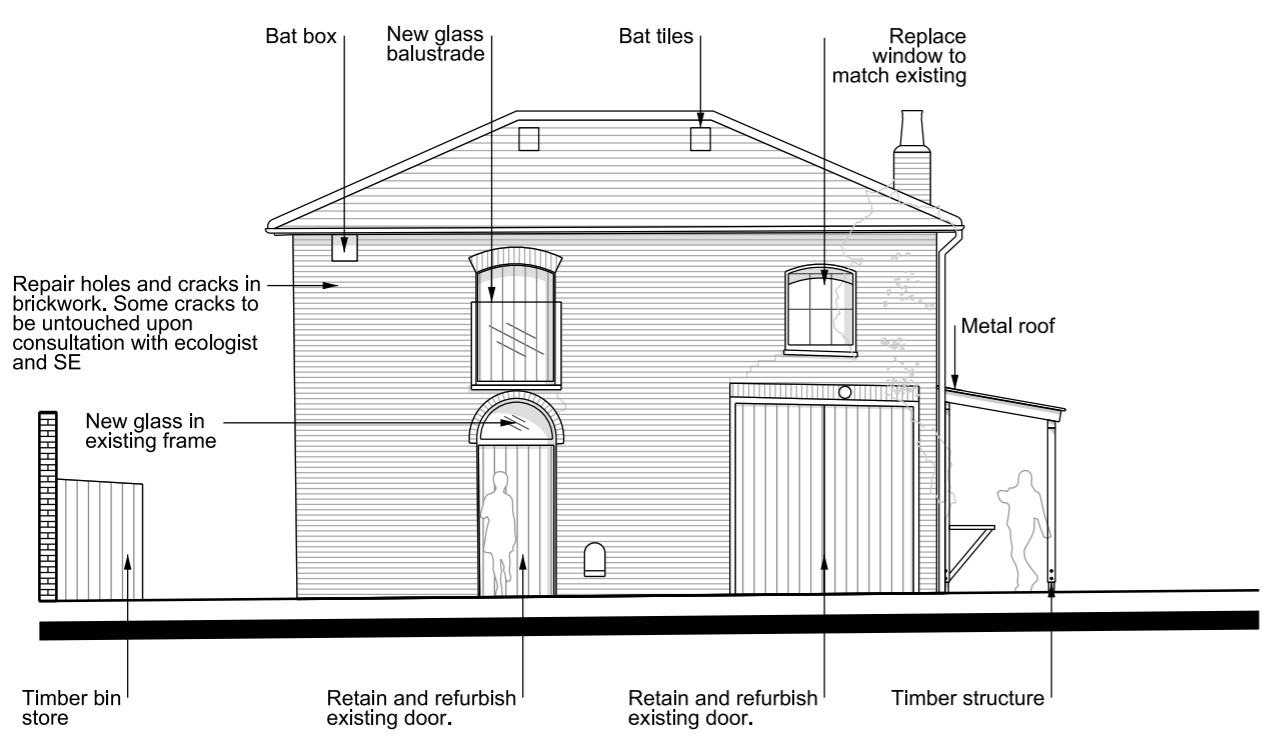
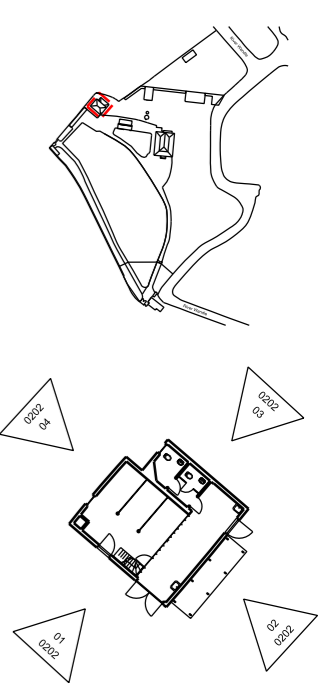
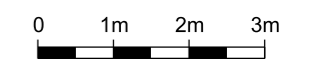
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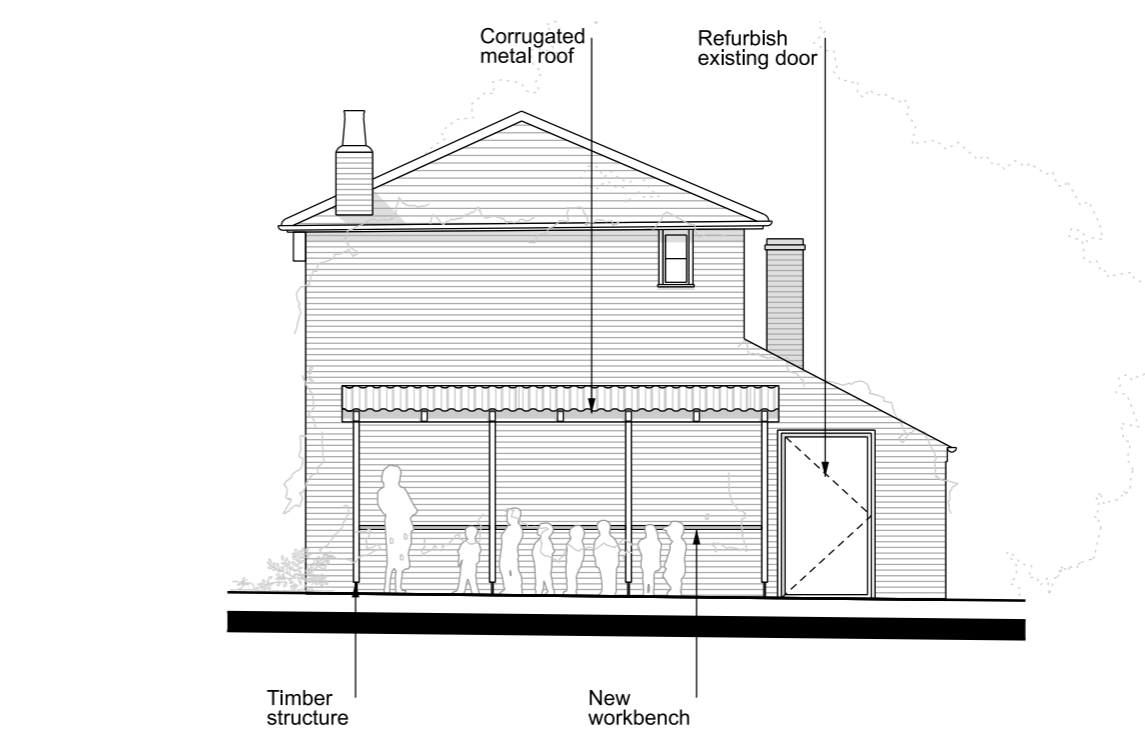
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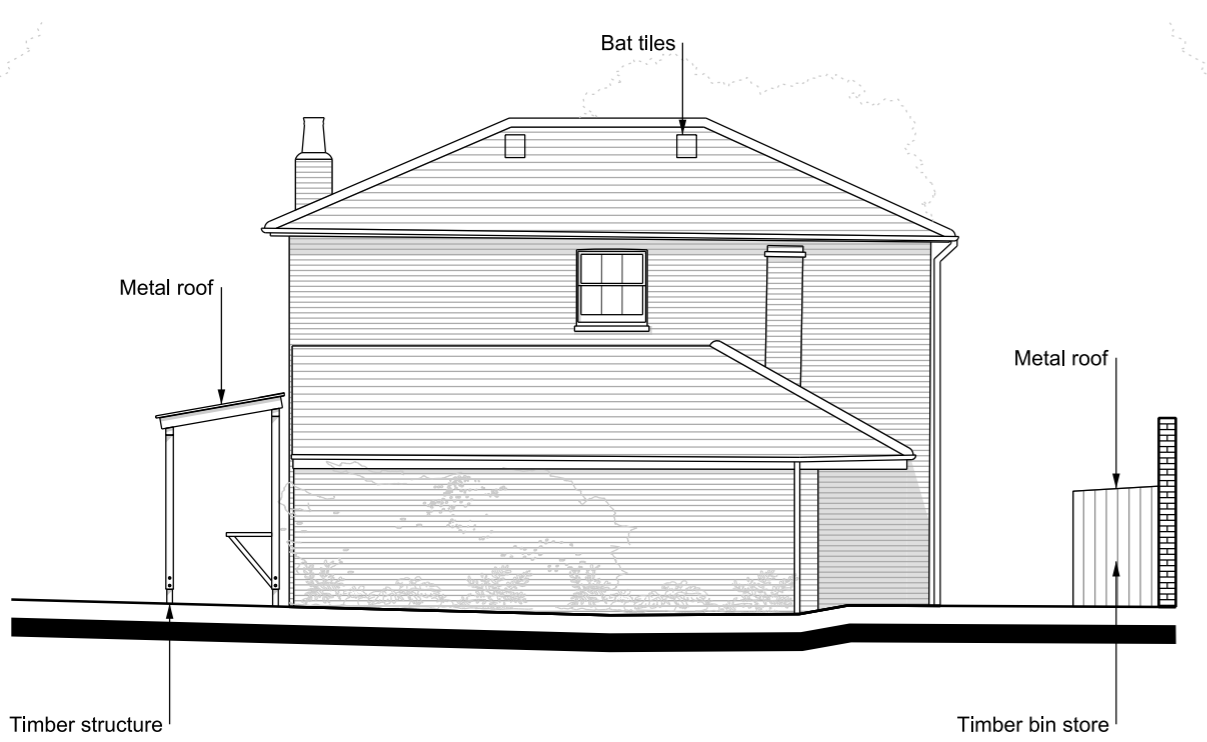
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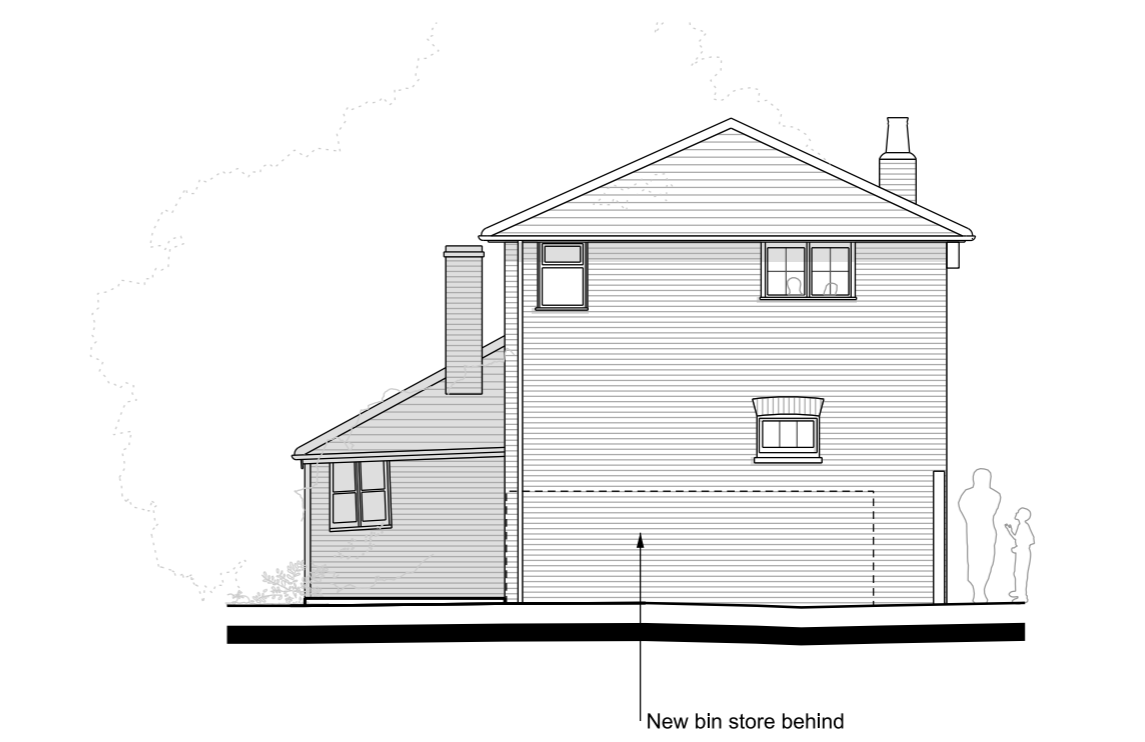
01
0202 Proposed Drawings
Stables 1:100@A3



02
0202 Proposed Drawings
Stables 1:100@A3



03
0202 Proposed Drawings
Stables 1:100@A3



04
0202 Proposed Drawings
Stables 1:100@A3

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P0	2020-10-27	Planning Issue
Revision	Date	Description

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Morden, London

Drawing Title
Proposed Elevations
Stable

Drawing Number	Revision
WP-0739-A-0202-E-XX	2020-10-27

Scale @ A3	Revision Date
1: 100	P0

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PLANNING

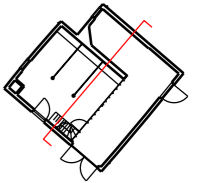
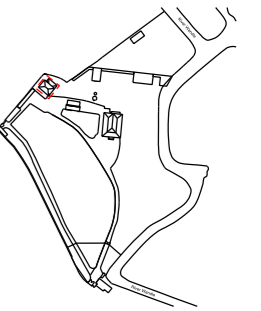
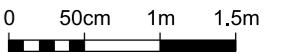
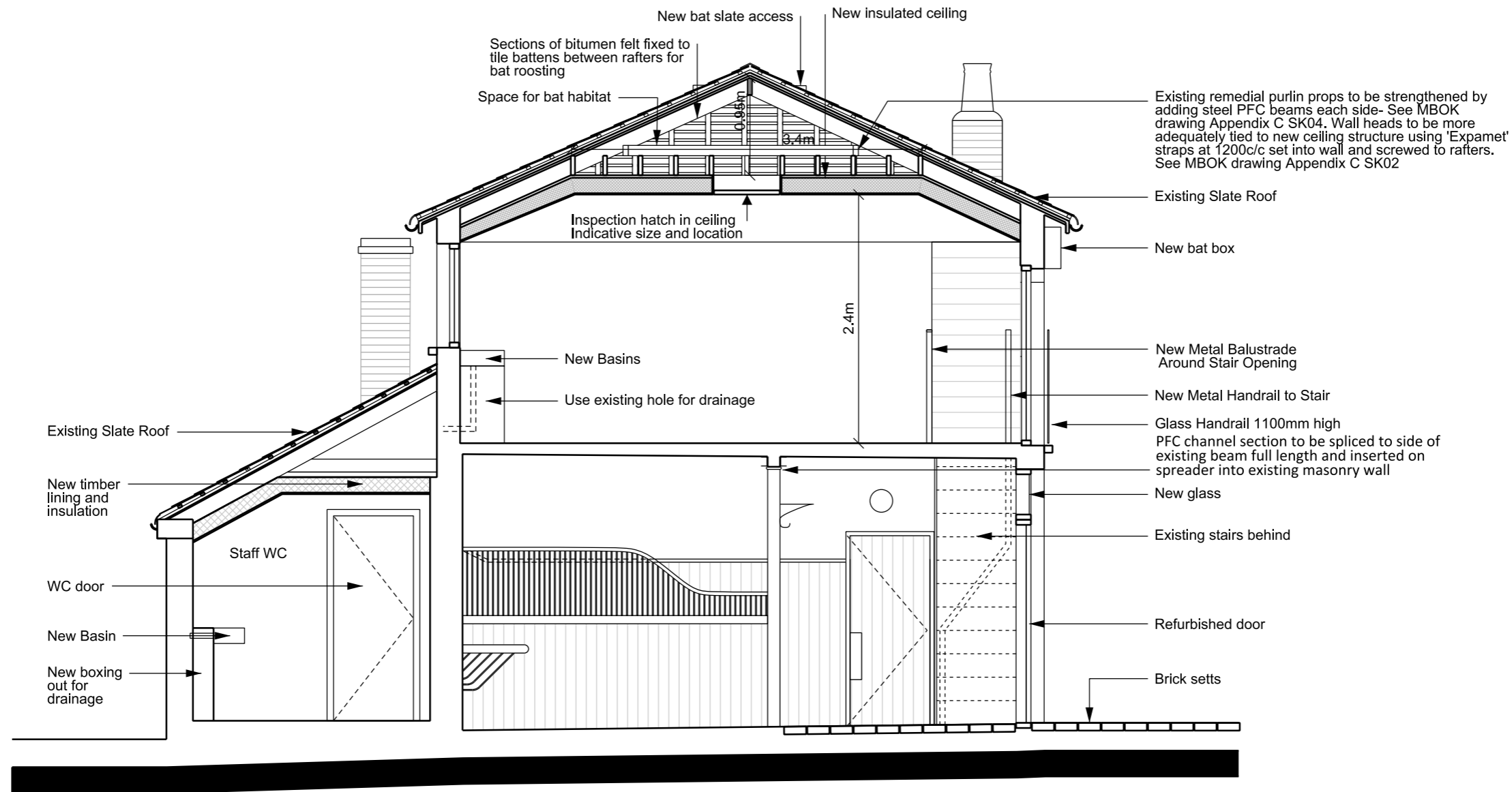
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P0	2020-10-27	Planning Issue

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Project
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 Morden, London

Drawing Title
 Proposed Section
 Stable

Drawing Number	Revision
WP-0739-A-0303-S-XX	2020-10-27
Scale @ A3	Revision Date
1: 50	P0

Drawing Purpose
 PLANNING

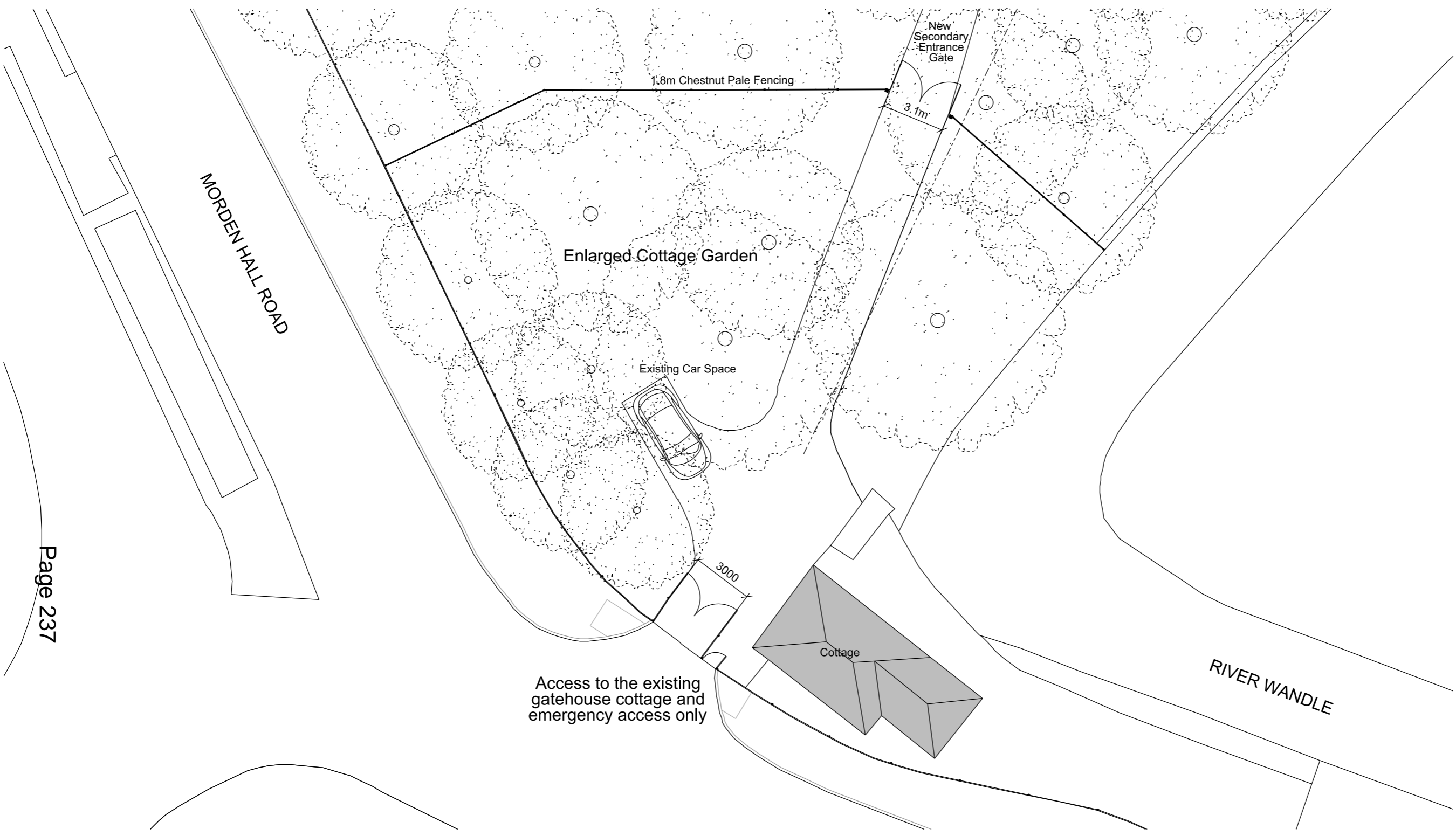
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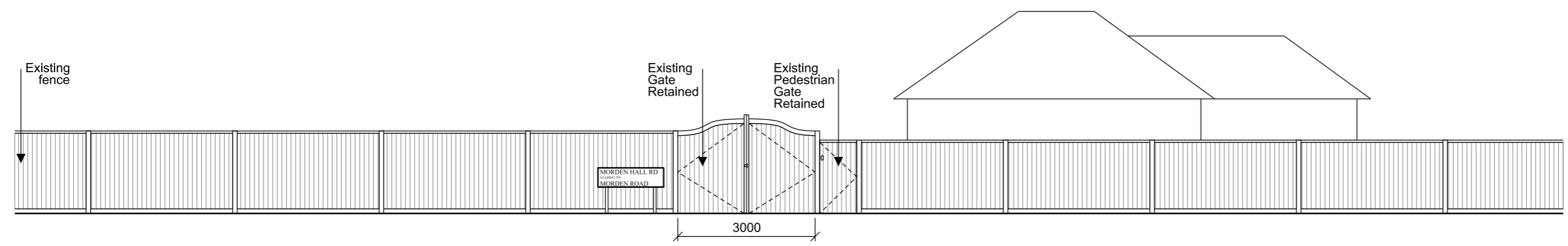
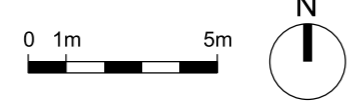


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Page 237

01 Access From Roundabout Plan
0110 Proposed Plan 1:200@A3



02 Gate Elevation
0110 Proposed Elevation 1:100@A3



N

Revision	Date	Description
P3	2021-03-09	Minor amendments
P2	2020-11-19	Update
P1	2020-11-04	Planning Update

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Project
Little Forest Folk | Morden Lodge
Morden, London

Drawing Title
Proposed Plan and Elevation
Access from South

Drawing Number	Revision
WP-0739-A-0110-P-X	P3

Scale @ A3	Revision Date
1:200 and 1:100	2021-03-09

Drawing Purpose
Tender

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PLANNING APPLICATIONS COMMITTEE
18th March 2021

Item No:

UPRN

APPLICATION NO.

