

PLANNING APPLICATIONS COMMITTEE

17 March 2016

Item No:

UPRN

APPLICATION NO.

15/P0890

DATE VALID

03.03.2015

Address/Site

The Cricketers Public House, 340 London Road,
Mitcham, CR4 3ND

(Ward)

Cricket Green

Proposal:

Demolition of existing buildings and construction of a
part 2, part 3 storey building to provide 10 homes with
associated access, car parking, cycle parking,
refuse/recycling storage and landscaping

Drawing No's

Site location plan, drawings; 00842_B_01 P02,
00842_B_02 P02, 00842_B_03 P03, 00842_B_04
P02, 00842_S_02 P02, 00842_S_03 P05 &
00842_S_04 P02,

Contact Officer:

Leigh Harrington (020 8545 3836)

RECOMMENDATION

GRANT PERMISSION SUBJECT TO CONDITIONS.

CHECKLIST INFORMATION.

- S106 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 – 40
 - Press notice – Yes
 - Site notice – Yes
 - External consultations: Two
 - Number of jobs created – n/a
 - Density 142 units per ha
-

1. INTRODUCTION

- 1.1 The application is brought before PAC due to the history of similar previous applications being brought before members.

2. SITE AND SURROUNDINGS

- 2.1 This is a 0.07 hectare site located at the junction of Lower Green West with London Road, south of Mitcham Town Centre. The Cricketers is a vacant two storey 1950s public house with ancillary living accommodation. Currently the site boundary is marked by a dilapidated wooden fence and hedging. Land on the opposite side of London Road and the land that borders the Fire Station and Vestry Hall to the west and north, is designated as Open Space and Green Corridor.
- 2.2 The site is within Mitcham Cricket Green Conservation Area, and an Archaeological Priority Zone. To the north is Vestry Hall and to the west is Mitcham Fire Station, both of which are locally listed buildings. There are also a number of statutorily listed buildings in the immediate area. The surrounding character is mixed, comprising properties from various periods with different design features and massing, and a wide range of uses, including retail, office, school, residential and community.
- 2.3 Members recently approved the demolition of the nearby Kwik Fit building and the erection of a block of 22 flats on that site.
- 2.4 The application site enjoys good access to public transport, (PTAL level 4), and is not in a Controlled Parking Zone.

3. CURRENT PROPOSAL

- 3.1 The current proposal involves the demolition of the existing buildings and construction of a part 2, part 3 storey building to provide 10 homes with associated access, car parking, cycle parking, refuse/recycling storage and landscaping. The proposed internal layout comprises one x 2 bedroom and one x 3 bedroom flats at ground floor level, three x 2 bedroom and one x one bedroom flats at first floor and two x 2 bedroom, one x 1 bedroom and 1x studio units on the second floor. On-site provision is made for 20 new cycle parking spaces and 6 car parking spaces including a disabled bay are provided as well as a self contained refuse area.
- 3.2 There would be a shared screened garden space of around 130sqm along the Lower Green West frontage as well as new planting on the London Road elevation. Works to the pavement area on both these elevations to provide two extra parking spaces, landscaping and four waiting bays are also included.
- 3.3 Separate access to the front ground floor flat and a communal entrance for the other 9 flats is proposed from London Road.
- 3.4 Following the initial public consultation and in response to ongoing discussions with officers the scheme has been amended in terms of external appearance, internal layout and the quantum of development with the number of units being reduced from 11 to 10.

