

PLANNING APPLICATIONS COMMITTEE

17th March, 2016

Item No:

UPRN	APPLICATION NO.	DATE VALID
	15/P0615	18/02/2015
Address/Site:	The William Morris Pub, 20 Watermill Way, Colliers Wood, London SW19 2RD	
Ward	Colliers Wood	
Proposal	Alteration and extension to existing public house and restaurant, including new Micro-Brewery (B2 Use) and Shop	
Drawing No's	Site Location Plan, 'L004 Block Plan', Tree Constraints Plan 8406/01, Design and Access Statement Review B, and Drawings 'L002 Rev D Proposed Ground Floor Plan', 'L003 Rev C Proposed First Floor Plan', 'L004 Rev D Proposed Roof Plan' & 'L006 Rev A Proposed Elevations'	
Contact Officer	Felicity Cox (020 8545 3119)	

RECOMMENDATION

GRANT PLANNING PERMISSION subject to planning conditions.

CHECKLIST INFORMATION

- Head 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: 83
- Press notice: Yes
- Site notice: Yes
- External consultations: 1
- Density - N/A

1. INTRODUCTION

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

2 SITE AND SURROUNDINGS

- 2.1 The application site comprises The William Morris Pub, The 1929 Shop and the area immediately surrounding these two buildings, also known as 18 & 20 Watermill Way SW19 2RD. The site is located within the heritage site known as Merton Abbey Mills in Colliers Wood, and is designated within the Wandle Valley Conservation Area (Sub Area 3: Merton Priory). Both buildings are locally listed, as are many of the surrounding buildings within Merton Abbey Mills.
- 2.2 The William Morris building is currently used as a public house, and includes a function room with roof terrace on the first floor, and outdoor seating at the front and rear of the pub along the River Wandle. At ground level, The 1929 Shop building is split into two components. The eastern section of the building is used for Retail/Shops whilst the western section adjacent to the William Morris Pub is a Restaurant. The first floor of the building is used as Office. The two buildings are physically connected at ground level by a shared entrance. Both buildings are two storeys in height and industrial in character.
- 2.3 The site is bound to the south by Watermill Way and to the east by 'The Long Shop'. Three, four-storey residential buildings are located on the southern side of Watermill Way opposite the site. Two of these buildings have commercial uses at ground level. The eastern boundary of the site is the bank of the River Wandle, which flows north from this location eventually into the Thames at Wandsworth.
- 2.4 The bank of the river is designated within a Green Chain and Green Corridor under the Merton Sites and Policies Plan. The site contains five large trees/tree groups, four of which are protected by formal Tree Preservation Orders. The four trees protected include three Lime trees and one Sycamore Tree, in the public seating area adjacent to the River Wandle.
- 2.5 The site lies approximately half a mile south west of Colliers Wood and half a mile south east of South Wimbledon Underground Stations. By road the site is accessed directly off the A24 Merantun Way onto Watermill Way where there is a car park for customers. The site is designated within the Colliers Wood Town Centre.

3. CURRENT PROPOSAL

- 3.1 The proposal involves alterations and extensions to the existing public house and restaurant including remodelling the existing riverside terrace to improve the bar, restaurant and outdoor dining facilities of The William Morris pub. The proposal will also involve the establishment of a micro-brewery and an ancillary shop selling the products of the brewery. The net increase in floor area is 76m².

