

PLANNING APPLICATIONS COMMITTEE

21 September 2017

APPLICATION NO.

DATE VALID

17/P2668

25/07/2017

Address/Site: Merton Hall
78 Kingston Road
Wimbledon
SW19 1LA

Ward: Abbey

Proposal: Alterations and extensions to existing Merton Hall including partial demolition of the single storey hall, and alterations and refurbishment to the retained main two storey building and erection of a new worship hall, cafe, foyer and meeting/group rooms.

Drawing No.'s: P1100, P2001, P2002, P2003, P2100 (Rev: P/1), P3002, P3003 (Rev: P/1) and P8000.

And supporting documents:

'Planning Statement and Design and Access Statement' dated July 2017, 'Energy Strategy Report' dated August 2017, 'Transport Statement' dated 5 December 2016, Parking Survey with Site Number/Name: 'Kingston Road' received 19 July 2017, 'Noise Impact Assessment' dated 25/1/2017, 'UXO Risk Assessment' dated 23/08/2016 and 'Ecological Assessment' dated December 2016.

Contact Officer: Jock Farrow (020 8545 3114)

RECOMMENDATION

Grant planning permission subject to conditions.

CHECKLIST INFORMATION

- S106: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes (major)
- Site notice: Yes (major)
- Design Review Panel consulted: Yes
- Number of neighbours consulted: 64
- External consultations: 1
- Conservation area: No
- Listed building: Locally listed
- Tree protection orders: No

- Controlled Parking Zone: Yes
- Flood zone: No

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the nature of the development, being a major Council application, and due to the number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 Merton Hall is a two storey community building located on the southern side of Kingston Road. The building, which is dated 1899, is listed on Merton Council's 'Local (non-statutory) List of Buildings of Historical or Architectural Interest'. The building is characterised by an asymmetric façade, with a roof tower to the west and a front gable to the east, joining the two features is a dual pitch roof with the ridge line running east to west. The building is constructed of red/brown brick, and has detailing of stone and moulded bricks. The roof is of red tiles. The main features of interest are the clock and curved roof within the roof tower, the stone detailing around the windows, the large curved bay window, the round headed arch feature above the notice board, the leaded windows, the stone tablet over the doorway, the moulded brick panels set out in chequer board pattern within the gable feature, the small roof vent on the apex of the roof, and the moulded brickwork which defines the sill level of the first floor windows. To the rear extends a hall element which is characterised by a dual pitch roof with gable end to the rear, beyond the gable the rear element extends slightly further at reduced height with a mono-pitch roof. The building has a floor area of 486sq.m while the site has an area of 1,211sq.m.
- 2.2 The building has undergone numerous alterations and additions, including:
- Main hall roof recently overlaid PV panels
 - Single storey flat roofed additions for welfare spaces (east elevation)
 - Main entrance doorway to west of front elevation disused and infilled with board and glazed panel
 - Replacement windows
 - Lean-to porch entrance (east elevation)
- 2.3 To the rear of the hall is a landscaped strip that has a grouping of mature trees along the rear boundary in addition to vegetable beds and two saplings (including a lime tree that was planted as part of the works approved under LBM Ref: 12/P0025). A former boiler house is also located to the rear of the hall.
- 2.4 The northern boundary of the site fronts Kingston Road. The front of the building is set back from the pavement by a narrow strip of tarmacked paving. Two crossovers are located either side of the building, providing access to two car parking areas that service the hall. A signalised pedestrian crossing is located immediately in front of the site.
- 2.5 To the east of the site is the Merton Manor Working Men's Club with bowling green at the rear of the property. The building is currently vacant.
- 2.6 To the west, the site adjoins a parade of shops fronting Kingston Road. The two storey terrace parade has residential units on the upper floor with shops at ground level. A two storey dwelling is located behind the western car park of Merton Hall, which does not form part of this application, albeit it formed part of the original site.

- 2.7 The rear of the site borders a number of dwellings which front Boscombe Road, these dwellings are separated from the site via a small pedestrian access way.
- 2.8 The site is not within a conservation area and the building is not statutorily listed, albeit it is locally listed.
- 2.9 The site is on a main road with busses and tram lines providing a Public Transport Accessibility Level (PTAL level 5) which is considered to be very good. The site is within a Controlled Parking Zone.