4. PLANNING HISTORY

- 4.1 14/P1087 Application granted for demolition of an existing outbuilding and conversion and extension of the ground floor of existing building to provide a commercial use (use within classes A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes) and A4 (drinking establishments)) and conversion of upper floors to provide three residential units and ancillary commercial office for ground floor use with associated access, car parking, cycle parking, refuse/recycling storage and landscaping.
- 4.2 13/P1019 Lawful development certificate issued in respect of the proposed change from public house (class A4) to retail (class A1), professional & financial services (class A2) and/or restaurant and cafe use (class A3).
- 4.3 13/P1077 Application granted by PAC for change of use of existing public house (class A4) into 7 x self-contained flats (comprising 4 x 1 bed flats and 3 x studio flats).
- 4.4 12/P2083- Appeal dismissed- Demolition of existing public house and redevelopment of the site with a new building providing 16 flats (11x1 bed, 5x 2bed) over four floors with associated parking
- 4.5 12/P2084 – Appeal dismissed – Conservation Area Consent in respect of 12/P2083.
- 4.3 11/P3229 – Refused at PAC 16 February 2012 – Demolition of existing public house and redevelopment of the site with a new building, providing 16 flats (11 x 1 and 5 x 2 bedrooms), over four floors, with associated parking provision.
Reason for refusal:
i) The proposed development, by virtue of its design, bulk, height and scale, on this landmark site within a Conservation Area, would –
(a) fail to respect or complement the design, scale, massing and form of existing nearby buildings, particularly locally listed buildings Vestry Hall and the Fire Station, which both together with The Cricketers, form the most significant group of buildings in this part of the Conservation Area;
(b) fail to respect or complement the nearby historic Mitcham Cricket Ground;
(c) fail to maintain important views within and out of the Mitcham Cricket Green Conservation Area, including views of Vestry Hall;
(d) fail to enhance or preserve the character and appearance of the Mitcham Cricket Green Conservation Area; and
(e) fail to provide a high standard of design that will complement the character and local distinctiveness of the adjoining townscape and landscape, contrary to Policies BE.1 and BE.22 of the Adopted Merton Unitary Development Plan (October 2003), and contrary to Strategic

Objective 8 and Policy CS14 of the Merton LDF Core Planning Strategy (2011).

- 4.4 11/P3273 - Refused Conservation Area Consent at PAC 16 February 2012 - Conservation area consent for demolition of existing public house in connection with planning application 12/P2083.
Reason for refusal:
The demolition of the existing buildings would be premature and inappropriate in the absence of suitable replacement buildings and would be harmful to the appearance of the Mitcham (Cricket Green) Conservation Area contrary to Policy BE.2 of the Adopted Merton Unitary Development Plan (October 2003).
The above application references (11/P3229 and 11/P3273) were both dismissed at appeal.
- 4.5 10/P1090 – Refused at PAC (9th December 2010) and dismissed at appeal – Demolition of existing public house and redevelopment with a commercial (Classes A1, A2, A3, B1 or D1uses) unit at ground floor and 17 flats (10 x 1, 6 x 2 and 1 x 3 bedroom) over part ground, first, second and third floors, with associated parking provision.
Reason for refusal:
The proposed development, by virtue of its design, bulk and scale, on this landmark site within a Conservation Area, would –
(a) fail to respect or complement the design, scale and form of existing nearby buildings, particularly Vestry Hall, a locally listed building and the Fire Station, and also Listed Buildings in the vicinity;
(b) fail to respect or complement the nearby historic Mitcham Cricket Ground;
(c) fail to maintain important views within and out of the Mitcham Cricket Green Conservation Area; (d) fail to enhance or preserve the character and appearance of the Mitcham Cricket Green Conservation Area; and
(e) fail to provide a high standard of design that will complement the character and local distinctiveness of the adjoining townscape and landscape, contrary to Policies BE.1 (iii) and BE.22 (i) & (ii) of the Adopted Merton Unitary Development Plan (October 2003).
- 4.6 10/P1911 – Refused at PAC (9th December 2010) and dismissed at appeal - Conservation area consent for demolition of existing public house in connection with planning application 10/P1909.
Reason for refusal:
The demolition of the existing buildings would be premature and inappropriate in the absence of suitable replacement buildings and would be harmful to the appearance of the Mitcham (Cricket Green) Conservation Area contrary to Policy BE.2 of the Adopted Merton Unitary Development Plan (October 2003).

5. CONSULTATION

- 5.1 The proposal was publicised by means of major and conservation area press and site notices, also letters were sent to 40 neighbouring occupiers.