DATE VALID

20/P4018

08/12/2020

Address/Site:

10 St Mary's Road, Wimbledon, SW19 7BW

(Ward)

Village

Proposal:

Erection of swimming pool in rear garden, with plant room and associated works

Drawing Nos:

601/P14(C) & Site Location Plan

Contact Officer:

David Gardener (0208 545 3115)

RECOMMENDATION

GRANT Planning Permission Subject to Conditions

CHECKLIST INFORMATION

- Heads of agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 5
- External consultations: None

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee due to the number and nature of representations received as a result of public consultation.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a recently erected detached residential dwelling on the north east side of St. Mary's Road in Wimbledon. The site is not located within a conservation area although it is close to the Merton (Wimbledon North)

conservation area. The surrounding area is predominantly residential and characterised by detached properties of a similar scale.

3. CURRENT PROPOSAL

- 3.1 The proposal is to provide a swimming pool in the rear garden with associated plant room. The swimming pool would be sited 90cm from the side boundary with No.12 and would have a length of 15m and width of 3m. The pool would have a depth of between 1.2m and 1.8m.
- 3.2 The plant room, which would be sited in the rear corner of the garden, would be timber clad with a sedum/green roof. The plant room would feature a flat roof and measure 2.5m in height.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 17/P2937 - Demolition of existing garden shed and erection of office within rear garden. Granted - 09/01/2018
- 4.2 15/P3783 – Application for a s.73 variation of condition 2 (approved plans) in relation to LBM planning permission 13/P3848 (dated 13/03/2014) for the construction of a replacement house (revisions in respect of (i) siting of building 1.8 metres further into the rear garden and away from the front boundary – retrospective and (ii) incorporation of changes previously granted under 14/P3534 for increased size of master bedroom, 1.5 square metre increase in floor area and alteration of roof slope to 55 degree pitch. Granted 22/06/2016.
- 4.3 14/P3534 – Application for variation of condition 2 (approved plans) attached to planning permission LBM ref: 13/P3848 (dated 13/03/14) at 10 St Mary's Road, Wimbledon. Granted 01/12/2014.
- 4.4 14/P3476 – Application for discharge of conditions 5 and 6 attached to LBM planning application 13/P3848 dated 13/03/2104 relating to the demolition of existing dwelling house and erection of a new detached dwelling house (with basement and accommodation in the roof) and associated parking and landscaping. Granted 20/10/2014.
- 4.5 14/P2702 – Application for discharge of conditions (materials), 4 (hard surfacing), 12 (landscaping), 15 (soil/hydrology report), 16 (construction method statement), 17 (working method statement), and 19 (code level 4) attached to LBM planning application 13/P3848 dated 13/03/2104 relating to the demolition of existing dwelling house and erection of a new detached Page 64 dwelling house (with basement and accommodation in the roof) and associated parking and landscaping. Granted 27/08/2014.
- 4.6 13/P3848 – Demolition of existing dwellinghouse and erection of a new detached four storey house (with basement and accommodation in the roof)

with associated hard and soft landscaping and boundary wall with entrance gate. Granted 13/03/2014.

Please note that condition No.7 from this planning includes the following restrictive condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.

- 4.7 13/P1014 – Demolition of existing dwellinghouse and erection of a new detached four storey house (including basement level) with associated hard and soft landscaping and boundary wall with entrance gate. Refused 04/06/2013.

5. POLICY CONTEXT

- 5.1 The following policies from the Adopted Sites and Policies Plan and Policies Maps (July 2014):

DM D1 (Urban design and the public realm), DM D2 (Design considerations in all developments), DM D3, (Alteration and extensions to buildings), DM D4 (Managing Heritage Assets), DM F1 (Support for Flood Risk Management), DM F2 (Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure), DM O2 (Nature Conservation, Trees, hedges and landscape features)

- 5.2 Adopted Core Strategy (July 2011)
CS.13 (Open space, nature conservation, leisure and culture), CS.14 (Design)

- 5.3 London Plan (2021)
Policy D4 (Delivering good design)
Policy SI 13 (Sustainable drainage)

- 5.3 National Planning Policy Framework (2019)

6. CONSULTATION

- 6.1 The application has been publicised by means of a site notice procedure with individual letters also sent to occupiers of neighbouring properties. In response, 6 letters of objection were received including a letter of objection from the Belvedere Estate Residents Association, and 4 letters of support have been received. The letters of objection are on the following grounds:

- Out of date hydrology Assessment
- Excessive size of swimming pool/out of proportion with surrounding context
- Loss of soft landscaping/trees, impact on surrounding trees, and impact on drainage/flooding
- No drainage or construction management plan
- Noise and odour nuisance
- Does not comply with policy
- Impact on climate change

The letters of support are on the following grounds:

- Owners have a young family who would enjoy this outside space.
- It will not have any material negative bearing on the neighbourhood
- General support for the proposal

6.2 Belvedere Estate Residents Association

Object due to the impact on groundwater flows and flooding. The submitted hydrology assessment is out of date because a number of developments including basements have taken place since the boreholes were carried out. There are also concerns regarding overdevelopment, and the impact that the removal of a Eucalyptus tree prior to submission of the application has had on the character of the area, water content in the ground, and climate change.

7. PLANNING CONSIDERATIONS

The main planning considerations concern the principle of development, design and appearance of the proposal, impact on residential amenity and flooding.

7.1 Principle of Development

- 7.11 A swimming pool in the rear garden would not normally require planning permission as it could be built under permitted development rights. The only reason this proposal requires planning permission is because there is a restrictive condition attached to the original planning permission for the dwelling (LBM Ref: 13/P3848), requiring planning permission for the erection of an extension, enlargement or other alteration of the dwellinghouse.

7.2 Visual Amenity

- 7.21 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. Policies DM D2 and DM D3 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.

7.22 The swimming pool with a footprint of 3m x 15m is not considered to be overly large given its context. Given the nature of this type of development i.e. not located above ground level other than the plant room, it would also have very limited visual impact on the main house and the surrounding area. The plant room, is also considered to be sympathetically designed given it would be timber clad with a green/sedum roof. The plant room would also have a height of only 2.5m, which means it is not excessive in terms of size. It is therefore considered that the development is acceptable in terms of its design and appearance. Overall, the proposal is considered to be visually acceptable and complies with policy.

7.3 Residential Amenity

7.31 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.

7.32 It is considered that the proposed development would have an acceptable impact on neighbour amenity. The swimming pool would generate some noise whilst in use however, is unlikely to cause planning harm given its domestic use. The swimming pool is located in a rear garden so some noise would normally be expected from occupiers enjoying the use of this space. The applicant also proposes to plant a row of pleached trees between the pool and boundary with No.12, which should help mitigate any noise. The proposed plant room would have a maximum height of only 2.5m and would be located at the rear of the garden limiting any impact. An appropriate condition can be imposed seeking to secure final details of the in-house plant/machinery required for the pool. It is considered that the proposal complies with relevant planning policy on neighbour amenity.

7.4 Flood Risk

7.41 It is considered that the impact on both surface and groundwater flows would be acceptable. The applicant has submitted a Hydrology Report which considers that the construction of the swimming pool will have a negligible effect on the long term groundwater levels, and will not significantly impair the natural groundwater flow. The report outlines that the deepest parts of the construction are unlikely to be below the groundwater table and any groundwater would flow readily around the structure and not be impounded. Nevertheless, a condition will be attached requiring submission of details on drainage.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

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

9. CONCLUSION

- 9.1 The proposed development is considered to be acceptable in terms of visual and residential amenity and flooding impact, and accordingly, it is recommended that planning permission is granted.

RECOMMENDATION

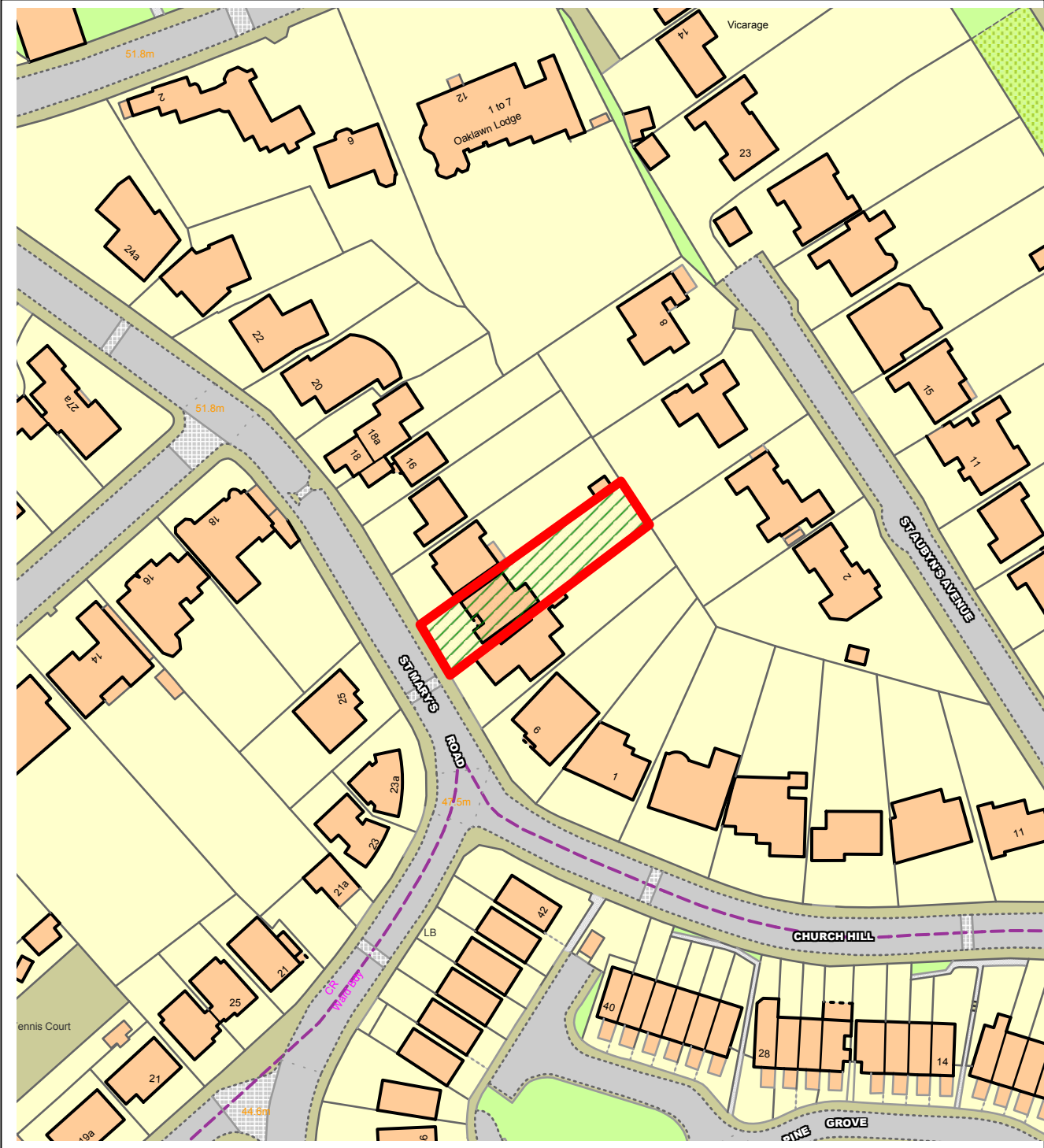
GRANT PLANNING PERMISSION subject to the following conditions:

1. A.1 (Commencement of Development)
2. B.3 (External Materials as Specified)
3. Prior to commencement of development hereby permitted, details of drainage shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to first use of the swimming pool and shall be permanently retained thereafter.

Reason for condition: To ensure satisfactory means of drainage, to reduce the risk of flooding, and to comply with the following development plan policies for Merton: policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F1 of Merton's Sites and Policies Plan 2014.

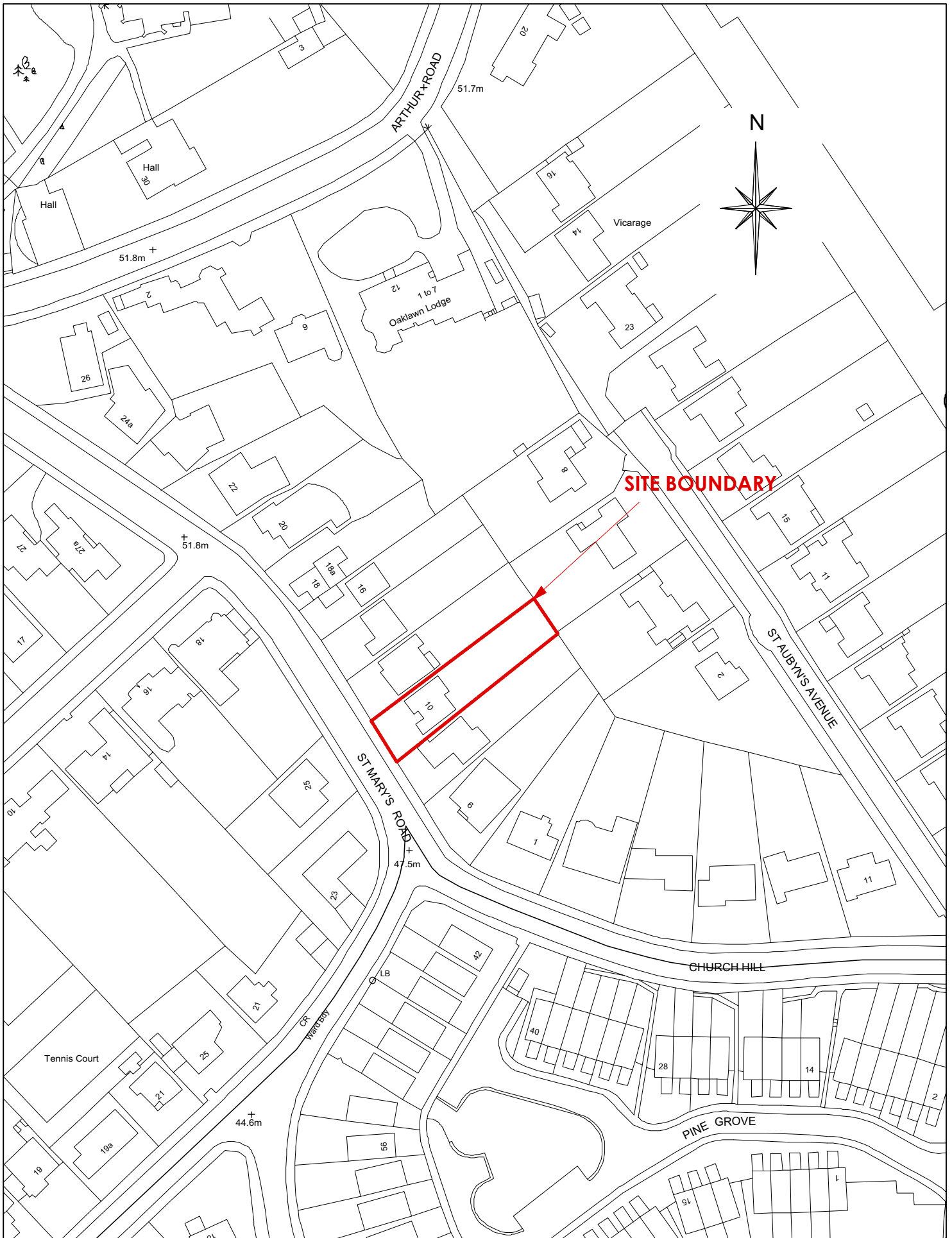
4. C.10 (Hours of Construction)
5. F.2 (Landscaping (Implementation))
6. Details of plant/machinery

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10 St Marys Road, Wimbledon,
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Site Location Plan(OS)

Page 247

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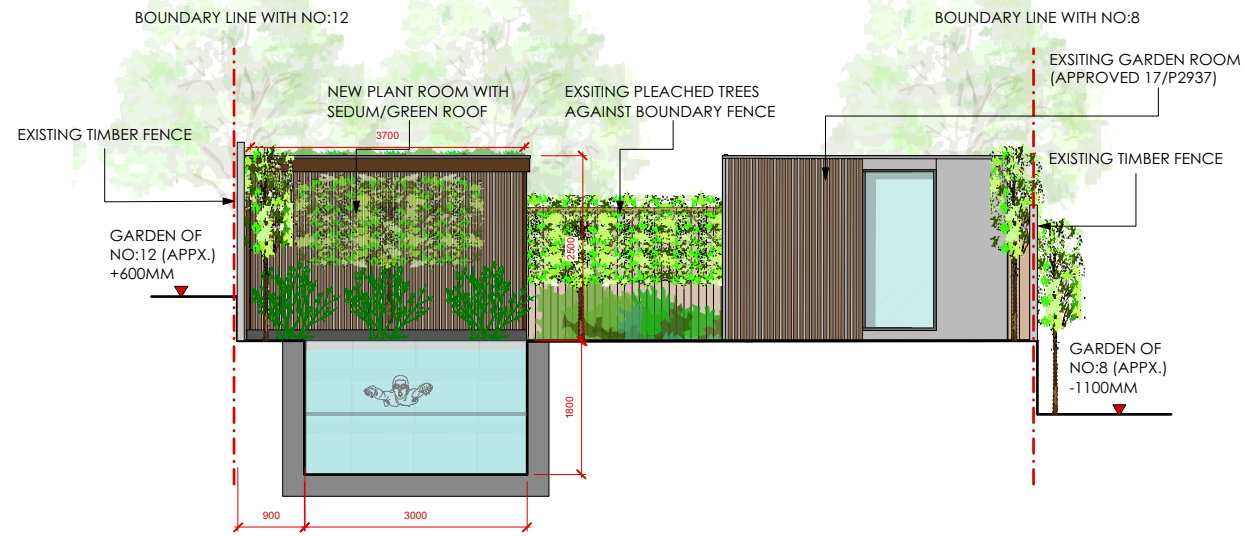
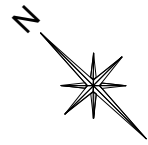
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JOB No: **601/X01**

STATUS: **PLANNING** REVISION: **N/A**

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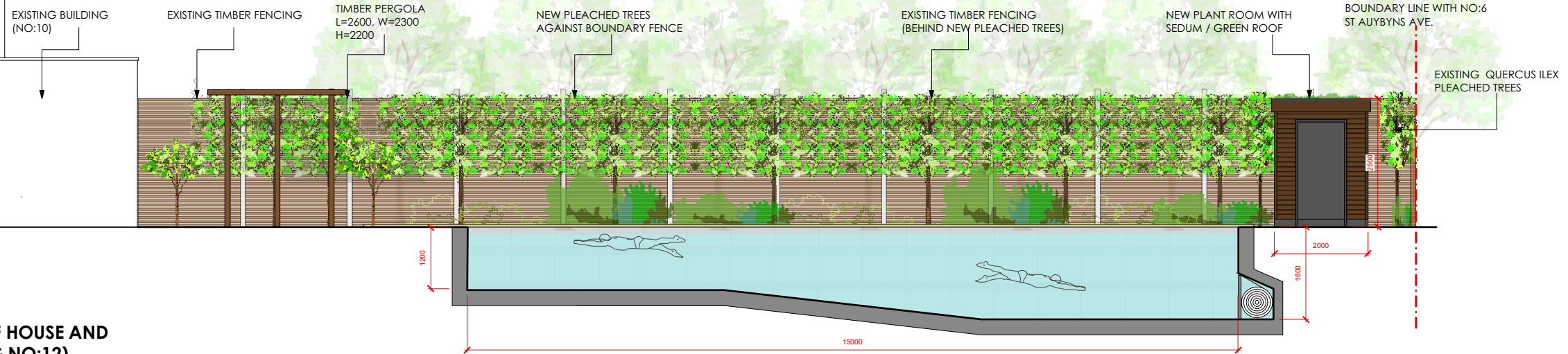
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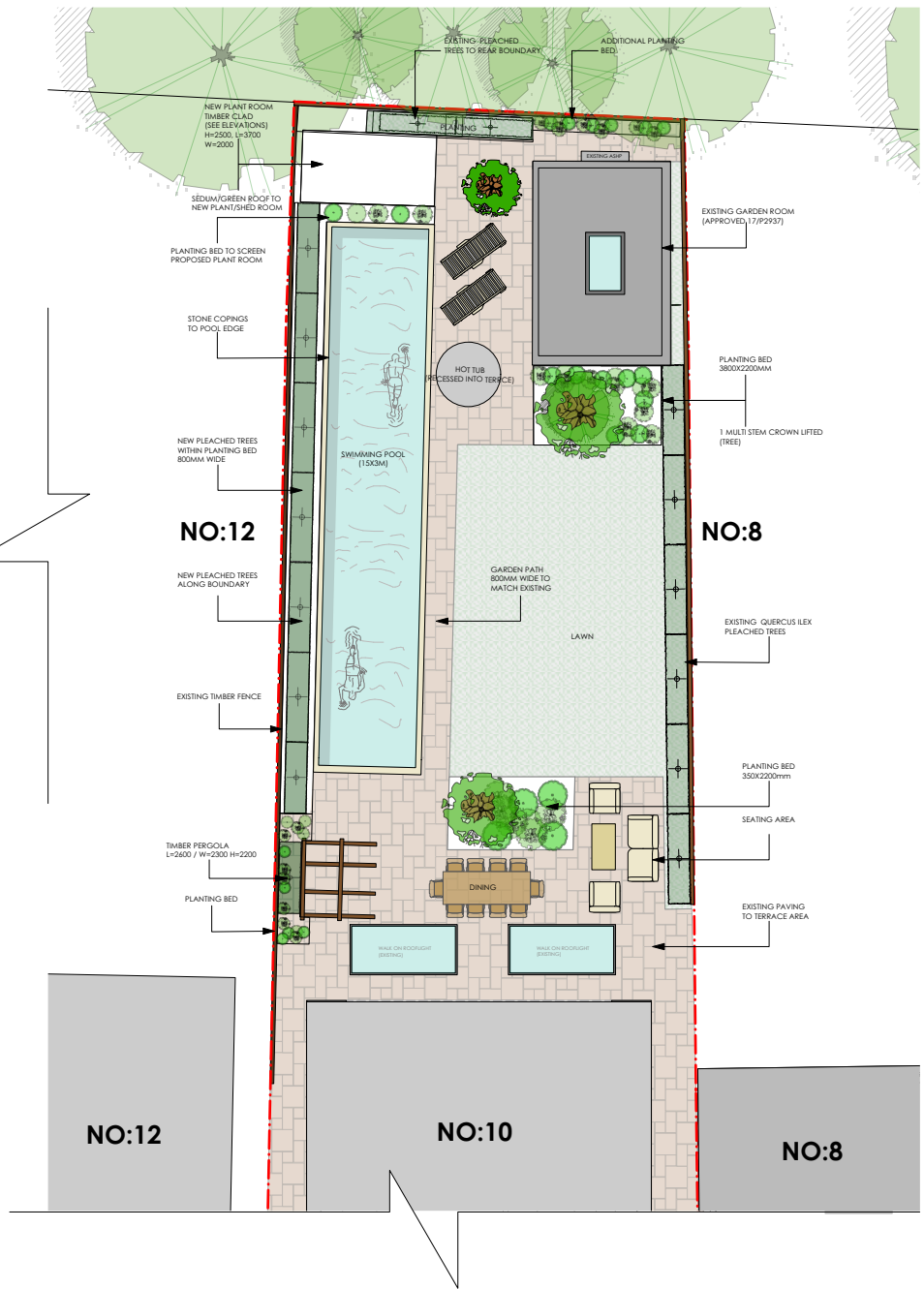
PROPOSED REAR GARDEN ELEVATION/SECTION