- 3.2 The proposed micro-brewery is to be housed within the ground level of the existing William Morris pub. The proposal will create informal dining/seating areas over the two stories of the building, including the creation of a mezzanine dining/seating area on the first floor over the brewery equipment. All equipment is to be housed within the existing building.
- 3.3 Improvements will be undertaken to the western façade of the William Morris Pub where there is existing dining at ground level (this section is not part of the original building). The improvements involve new windows, balustrades and material finishes that will upgrade the appearance of the existing extension as well as improve viewing opportunities to the River Wandle from the internal dining/seating areas.
- 3.4 The rear (western side) of The 1929 Shop will house the restaurant section of the proposal with a double sided bar to serve both the terrace and the restaurant. There will also be an ancillary brewery shop selling the bottled beers and brewery related merchandise within the 1929 Shop. Externally, a permanent roof for the decked area is to be constructed over the terrace so that this area can be used throughout the year for additional seating.
- 3.5 The two buildings are to be connected by an internal 'boulevard' which will separate the more formal eating area adjacent to the kitchen within the 1929 Shop, and the more relaxed bar area/informal dining area. There will be two main entrances, situated at either end of the main boulevard, one being accessible from the market end (north) and the other from Watermill Way (south). Servicing for the building will be via Watermill Way where there will be 'back-of-house' entrances for both the kitchen and micro-brewery.
- 3.6 Originally all four trees protected by TPOs were proposed to be removed. This has been reduced to one tree, with the Sycamore tree in the northern corner of the site to be removed. The new roof canopy will be cut around the trunk of the three remaining Lime trees to allow for their retention.
- 3.7 No change to the first floor of the The 1929 Shop is proposed, and no change is proposed to the eastern section of the ground level of The 1929 Shop, which will remain in use as Shops/Retail.

4. PLANNING HISTORY

- 4.1 The Merton Abbey Mills precinct has an extensive site history. The following is the relevant planning history applicable to the two buildings associated with this application.

Planning history for 'The 1929 Building':

08/P1532 - CONSTRUCTION OF AN ADDITIONAL STOREY TO THE EXISTING TWO STOREY BUILDING TO PROVIDE 12 NEW BUSINESS UNITS (USE WITHIN CLASS B1) WITH AN EXTERNAL ESCAPE STAIR TO THE SOUTH ELEVATION AND ALTERATIONS TO EXTRACT VENTILATION TO GROUND FLOOR COMMERCIAL UNITS - Grant Permission subject to Conditions

94/P0906 - CHANGE OF USE OF FIRST FLOOR OF UNIT 7 (1929 SHOP), FROM OFFICE TO RETAIL USE – Grant Permission subject to Conditions

Planning History for 'The William Morris Pub':

98/P0086 - ERECTION OF A SINGLE STOREY EXTENSION WITH ROOF TERRACE – Refuse Permission; Excavations which are required for the construction of the proposal would likely to result in the loss of a protected tree of amenity value through root disturbance/severance which would be detrimental to the character of the Wandle Valley Conservation Area contrary to Policies EB2, EN10, and EN11.

89/P1458 - DISPLAY OF 6 NON-ILLUMINATED AND ONE EXTERNALLY ILLUMINATED SIGNS - Grant Permission subject to Conditions

5. CONSULTATION

- 5.1 The application was advertised by means of neighbour notification letters, site notice and notice in the Wimbledon/Mitcham/Morden Guardian.
- 5.2 There were 7 objections from local residents raising concerns relating to:
- Toxic and odorous fumes;
 - Noise from expansion of pub/restaurant facilities, roof terrace, associated deliveries, brewing machinery and air conditioning
 - Storage of bins and waste management being unsightly
 - Increased traffic from patrons and delivery vehicles
 - Detrimental visual impact on character of conservation area from demolition work and unsympathetic extensions
 - Condition that the micro-brewery be ancillary to restaurant use
 - Micro-brewery activity an industrial use, which is unsafe and inappropriate near residential activities
 - Bar and microbrewery attracting undesirable clients
 - Loss of trees
- 5.3 There was one letter of support received from a local resident, which stated the view that the proposal would be a positive addition to the Merton Abbey Mills helping to revive the precinct, which has recently struggled with empty units and declining number of market stalls. It was

the resident's view that noise would not be any more substantial than the existing public house and restaurant use. It was suggested any removal of trees should be replaced with suitable replanting.