In response one objection letter has been received from local residents raising the following issues:

- This is an important historic site and development needs to respect that.
- The proposal will result in additional traffic in a busy area and vehicular access to and from the site will be difficult.
- The amount of development will leave little space for landscaping

An objection letter in response to the initial design was received from the Mitcham Cricket Green Community and Heritage Group raising the following issues;

- This is an important site and the proposals are neither modest nor of outstanding design.
- The new building is too large to avoid disrupting the visual relationship of the existing buildings and open space and too poorly designed to compete with Vestry Hall and the old Fire Station for attention without damaging the area.
- Bland 'could be anywhere' approach that owes little to context.
- Competes with Vestry Hall for size and scale without an equivalent high standard of design
- Has the same failings as the 2013 refusal
- Still introduces a large scale urban bulk into a sensitive Triptych of buildings on this landmark site
- Damages views of the Cricket Green with a clumsy roof, too many windows facing Cricket Green
- Introduces large area of private land in heart of an area of common land
- Has living spaces that don't meet the London Plan requirements
- Fails to address issues of ownership of the land in front of the site
- Does not address detrimental impact of light pollution identified by the Inspector in 2013
- Prevents the future of the whole island site, Vestry Hall and the Fire Station being considered together
- Fails to address the NPPF requirements for schemes to understand the potential impact of the proposals on the significance of other neighbouring Heritage assets.

The Group was re-consulted on the revised drawings and whilst they consider the revision to be an improvement their comments above continue to stand and add the following comments;

- The proposals introduce private residential development onto lower Green West, an open area which only has buildings of community use

- Don't preserve or enhance the CA and won't be capable of being listed in 30 years' time. The revised design is derivative and lacks any distinction. Takes its cues from the other buildings rather than adds to the character.
- Still introduces a large scale urban bulk into a sensitive triptych of buildings on this landmark island site between two critically important open spaces at the heart of the conservation area. It competes with the locally listed buildings rather than enhance them.
- Does not respect the prominence of the site which can be viewed from many angles, view across Lower Green West will be a notably weaker elevation of inferior design quality. The front and back have not been given equal attention in the plans.
- If the scheme is approved careful attention needs to be given to the materials and the way that they will weather and for this to be approved by conservation expert.
- A landscaping scheme should be submitted for approval

One letter of comment was received stating the proposed brickwork should match the colour of the surrounding buildings.

- 5.2 **Transport Planning** have confirmed that the site has good access to public transport (PTAL level 4) and is not located in a CPZ. London Road is part of the strategic road network with significant levels of pedestrian and vehicular traffic along its length. There is no on street parking in the vicinity of the site because of bus lanes and double yellow lines. The numbers of on-site parking bays are within London Plan guidelines, but a parking management condition should be imposed. The proposed level of cycle storage is acceptable but needs a condition attached requiring details to be approved of the design and method of storage. Subject to appropriate conditions there are no anticipated adverse impacts in terms of traffic generation or highway safety and therefore no objections to the principle of the development.
- 5.3 **Environmental Health** advice that the site is located on a busy road junction, in close proximity to the Fire Station and Vestry Hall. In the event that the scheme is recommended for approval, conditions relating to Noise Survey, Air Quality Survey, hours for demolition and construction, ground contamination/ remediation and working method statement should be imposed.
- 5.4 **The Police Safer by Design Officer** was consulted on both designs and offered the following comments on this revision; Planting should not impede the opportunity for natural surveillance and avoid the creation of hiding places, Lighting should there should be to British Standard avoiding various forms of light pollution, Communal space should not abut ground floor windows and doors and a defensible buffer zone should reduce ease of approach to Bedroom 1 of the corner plot and beds 1 7 2 of the rear unit, communal door should be video controlled, undercroft parking should have light colour finishes to maximise effectiveness of the lighting, cycle racks need two securing

points, refuse and cycle store locks need a thumb turn to prevent accidental locking, fencing and gates design is needed, clear demarcation is needed for the front bays to prevent continued use by non-residents and the development should seek full Safer by Design accreditation.

- 5.5 **Historic England** were consulted as the site is located within an Archaeological Priority Zone and they raised no objection subject to the inclusion of suitable conditions.
- 5.6 The Council's **Urban Design officer** has been involved in the application design and has been instrumental in amendments to the design so that it is now considered acceptable although a recommendation has been made for details of a decorative design feature in the gable ends facing Lower Green West to be approved by condition.