3. CURRENT PROPOSAL

- 3.1 This application seeks planning permission for alterations and extensions to the existing Merton Hall building including the demolition of the single storey hall, and alterations and refurbishment to the retained main two storey building and erection of a new worship hall, cafe, foyer and meeting/group rooms for use of by Elim Pentecostal Church.
- 3.2 The purpose/background of the proposal is outlined in the applicant's Planning Statement and Design and Access Statement, with a brief summary as follows: The Elim Pentecostal Church is currently located within a light warehouse unit located on High Path adjacent to the A24 Merantun Way (PTAL Rating of 4). The London Borough of Merton require the present site for the development of a new secondary school and an 'in principle' agreement is in place for the church facility to relocate on to an alternative site, being Merton Hall on Kingston Road. The potential school in High Path is not a material planning consideration when assessing this particular application, this is provided for background information purposes only.
- 3.3 The proposed development would involve the demolition of the hall to the rear while retaining the two storey element to the front. In place of the existing hall a two storey side and rear extension would be constructed, albeit it is noted that the extension would reduce to single storey at the south west corner. The footprint of the extension would match that of the existing hall along the western and rear building lines; however, within the rear portion of the site the extension would extend a further 8.9m (beyond the existing hall) toward the east. Within the front portion of the site the development would involve a two storey side extension which would adjoin the retained building along with the proposed extension to the rear.
- 3.4 The two storey extension to the rear would be characterised by a combination of flat (very low pitch) and pitched roofs with clay tiles. It would be constructed of mixed red brick with grey aluminium windows and would include recessed brick panels, protruding brick panels and stone façade elements.
- 3.5 The two storey side extension would be characterised by a front gable with a dual pitch roof extending rearward. The front façade would comprise full length glazing with a natural stone cladding surround/edging. The maximum height of the extension would exceed the height of the adjacent gable by approximately 0.8m. The extension would be setback from the front façade by 2.1m.
- 3.6 Alterations to the existing front façade would include replacing an existing door, a boarded entrance and the existing (non-original) windows, with white, aluminium framed doors and windows.
- 3.7 The resulting building would have the following key dimensions:
- 11.8m maximum height (existing roof tower);
 - 9m high to the ridge of the existing front gable;

- 9.8m high to the ridge of the proposed gable (two storey side extension);
 - 7.2m high to the flat roof of the two storey rear extension;
 - 32m long;
 - 22m wide at the front façade with the two storey side extension being 5.5m wide.
- 3.8 The proposed building would have the following key setbacks
- 2.2m from the pavement (approximate average);
 - 3.2m from the boundary shared with No. 78 Kingston Rd (dwelling to southwest corner of site);
 - 5.3m from the rear boundary;
 - A range of 1.1m (toward the front) to 2.6m (toward the rear).
- 3.9 The main entrance to the building would be from the two storey side extension which would provide access to the lobby and foyer at ground level; the remainder of the ground floor would comprise an ancillary café (to the front), food bank, main hall, multi-purpose rooms (for uses including meetings and a creche) and ancillary rooms including storage, water closets and plant. First floor would comprise offices, meeting rooms, internal balcony seating (to view the main hall) and ancillary rooms.
- 3.10 An indicative breakdown of the anticipated use is as follows:
- Sunday morning services attended by approximately 200-225 people within the main hall;
 - Mid-week services at 20:00 – 21:00;
 - Wimbledon Foodbank - this includes the co-ordination, storage and distribution of food linked to a network of other churches. Monday, Tuesday and Thursday at 12:00-14:00;
 - Bible study;
 - Parent and child groups together with other community and interest groups;
 - It also hosts a second church called the 'Cathedral of Hope' that meet twice a week;
 - Café on ground floor.
- 3.11 In terms of the wider site, 5 car parking spaces (including 1 disabled space) would be provided within the western portion of the site; landscaping would include planting beds and new trees.
- 3.12 This application seeks to address the reason for refusal of application 16/P4748 (see paragraph 4.5). The key changes between this application and application 16/P4748 are summarised as follows:
- The two storey side extension has been altered from an asymmetric point with composite cladding and grey render behind to a gable form with natural stone edging;
 - The setback of the two storey side extension would be increased from 0.5m to 2.1m;
 - Extensive glazing previously proposed to the front has been removed;
 - The curved bay window to the front will now be retained;
 - To the rear the previous scheme extended a further 1m;
 - The previous scheme included a large pitched roof to the rear, now removed;
 - The area allocated to landscaping has been increased, increasing the number of trees from 4 to 10, adding a strip of grassed area to the rear and providing additional planting beds.

