

Committee: Planning Applications

Date: 9th February 2017

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Wards: All

Subject: Planning Appeal Decisions

Lead officer: Head of Sustainable Communities

Lead member: Chair, Planning Applications Committee

Contact officer: Stuart Humphryes

Recommendation:

That Members note the contents of the report.

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 For Members' information recent decisions made by Inspectors appointed by the Secretary of State for Communities and Local Government in respect of recent Town Planning Appeals are set out below.
- 1.2 The relevant Inspectors decision letters are not attached to this report, but can be seen on the Council web-site with the other agenda papers for this meeting at the following link:

http://www.merton.gov.uk/council/committee.htm?view=committee&com_id=165

DETAILS

Application Numbers: **15/P0890**
Site: Cricketers Public House, 340 London Road, Mitcham CR4 3ND
Development: Demolition of buildings and erection of a part 2 storey/part 3 storey building to provide 11 flats.
Recommendation: Grant Permission (Refused at Committee)
Appeal Decision: **ALLOWED**
Date of Appeal Decision: 13th January 2017

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000088000/1000088189/15P0890_Appeal%20Decision.pdf

Application Number: 16/P1252
Site: Unit 1A, 43 Durnsford Road SW19 8GT
Development: Rprior approval for change of use from office to residential
Recommendation: Refused (Delegated)
Appeal Decision: **ALLOWED**
Date of Appeal Decision: 12th January 2017

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000093000/1000093111/16P1252_Appeal%20Decision.pdf

Link to COSTS Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000093000/1000093111/16P1252_Appeal%20Costs%20Decision.pdf

Application Number: 16/P1704
Site: 49 Hillcross Avenue, Morden SM4 4AY
Development: Erection of a rear roof extension with juliette balconies
Recommendation: Refused (Delegated)
Appeal Decision: **DISMISSED**
Date of Appeal Decision: 12th January 2017

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000093000/1000093543/16P1704_Appeal%20Decision.pdf

Application Number: 16/P1772
Site: 56A High Street, Wimbledon SW19 5EE
Development: Proposed advert comprising double sided freestanding Forum Structure, featuring 2 x Digital 84" screen positioned back to back
Recommendation: Refuse (Committee Decision)
Appeal Decision: **DISMISSED**
Date of Appeal Decision: 12th January 2017

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000093000/1000093608/16P1772_Appeal%20Decision.pdf

Application Number: 16/P1932
Site: 197 Burlington Road, New Malden, KT3 4NA
Development: Proposed advert comprising 1 x internally illuminated Krispy Kreme brand bow tie sign on building roof
Recommendation: Refused (Delegated)
Appeal Decision: **ALLOWED**
Date of Appeal Decision: 12th January 2017

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000093000/1000093759/16P1932_Appeal%20Decision.pdf

Application Number: 16/P2517
Site: 62 Grasmere Avenue, London, SW19 3DX
Development: Erection of a single storey front extension; first floor side infill extension; a single storey rear/side extension; extension to roof slope with rear roof extension; remodelling of existing garage & installation of a window to the rear elevation.
Recommendation: Refused (Delegated)
Appeal Decision: **DISMISSED**
Date of Appeal Decision: 19th January 2017

Link to Appeal Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000094000/1000094304/16P2517_Appeal%20Decision.pdf

Link to COSTS Decision

http://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000094000/1000094304/16P2517_Appeal%20Costs%20Decision.pdf

Alternative options

- 3.1 The appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for re-determination. It does not follow necessarily that the original appeal decision will be reversed when it is re-determined.

- 3.2 The Council may wish to consider taking legal advice before embarking on a challenge. The following applies: Under the provision of Section 288 of the Town & Country Planning Act 1990, or Section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person or an establishment who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the following grounds: -
1. That the decision is not within the powers of the Act; or
 2. That any of the relevant requirements have not been complied with; (relevant requirements means any requirements of the 1990 Act or of the Tribunal's Land Enquiries Act 1992, or of any Order, Regulation or Rule made under those Acts).

1 CONSULTATION UNDERTAKEN OR PROPOSED

- 1.1. None required for the purposes of this report.

2 TIMETABLE

- 2.1. N/A

3 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 3.1. There are financial implications for the Council in respect of appeal decisions where costs are awarded against the Council.

4 LEGAL AND STATUTORY IMPLICATIONS

- 4.1. An Inspector's decision may be challenged in the High Court, within 6 weeks of the date of the decision letter (see above).

5 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

- 5.1. None for the purposes of this report.

6 CRIME AND DISORDER IMPLICATIONS

- 6.1. None for the purposes of this report.

7 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

- 7.1. See 6.1 above.

8 BACKGROUND PAPERS

- 8.1. The papers used to compile this report are the Council's Development Control service's Town Planning files relating to the sites referred to above and the agendas and minutes of the Planning Applications Committee where relevant.