6. POLICY CONTEXT

- 6.1 Relevant policies in the London Plan (March 2015) are 3.3 (Increasing Housing Supply), 3.4 (Optimising Housing Potential), 3.5 (Quality and Design of Housing Development), 3.8 (Housing Choice), 5.1 (Climate Change), 5.3 (Sustainable Design and Construction) & 7.8 (Heritage assets and Archaeology)
- 6.2 Relevant policies in the Core Strategy (July 2011) are CS8 (Housing Choice), CS9 (Housing Provision), CS11 (Infrastructure), CS13 (Open Space, Nature Conservation, Leisure and Culture), CS14 (Design), CS15 (Climate Change), CS18 (Active Transport), CS19 (Public Transport), CS20 (Parking, Servicing and Delivery).
- 6.3 Relevant policies in the Adopted Sites and Policies Plan 2014 are DM D1 (Urban Design and the Public Realm), DM D2 (Design considerations in all developments), DM D3 (Alterations and extensions to buildings), DM D4 (Managing Heritage Assets), DM D5 (Advertisements), DM R2 (Development of town centre type uses outside town centres) DM R5 (Food and drink uses), DM EP 2 (Reducing and mitigating against noise) & DM EP 4(Pollutants).

7. PLANNING CONSIDERATIONS

- 7.1 The main planning considerations include the loss of a public house; the impacts on the Mitcham Cricket Green Conservation Area; housing targets, affordable housing and standard of accommodation; impact on neighbouring amenity; parking and servicing; planning obligations.
- 7.2 Redevelopment involving loss of a public house
The loss of the pub use has been considered in all of the previous planning applications with reference to former UDP policy L.16. This

policy has now been superseded by policy DM R5 in the SPP 2014 and is also considered relevant as it seeks to protect public houses outside town centre locations unless:

- i) The applicant can demonstrate that the pub is no longer economically viable and
- ii) There is alternative provision within the local area.

7.3 The Cricketers ceased trading in August 2010 and the building has been vacant since. In the previous applications the principle of the loss of the public house was not considered to warrant grounds for refusal. No fresh issues are raised in this regard in consideration of the current proposals as there remains alternative provision in the local area with the Queens Head, White Hart and former Burn Bullock all within two minutes walk of the site.

7.4 Impacts on the Conservation Area

Mitcham Cricket Green Conservation Area was originally designated in 1969 and the particular features which merit the designation include its historical background, the number of listed buildings and the character and diversity of buildings generally and the generous open spaces. The Cricketers Public House stands at a prominent corner site between the Vestry Hall and Mitcham Fire Station.

7.5 SPP policy DM D4 states that proposals for new development in conservation areas are required to preserve or enhance the character and appearance of the conservation area and development proposals are expected to complement the character and appearance of the wider setting, by careful consideration of how the proposed density, scale, design and materials relate to the urban setting in which the development is placed.

7.6 A number of previous applications have involved demolition of the pub and redevelopment of the site with a new building. Key reasons for refusal had related to the negative impact that larger replacement buildings would have had, particularly in relation to height, bulk and massing. However this scheme has been developed and refined such that whilst the eaves lines of the proposal and Vestry Hall are the same the roof scale and height of this proposal is significantly lower and subservient to that of Vestry Hall and marginally lower than the old Fire Station such that officers would dispute suggestions that the proposal is trying to compete with its locally listed neighbours.

7.7 The Council published the draft Mitcham Cricket Green Conservation Area Appraisal and Management Plan in 2010 and this noted that the Lower Green and Cricket Green form the central focus of the conservation area. The Inspector noted in his consideration of the 2010 scheme that the most dominant feature of the conservation area is the

visual impact of the large areas of green space, around which built form is clustered creating well defined edges. The current scheme reflects the footprint of the existing building and retains much of the open space along the Lower Green West elevation whilst making a noticeable increase in the greenery on the London Road elevation.

7.8 The Mitcham Cricket Green Community and Heritage Group raised the issue of light pollution from windows overlooking Cricket Green which had been a concern of the Inspector at the appeal for application 12/P2083. In that scheme there were 13 single windows and four double units on three upper floors (Including a mansard roof). In this scheme there are only two upper floors and they have 8 windows and four balcony units facing the Cricket Green. Given the site's well-lit nature and busy road in front of it, officers consider that the reduction in fenestration in terms of both the overall height and the number of actual windows is such that this concern has been satisfactorily addressed.