EXISTING GARDEN ELEVATION (FACING NO:8)



PROPOSED SIDE ELEVATION OF HOUSE AND GARDEN IN CONTEXT (FACING NO:12)



NOTES:
DRAWING BASED UPON PROPOSED LANDSCAPE PLAN BY 'OUR LANDSCAPE DESIGN'

UNUSUAL RISKS IDENTIFIED IN CDM RISK ASSESSMENT:

Page 249

Rev	Date	Revision	By
C	14/10/20	Update Incorporates landscaping design amendments (OLD LTD)	RF
B	15/10/20	General updates made	RF
A	13/10/20	General updates made	RF

JOB: 10 St Mary's Road, Wimbledon, London SW19

DWG: Proposed Garden Alterations

JOB NO: 601

DWG. NO: 601/P14

REVISION: C

SCALE: 1:50 @ A1

DATE: Oct 2020

DRAWN BY: RF

CHECKED BY: HH

DWG. STATUS: **PLANNING**

Do not scale this drawing
All dimensions to be checked on site
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PLANNING APPLICATIONS COMMITTEE
18th March 2021

Item No:

UPRN

APPLICATION NO.

DATE VALID

20/P1091

05/05/2020

Address/Site

Land at rear of 2 to 16 Woodville Road Morden SM4 5AF

(Ward)

Merton Park

Proposal:

ERECTION OF A TWO STOREY BUILDING TO PROVIDE 9 x SELF CONTAINED FLATS ON GROUND FLOOR, FIRST FLOOR AND WITHIN ROOFSPACE

Drawing Nos:

P6-01, P6-02 Rev H, P6-03 Rev D, P6-04 Rev C, 'Massing Proposed Amendments drawing', P6-05 Rev B, P6-06 Rev C, P6-07 Rev D, P6-08 Rev D, P6-09 Rev C, P6-10 Rev B, JG01 & JG02.

Contact Officer:

Tim Lipscomb (0208 545 3496)

RECOMMENDATION

Grant Permission subject to conditions and s.106 legal agreement.

CHECKLIST INFORMATION

- Heads of Agreement: Yes, restrict parking permits.
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Not required
- Site notice: Not required
- Design Review Panel consulted: No
- Number of neighbours consulted: 37
- External consultations: Yes
- Conservation area: No
- Listed building: No
- Tree protection orders: No
- Controlled Parking Zone: Yes (M1)
- Green corridor – Yes (bordering the site to the west)
- Site of importance for nature conservation (SINC) – Yes (bordering the site to the west)

1. **INTRODUCTION**

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the number of objections.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises an open area of land, adjacent to a railway line (Thameslink Streatham/Wimbledon/Sutton), to the rear of houses along Links Avenue and Woodville Road, along with a vehicular access way onto Links Avenue.
- 2.2 The site has an area of 857sqm, including the access track.
- 2.3 The site is currently undeveloped but there are the remnants of a previous brick and breeze block garage structure on the land.
- 2.4 The site is currently enclosed by timber hoarding and is overgrown with low value vegetation. There are mature trees on the railway embankment to the western side of the site. The railway line is on an embankment approximately 3m higher than the ground level of the site.
- 2.5 The single width vehicular access leading from Woodville Road to the site is not laid to hardstanding (approx. 4m in width). This access way provides vehicular access to garages to the rear of properties along Links Avenue.
- 2.6 Whilst not forming part of the site, there is also a vehicular access to the site from further towards the end of Woodville Road, to the immediate north of No.22. This access way also provides access to garages.
- 2.7 The surrounding area is largely made up of 1930s two-storey, terraced housing, with mature rear gardens. A number of nearby properties having roof extensions looking towards the site.
- 2.4 The site has the following designations and restrictions:
- Controlled parking zone (CPZ) – Yes (M1)
 - Conservation area – No
 - Building listed – No
 - Tree Protection Orders – No
 - Flood Zone – 1 (low probability of flooding).
 - PTAL – 4
 - The railway embankment to the west of the site is a Green Corridor and a Site of Importance for Nature Conservation.

3. **PROPOSAL**

- 3.1 The proposal is for the erection of a two-storey building (chalet bungalow form) to provide 9 residential units (8 flats and one single storey dwellinghouse), private amenity space, with 22 cycle parking spaces. No-off street car parking is proposed.
- 3.2 The building would occupy the majority of the site, with a turning area for refuse collection and emergency vehicle access, located to the eastern part of the site.
- 3.3 The building would have an irregular shaped footprint, with a staggered building line. The building would be formed of a series of pitched roofs, with an eaves height of 4.1m and a maximum ridge height of 7.6m to the southern part of the site, the building would reduce in height to a single storey scale (with green roof) towards the northern part of the site (flat roof height of 2.7m).

- 3.4 The main outlook would be to the west (rear) and east (front), with doors at ground and first floor level and also windows at second floor level within the roofslopes.
- 3.5 The development would be 'car free' and no on-site parking spaces are proposed. There would be a vehicular access to the site from Woodville Road, along the existing single width, access way, to provide for refuse collection and emergency access. This access way would be resurfaced as part of the application proposals, with a minimum width of 4.3m.
- 3.6 A communal refuse and recycling store would be provided adjacent to the turning head created on the site, to accommodate 2 Euro Bins. (The agent has confirmed that the intention is that the site is serviced by a private refuse collector as opposed to a Council refuse service).
- 3.7 Each flat would have its own access from the frontage of the building with integral staircases providing access to the first floor flats.
- 3.8 Each flat would have access to a private external amenity space by way of a garden, to the western part of the site and/or a balcony.
- 3.9 Construction materials would be buff facing brickwork to the walls with slate roofs. Windows would be in charcoal grey, powder coated aluminium. Front doors would be stained timber.
- 3.10 1.8m high close board fences would run delineate the individual gardens.
- 3.11 Low level bollard lighting is proposed.
- 3.12 The hard landscaped areas of the site would be permeable paving.
- 3.13 Five new trees would be planted as part of the proposal.
- 3.14 The accommodation schedule and housing mix would be as follows:

Unit	Type	Habitable rooms	GIA	External amenity space
1	2b/4p	3	70.6	33.2
2	3b/6p	4	102.6	18.1
3	2b/4p	3	70.6	28.7
4	3b/6p	1	102.6	18.1
5	2b/4p	3	70.6	28.7
6	3b/6p	2	102.6	18.1
7	1b/2p	2	50.8	9.4
8	1b/2p	2	50.4	28.7
9	1b/2p	2	64.3	38.1

Housing mix:

1b 2p	3
2b 4p	3
3b 6p	3

The proportional housing mix is: **Page 253**

- 1 bedroom - 33%
- 2 bedroom - 33%
- 3 bedroom – 33%

- 3.15 The density of the proposed development is:
- 105 units/ha and 268.4hr/ha based on the site's developable area alone and;
 - 95.8 units/ha and 244.9hr/ha based on the site's developable area plus half the width of the roadway
- 3.16 The application states that surface water run-off on-site will be drained using a network of SuDS including permeable paving and green roofs, where possible, to convey, treat, and temporarily store run-off before discharging into the local public sewer network at no greater than 2l/s for all storm events up to and including the 1 in 100 year storm event plus a 40% allowance for climate change.
- 3.17 The application states that a photovoltaic system would be installed on the roof of the building. However, this is not detailed in the application drawings.
- 3.18 The key differences between this proposal and the previous refused scheme (17/P2836) are as follows:
- The current scheme is for 9 units whereas the refused scheme was for 10 units.
 - The current scheme features a pitched roof design, with timber cladding to the northeast elevation and the remainder rendered with a white finish, whereas the previous scheme was flat roofs, with fully rendered walls and timber slats to staircases.
 - The current scheme has integral staircases whereas the previous scheme included partially external staircases.
 - The current proposal includes the planting of 5 trees, the previous scheme proposed 3.
 - The housing mix has been altered to allow for more 3 bed units.
 - The current scheme includes an external area for cycle parking to the north of the site, whereas in the previous scheme the cycle parking was closer to the proposed parking area.
 - The current scheme is for a car free development whereas the previous scheme included on-site parking.
 - The current scheme includes re-surfacing the un-made access track, whereas the previous scheme did not.

N.B. The scheme occupies a similar (but not identical) footprint to the previous scheme.

- 3.19 The application is accompanied by the following documents:
- Design and Access Statement
 - Energy Statement Inc. Sustainable Design and Construction Statement
 - Sustainable Urban Drainage Statement

4. **CONSULTATION**

4.1 Press Notice, Standard 21-day site notice procedure and individual letters to neighbouring occupiers. Three households objected on the following grounds:

- Insufficient parking.
- Access over the land is restricted by way of deeds and permission is not given for its use.
- Access road is unmade and not suitable for traffic of any volume.
- Insufficient space to turn within the site.
- Access road to the site is too narrow to accommodate refuse vehicles (or fire engines)
- Access road would be unlit and would increase opportunities for crime.
- The secondary pedestrian access is pointless.
- The proposal is not in keeping with the character of the area – a block of flats is not in keeping with the 1930s terraced housing.
- Overdevelopment.
- The plot is small and the building is overly large on this back-land area.
- Security risk to existing houses.
- Adverse impact on wildlife.
- Overlooking to neighbouring properties.
- Loss of sunlight to rear gardens of neighbouring properties.
- Loss of daylight.
- Noise disturbance
- Smell and odour from combined bin store to the immediate rear of adjoining properties.
- Suggestion that the Council should not allow developers to continuously make applications.

4.2 Following amendments to the plans to reduce the size of the proposed dwellings and to remove the on-site parking area, additional objections were received (a total of six households objecting – eight individual objectors), objecting on the following grounds:

- Query raised as to whether the applicant has the unfettered right to use this access way. Suggestion that fences may have to be erected to protect neighbouring land.
- Indication from neighbouring land owners that permission will not be given for the re-surfacing of the access track.
- Concern that turning area would be used for parking, which will lead to neighbour conflicts.
- Concern that occupiers of the site and visitors would park on the access road and block access to existing garages.

4.3 In addition, a letter has been received from the Wimbledon Swift Group highlighting the importance of swift friendly features in the construction process.

4.4 Internal consultation responses:

4.5 LBM Highway Authority:

No objection subject to conditions relating to parking of construction vehicles and informatives.

Additional comments are that a S171 licence shall be in place with the highways section to cover the construction access to the site from Woodville Road.

4.6 Council's Transport Planner (comments in relation to original scheme with 4 on-site car parking spaces):

Vehicular and pedestrian access to the proposed development would be from two existing tracks off Woodville Road. Vehicular access would be from the south eastern access with pedestrians only being able use the other.

It is highly unlikely the pedestrian would use the north-west access which is sited further away from the junction with Links Way.

The vehicular access is severely constrained by the concrete dropped kerbs fronting of garages which are part of properties in Links Avenue.

Any vehicle parked alongside the garage entrances will obstruct the vehicular access for the proposed development. The applicant only has a right of access over the track to the south-east.

Swept path analyses have not been provided to demonstrate delivery vehicles and Refuse Vehicles can turn within the site and approach the Woodville Road in forward manner.

In the absence of a passing bay large vehicles would need to reverse back along the access and into Woodville Road, avoiding any other parked vehicles pedestrians and cyclists along the way. The need for such manoeuvres serves to demonstrate an overall unsatisfactory access arrangement that would in result in vehicular and pedestrian conflict.

Recommendation: Refuse

Any increased use made of the existing sub-standard access generated by the proposed development would be prejudicial to road safety.

Officer comment:

Following concerns raised in regards to the use of the site access for cars entering and exiting the site the applicant has amended the application to be 'car free', meaning there would be no car parking on site and the only access required would be for refuse and emergency vehicles. In addition, the applicant also provided swept path analyses to demonstrate that refuse and emergency vehicle access to the site is feasible.

4.7 Council's Transport Planner (comments in relation to amended 'car free' scheme):

Permit free option with no car parking spaces for the proposal would be acceptable.

As you can see the swept path is tight, however, the applicant can use a private refuse vehicle, which would be smaller than a standard Council refuse vehicle.

But we need to be aware refuse does not stack on the footway to be collected by refuse vehicles that cannot be negotiated along the service track.

Need a robust condition to avoid such an occurrence.

4.8 Council's Tree and Landscape Officer:

No response to the current application but the previous response to 17/P2836 raised no objection to the scheme subject to a condition to secure a landscaping scheme along with the planting of trees.

4.9 LBM Environmental Health (noise):

Should you be minded to approve the application then I would recommend the following planning conditions relating to Environmental Health Noise and Nuisance:-

Due to the potential impact of the surrounding locality on the residential development, a scheme for protecting residents from noise shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The scheme is to include acoustic data for the glazing/ventilation system. The internal noise levels shall meet those within BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings and ProPG: Planning and Noise – Professional Practice Guide, Publ: (ANC, IOA, CIEH) May 2017 as a minimum. The approved scheme shall be implemented in accordance with the agreed details.

Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary.

No development shall take place until a Demolition/Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period.

The Statement shall provide for:

- hours of operation
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of noise and vibration during construction.
- measures to control the emission of dust and dirt during construction/demolition
- a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To protect the amenities of future occupiers and those in the local vicinity.

4.10 LBM Environmental Health (Potentially contaminated land):

No objection subject to conditions to secure the submission and approval of a preliminary risk assessment with details of a site investigation strategy, an intrusive site investigation, a risk assessment for sensitive receptors together with a detailed remediation strategy and verification report.

4.11 LBM Environmental Health (air quality):

No objection subject to the following condition:

Condition – Non-Road Mobile Machinery (NRMM)

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: To ensure that the development would not result in a deterioration of air quality.

4.12 LBM Waste Management:

Access and tightness of the side road to the proposed bin area is significantly restricted.

If developments of residential units are located on new access roads, these must be designed to allow safe use by waste collection vehicles - Appropriate access for collection crews.

Waste Collection Vehicular Access:

It is always advised to allow sufficient room for access, to manoeuvre and load a collection vehicle weighing approximately 26 tonnes with the following dimensions:

- Length = 11 metres
- Width = 2.5 metres
- Height = 3.5 metres
- Turning circle = 18.0 metres

Although we acknowledge the developers proposal of using a private contractor to manage waste if required, we are unable to accept this as it's an unsustainable option especially with emanating complaints in future years once the development has been handed over to a managing agent.

Officer comment:

The scheme has been amended to a 'car-free' layout with refuse collection handled by a private waste management company. The concerns raised by the waste services section have been carefully considered. However, if it is clear from the out-set that this is an obligation of the development then there is no indication that this is 'unsustainable' in planning terms and is a common element of many development schemes which have been deemed acceptable in planning terms. The matter can be captured through the s.106 agreement and there are suitable and forceful planning devices in place to ensure that any breach of the s.106 agreement is dealt with through the Planning Enforcement section of the planning department. Therefore, how a site is managed by a management company should in itself not be a brake to allowing a development to proceed.

Further comments received (in relation to use of a private waste management company):

For new developments located on access roads, these must be designed to allow safe use by waste collection vehicles.

Architects and developers of sites where the above is not satisfied may consider the use of private contractors as in the proposed arrangement with this application. We tend to frown at this option as it is not sustainable. We try to avoid situations where arrangements are later challenged by the occupiers who tend to bear the cost of the private collection.

We may have to discharge the proposed arrangement as a condition. Developers may have to demonstrate consultation with different private waste collection contractors to establish an arrangement in principle.

4.13 LBM Council's Flood Risk Officer:

Limited information provided regarding Suds strategy for site. Recommend that a more detailed strategy according to our requirements is submitted.

4.14 External consultation responses:

4.15 TfL:

No comments, as this planning application does not raise any strategic transport issues.

4.16 Designing Out Crime Officer (in relation to originally submitted scheme with on-site car parking):

The width of the driveway is single lane with no apparent possibility of a separate pedestrian footpath being created, this may cause conflict between pedestrian and vehicular traffic especially those walking with prams or buggies. A clear designated pedestrian path should be clearly marked.

Concerns regarding the secondary pedestrian entrance, at the rear of the site allowing access to another rear of dwellings driveway. The driveway appears to be unlit, uneven, dog-legged, and not overlooked by surrounding buildings. The driveway would not feel safe to walk through so should be avoided.

The blank elevation of unit 9 in the rear driveway would commonly tend to attract graffiti, ball games against the wall and inappropriate loitering. A buffer zone of 1.2 - 1.4 metre railing with access or a 1 metre mature height hedge with high thorn content should be provided. If there is insufficient room a non-destructive climbing plant should be planted adjacent to the wall, or a finish applied to the wall that will allow easy removal of graffiti.

There are no details regarding the cycle storage apart from 'secure lockable bike storage'.

Recommend that landscaping and planting allows for natural surveillance.

Lighting across the site should have good uniformity – bollard lighting is not appropriate as it does not enable face recognition.

4.17 London Fire Brigade:

An undertaking should be given that access for fire appliances as required by Part B5 of the Approved Document (see GN29) and adequate water supplies for fire fighting purposes will be provided.

Additional response following case officer request for confirmation that the above Building Regs guidance is met:

I acknowledge your comments in relation to providing access to the above mentioned premises. The London Commissioners does not normally comment under the Town and Country Planning Act other than access to the site and adequate water supply is provided because once full planning approval is given Building Control will consult formally with the London Commissioner under the Building Act. They will provide a full set of plans including a fire strategy and their comments on whether it meets the requirements of Approved Document B1 means of escape and B5 access.

4.18 Network Rail:

The developer must ensure that their proposal, both during construction and after completion does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

Further specific advice on future maintenance, drainage, plant & materials, scaffolding, piling, fencing, lighting, noise & vibration, vehicle incursion and landscaping.

5. RELEVANT PLANNING HISTORY

5.1 05/P1851 - REDEVELOPMENT OF SITE INVOLVING THE ERECTION OF A DETACHED 3 BEDROOM DWELLING AND 2 X 2 BEDROOM SEMI DETACHED DWELLING HOUSES, INVOLVING THE DEMOLITION OF EXISTING GARAGES (APPLICATION FOR OUTLINE PLANNING PERMISSION WITH SITING AND MEANS OF ACCESS ONLY TO BE DETERMINED AT THIS STAGE). Grant Outline Planning Permission subject to conditions. 15-02-2006.

5.2 07/P0120 - REDEVELOPMENT OF SITE INVOLVING THE ERECTION OF A DETACHED TWO STOREY 3 BEDROOM DWELLING AND 2 X 3 BEDROOM TWO STOREY SEMI DETACHED DWELLING HOUSES WITH ACCOMMODATION IN THE ROOFSPACE , WITH ASSOCIATED PARKING (3 SPACES) A PAIR OF GARAGES (2 SPACES) AND INVOLVING THE DEMOLITION OF EXISTING GARAGES. Grant Permission subject to Conditions 20-06-2007.

5.3 10/P1463 - APPLICATION TO RENEW EXTANT PLANNING PERMISSION UNDER REFERENCE 07/P0120 FOR THE REDEVELOPMENT OF SITE INVOLVING THE ERECTION OF A DETACHED TWO STOREY 3 BEDROOM DWELLING AND 2 X 3 BEDROOM TWO STOREY SEMI

DETACHED DWELLING HOUSES WITH ACCOMMODATION IN THE ROOFSPACE , WITH ASSOCIATED PARKING (3 SPACES) A PAIR OF GARAGES (2 SPACES) AND INVOLVING THE DEMOLITION OF EXISTING GARAGES. Grant Renewal of planning permission 09-07-2010.