- 5.4 Environmental Health officers have been consulted on the application and were initially concerned at the potential for odours to reach neighbouring residential occupiers. Consequently the applicant proposed two options for odour management – (1) Dedicated filtration system or (2) Vapour Condenser System (applicant's preferred option).

Officers are satisfied both options will eliminate odours and therefore have no objections to the proposals. A pre-commencement condition requiring details of the specific scheme proposed to be implemented and requiring the ongoing use of the odour management system is recommended.

- 5.5 Future Merton – Conservation officers are supportive of the proposal, subject to a condition requiring the retention and refurbishment of the existing Crittall windows for re-use within the front façade.

- 5.7 Trees – Officers were opposed to the removal of all four trees protected by TPOs. Consequently the applicant amended the proposal to retain the three Lime trees, and only the Sycamore tree is to be removed. Officers are satisfied this is an acceptable solution, subject to a pre-commencement condition requiring the submission of an arborist's report detailing how the trees will be protected during works, detailed foundation designs to ensure the protection of roots, and details of the ongoing management of the trees.

- 5.6 Transport planning officers have been consulted and raised no objection to the scheme. Residents living at the development have off street parking with restricted access so there will be no impact on resident parking. A condition requiring the provision of visitor cycle parking in the form of a 10 bike toast rack in order to provide secure cycle parking for visitors travelling to the site by bicycle was recommended.

6. POLICY CONTEXT

6.1 London Plan (2011)

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

- 4.7 Retail and town centre development
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.14 Improving air quality
- 7.15 Reducing noise

6.2 Merton LDF Core Planning Strategy (2011)

The relevant policies in the Merton LDF Core Strategy (2011) are:

- CS 1 Colliers Wood
- CS 7 Centres

CS 14 Design
CS 12 Economic development
CS 13 Open space, nature conservation, leisure and culture
CS 18 Active Transport
CS 20 Parking and servicing

6.3 Merton Sites and Policies Plan (2014)

The relevant policies in the Merton Sites and Policies Plan (2014) are:
DM R1 Location and scale of development in Merton's town centres and neighbourhood parades
DM R5 Food and drink/leisure and entertainment uses
DM D2 Design considerations in all developments
DM D3 Alterations and extensions to existing buildings
DM D4 Managing Heritage Assets
DM EP 2 Reducing and mitigating noise
DM EP 4 Pollutants
DM E1 Employment areas in Merton
DM O2 Nature conservation, trees, hedges and landscape features

7.0 PLANNING CONSIDERATIONS

7.1 The key issues arising from the application are the impacts of the use on the local area and the impact on neighbour amenity, appearance as well as the impact on the Conservation Area and Listed Buildings.

7.2 Expansion of Use & Implementation of Micro-Brewery Use

London Plan Policy 4.4, SPP Policy DM E1 and Core Strategy Policy CS 12 all seek to promote employment opportunities both locally and regionally. SPP Policy DM E1 stipulates that new uses should have parking and access appropriate to the site and its surroundings, not unacceptably affect the operation of neighbouring businesses, traffic movement, road safety or local amenity.

7.3 Core Strategy Policy CS1 and CS7 encourages an improved mix of uses within Colliers Wood, inclusive of restaurants, cafes and uses commensurate with its retail offer as a district centre, that will contribute to the vitality and viability of the Colliers Wood centre. The policy encourages development that will raise awareness of heritage assets, recognising their positive contribution to regeneration and development. SPP Policy DM R1 and DM R5 stipulates that new development in town centres is to be commensurate with the scale and function of the centre, and must maintain the character and amenity of the area.

7.4 The proposal will involve alterations and extensions to the established pub and restaurant use on site, providing for an improved pub/bar/restaurant facility that will create additional employment and leisure opportunities. The micro-brewing industry is a rapidly expanding market and the implementation of a new micro-brewery within The William Morris building will bring renewed vitality and recognition to the

Colliers Wood town centre and Merton Abbey Mills heritage precinct. The use links to the industrial history of the Merton Abbey Mills heritage area, and is considered to be commensurate with the pub/restaurant and surrounding retail/office development.