7.9 The principle of residential development on the site

Currently Policy CS. 9 within the Council's Adopted Core Strategy [July 2011] and policy 3.3 of the London Plan [July 2015] state that the Council will work with housing providers to provide a minimum of 4,107 additional homes [411 new dwellings annually] between 2015 and 2025. This proposal will provide a new three bedroom house suitable for family accommodation and is therefore considered to accord with these policies.

7.10 Affordable housing

Schemes for new development involving housing of 10 or more dwellings should provide on-site affordable housing subject to justification. The proposal was submitted with an Economic Viability Assessment that has been independently assessed by the Valuations Office taking into consideration matters such as construction costs, CIL costs, development costs including fees etc., the assigned existing use value of the site and sales values of the scheme's market homes. This assessment concluded that the scheme is unable to support an on-site affordable housing contribution

7.11 Standard of Accommodation and Amenity Space

The London Plan (2015) (Policy 3.5) and its supporting document, The London Housing Supplementary Planning Guidance 2012 provide detailed guidance on minimum room sizes and amenity space. These recommended minimum Gross Internal Area space standards are based on the numbers of bedrooms and therefore likely future occupiers. Each flat either meets or exceeds this standard, with all habitable rooms receiving reasonable levels of daylight, outlook and

natural ventilation. Guidance suggests that the 5 person unit, Flat 1 should have a separate living and kitchen/dining area. However it does benefit from being more than 25m² larger than the minimum and has dual aspect with a larger than required amenity area and consequently officers do not consider that this would represent a matter that could justify refusal of the application. Whilst the other units all provide the required level of amenity space, unit 7 the studio has no private amenity space. However the floor area is above the minimum, there is garden space on site and the proposal is opposite the open space of the Cricket Green and therefore officers consider that this would not have a negative impact on occupier amenity that justified a refusal of consent. A condition would ensure the flats were built to Lifetime Homes standards and a condition is recommended to address matters relating to making the site as safe and secure as possible.

Floor and Amenity space provision

Apartment	Floor Area m2	London Plan GIA standard m2	Amenity space m2	London Plan Standard m2
1 3b5p	111.1	86	20.3	8
2 2b3p	68.9	61	14.9	6
3 2b3p	63.8	61	14.9	6
4 2b3p	61	61	6.5	6
5 2b3p	61.2	61	8.6	6
6 1b2p	50	50	11.2	5
7 Studio	41	39	0	5
8 2b3p	61	61	6.5	6
9 2b3p	61.2	61	8.6	6
10 1b2p	50	50	11.2	5

7.12 Neighbour Amenity

The existing public house building is a two storey structure with rooms in the roof and given the separation distances to the nearest dwellings in Lower Green West on the opposite side of a busy through route, no direct or adverse impacts are anticipated for any existing residential occupiers with regard to overlooking or noise levels and there have been no objections on these grounds.

7.13 Traffic, Parking and Servicing

Current central government guidance seeks to encourage use of sustainable travel modes and to reduce reliance on private car travel. The current scheme makes provision for 20 cycle parking spaces with 6 cars to the side of the building and this is in line with London Plan guidelines. (The existing parking bays to the front of the building are not on land within the title of the owners of The Cricketers, neither is the land registered. Although it is understood that the pub has over

many years used the area for seating and parking by patrons and tenants of the pub, this area of land cannot be considered as part of the planning process).

- 7.14 The Council's Transport Planning Officer had no objections to the proposal and has advised that the proposal should be subject to a standard condition to provide a Parking Management Strategy. On-street parking is controlled by double yellow line restrictions and the level of additional traffic generated by the residential units is unlikely to result in undue detriment to the existing highway conditions which already carry heavy traffic loads. Given the level of on-site parking, it is considered that the development would be unlikely to result in adverse impacts for highway safety or increased demand for on-street parking to an extent that would warrant refusal of the scheme.
- 7.15 The proposed level of cycle parking is satisfactory, but the design of the stores and method of securing the cycles will need to be secured by way of condition. The refuse and recycling store has been positioned away from the flats with its access facing Lower Green West. The proposal would involve changes to the existing roadway at this point to replace the now unused fire station access land with a section of pavement and a series of four roadside bays that would allow parking for servicing and delivery vehicles.
- 7.16 **Archaeology and contaminated land**
The relevant consultees have no objection to the proposals but require the imposition of suitable conditions relating to archaeological investigation and potential land contamination.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 8.1 Planning obligations and conditions could reasonably secure appropriate levels of sustainability in terms of construction as new residential development should be designed to achieve Lifetimes Homes Standards.
- 8.2 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