4. PLANNING HISTORY

- 4.1 The relevant planning history pertaining to the site is as follows:
- 4.2 M/M7526: Alterations and extension for new kitchen and cloakroom - Granted
- 4.3 MER1028/72: Disabled persons toilet - Granted
- 4.4 12/P0025: Formation of hard-surfaced area to provide additional car and cycle parking facilities on the east side of the building with access via the existing vehicle access from Kingston Road including installation of new gates and fencing - Granted
- 4.5 16/P4748: Alterations and extensions to existing Merton Hall building including partial demolition of the single storey hall, and alterations and refurbishment to the retained main two storey building and erection of a new worship hall, cafe, foyer and meeting/group rooms for use of by Elim Pentecostal Church – Refused by Planning Applications Committee.

Reason: The proposed development by reason of the design, form and massing of the extensions facing the Kingston Road frontage would; fail to respect and complement the design and detailing of the existing building; fail to respect the form of the host building; fail to complement the character of the immediate streetscene in the context of the locally listed building and its neighbour at 76 Kingston Road which makes a positive contribution to the streetscene; and fails to enhance the significance of the heritage asset in terms of its individual architectural and historic interest and setting; the proposals would be to the detriment of the character and appearance of the host building, views of the neighbouring building at 79 Kingston Road, which makes a positive contribution to the streetscene, and to the wider streetscene along this part of Kingston Road and would therefore be contrary to policies 7.4, 7.6 and 7.8 of the London Plan (2015), policy CS14 of the Merton LDF Core Planning Strategy (2011), and policies DM.D2, DM.D3, and DM.D4 of the Merton Sites and Policies Plan (2014).

5. CONSULTATION

- 5.1 Public consultation was undertaken by way of site and press notices along with letters sent to 64 neighbouring properties, the outcome of the consultation process is summarised as follows:
- 5.2 351 letters of objection summarised as follows:
- Loss of community ownership of the hall.
 - Loss of community use (currently used for a wide range of community activities).
 - Displacement of existing users.
 - Sentimental value of the building to the community.
 - Opposition to Elim Pentecostal Church receiving freehold of Merton Hall.
 - Existing church site is not worth Merton Hall.
 - Impact upon the character of the locally listed building/heritage asset.
 - Damage to the retained building.
 - Poor quality design.
 - Loss of locally listed building.
 - Loss of John Innes and Henry Quartermain legacy.
 - Public money funding the proposal.
 - Total cost of the proposal.
 - No guarantee the school will be built.
 - Concerns with café use.

- Concerns with nursery use.
- Essentially proposing a 250 seat music venue.
- Over concentration of churches, nurseries and cafés in the area.
- Excessive scale.
- Over development.
- Incongruous/out of keeping.
- Overbearing/visually intrusive.
- Unneighbourly form of development.
- Loss of privacy.
- Impact upon parking pressure.
- Impact upon highway in terms of performance and safety.
- Noise.
- Light pollution.
- Excessive hours of use.
- Pollution.
- Residents not consulted.
- Loss of green space and associated ecology.
- Environmental impact.
- Numbers in attendance of the church are unverified.
- Inefficient use of energy.
- Poor drainage strategy.
- Lack of information.
- Misleading, contradictory, out of date and false information.
- Concerns regarding legality of process.
- Concern that weight is being given to the need for new schooling and the fact that Council is the applicant – the requirement for new schools is not a material consideration.
- Contravenes planning policy.

5.3 Petition from Wimbledon Mandram objecting to the proposal with 150 signatures, summarised as follows:

- Objection to being moved from Merton Hall
- Consider new facilities substandard

5.4 8 letters of support summarised as follows:

- Food bank.
- Provision of more schools.

5.5 Petition in support of the application with 275 signatures.

5.6 John Innes Society: Objection. The proposal would have an unacceptable impact upon the streetscene. The café is unnecessary; if it were to be omitted the original entrances could be restored, removing the need for the side extension. The proposed landscaping is unacceptable. People will congregate on the pavement causing nuisance/disturbance. The proposal will have an undue impact on surrounding properties in terms of outlook. The parking survey is unrealistic, the proposal would result in congestion and further parking issues. The proposal fails to meet relevant planning policies.

5.7 Merton Historical Society: Objection. The proposal would diminish the heritage and aesthetic value setting an unfavourable precedent. Merton Hall was intended for local people, while the proposed use would cater to a wider area.