- 5.4 11/P2947 - APPLICATION FOR DISCHARGE OF CONDITIONS 2 [SURFACE TREATMENT], 3 [REFUSE & RECYCLING], 5 [SLAB LEVELS], 7 [CYCLE PARKING], 9 [CONSTRUCTION VEHICLES], 11 [CO2 REDUCTION], 12 [CODE FOR SUSTAINABLE HOMES], 14 [CONTAMINATION INVESTIGATION], 17 [LANDSCAPE MANAGEMENT PLAN], 18 [SURFACE DRAINAGE] AND 19 [NOISE SURVEY] ATTACHED TO LBM PLANNING PERMISSION 10/P1463 (DATED 09/07/2010) RELATING TO THE REDEVELOPMENT OF SITE INVOLVING THE ERECTION OF A DETACHED TWO STOREY 3 BEDROOM DWELLING AND 2 X 3 BEDROOM TWO STOREY SEMI DETACHED DWELLING HOUSES WITH ACCOMMODATION IN THE ROOFSPACE , WITH ASSOCIATED PARKING (3 SPACES) A PAIR OF GARAGES (2 SPACES) AND INVOLVING THE DEMOLITION OF EXISTING GARAGES. Grant Discharge of Conditions 14-12-2011.
- 5.5 17/P2836 - ERECTION OF A TWO STOREY BUILDING TO PROVIDE 10 X SELF CONTAINED FLATS WITH 4 PARKING SPACES & ASSOCIATED LANDSCAPING. Refuse Permission 30-01-2018. Appeal Dismissed 07-05-2019.

The key findings of the Inspector in the dismissed appeal were as follows:

Housing mix:

- No substantive evidence that a scheme could not come forward on the site in accordance with SaPP policy DM H2 and the lower density level provided for within the LonP.
- The proposal would result in harm by failing to provide a satisfactory housing mix, thereby conflicting with policy DM H2.

Character and appearance:

- Very intensive level of built form in comparison to its surroundings.
- The stepped layout of the flats would also contrast with the existing straight building lines in the surrounding streets.
- The proposal would be at odds with the characteristic pattern of surrounding development.
- Whilst it would not be widely seen from public viewpoints, that does not diminish the serious harm that would result to the character of the area. In any case, the development would be clearly noticeable from trains passing along the neighbouring elevated railway.

Local highway network:

- Drivers and pedestrians would be very likely to share the one access.
- The width of the access would allow for cars to travel to and from the site, even with the additional constraint of other cars parked to the rear of garages.
- The access would not result in material harm to highway safety.
- A previous permission on the site also allowed for vehicular access along this track and was found to be acceptable.
- Concerns that the length and width of the access would be prohibitive for refuse and emergency vehicles and given the lack of swept path

analyses it has not been demonstrated that servicing or emergency vehicles could turn around within the site.

- The scheme would result in an overall unsatisfactory access arrangement that would result in vehicular and pedestrian conflict.

Safe and secure living environment

- No indication that anti-social behaviour would increase as a result of the proposed development.
- The access could be satisfactorily surfaced and lit.

6. POLICY CONTEXT

The key policies of most relevance to this proposal are as follows:

6.1 National Planning Policy Framework (2019)

- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change

6.2 London Plan 2021:

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D14 Noise
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- SI 3 Energy infrastructure
- SI 4 Managing heat risk
- SI 5 Water infrastructure
- SI 7 Reducing waste and supporting the circular economy
- SI 8 Waste capacity and net waste self-sufficiency
- SI 13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

6.3 LDF Core Planning Strategy (July 2011)

- CS8 Housing Choice

CS9	Housing Provision
CS11	Infrastructure
CS13	Open space, nature conservation, leisure and culture
CS14	Design
CS15	Climate Change
CS16	Flood Risk Management
CS17	Waste Management
CS18	Active Transport
CS20	Parking, Servicing and Delivery

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

DM H2	Housing mix
DM O2	Nature Conservation, Trees, hedges and landscape features
DM D2	Design considerations in all developments
DM EP2	Reducing and mitigating noise
DM EP3	Allowable solutions
DM F1	Support for flood risk management
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

6.5 Other guidance:

The National Planning Policy Guidance 2019
DCLG Technical Housing Standards - Nationally Described Space Standard 2016
London Housing SPG – 2016
London Sustainable Design and Construction - SPG 2014
London Character and Context SPG - 2014
GLA Guidance on preparing energy assessments - 2018
Merton's Design SPG 2004
LB Merton - Draft Sustainable Drainage (SUDS) Design and Evaluation Supplementary Planning Document (SPD) 2018

7. **PLANNING CONSIDERATIONS**

7.1 Key Issues for consideration

7.1.1 The key issues in the assessment of this planning application are:

- Principle of development
- Need for additional housing, residential density
- Housing mix
- Design and impact upon the character and appearance of the area
- Impact on trees
- Impact on neighbouring amenity
- Standard of accommodation
- Transport, highway network, parking and sustainable travel
- Sustainability
- Air quality
- Potentially contaminated land
- Biodiversity
- Site drainage

- Security and Safety
- S.106 requirements/planning obligations
- Response to issues raised in objection letters

7.2 Principle of development

7.2.1 The main planning considerations concern the principle development, the impact on the character of the area, the impact on neighbouring amenity, parking and highway considerations, together with the impact on trees, standard of accommodation, safety and security considerations, drainage considerations and sustainability issues.

7.2.2 A key factor in the assessment will be whether the proposal has overcome the concerns raised by the Inspector in relation to the dismissed appeal under application ref. 17/P2836.

7.2.4 Officers consider that the principle of development is acceptable, subject to the suitable resolution of design and technical considerations, as outlined below in this report.

7.3 Need for additional housing and residential density

7.3.1 The National Planning Policy Framework requires Councils to identify a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing with an additional buffer of 5% to provide choice and competition.

7.3.2 Policy H1 of the new London Plan sets the ten-year targets for net housing completions that each local planning authority should plan for. The ten year target for the London borough of Merton is 9,180 (i.e. 918 per year)

7.3.3 Against the requirement of 918 units per year, which equates to 4083 over 5 years (the year 20/21 would remain as per the previous London Plan target), the London Borough of Merton can demonstrate a supply of 4369 units, a provision of 107% of the required five year land supply.

7.3.4 Notwithstanding the above the scheme would make a valuable contribution towards the Council's housing stock.

7.3.5 Policy D3 of the new London Plan requires all development to make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site.

7.3.6 New London Plan, Policy D6 sets out that:

"Development proposals must make the most efficient use of land and be developed at the optimum density. The optimum density of a development should result from a design-led approach to determine the capacity of the site. Particular consideration should be given to:

1. the site context
2. its connectivity and accessibility by walking and cycling, and existing and planned public transport (including PTAL)
3. the capacity of surrounding infrastructure"

7.3.7 The new London Plan does not include a density matrix as it does not necessarily provide a consistent means of assessing proposals. Density has

been measured and monitored in London over recent years in units per hectare (u/ha). Average density across London of new housing approvals in the monitoring year 2015/16 was 154 u/ha with the highest average density being recorded in Tower Hamlets at 488 u/ha. However, comparing density between schemes using a single measure can be misleading as it is heavily dependent on the area included in the planning application site boundary as well as the size of residential units. Planning application boundaries are determined by the applicant. These boundaries may be drawn very close to the proposed buildings, missing out adjacent areas of open space, which results in a density which belies the real character of a scheme. Alternatively, the application boundary may include a large site area so that a tall building appears to be a relatively low-density scheme while its physical form is more akin to schemes with a much higher density.

7.3.8 Therefore, whilst density is a material consideration, it is not the overriding factor as to whether a development is acceptable. The potential for additional residential development is better considered in the context of its bulk, scale, design, sustainability, the impact upon neighbouring amenity, living standards for prospective occupants and the desirability of protecting and enhancing the character of the area and the relationship with surrounding development.

7.3.9 The proposed development would have a density of 105 dwellings per hectare and 268 habitable rooms per hectare. Whilst no longer part of the Development Plan, Officers note that the proposed density would have fallen comfortably within the relevant density range of the previous London Plan (London Plan 2016) (200-350 habitable rooms per hectare 70-130 dwellings per hectare) as set out in Table 3.2 for the setting (Suburban) and PTAL 4-6.

7.4 Housing mix

7.4.1 New London Plan Policy H12 and associated planning guidance promotes housing choice and seeks a balance of unit sizes in new developments.

7.4.2 Policy DM H2 sets out that residential development proposals will be considered favourably where they contribute to meeting the needs of different householders such as families with children, single person households and older people by providing a mix of dwelling sizes, taking account of the borough level indicative proportions concerning housing mix.

7.4.3 The supporting text to the policy explains that there has been a disproportionate provision of smaller homes compared to larger homes: 84% of dwellings completed in the borough between April 2000 and March 2011 consisted of 1 or 2 bedroom units.

7.4.4 The supporting text to the policy sets out borough level indicative proportions which are as follows:

Number of bedrooms	Percentage of units
One	33%
Two	32%
Three+	35%

7.4.5 The mix is informed by a number of factors, including Merton's Strategic Housing Market Assessment 201

7.4.6 The new London Plan advises that boroughs should not set prescriptive dwelling size mix requirement but that the housing mix should be informed by the local housing need.

7.4.7 Policy H12 Housing size mix of the new London Plan sets out all the issues that applicants and boroughs should take into account when considering the mix of homes on a site. Boroughs should not set policies or guidance that require set proportions of different-sized (in terms of number of bedrooms) market or intermediate units to be delivered. The supporting text to Policy H12 sets out that such policies are inflexible, often not implemented effectively and generally do not reflect the optimum mix for a site taking account of all the factors set out in part A of Policy H12. Moreover, they do not necessarily meet the identified need for which they are being required; for example, larger units are often required by boroughs in order to meet the needs of families but many such units are instead occupied by sharers.

7.4.8 The current scheme proposes the following mix:

Number of bedrooms	Percentage of units
One	33.3%
Two	33.3%
Three+	33.3%

7.4.9 The proposal provides family sized housing and meets the requirements of policy H3 (Sites and Policies Plan 2014). The proposal is considered to have overcome the previous concerns raised by the Inspector in relation to Housing Mix.

7.5 Design and impact upon the character and appearance of the area

7.5.1 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. London-wide planning policy advice in relation to design is found in the new London Plan in Policies D3 (Optimising site capacity through the design-led approach) and D4 (Delivering Good Design). 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.

7.5.2 Policy DM D2 seeks 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. Core Planning Policy CS14 supports this SPP Policy.

7.5.3 The site is on a backland plot wherein the principle of a subordinate form of development can be acceptable. The proposed buildings would be lower than the main frontage buildings and so can be argued to be subordinate to the main frontage buildings in terms of height.

7.5.4 Officers acknowledge that the development could be considered intensive, with the majority of the site built upon and little relief or breakages in the built form. The proposed development has a similar footprint (albeit reduced in size), with a similar staggered building to the previously refused scheme.

- 7.5.5 The Inspector previously raised concern regarding the substantial number of dwellings set within a modestly-sized triangular plot. The appeal scheme could be considered to result in a very intensive level of built form in comparison to its surroundings. The stepped layout of the flats would also contrast with the existing straight building lines in the surrounding streets. Whilst development schemes should make good use of land, this should not come at the expense of design quality and good place making and this is clearly reflected in other development plan policies.
- 7.5.6 The application has been amended since its previous format and now includes pitched roof forms and a reduction in the overall footprint across the site (to the northern part of the site). The form and pallet of materials now proposed is considered to better reflect the character of the surrounding area.
- 7.5.7 The site is in a backland position whereby it is important that the development does not compete for dominance with the main frontage buildings. The height of the buildings, in a chalet bungalow format, with a suitable pallet of materials is considered to sufficiently safeguard the character of the area, whilst optimising the potential of the site.
- 7.5.8 The proposed dwellings would not be visually prominent from surrounding public vantage points, other than the railway line, and the main visual impact would be residents' views to the rear of their properties. It is noted that this view would change but the proposed built form is considered to better respect the suburban character of the area and due to the limited height of the proposed units, it is considered that the visual impact of the proposed dwellings would be acceptable.
- 7.5.9 The provision of additional trees would enhance the appearance of the site when viewed from both within and beyond the site boundary and, in the longer term, contribute to biodiversity.
- 7.5.10 The previous planning permission granted on site (ref. 07/P0120) for three hipped roof dwellings, included taller buildings than the current scheme. However, notwithstanding that, the development of the site with three dwellings is not a particularly efficient use of the land and a more intensive development would likely be considered acceptable.
- 7.5.11 The proposal is considered to have overcome the concerns of the Inspector in the appeal and officers consider that the proposal would comply with policy CS14 of the Core Planning Strategy 2011 and Policy DM D2 of the Sites and Policies Plan 2014.

7.6 Impact on trees

- 7.6.1 There are mature trees towards the western boundary of the site. The site is not within a Conservation Area but nonetheless the trees contribute to the character of the area.
- 7.6.2 The Council's Tree and Landscape Officer has reviewed the previous proposal and raised no objection as the proposed development would not adversely affect these off-site trees.
- 7.6.3 The impact on existing trees would be acceptable and no objection is raised on this basis.

7.6 Impact on neighbouring amenity

- 7.6.1 Policy DM D2 seeks to ensure that development does not adversely impact on the amenity of nearby residential properties.
- 7.6.2 It is of note that the Inspector was silent on the matter of neighbouring amenity in the recent appeal decision. Therefore, it is not clear whether this matter was deemed to be acceptable or not. In the absence of specific comments, officers have assessed the impact on neighbouring amenity below.
- 7.6.3 The proposed flatted building would be situated to the rear of the gardens of houses along Woodville Road and Links Avenue. The closest proposed first floor windows, facing towards the rear of properties on Woodville Road are separated from the boundary by 11.5m, which is sufficient to ensure that areas of the rear gardens are not unreasonably overlooked (this is a significant improvement over the 7m separation distance of the previous scheme). The proposed window to window separation distance would be over 30m. Therefore, it is considered that the proposal has overcome the concerns previously raised in relation to overlooking to the gardens of Nos. 6 and 8 Woodville Road.
- 7.6.4 Side facing first floor windows are proposed, which would be separated from the site rear gardens of properties along Links Avenue by approximately 9m, with a window to window separation of 27m+. Only one secondary window to a bedroom would be within this proximity to the boundary and this separation distance is considered sufficient to avoid a material loss of privacy. (It is noted that the London Housing Design SPG identifies 18m to 20m as having been a benchmark in many boroughs for avoiding loss of privacy in the past).
- 7.6.5 Whilst there is some reservation over the arrangement of balconies and private amenity space, with the first floor units looking over the gardens of ground floor units, it is noted that the units are flatted units and it is not an unusual situation to have properties at first floor level having some oblique views over the garden space of properties at ground floor level. Whilst there would be some inter-visibility, it is considered that this would not result in unacceptable overlooking to future occupiers. A condition to secure suitable screening to the sides of balconies is recommended.
- 7.6.6 Due to the separation distance to neighbouring properties it is considered that there would not be a harmful impact in terms of loss of daylight or sunlight.
- 7.6.7 The scheme proposes that the rear gardens, opening and balconies face towards the adjacent railway line, within close proximity to the adjacent railway. The application is accompanied by a noise assessment which has been assessed by the Council's Environmental Health service which concludes that the impact would be acceptable subject to conditions.
- 7.6.8 The scheme no longer includes on-site parking, so the adverse impact on No.2 Woodville Road, in terms of noise disturbance, would be minimised to the extent that no objection could reasonably be raised.
- 7.6.9 The proposal is considered to have overcome the concerns previously raised and would comply with policies DM EP2 and DM D2 of Sites and Policies Plan 2014.

- 7.7.1 The detailed design of the proposed development should have regard to the requirements of the new London Plan in terms of unit and room sizes and provision of external amenity space. The requirements of SPP Policy DM D2 will also be relevant in relation to the provision of amenity space (see paragraph 6.17 of the supporting text).
- 7.7.2 The internal floor areas proposed would meet the requirements of the new London Plan, including the provision of internal storage.
- 7.7.3 Each unit would have access to private external amenity space in accordance with the new London Plan requirements.
- 7.7.4 The proposal would provide an adequate standard of accommodation and no objection is raised on this basis.
- 7.8 Transport, highway network, parking and sustainable travel
- 7.8.1 Core Strategy Policy CS 20 considers matters of pedestrian movement, safety, servicing and loading facilities for local businesses and manoeuvring for emergency vehicles as well as refuse storage and collection.
- 7.8.2 Core Strategy Policy CS 18 promotes active means of transport and the gardens of the houses provide sufficient space for the storage of cycles without the need to clutter up the front of the development with further cycle stores.
- 7.8.3 The site has a PTAL rating of 4. The new London Plan expresses residential car parking standards as a maximum and states that all developments in areas of good public transport accessibility should aim for up to 0.5 - 0.75 spaces per dwelling. Policies GG2 (Making the best use of land) and T6 (Car Parking) of the new London Plan set out that in locations of high public transport accessibility, car-free developments should be promoted (whilst still providing for disabled people).
- 7.8.4 The scheme proposes a car free development, with the provision of 22 cycle parking spaces.
- 7.8.5 The level of cycle parking is in line with new London Plan standards and no objection is raised on this basis. However, as currently shown there is no enclosure for the cycle parking. However, ample space exists on site to provide for cycle parking for the units and this matter can be reasonably addressed by way of condition.
- 7.8.6 The provision of a car free development, within this PTAL 4 area, would be in line with local and national policy aims. Officers raise no objection to a car free development subject to the applicant entering a legal agreement to ensure that future occupants are not eligible to obtain parking permits within the local CPZ.
- 7.8.7 Having regard to the fact that Woodville Road is a cul-de-sac with low levels of traffic, it is considered that an objection based on the impact on the junction with Woodville Road at peak times could not be reasonably substantiated, particularly given that the development is now proposed as car-free.
- 7.8.8 In the recent appeal decision the Inspector did not raise concern regarding access to the site for cars. However, the Inspector did have concerns that the

length and width of the access would be prohibitive for refuse and emergency vehicles. Given the distances involved, it would be impractical for refuse vehicles to park in Woodville Road to collect from the proposed flats. In all likelihood, they would need to be able to get much closer to the site which would require driving along the access.

7.8.9 The proposal seeks to use a private waste management company to service the site and the current application is accompanied by swept path analyses to demonstrate that refuse (or emergency) vehicles could turn around within the site. The agent has clarified that the swept path analysis drawings show the largest type of refuse collection vehicle that could be required to enter the site, whereas the vehicle used would likely be smaller than that shown.

7.8.10 In terms of refuse collection, the scheme proposes two Euro bins to serve the development, to be situated adjacent to the turning area. Officers advise that in order to secure a private refuse collector this would need to be controlled by way of a legal agreement. A number of residential developments granted planning permission in the borough have utilised private waste management companies and therefore, whilst the comments of the waste services team have been carefully considered it is concluded that provided this matter is controlled by way of legal agreement, it could not reasonably form a reason for refusal.

7.8.11 The Council's Transport planner has reviewed the swept path analysis drawings and raises no objection in terms of the site access.

7.8.12 In terms of fire safety, the new London Plan sets out, in the supporting text to Policy D12, that "fire safety compliance is covered by Part B of the Building Regulations. However, to ensure that development proposals achieve the highest standards of fire safety, reducing risk to life, minimising the risk of fire spread, and providing suitable and convenient means of escape which all building users can have confidence in, applicants should consider issues of fire safety before building control application stage, taking into account the diversity of and likely behaviour of the population as a whole."

7.8.13 As set out above, fire safety matters are primarily addressed at the Building Control stage of a development. However, as the site has a long and narrow access it is considered prudent to have some regard to the layout in terms of fire safety. The London Fire Brigade has been consulted and have commented on the application and set out that access must be possible for emergency vehicles in addition to the provision of adequate water supplies for firefighting purposes. The document referred to by the London Fire Brigade (FIRE SAFETY GUIDANCE NOTE Number: Access for Fire Appliances GN29) sets out that a minimum width of 4.0m should be provided for emergency vehicle access. The access road would be 4.3m (but it is noted that this dimension indicates 4.3m separation 'from rear gardens' and does not refer to a dimension between the kerbs). This document sets out that vehicles should not be required to reverse more than 20m. In this case, the access road is in excess of 20m and therefore, vehicles would be required to turn on site. The proposed turning head has a width of 16.4m by 12m.

7.8.14 The London Fire Brigade has not confirmed that the layout would meet this guidance, as this is a matter that is addressed at the Building Regulations stage. Officers conclude that emergency access to the site could likely be achieved with the access arrangements as proposed (subject to the re-surfacing of the access track prior to occupation). However, notwithstanding that above, the agent has confirmed that a fire hydrant will be installed on the

site, in any event. Officers recommend the imposition of a planning condition to secure the submission of a fire safety strategy, to secure a fire hydrant on site, or other suitable fire safety measures.

7.8.15 As set out above, officers advise that the issue of fire safety is a consideration under the Building Regulations. However, given the length of the site access, officers have investigated this matter as far as is reasonable under a planning assessment. The proposed development will be subject to Building Regulations relating to fire safety and therefore, this matter would be considered in its entirety, at that stage.

7.8.16 The existing access track to the site is unmade and would not be suitable for any increased level of vehicular movement, although it is noted that it currently provides vehicular access to garages. The application proposes to re-surface this access track to ensure that refuse collection and emergency vehicular access is possible. Officers consider that the resurfacing of the track is necessary to make the development acceptable in planning terms and this matter is addressed by way of condition to ensure that the access track is resurfaced prior to the first occupation of the units. Subject to this condition, the proposal would provide a suitable means of access and would not result in harm to the safe and efficient operation of the local highway network. Adequate cycle parking provision is provided and it is concluded that the proposal would comply with Policies T4, T5, T6 and T6.1 of the new London Plan, Policies CS18 and CS20 of the Core Planning Strategy and Policies DMD2, DMT2, DMT3 and DMT5 of the Sites and Policies Plan 2014.

7.8.17 The site is adjacent to a Network Rail operated railway. No part of the development would impinge on the railway land. It is noted that Network Rail have commented on the application and an informative is recommended in this regard.

7.9 Sustainability

7.9.1 All new developments comprising the creation of new dwellings should demonstrate how the development will comply with Merton's Core Planning Strategy (2011) Policy CS15 Climate Change (parts a-d) and the policies outlined in Chapter 9 (Sustainable infrastructure) of the new London Plan.