9. CONCLUSION

- 9.1 The principle relating to the loss of the vacant public house and the use of the site for residential purposes have previously been considered as acceptable by the Planning inspector and the current scheme raises no fresh issues in that respect.
The proposed design of the scheme has been amended prior to submission following the comments of the previous appeal Inspectors and following further comments from officers. Consequently it is

considered by officers that the proposal has now satisfactorily addressed previous causes for concern and that the scheme is now of a suitable scale, bulk massing design that allows the redevelopment of this site for good quality well serviced housing, for which there is an identified demand, with a building that can sit comfortably in this location and preserve and enhance the Mitcham Cricket Green Conservation Area in which it will be located.

10. RECOMMENDATION, GRANT PERMISSION subject to planning conditions

1. A.1 Commencement of development for full application
2. A.7 Approved plans Site location plan, drawings; 00842_B_01 P02, 00842_B_02 P02, 00842_B_03 P03, 00842_B_04 P02, 00842_S_02 P02, 00842_S_03 P05 & 00842_S_04 P02,
3. B 1 Material to be approved. No construction shall take place until details of particulars and samples of the materials (including details of weathering) to be used on all external faces of the development hereby permitted, including design details on the gable fronts facing Lower Green West, 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: policies 7.6 & 7.8 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, D3 and D4 of Merton's Sites and Polices Plan 2014.
4. B.4 Surface treatment. No construction 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 7.5 and 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Polices Plan 2014.

5. B.5 Boundary treatment. No development shall take place until details of all boundary walls or fences 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 and safe development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2011, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Polices Plan 2014.

- 6 C.6 No construction shall take place until a scheme for the storage of refuse and recycling has been 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 scheme has been approved, and the development shall not be occupied until the scheme has been approved and has been carried out in full. Those facilities and measures shall thereafter be retained for use at all times from the date of first occupation. 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: policy 5.17 of the London Plan 2015, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Polices Plan 2014.

7. D.9 No external lighting shall be installed without the prior approval in writing of the Local Planning Authority. Reason; To safeguard the amenities of the Conservation Area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Polices Plan 2014.

8. D.11 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 7.15 of the London Plan 2015 and policy DM EP2 of Merton's Sites and Polices Plan 2014.

9. F.1 Landscaping/ Planting Scheme. No construction shall take place until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or

the occupation of any building hereby approved, unless otherwise agreed in writing by the Local Planning Authority. 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 Conservation Area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2015, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Polices Plan 2014.

10. F.2 Landscaping (Implementation). All hard and soft landscape works shall be carried out in accordance with the details approved by condition 9. The works shall be carried out in the first available planting season following the completion of the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of same approved specification, unless the Local Planning Authority gives written consent to any variation. All hard surfacing and means of enclosure shall be completed before the development is first occupied. Reason; To enhance the appearance of the development in the interest of the amenities of the Conservation Area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5, 7.8 and 7.21 of the London Plan 2015, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, D4 F2 and O2 of Merton's Sites and Polices Plan 2014.

9. H.3 Redundant crossovers. The development shall not be occupied until the existing redundant crossover/s have been be removed by raising the kerb and reinstating the footway in accordance with the requirements of the Highway Authority. Reason; In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Polices Plan 2014.

10. H.4 Provision of Vehicle Parking. The vehicle parking area (including any garages hereby approved) shown on the approved plans shall be provided before the commencement of the buildings or use 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 6.13 of the London Plan 2015, policy CS20

of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Polices Plan 2014.

