

## **Planning Applications Committee 17th March 2016** **Supplementary Agenda (Modifications Sheet)**

### **Item 5. 31B Arterberry Road SW20 (15/P4768)(Raynes Park Ward)**

Comparison plans provided for Committee showing proposed development compared to planning approval 09/P1295. Appended to Supplementary Agenda

### **Item 6. Land adj 1 Bridge Villas, Ashcombe Road SW19 (15/P1955)(Wimbledon Park Ward).**

No modifications.

### **Item 7. 27 Cannon Hill Lane SW20 (15/P3635)(Cannon Hill Ward).**

No modifications.

### **Item 8. 81 Dora Road, SW19 (15/P3969)(Wimbledon Park Ward).**

Late representation received from James Baker (of 54 Vineyard Hill Road), following reconsultation. His letter states that the revisions to the submitted plans have addressed the concerns he raised in his original objection. He will not be attending the Committee meeting on the basis that the plans will not be changed within the meeting, and he requests notification if that will be the case.

### **Item 9. 17 Ernle Road SW20 (15/P3751)(Village Ward).**

Checklist information (Page 125)

Amend Heads of Agreement under Checklist information to read: None.

### **Item 10. 14 Grosvenor Hill SW19 (15/P3909)(Village Ward).**

No modifications.

### **Item 11.94-96 Haydons Road and 1-3 Quicks Road SW19 (15/P4595)(Abbey Ward).**

Drawings (pages 203-205).

Revised plans received (attached to Supplementary agenda).

Plan QK-401 Rev B replaces QK-401 Rev A.

Plan QK-402 Rev B replaces QK-402 Rev A.

Plan QK-403 Rev B replaces QK-403 Rev A.

Revised plans show that the darker, charcoal coloured brick that was originally proposed has been omitted and replaced by a lighter brick.

Consultations (page 170).

One additional representation letter from the Battles Area Residents Association. The letter states that in the previous application 15/P2070 it was agreed that samples of materials would be submitted to the Chair and Vice-Chair and Abbey Ward Councillors prior to officers approving any such materials. The previous case officer confirmed that this would be the case for the current planning application also. The letter goes on to suggest that the application be heard at the following Committee meeting (April) to allow Councillors to see brick samples and for residents to have a chance to comment to Councillors prior to the preparation of the Planning Officer's Report.

**Item 12. 8 Hazelbury Close, SW19 (16/P0104)(Merton Park Ward).**

Recommendation (page 201).

Amend to read “Grant planning permission subject to variation of Conditions 2, 3 and 7 attached to application reference 14/P3132 granted permission on appeal”.

Current proposals (page 202).

Add to end of paragraph 3.1

To assist in the overall assessment of the changes the applicant has also provided materials samples as follows:

Render sample – white STO31337.

Triple glazed window detail framed in grey.

Roof tile - grey synthetic slate.

Cladding to dormer – zinc type cladding material.

Bricks for single storey extension – Hoskins Lithium Code 45.

Amend paragraph 3.2 to read only “The proposals also include the removal of condition 7 which related to a requirement to comply with the building standards associated with Code for Sustainable Homes Level 4. The applicants have stated their intention to accord with Passiv Haus standards but offered no alternative conditions.

Planning considerations (page 206).

Amend paragraph 7.8 to read.

The applicant acknowledges that an application to “remove” this condition would have benefitted from being accompanied by a replacement wording such that it was effectively an amendment/variation to the condition as there was no intention on their part to reduce the sustainability of the development.

Amend paragraph 7.9 to read.

On 25th March 2015 the Government issued a statement setting out steps it is taking to streamline the planning system. Relevant to the proposals, the subject of this application, are changes in respect of sustainable design and construction, energy efficiency and forthcoming changes to the Building Regulations. The Deregulation Act was given Royal Assent on 26th March 2015. Amongst its provisions is the withdrawal of the Code for Sustainable Homes.

The government expects local planning authorities not to set conditions with requirements above a Code level 4 equivalent. Where there is an existing plan policy which references the Code for Sustainable Homes, the Government has also stated that authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard.