7.9.2 The development will need to achieve internal water usage rates not in excess of 105 litres per person per day and to demonstrate a 19% reduction in CO2 levels over and above the 2013 Building regulations.

7.9.3 The application is accompanied by a brief energy statement which identifies the previous policy requirements but does not provide specific details on the measures to be used. However, this matter can be addressed by way of pre-occupation condition to ensure the relevant targets are met.

7.9.4 Therefore, subject to condition, the proposal would comply with the policies within Chapter 9 of the new London Plan and Policy CS15 of the Core Planning Strategy 2011.

7.10 Air quality

7.10.1 Planning Policy DM EP4 of Merton's Adopted Sites and Policies plan (2104) seeks to minimise pollutants and to reduce concentrations to levels that have minimal adverse effects on people, the natural and physical environment in Merton. The policy states that to minimise pollutants, development: a) Should

be designed to mitigate against its impact on air, land, light, noise and water both during the construction process and lifetime of the completed development. b) Individually or cumulatively, should not result in an adverse impact against human or natural environment. New London Plan policy SI 1 (Improving Air Quality) recognises the importance of tackling air pollution and improving air quality to London's development and the health and wellbeing of its people. In accordance with the aims of the National Air Quality Strategy, the Mayor's Air Quality Strategy seeks to minimise the emissions of key pollutants and to reduce concentration to levels at which no, or minimal, effects on human health are likely to occur. To meet the aims of the National Air Quality Objectives, the Council has designated the entire borough of Merton as an Air Quality Management Area (AQMA).

7.10.2 The Council's Environmental Health Service has revised the proposals and raise no objection subject to a condition to ensure that dust and emissions are controlled throughout the construction process. Subject to this condition, officers raise no objection.

7.11 Potentially contaminated land

7.11.1 Merton's Sites and Policies Plan Policy DM EP4 (Pollutants) aims to reduce pollutants and reduce concentrations to levels that will have minimal adverse effects on people and the natural and physical environment.

7.10.2 The Council's Environmental Health Service has revised the proposals and raise no objection subject to a condition to ensure that a risk assessment and site investigation is carried out prior to the commencement of development. Subject to these conditions, officers raise no objection.

7.10 Biodiversity

7.10.1 There is no indication that the existing site has a significant bio-diversity value and as such no objection is raised to its redevelopment. It is noted that the site is adjacent to a Green Corridor and Site of Importance for Nature Conservation. The proposed development would not encroach into this adjacent area and therefore, subject to a condition to ensure that boundary fencing or other suitable screening is in place throughout the construction process, no objection is raised on this basis. It is noted that the scheme includes some tree planting, which would also contribute to the biodiversity value of the site.

7.11 Site drainage

7.11.1 New London Plan policies SI 12 (Flood risk management) and SI 13 (Sustainable drainage), Core Planning Strategy policy CS16 and SPP policies DM F1 and DM F2 seek to minimise the impact of flooding on residents and the environment and promote the use of sustainable drainage systems to reduce the overall amount of rainfall being discharged into the drainage system and reduce the borough's susceptibility to surface water flooding.

7.11.2 The site is within Flood Zone 1 (low probability of flooding) and is not within a critical drainage area.

7.11.2 Notwithstanding that, policy DM F2 sets out that all development should have to consider SUDS and demonstrate sustainable approaches to the

management of surface water and seek mitigation measures through the inclusion of SUDS.

7.11.3 The application refers to permeable surfaces to all communal pedestrian and parking areas but does not provide further detail to demonstrate compliance with Policy DM F2.

7.11.4 However, this matter can reasonably be addressed by way of condition to secure a Drainage/SuDS scheme.

7.12 Security and safety

7.12.1 Policy DM D2 requires developments to provide layouts that are safe, secure and take account of crime prevention and are developed in accordance with Secured by Design principles.

7.12.2 It is noted that the Inspector was satisfied that the previous proposal would not create a living environment that was unsafe or unsecure. Therefore, whilst officers had previously raised concern in this regard it would be unreasonable to take this forward into a reason for refusal, given the clear and unambiguous comments of the Inspector.

7.12.3 It is noted that the current proposal is car-free and therefore the potential conflict of cars meeting other vehicles and/or pedestrians on the access road is reduced, so the current scheme is an improvement over the previous appeal scheme.

7.12.4 In addition, officers recommend a condition to secure an on-site lighting scheme is imposed in order to ensure that the pedestrian approaches to the site are adequately lit.

7.12.5 The proposal would comply with policy D11 of the new London Plan, Policy CS 14 of the Core Planning Strategy and policy DM D2 of the Sites and Policies Plan in relation to a safe and secure living environment.

7.13 S.106 requirements/planning obligations

7.13.1 It will be necessary for the development to be parking permit free by way of legal agreement. It is also necessary to control the private waste management arrangements proposed by way of legal agreement.

7.13.2 The proposed development would be subject to the Community Infrastructure Levy (CIL). This would require a contribution of £220 per additional square metre of floor space to be paid to Merton Council and an additional £60 per additional square meter to be paid to the Mayor. Further information on this can be found at:

<http://www.merton.gov.uk/environment/planning/cil.htm>

7.14 Response to issues raised in objection letters

7.14.1 The majority of issues raised in the objection letters have been addressed in the body of the report. However, in addition, the following response is offered:

- Whilst there are some concerns with the layout of the development in terms of safety, there would not be a security risk to neighbouring houses to the extent that a reason for refusal on this matter would be justified. The access ways are currently accessible on foot and the

proposed development would not worsen this situation – if anything, there would be more footfall and therefore a lower chance of opportunistic crime.

- The bin store would be enclosed and would be separated from the neighbouring residential properties. Therefore, officers do not consider that a reason for refusal based on odour nuisance or vermin problems could be reasonably substantiated.
- Whilst there would be some additional minor disturbance from light as a result of the proposal, it is considered that this would be limited and would not warrant a reason for refusal.
- In terms of access and rights of access – this is a private civil matter between landowners and it is possible that if permission were granted the proposal could not be implemented due to the issues surrounding the access. However, planning permission does not convey an ultimate right to develop and there may be other legal obstacles that the applicant would need to address.

8. Conclusion

8.1 The National Planning Policy Framework has at its heart a planning system that is geared towards delivering sustainable development. This is achieved through pursuing three overarching objectives economic, social and environmental. The proposals:

- Support the economy by facilitating construction activity,
- Support social objectives by providing much needed housing and
- Support environmental objectives by delivering arguably well designed housing in an accessible location with a good PTAL score, where reliance on car use can be relaxed and where the fabric and functioning of the new dwellings is such that it reduces its carbon footprint and does not place an unnecessary burden on other resources including water usage.

8.2 The Framework has an underlying presumption of supporting sustainable development and, given that the principle of residential development has previously been accepted on the site, it may reasonably be asserted that subject to meeting other planning policy requirements, the application delivers this.

8.3 The current application is considered to have overcome the concerns raised by the Inspector and would optimise the site whilst sufficiently safeguarding the character of the area and the amenity of neighbouring occupiers.

8.4 The proposal is considered to be acceptable for the reasons set out in this report and therefore the recommendation is for approval subject to conditions and a legal agreement.

RECOMMENDATION

Grant planning permission subject to s106 agreement securing the following:

- Restrict parking permits.
- Provision of private waste management company for private waste collection
- and cost to Council of all work in drafting S106 and monitoring the obligations.

And the following conditions: **Page 274**

1. A1 Time limit
2. A2 Approved Plans
3. B1 External Materials to be Approved
4. B4 Details of surface treatment
5. B6 Levels
6. C06 Waste Management Plan (Details to be Submitted)
7. C08 No Use of Flat Roof
8. C10 Balcony (Screening details to be provided)
9. F01 Landscaping/Planting Scheme
10. F02 Landscaping (Implementation)
11. H06 Cycle Parking - Details to be Submitted
12. Non Standard Condition: Submission of a Lighting scheme

Reason: To ensure a safe and secure environment for the users, and to ensure compliance with the following Development Plan policies for Merton: policies DM D2 of Merton's Sites and Policies Plan 2014.

13. C01 No permitted development (Extensions)
14. C02 No Permitted development (Windows & Doors)
15. Non Standard Condition: No Permitted Development (outbuildings)

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future Development plan policies for Merton: policy D3 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

16. Non Standard Condition: No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water usage rates of not more than 105 litres per person per day.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy SI 5 of the London Plan 2021 and Policy CS15 of Merton's Core Planning Strategy 2011.

17. Non Standard Condition: Due to the potential impact of the surrounding locality on the residential development, a scheme for protecting residents from noise shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The scheme is to include acoustic data for the glazing/ventilation system. The internal noise levels shall meet those within BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings and ProPG: Planning and Noise – Professional Practice Guide, Publ: (ANC, IOA, CIEH) May 2017 as a minimum. The approved scheme shall be implemented in accordance with the agreed details.

Reason: To protect the amenities of future occupiers and those in the local vicinity.

18. Non Standard Condition: All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: To ensure that the development would not result in a deterioration of air quality.

19. Non Standard Condition: No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) via infiltration or at the agreed runoff rate (no more than 4.02l/s), in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and London Plan policy SI 13.

18. Non Standard Condition: Prior to occupation, the detailed design, specification and planting scheme for any green roof forming part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The design and planting shall be carried out as approved prior to occupation of the relevant part of the development, retained and maintained in perpetuity thereafter.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water

and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and London Plan policy SI 13.

19. Non Standard Condition: No development shall take place until a Demolition/Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period.

The Statement shall provide for:

- hours of operation
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative -displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of noise and vibration during construction.
- measures to control the emission of dust and dirt during construction/demolition
- a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To protect the amenities of future occupiers and those in the local vicinity.

20. Non Standard Condition: No development shall take place until:

a) a preliminary risk assessment with details of a site investigation strategy based on the information revealed in the PRA has been submitted to and approved in writing by the Local Planning Authority;

b) an intrusive site investigation has been conducted comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such a study to be conducted according to current U.K. requirements for sampling and testing.

c) written reports of:

i) the findings of the above site-investigation and

ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the Local Planning Authority.

Note: some demolition work, if required could be allowed beforehand for enabling the above requirement (1b) subject to the agreement of the Local Planning Authority.

Reason: To protect the health of future users of the site in accordance with policy DM EP4 of Merton's sites and policies plan 2014.

21. The building hereby permitted shall not be occupied until:

a) any remediation works approved as part of the remediation strategy have been conducted in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been expected, then the additional contamination should be fully assessed in accordance with part 1 (b, c) above of this condition and an adequate remediation scheme shall be submitted to and approved in writing by the Local Planning Authority and fully implemented thereafter;

b) a verification report, produced on completion of the remediation, has been submitted to and approved in writing by the Local Planning Authority. Such report shall include

- i) details of the remediation conducted and
- ii) results of verification sampling, testing and monitoring and
- iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal to demonstrate compliance with the approved remediation strategy.

Reason: To protect the health of future users of the site in accordance with policy DM EP4 of Merton's sites and policies plan 2014.

22. Non Standard Condition: Prior to the commencement of development, a plan detailing how the adjacent green corridor and Site of Importance for Nature Conservation will be protected throughout the construction process. The agreed measures shall be adhered to throughout the entirety of the construction process.

Reason: Having regard to the bio-diversity value of adjoining land and to comply with Policy DM O2 of the sites and policies plan 2014

23. Prior to the first occupation of the residential dwellings hereby approved, a scheme shall be submitted and approved in writing by the Local Planning Authority detailing the resurfacing of the access track, a lighting scheme for the access track and drainage arrangements for the access track. The development shall not be occupied until the measures in the agreed scheme have been carried out in full and these measures shall be retained and maintained as such thereafter.

Reason: To protect the amenities of future occupiers and those in the local vicinity.

24. No development that would prejudice the provision of a fire hydrant system, or other suitable fire safety measures, shall take place until details for the provision of a fire hydrant system, or other suitable fire safety measures, for the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details before occupation and retained and maintained thereafter.

Reason, to ensure the safety of occupiers and neighbours in accordance with policy DM D2 of the Adopted Merton Sites and Policies Plan 2014.

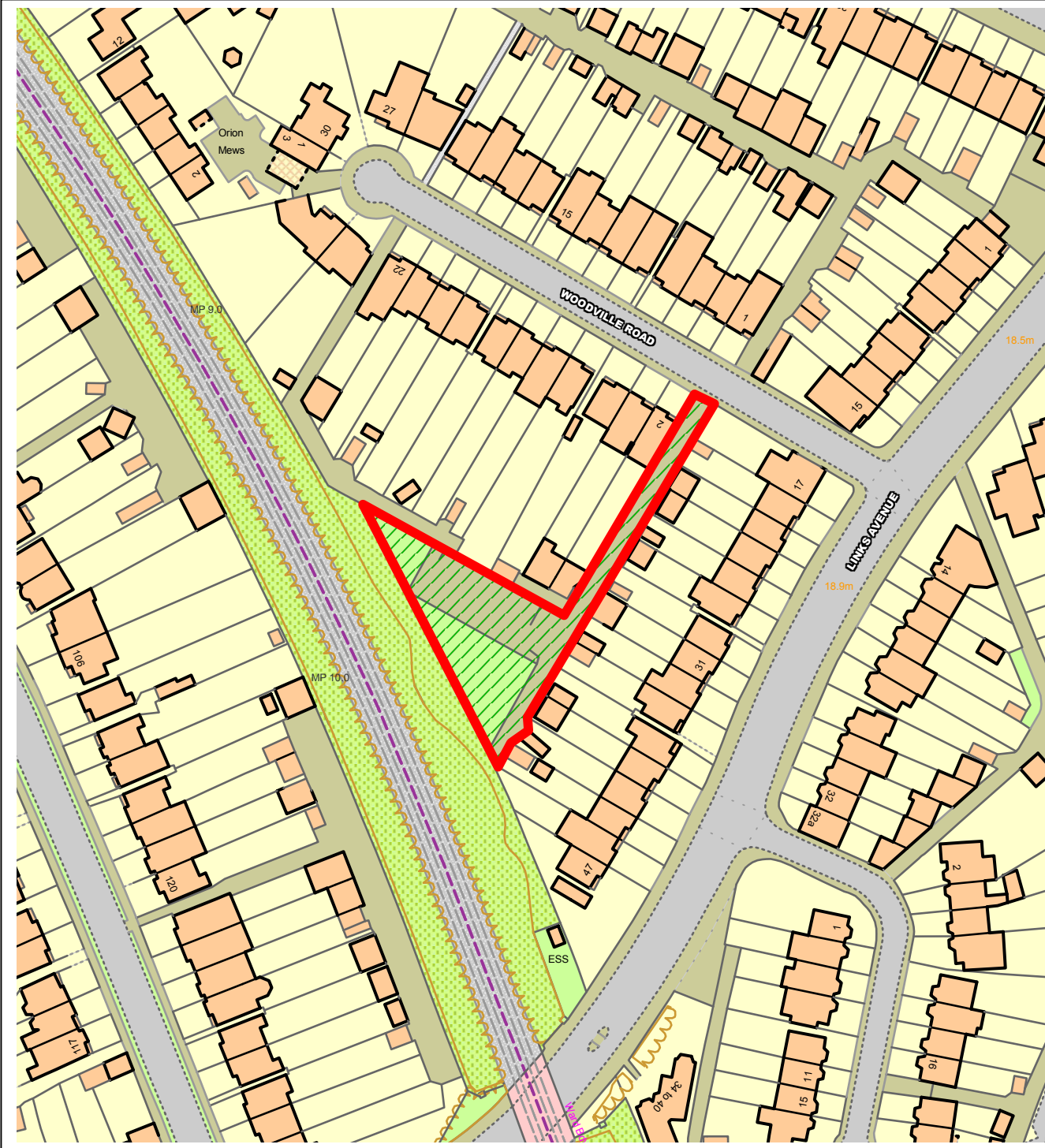
Informatives:

1. Carbon emissions evidence requirements for post construction stage assessments must provide: 'As Built' SAP Compliance Reports and detailed DER and TER worksheets for the as built development. The output documents must be based on the 'as built' stage of analysis and must account for any changes to the specification during construction. The outputs must be dated and include the accredited energy assessor's name and registration number, the assessment status, plot number and development address. OR, where applicable: A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP outputs; AND Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section 16 allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide electricity generation technologies) have been included in the calculation. AND, where the developer has used SAP 10 conversion factors: The completed Carbon Emissions Reporting Spreadsheet based on the 'As Built' SAP outputs. AND, where applicable: MCS certificates and photos of all installed renewable technologies.
2. Water efficiency evidence requirements for Post Construction Stage assessments must provide:
 - Documentary evidence representing the dwellings 'As Built'; detailing:
 - the type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment);
 - the size and details of any rainwater and grey-water collection systems provided for use in the dwelling; AND:
 - Water Efficiency Calculator for New Dwellings; OR
 - Where different from design stage, provide revised Water Efficiency Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built'
3. The applicant should be aware that the site may provide a useful habitat for swifts. Swifts are currently in decline in the UK and in order to encourage and improve the conservation of swifts the applicant is advised to consider the installation of a swift nesting box/bricks on the site.
4. INF9 Works on the Public Highway
5. INF12 Works Affecting the Public Highway
6. A S171 licence must be in place with the highways section of the Council to cover the construction access to the site from Woodville Road.
7. INF 15 Discharge conditions prior to commencement of work
8. INF 20 Street naming and numbering
9. INFORMATIVE: No surface water runoff should discharge onto the public highway including the public footway or highway. When it is

proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

10. NPPF Note to Applicant – approved schemes
11. The developer must ensure that their proposal, both during construction and after completion does not:
 - encroach onto Network Rail land
 - affect the safety, operation or integrity of the company's railway and its infrastructure
 - undermine its support zone
 - damage the company's infrastructure
 - place additional load on cuttings
 - adversely affect any railway land or structure
 - over-sail or encroach upon the air-space of any Network Rail land
 - cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

NORTHGATE SE GIS Print Template

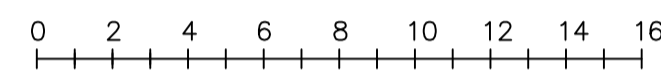


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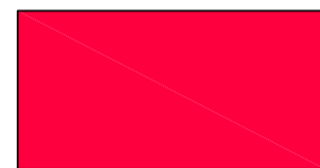
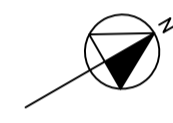
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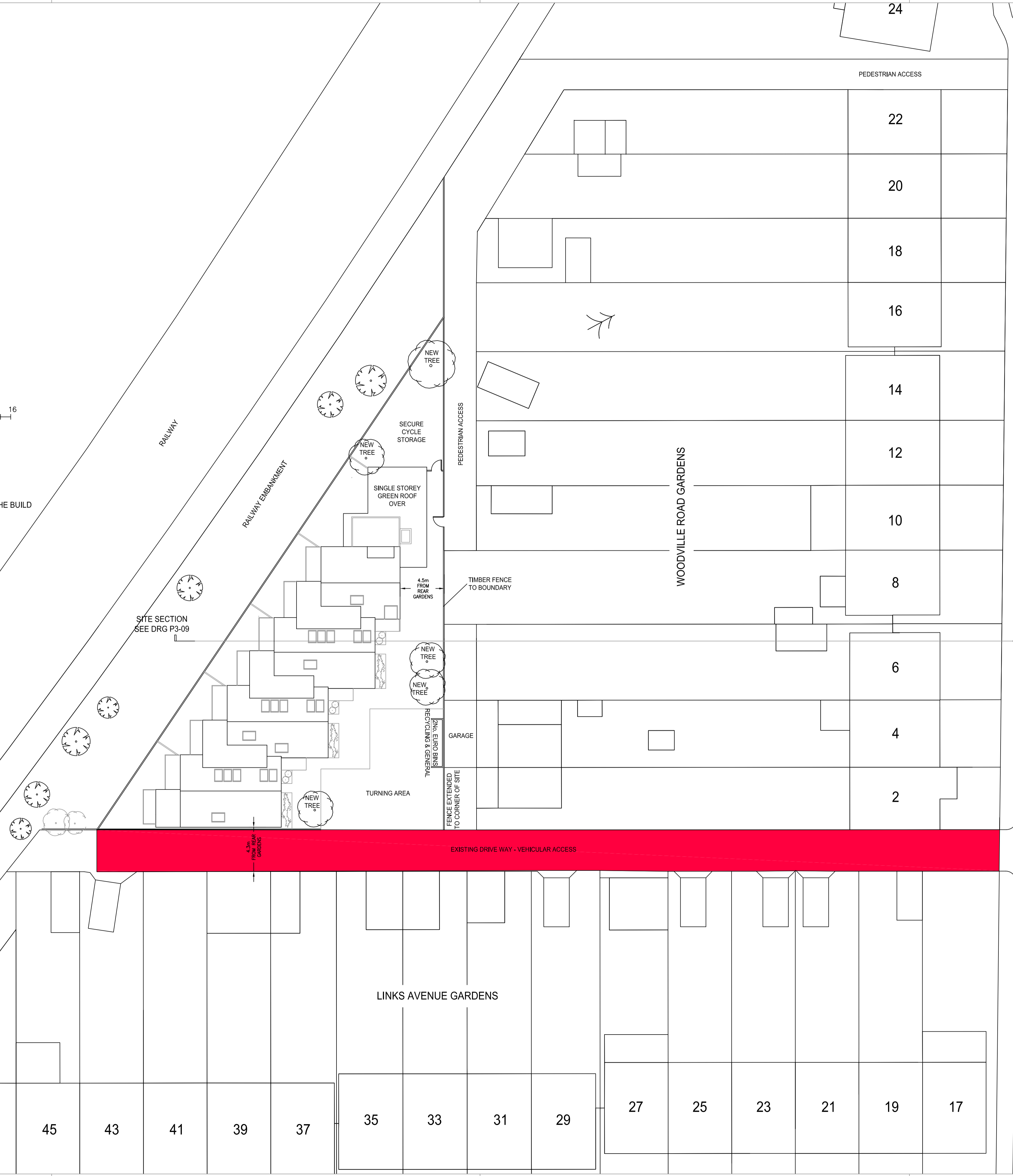
SITE PLAN