- 5.8 Wimbledon East Hillside Residents Association: Objection. Merton Council should not be permitted to trade the site. The site is not suitable for the church nor does the area need another church. There is interest in providing a day care centre at the site, which the area is in need of. The existing church site should be purchased by way of CPO and Merton Hall should be retained for community use.
- 5.9 The Victorian Society: Objection. The proposal would cause serious harm to the locally listed building, which is an unusual and distinctive historical building commissioned by John Innes and designed by architect Henry Quartermain. Despite the recent revisions, by virtue of its scale, materiality, detailing and general lack of architectural quality, the extensions proposed would seriously mar the character and appearance of the locally listed building and erode its special interest. In reality, a majority of the building would be demolished, and with it any legible sense of the building's original form and function as a public hall. Cumulatively this scheme would cause substantial harm to the significance of the building. It would also diminish the group value and harm the setting of Quartermain's neighbouring Manor Club. The proposal is not in accordance with the NPPF and should be refused.
- Internal:**
- 5.10 LBM Waste Services (refuse): No objection. Advised that the storage capacity is acceptable.
- 5.11 Climate Change Officer: No objection. Advised that the development is proposed to achieve a 26.6% improvement in terms of CO2 emissions on Part L of the Building Regulations 2013. This fails to meet the 35% improvement over Part L required for major developments under Policy 5.2 of the London Plan and equates to a shortfall of 1.7 tonnes/year. The applicant has indicated that the preservation of some original elements of this locally listed building have impacted on the ability of this development to successfully achieve the 35% reduction target on-site. However, not all of the existing solar panels will be re-installed on site; as such, the surplus solar panels can be installed offsite to offset the carbon emissions of the development. It is estimated that the surplus solar panels would result in a carbon saving of 5.7 tonnes/year, far exceeding the shortfall of 1.7 tonnes. Conditions are recommended requiring the relocation of the solar panels and to ensure appropriate carbon and water efficiency requirements are achieved.
- 5.12 Transport/Highways Officers: No objection. Estimated 70 vehicles associated with the use at peak times of operation. As per the submitted parking survey, there are sufficient parking spaces within a reasonable proximity of the site. 20 cycle storage spaces proposed which is in accordance with London Plan standards. The proposal is not considered to generate a significant negative impact upon the performance of safety of the highway network or its users. Conditions are recommended requiring details of a travel plan and a service management plan.
- 5.13 LBM Conservation Officer: No objection. The removal of the existing side extension is a benefit. The important features on the front elevation are being retained. A number of inappropriate designs have been worked through; now however, the side extension which forms the main entrance to the church complements the existing building by echoing the adjacent gable and incorporating sympathetic materials. Although the new gable is about 1m higher than the existing gable, it is stepped back which not only makes it subservient to the significant existing front elevation but creates an important gathering space at the entrance to the church. Ideally the original entrance would be brought back into use or significantly enhanced. The use of Upvc gutters and downpipes should be avoided; the existing

cast iron gutters and downpipes should be retained and refurbished where possible. The existing windows to the front (not original) should be upgraded.

- 5.14 LBM Environmental Health: No objection. Having regard to the Rock Tech acoustic report No. 0117/EPCW1, measures will be necessary to prevent noise break out during services/events especially as there will be an amplified sound system in operation. Proposed attenuation measures involving design of the building envelope as suggested within the report should be employed or similar to provide a reduction of 45dBA at 63 Hz. Use of the building for services and events should be limited to 11 p.m. Recommend conditions in relation to soundproofing of building, soundproofing of plant and machinery, restrictions on external lighting and construction times.

Design Review Panel (Meeting of 26 July 2017):

- 5.15 The Panel were very impressed with the progress and evolution of the design of this proposal now that it was looking to the character of the original building for its inspiration. It was felt that the new addition had got to the point where it was now enhancing, improving and lightening up the existing building, the modern extension complementing the original. The asymmetry of the original building was picked up well with the asymmetrical cross in the new frontage. The panel liked the brick sides and waveform use of the projecting bricks. The set back entrance was better and allowed the building entrance space for congregations to linger and disperse without causing issues of pavement crowding.
- 5.16 There were a few pointers of advice given on design detail that the Panel felt could further improve the design. Where the new building met the ground, it seemed to 'float' and really needed to meet the ground in a clear manner. The junction of the old and new could be further improved in relation to the eaves overhang, brick string course and the stone surround to the side door.
- 5.17 The Panel felt that the stone needed to be limited to the front of the building and supported the suggestion that the side elevation of the entrance should be brick rather than stone. A suggestion was made that the stone cornice/edging/corbeling of the new building could include some brick and could be made to have a more refined feel/profile.
- 5.18 The proposed landscaping was welcomed as an improvement from the previous design. However, the Panel felt that the parking area deserved a far better quality surface material than just tarmac, and should give a sense of a more shared space. To the front it was stressed that care was needed in ensuring that the sub-surface works were properly designed to ensure the trees survived and thrived. These needed to be suitably semi-mature from the outset. The Panel also encouraged the applicant to have outdoor seating and parasols for the café to introduce some informality into the well-ordered frontage.