The condition imposed by the Inspector pre-dates this change. In light of the government’s statement and changes to the National Planning Framework it is recommended that the condition is amended so as to ensure the development is designed and constructed to achieve CO2 reduction standards and water consumptions standards equivalent to Code for Sustainable Homes level 4.

Insert new paragraph 7.10.

While not seeking to discharge a condition the effect of submitting the various materials samples to clarify in more detail the changes to the elevations described

on the submitted plans would, in the event that members are supportive of the proposed materials, also enable Condition 3 to be amended to the effect that the development is implemented in accordance with these materials rather than requiring a further submission.

Recommendation (page 207)

Amend to read "Grant planning permission subject to variation of Conditions 2, 3 and 7 attached to application reference 14/P3132 granted permission on appeal".

Delete second part of condition commencing Part 2.

Condition 3. Amend to read. The development shall be implemented in accordance with the materials samples submitted in support of this application (insert schedule of materials into decision letter).

**Item 13. 14 Lambourne Avenue SW19 (15/P4105)(Wimbledon Park Ward).**

Annotated plan, elevation and cross section showing areas of glazing and additional photograph appended to Supplementary Agenda.

**Item 14. The Cricketers PH, 340 London Road, CR4 (Cricket Green Ward).**

Site and surroundings (page 234).

Officers note that The White Hart Public House is now closed.

Consultations (page 239)

Insert new paragraph 5.7. The Council's Conservation and Design Officer has commented - This proposal is the best we have had. I think the Vestry Hall elevation picks up on features from Vestry Hall, the eaves line and the horizontal lines. The units facing the Green are accessed from the front with garden space to the front which will enhance the frontage to the Green. The Fire Station frontage also pick up on features from the Fire Station, the pitched roofs for example, and works very well. Overall I support this proposal.

Recommendation (pages 244 to 249)

Additional conditions.

No part of the development hereby approved shall be occupied until evidence has been submitted to the council confirming that the development has achieved not less than the CO2 reductions (ENE1), internal water usage (WAT1) standards equivalent to Code for Sustainable Homes Level 4. 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 5.2 of the London Plan 2015 and Policy CS15 of Merton's Core Planning Strategy 2011.

The new dwelling unit/s shall be constructed to Lifetime Homes Standards, and shall not be occupied until the applicant has provided written evidence to confirm this has been achieved based on the relevant Lifetime Homes Standards criteria. Reason: To meet the changing needs of households and to comply with the following Development Plan policies for Merton: policy 3.8 of the London Plan 2015, policy CS8 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Polices Plan 2014.

**Item 15. The William Morris PH, 20 Watermill Way SW19 (15/P0615)(Colliers Wood Ward).**

Insert 3D Computer Generated images of proposed alterations and extensions. Appended to Supplementary Agenda.

**Item 16. Planning Appeal decisions.**

No modifications.

**Item 17. Planning Enforcement.**

Revised Statistics (top of page 296)

Current Enforcement Cases:	<b>729</b>	(786)
New Complaints	<b>36</b>	(43)
Cases Closed	<b>93</b>	(104)
No Breach:	<b>51</b>	
Breach Ceased:	<b>42</b>	
NFA2 (see below):	-	
Total	<b>93</b>	(104)

Burn Bullock Update 17/3/16 (para. 2.05, page 297)

The primary objective was to ensure the building was watertight to prevent a potential accelerated damage and deterioration. The roof has been repaired to stop any leakage into the building. Damaged ceilings have been repaired/plastered.

Windows have been repaired or painted (both internally and externally) to an acceptable standard. New casement windows are being made for the upper floors.

The works are being carried out in accordance with the requirements of the REPAIRS NOTICE.

This is not a requirement to refurbish the building. This would be possible when a new application or use is established.

Officers have been informed that the scheduled works are now complete apart from a few items of snagging currently in progress.

In order to conclude matters, a joint site meeting would be arranged for next week to review the completed works.

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