METRES



DENOTES ACCESS ROAD OVER WHICH APPLICANT HAS RIGHT OF WAY TO BE RESURFACED ON COMPLETION OF THE BUILD



SITE SECTION SEE DRG P3-09

WOODVILLE ROAD

H	ADDITIONAL NOTE ADDED TO ACCESS ROAD	26-JAN-21
G	ACCESS ROAD OVER WHICH APPLICANT HAS RIGHT OF WAY HIGHLIGHTED	22-JAN-21
F	BIN STORE RELOCATED BOUNDARY FENCE LINE EXTENDED TO CORNER OF SITE	7-JAN-21
E	DESIGNATED CAR PARK SPACES OMITTED TURNING AREA SHOWN	12-OCT-20
D	NOTE ADDED TO SINGLE STOREY ELEMENT	09-JUL-20
C	REMOVE SECOND STOREY ACCOMMODATION REMOVE FIRST FLOOR ACCOMMODATION TO SOUTH WEST REDUCE HEIGHT OVERALL BY 1.9m	06-JUL-20

CLIENT:
 WOODVILLE MEWS LTD

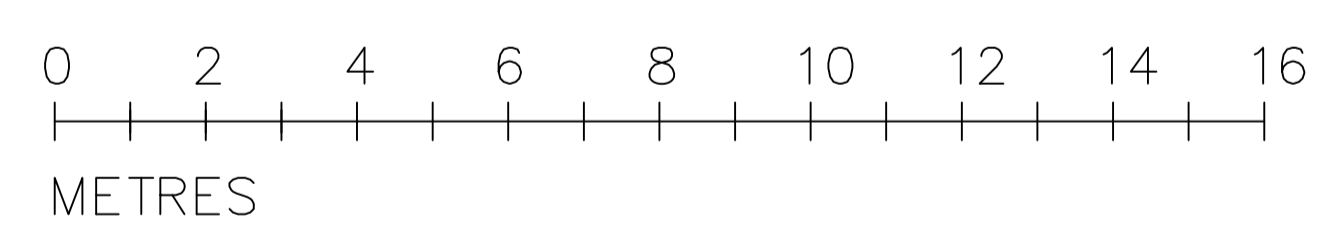
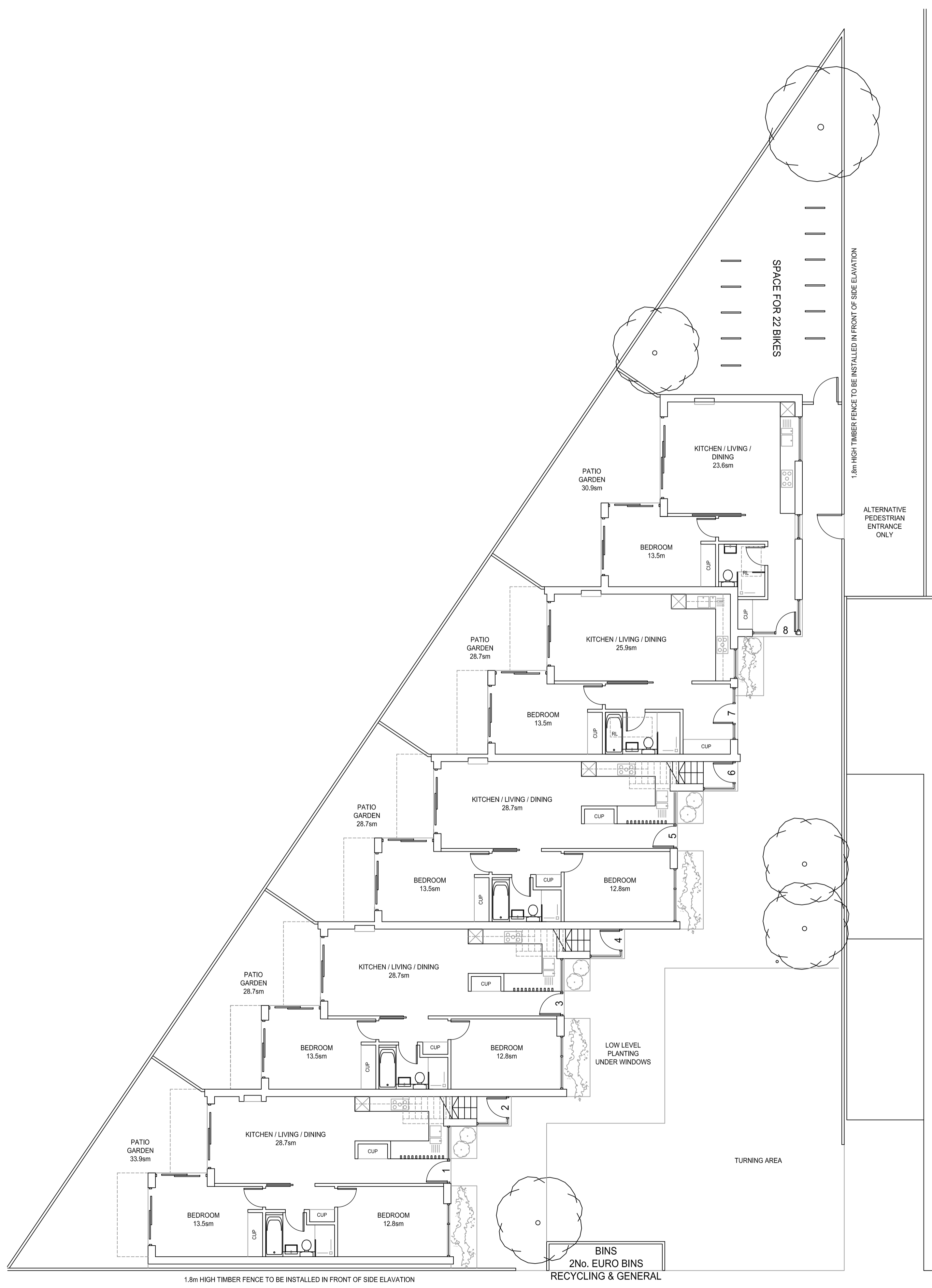
PROJECT:
 LAND TO REAR OF
 2-16 WOODVILLE ROAD
 LONDON, SM4

TITLE:
 SITE PLAN
 PROPOSED

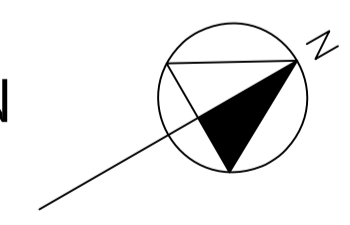
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JOB NO:	DRG NO:	REV:	
0119 - P6-02		H	

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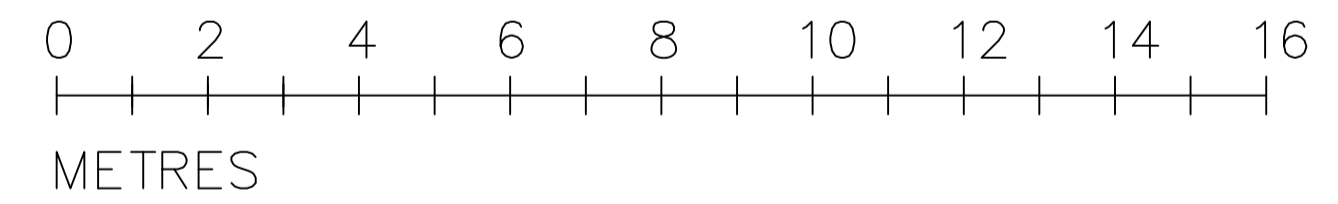
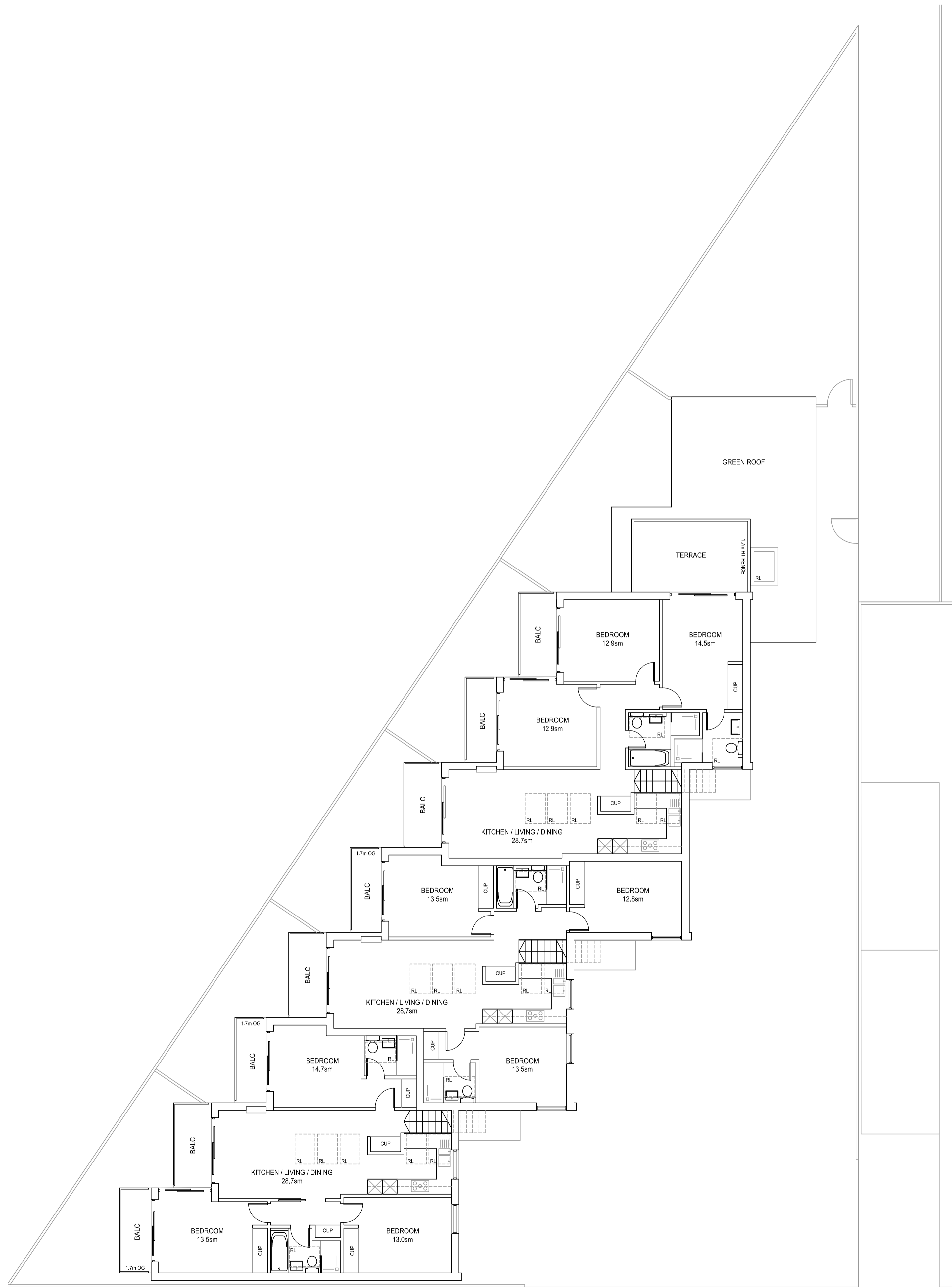
**GROUND FLOOR PLAN
 PROPOSED**



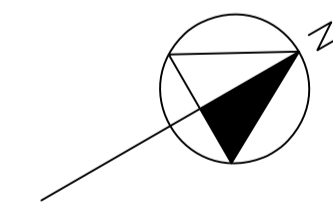
D DESIGNATED CAR PARK SPACES OMITTED	12-OCT-20		
TURNING AREA SHOWN			
C AMENDMENTS TO LAYOUT TO SUIT REDUCTION IN MASSING	06-JUL-20		
REV. DESCRIPTION:	BY: DATE:		
CLIENT: SALT WHITE LTD 19-20 GREAT SUTTON STREET LONDON EC1V 0DR			
CLIENT: WOODVILLE MEWS LTD			
PROJECT: LAND TO REAR OF 2-16 WOODVILLE ROAD LONDON, SM4			
TITLE: GROUND FLOOR PLAN PROPOSED			
SCALE: 1:100@A1	DATE: DEC-19	DRAWN: RS	CHECKED: RS
JOB NO: 0119 - P6-03	DRG NO:	REV:	D

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FIRST FLOOR PLAN
 PROPOSED



C AMENDMENTS TO LAYOUT TO SUIT REDUCTION IN MASSING
 NORTH WINDOWS TO FLAT 6 REMOVED
 REV. DESCRIPTION: BY: DATE:

SALT WHITE LTD
 19-20 GREAT SUTTON STREET
 LONDON
 EC1V 0DR

CLIENT:
 WOODVILLE MEWS LTD

PROJECT:
 LAND TO REAR OF
 2-16 WOODVILLE ROAD
 LONDON. SM4

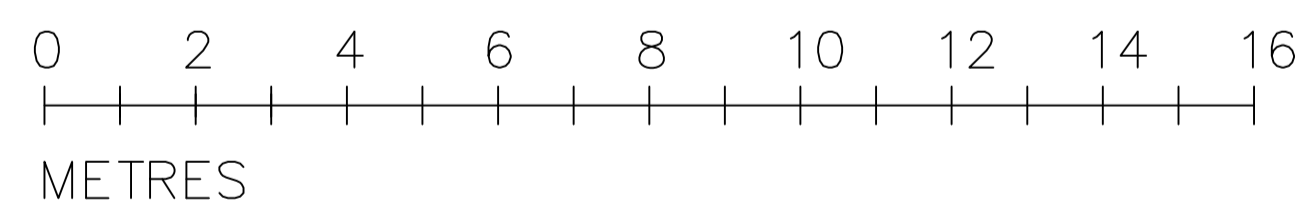
TITLE:
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SCALE: 1:100@A1 DATE: DEC-19 DRAWN: RS CHECKED: RS

JOB NO: 0119 - P6-04 REV: C

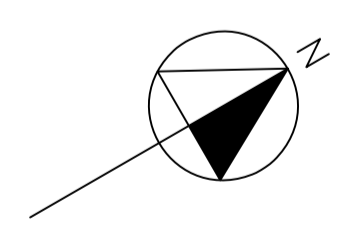
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METRES

ROOF PLAN
PROPOSED



C AMENDMENTS TO LAYOUT TO SUIT REDUCTION IN MASSING 06-JUL-20

REV. DESCRIPTION BY DATE

SALT WHITE LTD
19-20 GREAT SUTTON STREET
LONDON
EC1V 0DR

CLIENT:
WOODVILLE MEWS LTD

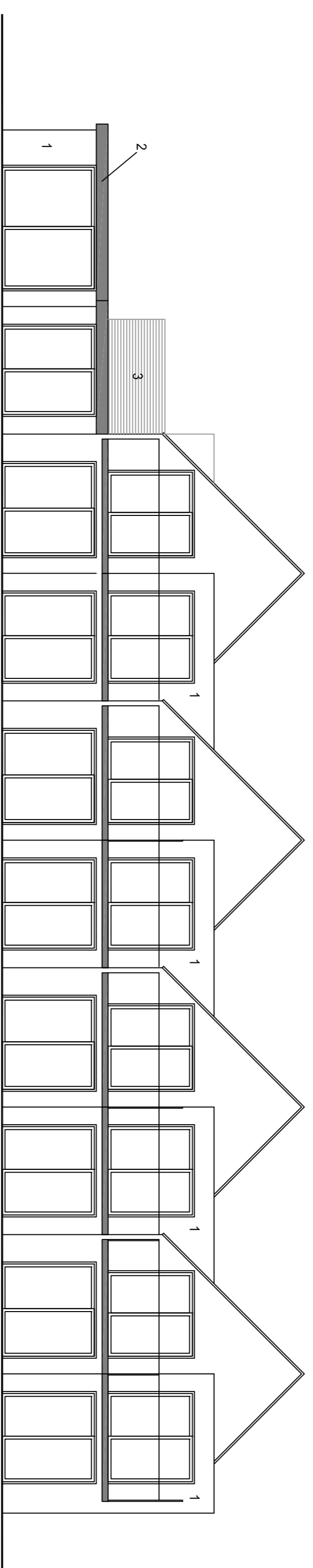
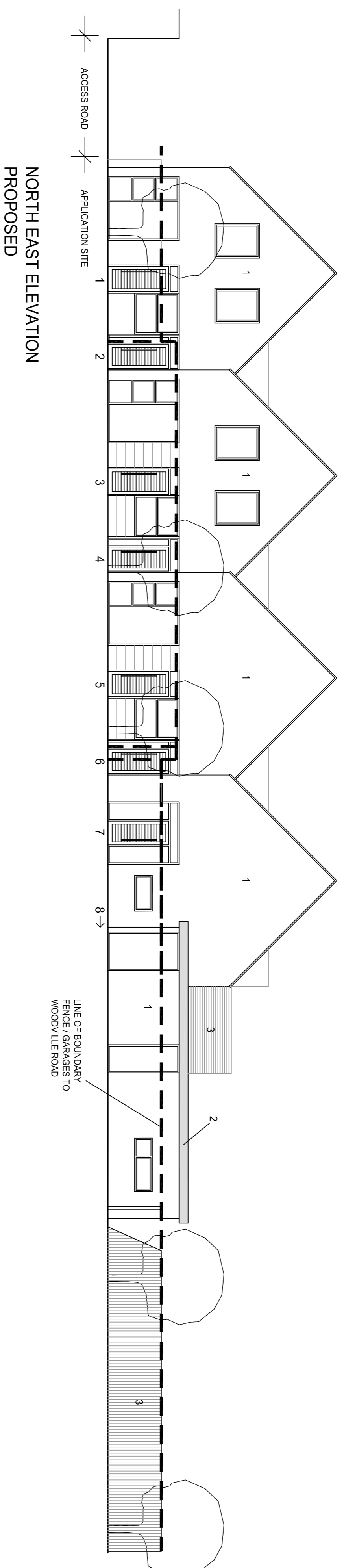
PROJECT:
LAND TO REAR OF
2-16 WOODVILLE ROAD
LONDON. SM4

TITLE:
ROOF PLAN
PROPOSED

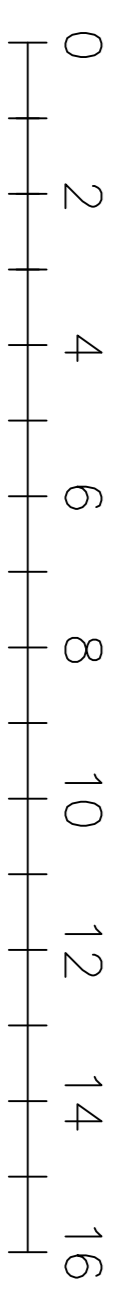
SCALE: 1:100@A1 DATE: DEC-19 DRAWN: RS CHECKED: RS

JOB NO: 0119 - P6-06 REV: C

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- MATERIALS APPLIED TO ALL ELEVATIONS
- 1: BRICK - MIENERBERGER SHIED DEAN ISLINGTON YELLOW
 - 2: RUSTICA STOCK
 - 3: GREY METAL FASOAS (RAL 7021)
 - 4: 1.7m HIGH TIMBER FENCE
- ALL BALCONIES:
 1: DARK GREY TILES
 2: GLASS FRAMELESS BALUSTRADES
 3: GREY POWDER COATED ALUMINIUM FRAMES (RAL 7021)
 4: STAINED TIMBER
- ALL WINDOWS & FRENCH DOORS:
 1: FRONT DOORS:
 2: STAINED TIMBER



SOUTH WEST ELEVATION
 PROPOSED

D	RENDER & TIMBER CLADDING CHANGED TO BRICK	02-OCT-20
C	REMOVE SECOND STOREY ACCOMMODATION	06-AUG-20
B	REMOVE FIRST FLOOR ACCOMMODATION TO SOUTH WEST	
A	REMOVE FIRST FLOOR ACCOMMODATION TO SOUTH WEST	
REV.	DESCRIPTION	DATE

SALT WHITE LTD
 19-20 GREAT SUTTON STREET
 LONDON
 EC1M 4AA

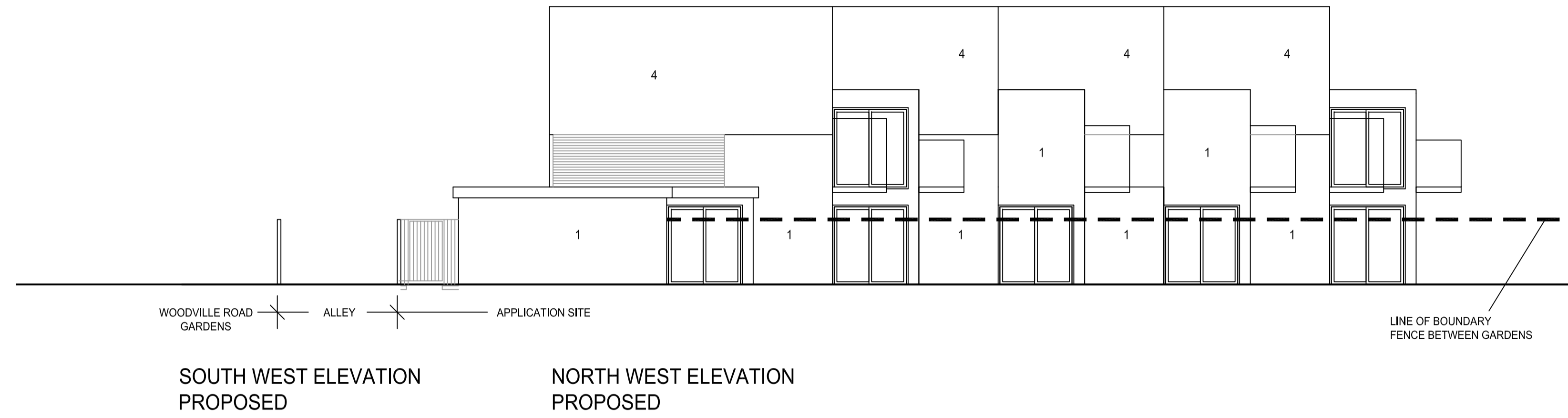
CLIENT:
 WOODVILLE MEWS LTD

PROJECT:
 LAND TO REAR OF
 2-16 WOODVILLE ROAD
 LONDON, SM4

TITLE:
 ELEVATIONS

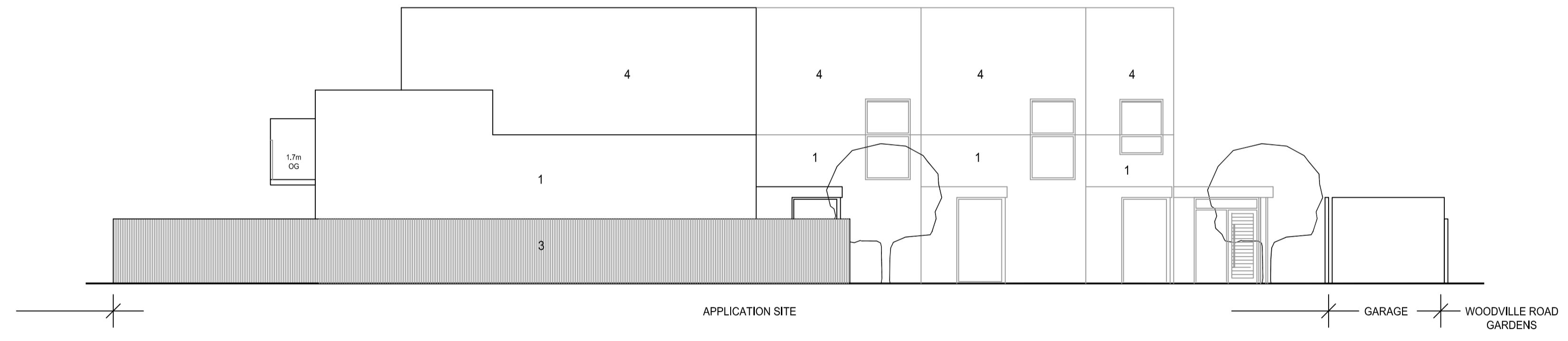
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0119 - P6-07			D