11. H.7 Cycle Parking to be implemented. The development hereby permitted shall not be occupied until the details of the secure cycle parking shown on the plans hereby approved has been provided, approved in writing by the Local Planning Authority 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 6.13 of the London Plan 2015, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Polices Plan 2014.

12. H.10 Construction vehicles. 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 6.3 and 6.14 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Polices Plan 2014.

13. H.11 Parking Management Strategy. Construction shall not commence until a Parking Management Strategy has been submitted in writing for approval to the Local Planning Authority. No works that is subject of this condition shall be carried out until this strategy has been approved, and the development shall not be occupied until this strategy has been approved and the measures as approved have been implemented. Those measures shall be maintained for the duration of the use unless the prior written approval of the Local Planning Authority is obtained to any variation. Reason; To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Polices Plan 2014.

14. H. 14 Gates. The doors of the garage or gates hereby approved shall not open over the adjacent highway. Reason; In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core

Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014

15. J.3 Level Access. Level access or a ramp at a gradient of not more than 1:12 and no less than a 900mm door width at the threshold to the threshold to the principal entrance to the premises shall be provided before the development hereby permitted is first occupied or brought into use and shall be retained thereafter. Reason; To ensure suitable access for persons with disabilities and to comply with the following Development Plan policies for Merton: policy 7.2 of the London Plan 2015, policy CS8 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.
16. K1 Archaeology. No development [including demolition] pursuant to this consent shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority and in accordance with the approved written scheme of investigation. Reason; In order to provide the opportunity to record the history of the site and to comply with the following Development Plan policies for Merton: policy 7.8 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D4 of Merton's Sites and Policies Plan 2014.
17. Non standard condition An air quality assessment shall be undertaken and submitted to the Council before development commences. The assessment report, which should include dispersion modelling, shall be undertaken having regard to all relevant planning guidance, codes of practice, British Standards for the investigation of air quality and national air quality standards. The assessment report shall include recommendations and appropriate remedial measures and actions to minimise the impact of the surrounding locality on the development. A scheme of proposed remedial measures shall be submitted for the Council's approval and implemented to the satisfaction of the Council, prior to the occupation of the residential properties.
Reason: To safeguard the amenities of occupiers of the development hereby approved and ensure compliance with policy DM EP4 of the Adopted Merton Sites and Policies Plan 2014
18. Non standard condition; Due to the potential impact of the surrounding locality on the development, a noise survey undertaken by a competent person is to be undertaken having regard to all relevant planning guidance, codes of practice and British Standards for the investigation of noise. The survey shall include recommendations and appropriate remedial measures and actions to minimise the impact of the surrounding locality on the development. A scheme for sound insulation and noise control measures

shall be submitted for the Council's approval and implemented to the satisfaction of the Council, prior to occupation of the residential properties. Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with policy DM EP 2 of the Adopted Merton Sites and Policies Plan 2014.

19. Non standard condition. No construction may commence until a section 278 Highways Act agreement has been entered into with the Local Highways Authority in relation to those works outside the confines of the site on the London Road and Lower Green West elevations as shown on drawing 00842_S_03 Rev P05. Reason; To ensure a satisfactory appearance for the development and to improve parking and servicing for this development and ensure compliance with policy DM D4 of the Adopted Merton Sites and Policies Plan 2014 and policy CS 20 of Merton's Core Planning Strategy 2011.

20. Non standard condition. The development hereby approved shall not be occupied until details relating to planting, lighting, defensible buffer zones, communal entrance security, undercroft parking area painting, refuse and cycle store locking systems, security fencing and parking demarcation for the front bays has been submitted and approved in writing by the Local Planning Authority. Reason; to ensure a safe and secure layout for the development that takes account of crime prevention in accordance with policy DM D2 of the Adopted Merton Sites and Policies Plan 2014.

Informative:

You are advised to contact the Council's Highways team on 020 8545 3700 before undertaking any works within the Public Highway to obtain the necessary approvals and/or licences. Please be advised that there is a further charge for this work. If your application falls within a Controlled Parking Zone this has further costs involved and can delay the application by 6 to 12 months.

Informative:

Due to historical land uses in the Mitcham area, should any possible sources of ground contamination be found during the development works, Merton's Environmental Health Service (020 8545 3944) should be notified and

Cil Informative

NPPF Informative