7.5 Parking and servicing

SPP Policy DM E1 and Core Strategy policy CS 20 stipulate that new uses should have parking and access appropriate to the site and its surroundings and not unacceptably affect the operation of neighbouring businesses, traffic movement and road safety.

7.6 There are no opportunities for on street parking on the public highway in the vicinity and Watermill Way is a private road with restricted access. Residents living at the development have off street parking with restricted access so there will be no impact on resident parking. The proposal results in a net increase in floor area of 76m² and hence the proposal is not considered to place additional parking stress on the area. Core Strategy policy CS 18 promotes active transport methods through the provision of cycle storage and a condition requiring the provision of a 10 bike toast rack to provide secure cycle parking for employees and visitors is recommended.

7.8 Neighbour amenity

SPP Policy DM E1 also stipulates that new uses should not unacceptably affect local amenity. Objections have related largely to concerns about fumes and odours from production, and noise from the brewery, expansion of the bar/pub use and associated ancillary activities.

7.9 Odour and health issues; SPP Policy DM EP4 seeks to minimize pollutants and to reduce concentrations to levels that have a minimal adverse effect on people and the local area. The applicant has proposed two options for the management of odour, both of which have been considered by LBM Environmental Health to be effective measures to filter out and reduce fumes and odours from the production system. These two systems are:

7.10 (1) Dedicated filtration system which involves the use of a canopy type extract system complete with carbon filters similar to the systems used within commercial style kitchens connected to a dedicated duct mounted extract fan. Make-up air would be provided via appropriately sized air inlet louvres.; or (2) Vapour Condenser System (applicant's preferred option): A stainless steel vapour condenser unit is mounted to the vapour outlet of the copper boiling vessel. Cold water is then connected to the outer jacket of the condenser. As water vapour from the boiling vessel rises within the inside of the condenser, it is cooled by the effect of cold water in the outer jacket and which in turn condenses to water. This water is then drained via the condensate return tube. This type of device is very effective in removing odours and

will be the preferred option in minimising aromas as a result of the boiling process.

In view of these facts it is considered that there will be no odour or health issues arising from the proposal, with a condition to be implemented requiring pre-commencement submission of details on the final odour management system to be implemented.

7.11 Noise; SPP Policy DM EP 2 requires that noise generating developments should be appropriately located so as to minimise impacts on noise sensitive land uses. The bar/restaurant use with existing roof terrace and outdoor dining/seating is an established use on site, and the proposed enhancements to the facility are not considered to result in additional noise impacts beyond current levels. It is noted that the roof/outdoor dining is located adjacent to the River Wandle, directing noise towards the river and industrial estate beyond, rather than the residential buildings to the south and east. The proposed roof over the outdoor seating area will help reduce existing noise levels from the outdoor dining.

7.12 All brewing equipment is to be installed within the existing William Morris building. The brewing process is generally very quiet as much of the equipment is used for storage of the various stages of production with some pumping between tanks and some agitation during brewing. The production operations and cleaning equipment will be confined to regular business hours. Any ventilation equipment will be sized complete with suitable attenuation to ensure any generated noise due to plant is at an acceptable level to local residents. These factors mean that the proposal is not considered to raise concerns of noise being generated above those levels which can be expected from the usual operation of the existing pub/restaurant use and surrounding commercial operations of the Merton Abbey Mills precinct.

7.13 Appearance

London Plan 7.8 and SPP policy DM D4 seek to ensure that alterations and extensions to properties within conservation areas should conserve and enhance such areas whilst Core strategy policy CS14 and SPP Policy DMD3 require well designed proposals that will respect the appearance, materials, scale bulk, proportions and character of the original building and its surroundings.