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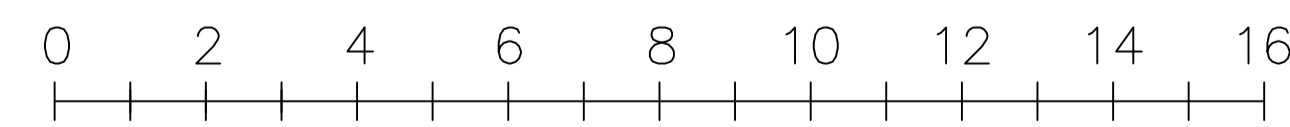
SOUTH WEST ELEVATION
 PROPOSED

NORTH WEST ELEVATION
 PROPOSED



SOUTH EAST ELEVATION
 PROPOSED

- MATERIALS (APPLIED TO ALL ELEVATIONS)
- 1: BRICK - WIENERBERGER SMEED DEAN ISLINGTON YELLOW RUSTICA STOCK
 - 2: GREY METAL FASCIAS (RAL 7021)
 - 3: 1.7m HIGH TIMBER FENCE
 - 4: DARK GREY TILES
- ALL BALCONIES: GLASS FRAMELESS BALUSTRADES
 ALL WINDOWS & FRENCH DOORS: GREY, POWDER COATED ALUMINIUM FRAMES (RAL 7021)
 FRONT DOORS: STAINED TIMBER



D RENDER & TIMBER CLADDING CHANGED TO BRICK	02-OCT-20
C REMOVE SECOND STOREY ACCOMMODATION REMOVE FIRST FLOOR ACCOMMODATION TO SOUTH WEST REDUCE HEIGHT OVERALL BY 1.9m	06-JUL-20
REV. DESCRIPTION:	BY: DATE:

SALT WHITE LTD
 19-20 GREAT SUTTON STREET
 LONDON
 EC1M 4AA

CLIENT:
 WOODVILLE MEWS LTD

PROJECT:
 LAND TO REAR OF
 2-16 WOODVILLE ROAD
 LONDON, SM4

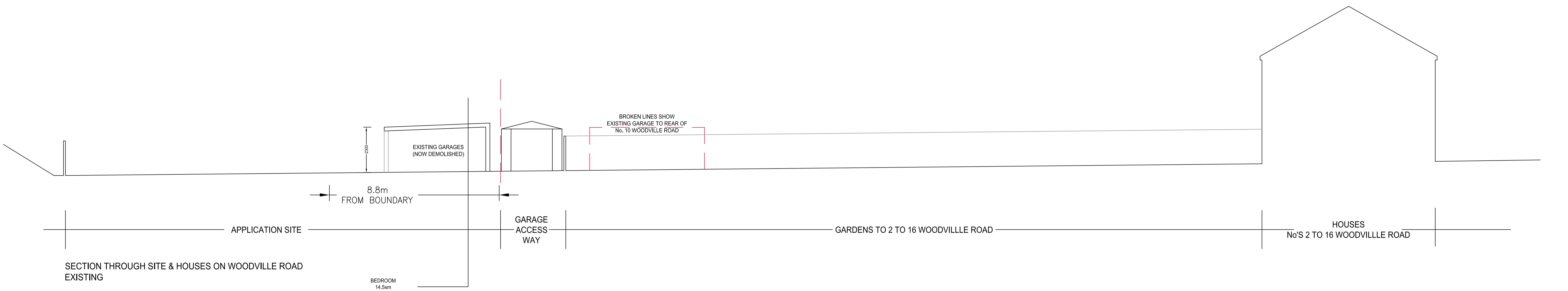
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SCALE: 1:100@A1	DATE: DEC-19	DRAWN: RS	CHECKED: RS
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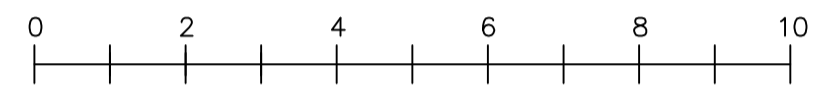
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 REV: D

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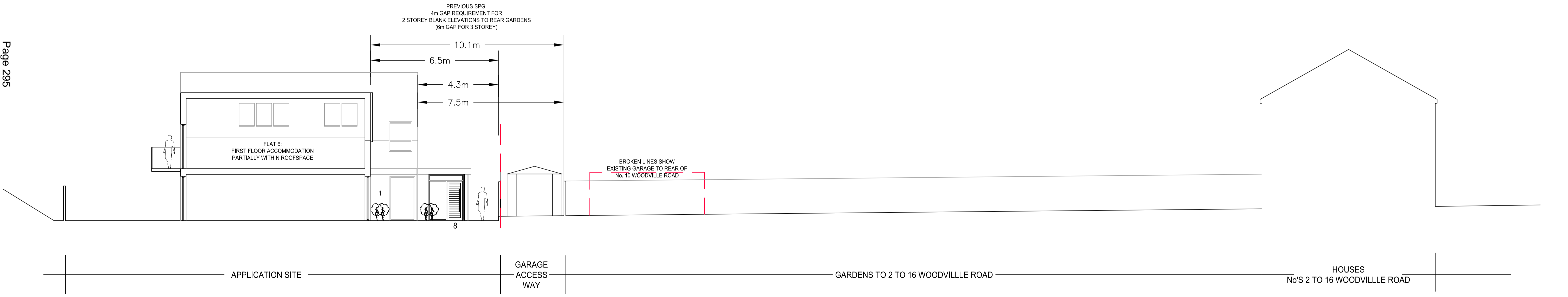


SECTION THROUGH SITE & HOUSES ON WOODVILLE ROAD EXISTING

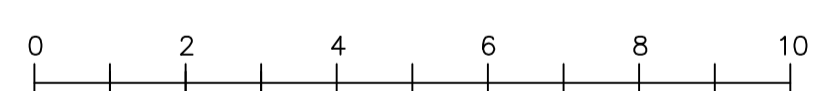


METERS
 1:100 @ A1

Page 295



SECTION THROUGH SITE & HOUSES ON WOODVILLE ROAD PROPOSED



METERS
 1:100 @ A1

06-JUL-20
 C REMOVE SECOND STOREY ACCOMMODATION
 REMOVE FIRST FLOOR ACCOMMODATION TO SOUTH WEST
 REDUCE HEIGHT OVERALL BY 1.9m

REV. DESCRIPTION BY DATE

SALT WHITE LTD
 19-20 GREAT SUTTON STREET
 LONDON
 EC1V 0DR

CLIENT:
 WOODVILLE MEWS LTD

PROJECT:
 LAND TO REAR OF
 1-16 WOODVILLE ROAD
 LONDON. SM4

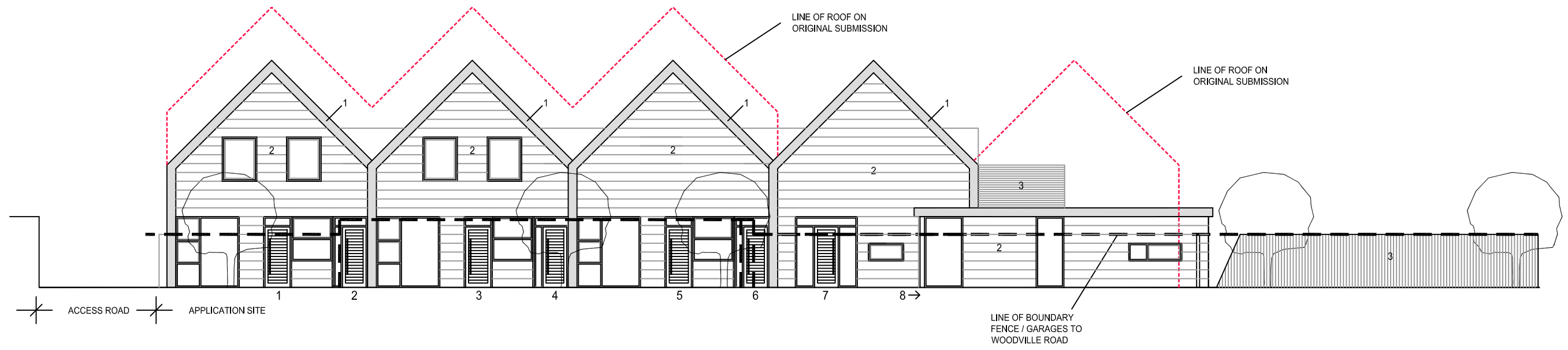
TITLE:
 SECTION THROUGH SITE &
 HOUSES ON WOODVILLE ROAD
 EXISTING & PROPOSED

ELEVATIONS OF EXISTING GARAGES
 TO BE DEMOLISHED

SCALE: 1:100@A1 DATE: DEC-19 DRAWN: RS CHECKED: RS

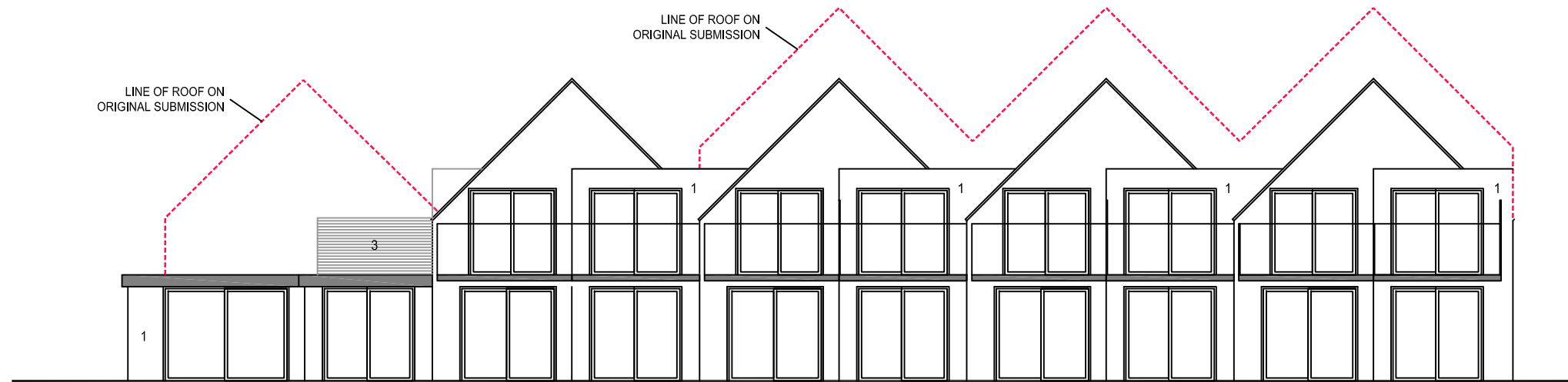
JOB NO: 0119 - P6-09 REV. C

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NORTH EAST ELEVATION
PROPOSED

MAIN AMENDMENTS:
REMOVE SECOND FLOOR ACCOMMODATION,
REMOVE FIRST FLOOR ACCOMMODATION TO
SOUTH WEST END
REDUCE HEIGHT OVERALL BY 1.9m



SOUTH WEST ELEVATION
PROPOSED

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CLIENT:
WOODVILLE MEWS LTD

PROJECT:
2-16 WOODVILLE ROAD,
MERTON, LONDON

TITLE:
SWEEP PATH ANALYSIS

DESCRIPTION:
DENNIS EAGLE REFUSE
COLLECTION VEHICLE 8M

STATUS:
PRELIMINARY

DATE: 05.01.21 DRAWN BY: JG

JOB NO: JG.02.21 SCALE: 1:200 @ A1

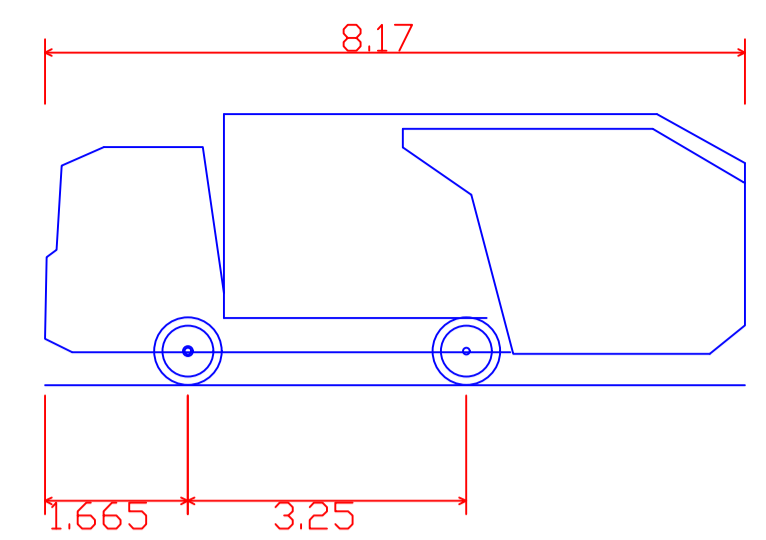
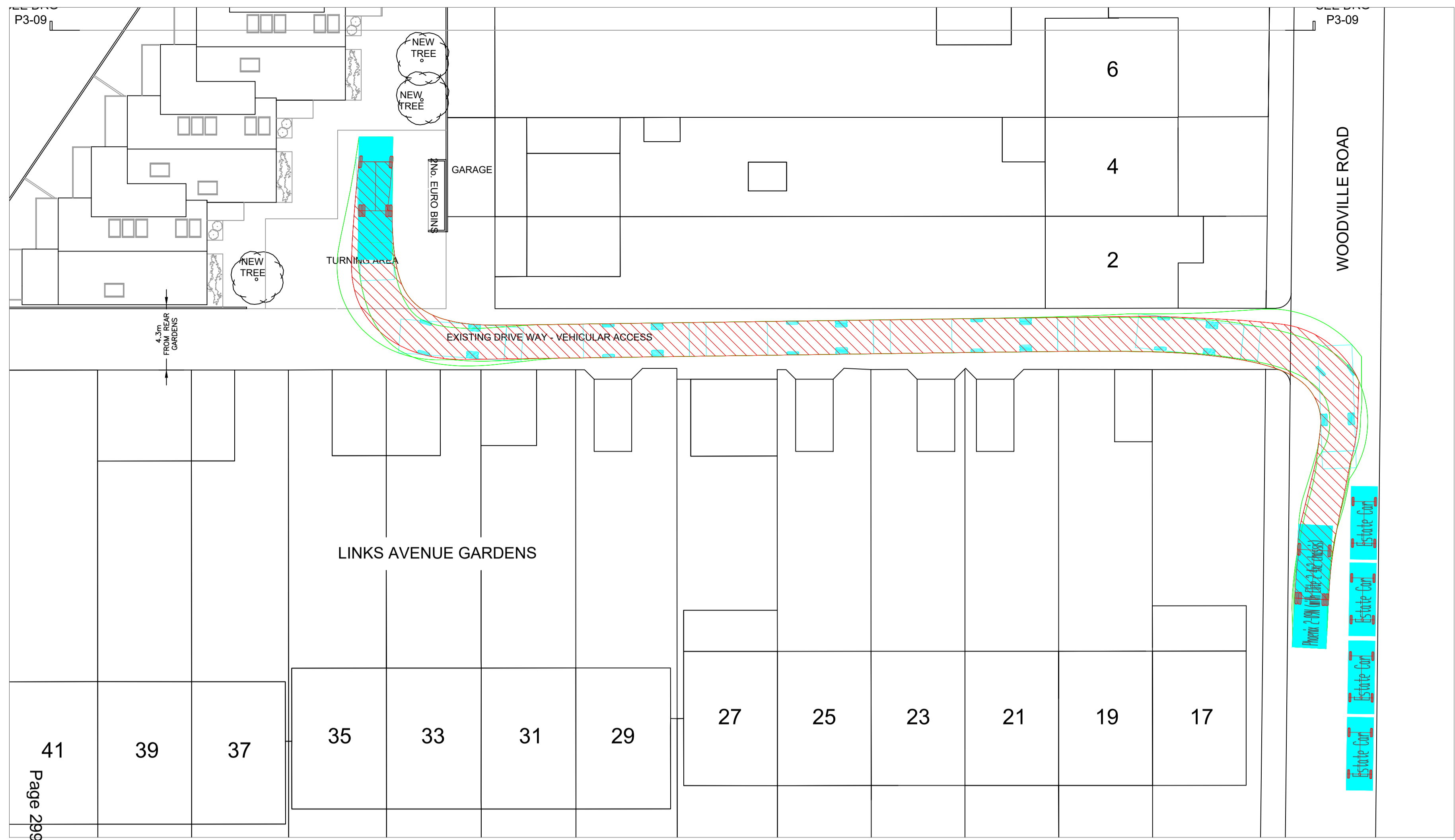
REV: - DRAWING NO: JG01

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4. This drawing is to be read in conjunction with all other drawings, details and specifications pertaining to the work described. It should only be used for the purpose marked in the status box above and shall not be used for construction unless clearly marked CONSTRUCTION.
5. Materials and workmanship shall comply to the appropriate British Standards and Codes of Practice unless otherwise stated.
6. The activities required to construct the work, shown on drawings clearly marked CONSTRUCTION, may be subject to the provisions of the Construction (Design & Management) Regulations 2015. The Contractor and Client must ensure that they are adequately conversant with these regulations and that the appropriate procedures required under the regulations are always observed.
7. Swept path analysis: When generic vehicles are used for swept path analysis, they may differ from specific makes and models of that type. Driver ability can vary hugely. What one driver is capable of, another may not be so any analysis shown to be tight on space will come down driver ability and the difference between make and models of vehicles.
8. UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing sewers, services, plant, or apparatus may affect his operations.
9. Printed drawings not valid in black and white.

AMENDMENTS

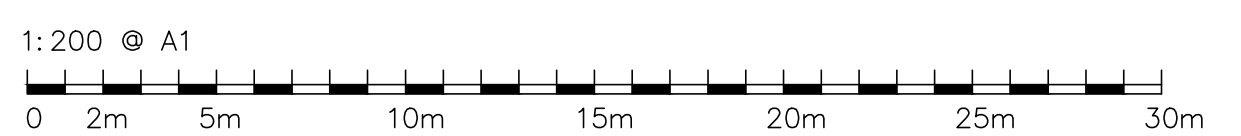
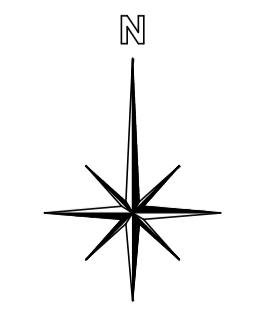
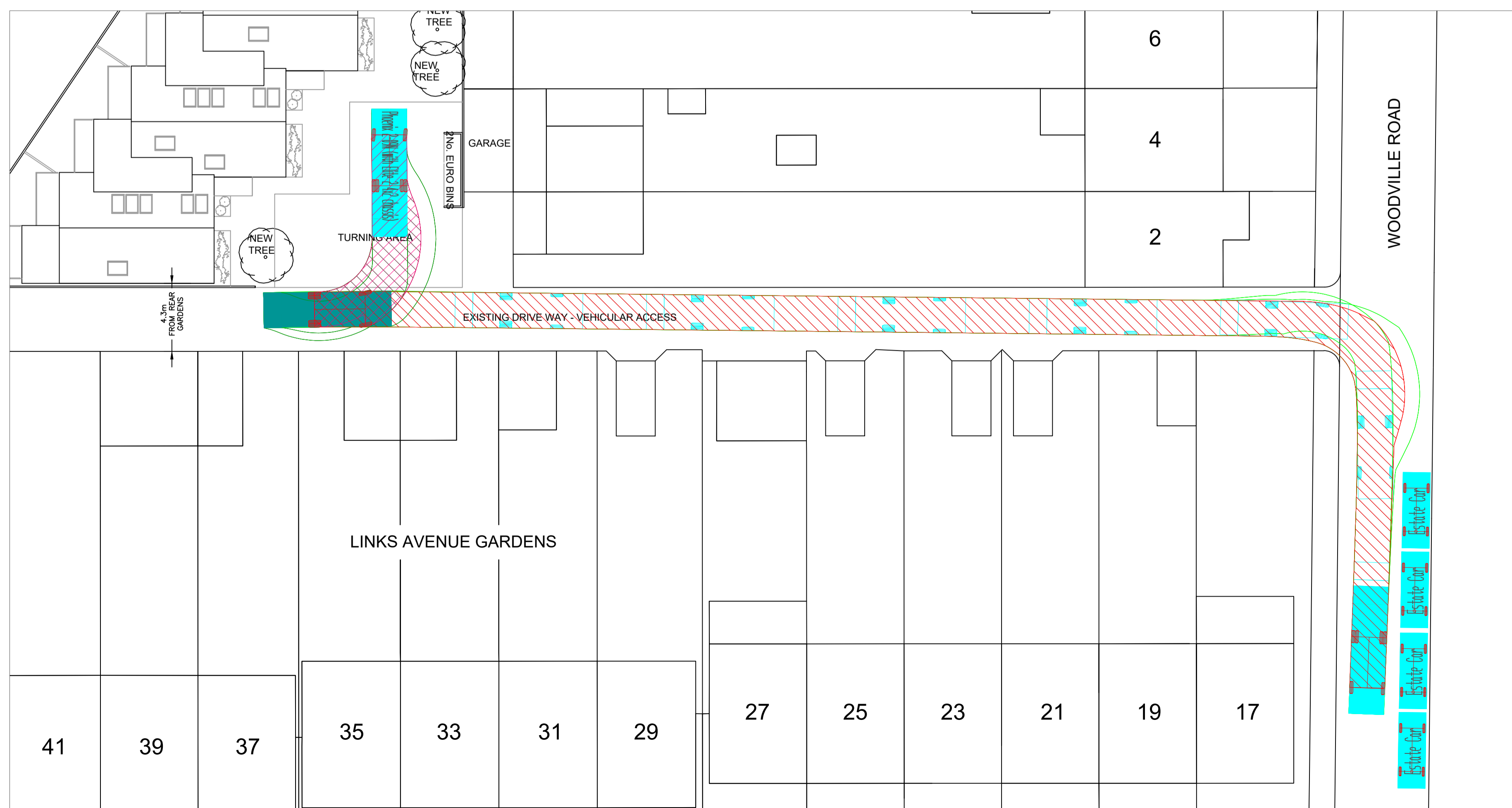
8M RCV: LEFT TURN FROM WOODVILLE ROAD ONTO PRIVATE DRIVE, RIGHT TURN INTO SITE



Phoenix 2-09N (with Elite 2 4x2 chassis)
 Overall Length 8.170m
 Overall Width 2.250m
 Overall Body Height 3.162m
 Min Body Ground Clearance 0.367m
 Track Width 2.250m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 6.550m

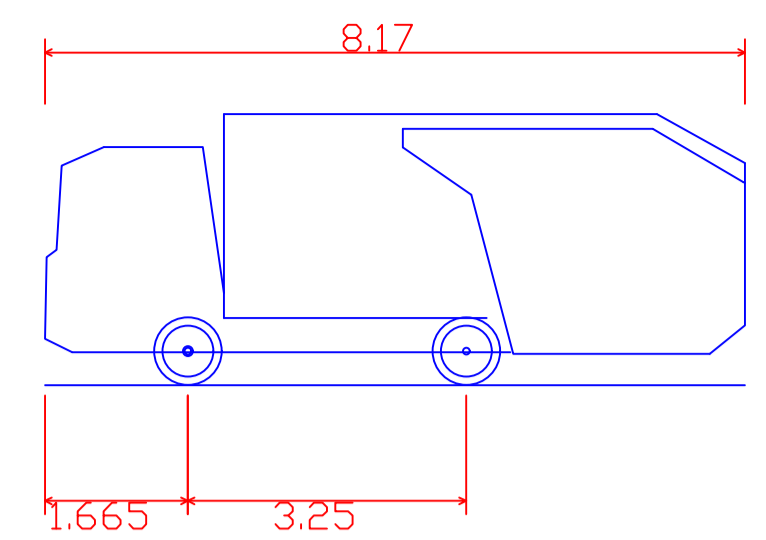
- KEY TO VEHICLE ENVELOPES
- CHASSIS IN FORWARD GEAR
 - BODY OVERHANG IN FORWARD GEAR
 - CHASSIS IN REVERSE GEAR
 - BODY OVERHANG IN REVERSE GEAR
 - VEHICLE IN FORWARD POSITION
 - VEHICLE IN REVERSE POSITION

8M RCV: REVERSE MANOEUVRE ONTO PRIVATE DRIVE, RIGHT TURN ONTO WOODVILLE ROAD



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8M RCV: LEFT TURN FROM WOODVILLE ROAD ONTO PRIVATE DRIVE, TRAVEL TO SITE



Phoenix 2-09N (with Elite 2 4x2 chassis)
 Overall Length 8.170m
 Overall Width 2.250m
 Overall Body Height 3.162m
 Min Body Ground Clearance 0.367m
 Track Width 1.665m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 6.550m

- KEY TO VEHICLE ENVELOPES
- ▨ CHASSIS IN FORWARD GEAR
 - ▨ BODY OVERHANG IN FORWARD GEAR
 - ▨ CHASSIS IN REVERSE GEAR
 - ▨ BODY OVERHANG IN REVERSE GEAR
 - VEHICLE IN FORWARD POSITION
 - VEHICLE IN REVERSE POSITION



CLIENT:
WOODVILLE MEWS LTD

PROJECT:
2-16 WOODVILLE ROAD,
MERTON, LONDON

TITLE:
SWEEP PATH ANALYSIS

DESCRIPTION:
DENNIS EAGLE REFUSE
COLLECTION VEHICLE 8M

STATUS:
PRELIMINARY

DATE: 05.01.21 DRAWN BY: JG

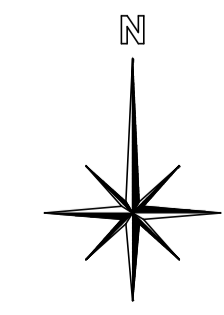
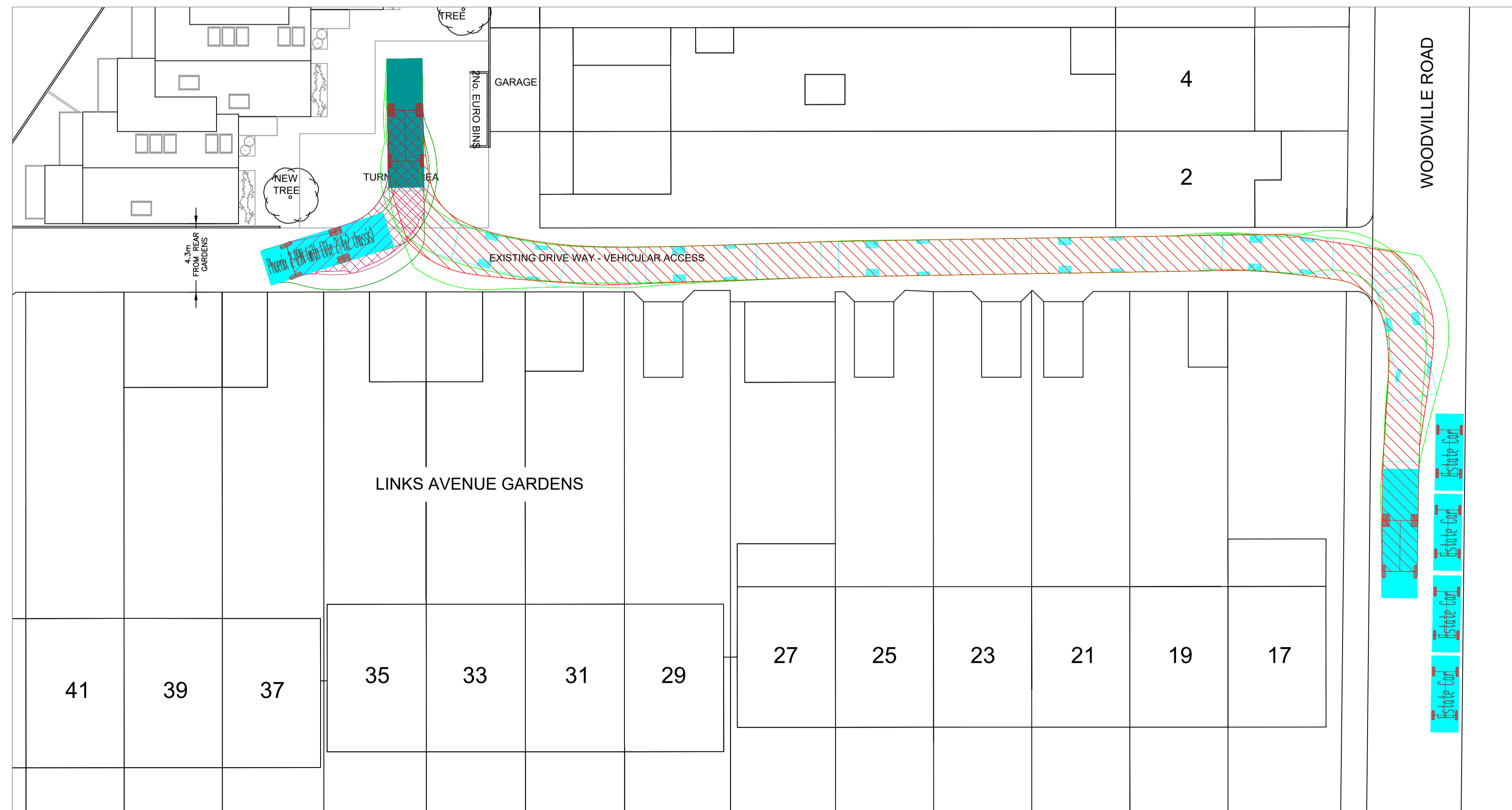
JOB NO: JG.02.21 SCALE: 1:200 @ A1

REV: - DRAWING NO: JG02

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 3. Work to figured dimensions only, do not scale from this drawing. All dimensions and levels to be checked on site by the contractor before commencement of any work. If in doubt, ask.
 4. This drawing is to be read in conjunction with all other drawings, details and specifications pertaining to the work described. It should only be used for the purpose marked in the status box above and shall not be used for construction unless clearly marked CONSTRUCTION.
 5. Materials and workmanship shall comply to the appropriate British Standards and Codes of Practice unless otherwise stated.
 6. The activities required to construct the work, shown on drawings clearly marked CONSTRUCTION, may be subject to the provisions of the Construction (Design & Management) Regulations 2015. The Contractor and Client must ensure that they are adequately conversant with these regulations and that the appropriate procedures required under the regulations are always observed.
 7. Swept path analysis: When generic vehicles are used for swept path analysis, they may differ from specific makes and models of that type. Driver ability can vary hugely. What one driver is capable of, another may not be so any analysis shown to be tight on space will come down driver ability and the difference between make and models of vehicles.
 8. UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing sewers, services, plant, or apparatus may affect his operations.
 9. Printed drawings not valid in black and white.

AMENDMENTS

8M RCV: REVERSE MANOEUVRE INTO SITE, EXIT IN FORWARD GEAR, RIGHT TURN ONTO WOODVILLE ROAD



1:200 @ A1
 0 2m 5m 10m 15m 20m 25m 30m

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Photos

Showing the alleyway buffer zone between the proposal site and the rear gardens to Woodville Road.

Looking east from the west end of the alleyway. The proposal site is on the right fenced off by the hoarding. Woodville Road gardens to the left behind the fences.



Looking west from the east end of the alleyway. The proposal site is on the left fenced off by the hoarding. Woodville Road gardens to the right behind the fences.



Looking south along the alleyway. The proposal site is on the right fenced off by the hoarding. Links Avenue gardens to the left behind the fences & garages.



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Committee: Planning Applications Committee

Date: 18th March 2021

Wards: All

Subject: PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES

Lead officer: HEAD OF SUSTAINABLE COMMUNITIES

Lead member: CABINET MEMBER FOR REGENERATION, HOUSING AND
TRANSPORT COUNCILLOR MARTIN WHELTON

COUNCILLOR DAVE WARD, CHAIR, PLANNING APPLICATIONS COMMITTEE

Contact Officer Ray Littlefield: 0208 545 3911
Ray.Littlefield@merton.gov.uk

Recommendation:

That Members note the contents of the report.

1. Purpose of report and executive summary

This report details a summary of casework being dealt with by the Planning Enforcement Team and contains figures of the number of different types of cases being progressed, with brief summaries of all new enforcement notices and the progress of all enforcement appeals.

Current Enforcement Cases:	500	¹ (485)	New Appeals:	(0)	(0)
New Complaints	38	(32)	Instructions to Legal	1	(0)
Cases Closed	23		Existing Appeals	2	(2)
No Breach:	19		<hr/>		
Breach Ceased:	4		TREE ISSUES		
NFA ² (see below):	0		Tree Applications Received	73	(41)
Total	25		% Determined within time limits:	18%	
New Enforcement Notices Issued			High Hedges Complaint	0	(0)
Breach of Condition Notice:	0		New Tree Preservation Orders (TPO)	0	(1)
New Enforcement Notice issued	0	(0)	Tree Replacement Notice	0	
S.215: ³	0		Tree/High Hedge Appeal	1	(0)
Others (PCN, TSN)	1	(2)			
Total	0	(0)			
Prosecutions: (instructed)	0	(0)			

Note (*figures are for the period from 3rd February 2021 to 5th March 2021*). The figure for current enforcement cases was taken directly from M3 crystal report.

¹ Totals in brackets are previous month's figures

² confirmed breach but not expedient to take further action.

³ S215 Notice: Land Adversely Affecting Amenity of Neighbourhood.

2.0 New Enforcement Actions

193 London Road, CR4 2JD. This is concerning a s215 notice served on untidy land. A s215 notice was issued on 1st December 2020. This notice requires compliance at the end of February 2021 requiring the Land to be tidied up / cleared.

283 Galpins Road CR7 6EY. This is concerning a s215 notice served on untidy land. A s215 notice was issued on 23 December 2019. This notice required compliance at the end of February 2020 requiring the Land to be tidied up / cleared. Site visit arranged.

31 Edgehill Road, Mitcham, CR4 2HY. This is concerning a raised platform/garden that has been raised by approximately 90cm. An enforcement notice has been served to remove the raised platform and reduce the garden level by 90cm. The notice would have taken effect on 18/12/19, with a compliance date of 18/03/20, however an appeal has been submitted and is underway.

193 London Road CR4 2TJ. This is concerning untidy land to the side and rear of 193 London Road. An initial site visit was carried out, multiple letters have been sent to the property asking for compliance and for them to contact the Council to confirm a compliance schedule of works. Correspondence from the owner has been received. A further visit was made to confirm the site has not been tidied. The Land is actively being cleared.

155 Canterbury Road, Morden, SM4 6QG. This is concerning an outbuilding in the rear garden that has had a retrospective planning application refused. An enforcement notice has been served on the property for the outbuilding to be demolished, the notice would have taken effect on 9th December 2019 and the compliance period would have been two months. However it has now been appealed to the Planning Inspectorate. The appeal was dismissed by Decision letter dated 19th August 2020. The compliance date i.e. Demolish the unauthorised rear outbuilding is 19th December 2020. Site visit to be arranged.

208 Bishopsford Road, Morden, SM4 6DA. This is concerning the erection of a single storey rear extension onto an existing extension on the ground floor. A Planning Enforcement Notice has been issued requiring the demolition of the Extension. The Notice was issued on 4th October 2019, the Notice came into effect on 10th November 2019 with a compliance period of 3 months, unless an appeal was made before 10th November 2019. An appeal was submitted but rejected by the Planning Inspectorate as it was received by The Planning Inspectorate one day late. Compliance date was 10th February 2020. Further action is under consideration. A new planning application for a reduced structure is to be submitted.

The former laundry site, 1 Caxton Road, Wimbledon SW19 8SJ. Planning Permission was granted for 9 flats, with 609square metres of (Class B1) office units. 22 flats have been created. A Planning Enforcement Notice was issued on 11th October 2018 requiring either the demolition of the development or building to the approved scheme. The Notice took effect on 18th November 2018 with a compliance period of 12 calendar months. An appeal was made but subsequently withdrawn the following day. The owner decided to comply with the approved permission and is in the process of returning some the residential units back to their authorised office use. Bath and shower units have been removed; the office units are currently being advertised for let. The garage flat is no longer being used for residential and is in the process of being returned to a garage. Planning Application 19/P1527 for Discharge of Conditions has been submitted and is currently being considered. Revised scheme re-submitted and is currently under consideration.

Works are underway to expose the depth and boundary of the foundations in order to confirm an alternative landscaping scheme is feasible. A further scheme is under consideration. A finale inspection is to be undertaken as the requested works / Landscaping has now been carried out.

6 CARTMEL GARDENS, MORDEN SM4 6QN: (Notice 2) This is regarding a side extension not built in accordance with approved plans and being used as a self contained unit of accommodation. A planning Enforcement Notice was subsequently

issued on 24th September 2019 and took effect on 24th October 2019. The Notice requires the cessation of the use of side extension as separate self-contained unit, and the removal of all those fixtures and fittings that facilitate the unauthorised use of the extension including the permanent removal of the facilities in use for cooking facilities, kitchen unit, sink, worktop, appliances, and food preparation areas. This Notice has a compliance period of 3 calendar months. An appeal was submitted but subsequently withdrawn. A second Notice was subject of an appeal now determined.

Some Recent Enforcement Actions

7 Streatham Road, Mitcham, CR4 2AD

The Council served two enforcement notices on 6th June 2019, requiring the outbuilding to be demolished and to clear debris and all other related materials. The second enforcement notice is for an unauthorised front, side and rear (adjacent to Graham Road) dormer roof extensions. An appeal was lost for the dormers to be considered permitted development, the notice requires the owner to demolish the unauthorised front, side and rear roof dormer extensions (adjacent to Graham Road) and to clear debris and all other related materials. Both Notices came into effect on 8th July 2019 unless appeals were made before this date. No appeals were lodged.

The compliance date of the Enforcement Notice relating to the outbuilding to be demolished and to clear debris and all other related materials has now passed without compliance. The second enforcement notice was not complied with and now prosecution proceedings are being undertaken.

The plea hearing has now taken place at Lavender Hill Magistrates Court, where the defendant pleaded not guilty and the second hearing is due on the 14th January 2020.

A second hearing was held on 14th January 2020, and adjourned until 4th February 2020 in order for the defendant to seek further legal advice.

The defendant again appeared in court and pleaded not guilty, a trial date was set for 21st May 2020. Due to the Covid-19 pandemic this has been postponed. The case has been listed for a 'non-effective' hearing on Tuesday 14 July 2020, where a new trial date will be set.

This was postponed until another date yet to be given. The Council has now instructed external Counsel to prosecute in these matters.

The next 'non-effective' hearing date is 2nd October 2020. This date has been re-scheduled to 27th November 2020. This was again re-scheduled to 4th January 2021. Outcome not known at the time of compiling this report.

A trial date has now been set for 28th and 29th April 2021.

6 CARTMEL GARDENS, MORDEN SM4 6QN: (Notice 1) This is regarding a side extension not built in accordance with approved plans. A planning Enforcement Notice was subsequently issued on 24th September 2019 and would have taken effect on 24th October 2019. The notice requires the demolition of the rear extension. This Notice has a compliance period of 3 calendar months. An Appeal was electronically submitted. This Appeal has now been determined by Decision letter dated 23rd June 2020. The Appeal was dismissed and the Enforcement Notice upheld. The compliance period is 3 months from the date of the Decision letter. Direct action is now under consideration.

183A Streatham Road CR4 2AG. An Enforcement Notice was issued on 1st May 2019 relating to the erection of a rear balcony to the existing rear roof dormer of the property. The Notice requires demolishing the rear balcony to the existing rear roof dormer and restoring the property to that prior to the breach. The Notice would have taken effect on 4th June 2019, with a compliance period of 2 months. An Appeal to The Planning Inspectorate has been made. The appeal was determined by Decision letter dated 18th March 2020. The appeal was dismissed with a slight variation of the wording of the enforcement Notice. The Enforcement Notice had a 2 months compliance period. A further site inspection found that the Enforcement Notice has been complied with.

47 Edgehill Road CR4 2HY. This is concerning a rear extension not being built to the dimensions provided on the prior approval application. A Planning Enforcement Notice was subsequently issued requiring the demolition of the single storey rear extension. The Notice would have taken effect took effect on 16th September 2019, with a compliance period of 3 calendar months. An Appeal has started. This Appeal has now been determined by Decision letter dated 16th July 2020. The appeal was allowed and the Enforcement Notice quashed.

33 HASSOCKS ROAD, LONDON. SW16 5EU: This was regarding the unauthorised conversion from a single dwelling into 2 x self contained flats against a refusal planning permission. A planning Enforcement Notice was subsequently issued on 10th September 2019 and would have taken effect on 15th October 2019. This Notice has a compliance period of 3 calendar months, unless an appeal is made to the Planning Inspectorate before the Notice takes effect. An Appeal has been submitted, and has started. The appeal site visit was postponed, by The Planning Inspectorate. This Appeal has now been determined by Decision letter dated 17th July 2020. The Appeal was dismissed and the Enforcement Notice upheld. The Notice was varied and the time for compliance extended from 3 months to 6 months from the date of the Appeal Decision letter. However, minor costs were awarded to the appellant for extra work and or time that had been spent on the appeal that were not needed.

76 Shaldon Drive, Morden, SM4 4BH. An enforcement notice was served on 14th August 2019 relating to an outbuilding being used as a self-contained unit. The notice requires the removal of all kitchen facilities, fixtures, fittings, cooker, worktops, kitchen units. The notice takes effect on 16th September 2019, with a compliance period of 1 month. An Appeal has been electronically submitted, This Appeal has now started. The date of the Planning Inspectors site visit was 20th October 2020.

Existing enforcement appeals

2

Appeals determined

0

New Enforcement Appeals

0

3.4 Requested update from PAC

None

4. Consultation undertaken or proposed

None required for the purposes of this report

5 Timetable

N/A

6. Financial, resource and property implications

N/A

7. Legal and statutory implications

N/A

8. Human rights, equalities and community cohesion implications

N/A

9. Crime and disorder implications

N/A

10. Risk Management and Health and Safety implications.

N/A

11. Appendices – the following documents are to be published with this report and form part of the report Background Papers

N/A

12. Background Papers