7.13 The proposed contemporary roof sheltering that will connect the two buildings provides for a clear distinction between old and new. The height of the roofed structure is single storey and set well below the height of the two host buildings, and is therefore not considered to be visually dominating or overbearing on the host buildings.

7.14 The existing front entrance to The William Morris Pub is proposed to be demolished, however Crittall windows from the west façade of the restaurant will be replaced in this opening, ensuring there is no loss of

significant heritage fabric. The modifications to the western façade of The William Morris Pub that includes new floor to ceiling glazing will update the appearance of the existing addition and improve views from the internal dining/seating areas to the River Wandle.

7.15 Conservation officers are supportive of the proposal. The overall design is considered to enhance the appearance of the conservation area in accordance with the above policies.

7.16 Trees

SPP Policy DM O2 and Core Strategy policy CS 13 stipulate that new uses should protect and incorporate significant trees which make a positive contribution to the wider network of open spaces, and in this circumstance, the Wandle Valley Conservation Area. The amended design will retain three significant Lime trees along the River Wandle riverbank, with the new roof structure designed to be built around these trees. These trees make a significant contribution to the character and amenity of the area. The removal of the one Sycamore tree has been considered by the LBM Tree Officer to be acceptable in this instance, due to the health of this tree. Conditions will be implemented to ensure the ongoing protection of these trees prior, during and after construction.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

8.1 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

The proposal is considered to enhance the William Morris Pub and contribute to the ongoing viability of the Merton Abbey Mills precinct, creating an improved pub/restaurant/bar facility that will provide additional employment and leisure opportunities in the Colliers Wood town centre. Through the imposition of suitable conditions relating to the hours of operation and the use of odour controlling systems it is considered that the proposed micro-brewery use can operate without harming the amenity of neighbouring residents or having a negative impact on neighbour businesses. Consequently it is considered that the proposal accords with relevant planning policy and that subject to suitable conditions the proposal is recommended for approval.

RECOMMENDATION Grant planning permission subject to conditions.

Conditions

1) A1 Commencement of works

- 2) A7 Built according to plans; Site Location Plan, 'L004 Block Plan', Tree Constraints Plan 8406/01, Design and Access Statement Review B, and Drawings 'L002 Rev D Proposed Ground Floor Plan', 'L003 Rev C Proposed First Floor Plan', 'L004 Rev D Proposed Roof Plan' & 'L006 Rev A Proposed Elevations'
- 3) B1 External materials to be approved
- 4) C06 Refuse & Recycling (details to be submitted)
- 5) F05 Tree Protection
- 6) F06 Design of Foundations
- 7) F07 Trees – Notification of Start
- 8) N03 Works to Match
- 9) Non-standard condition

The new section of wall on the eastern façade of The William Morris pub is to be replaced with refurbished metal Crittall windows from the western wall of the building following the demolition of the current building entrance, as shown on Approved Plan L006 Rev A.

Reason: To safeguard the special architectural or historic interest of the listed building 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 policies DM D2, D3 and D4 of Merton's Sites and Policies Plan 2014.

10) Hours of operation

The use of the site for the active production of beer shall not operate outside of the hours of 7am to 7pm Monday to Sunday.

Reason: To safeguard neighbour amenity and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2011, policy CS7 of Merton's Core Planning Strategy

11) Cycle Parking

Prior to occupation a 10-bike toast rack is to be installed to accommodate cycle parking. These facilities shall be retained for the employees of and visitors to the development at all times.

Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with policy CS18

12) Non standard condition

Prior to the commencement of the development a scheme detailing the method to control odour emissions from the brewing/boiling process shall be submitted and approved in writing by the planning authority. Thereafter, this method shall be used when odours are likely to be generated during the brewing/boiling process. All equipment associated with this method shall be maintained to give maximum odour reduction.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and to ensure compliance with the following Development Plan policies for Merton: policies 7.14 and 7.15 of the London Plan 2011, policy CS7 of Merton's Core Planning Strategy 2011 and Policies DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.

13)NPPF Informative

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