- 5.19 VERDICT: **GREEN**

6. POLICY CONTEXT

- 6.1 NPPF - National Planning Policy Framework (2012):
Relevant sections:
7 Requiring Good Design
8 Promoting healthy communities
12 Conserving and enhancing the historic environment
- 6.2 London Plan (2015)

Relevant policies:

3.16 Protection and enhancement of social infrastructure

5.1 Climate change mitigation

5.2 Minimising carbon dioxide emissions

5.3 Sustainable design and construction

5.12 Flood risk management

5.13 Sustainable drainage

6.9 Cycling

6.13 Parking

7.4 Local character

7.6 Architecture

7.8 Heritage assets and archaeology

7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

6.3 Merton LDF Core Planning Strategy (2011)

Relevant policies:

CS11 Infrastructure

CS13 Open Space, Nature Conservation, Leisure and Culture

CS14 Design

CS15 Climate Change

CS16 Flood risk management

CS 17 Waste management

CS18 Active Transport

CS19 Public Transport

CS20 Parking, Servicing and Delivery

6.4 Merton Sites and Policies Plan (2014)

Relevant policies:

DM C1 Community Facilities

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 EP2 Reducing and mitigating against noise

DM EP4 Pollutants

DM F1 Support for flood risk management

DM F2 Sustainable urban drainage systems

DM O1 Open Space

DM O2 Nature Conservation, Trees, Hedges and Landscape Features

DM T2 Transport impacts of Development

DM T3 Car parking and servicing standards

DM T4 Transport infrastructure

7. PLANNING CONSIDERATIONS

7.1 Material Considerations

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

- Principle of development.
- Impact on design & appearance of locally listed building and the character of the area.
- Impact upon neighbouring amenity.
- Biodiversity/ecology.
- Transport, highway network, parking and sustainable travel.
- Refuse storage.
- Sustainable design and construction.

- Flood risk and sustainable urban drainage.
- Impact on adjacent open space.

Principle of Development

- 7.2 Core Planning Strategy Policy CS11 and SPP Policy DM C1 encourages improvements to existing community facilities and places of worship, including encouraging services to be co-located where possible. The policies state that facilities should be provided in accessible locations with good links to public transport, should be adaptable and suitable to accommodate a range of services and should not have an undue adverse impact on the amenities of nearby residents or businesses.
- 7.3 The present activities of the church include: Sunday morning services attended by circa 200-225 people, Mid-week services, Wimbledon Foodbank including storage and distribution of food linked to a network of other churches, Bible study groups, Parent and child groups together with other community interest groups and twice weekly hosting of another church group 'Cathedral of Hope'.
- 7.4 The Merton Hall site has a PTAL rating of 5 which is considered to be very good and the current lawful use of the site is Community Use (Use Class D1). In accordance with Policy CS11 and SPP Policy DM C1, the proposal will provide for improvements and expansion to a community facility in a location of greater public transport accessibility than the current location of the church. The proposal also provides for co-location of services by including ancillary community activities, such as a foodbank, café and parent and child groups.
- 7.5 Objections have been received opposing the introduction of a nursery on site. Notwithstanding that the applicants have stated the intent for the use of the 'meeting/nursery rooms' at present is to provide a space for child minding whilst church services are underway and additional parent-child groups, Officers advise that a nursery use is a D1 use which is the same as the Church and existing hall. Therefore, the lawful use allows for a nursery regardless of planning permission. Registration as an Ofsted nursery would be outside of planning remit.
- 7.6 It is therefore considered that the principle of development for the relocation of Elim Pentecostal Church on site is acceptable and in accordance with Core Planning Strategy Policy CS11 and SPP Policy DM C1.

Impact on Design & Appearance of Locally Listed Building and the Character of the area

- 7.7 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD1, DMD2 and DMD3 require well designed proposals that will respect the appearance, materials, scale, bulk, proportions and character of the original building and their surroundings. Policy 7.6 sets out a number of key objectives for the design of new buildings including that they should be of the highest architectural quality, they should be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, and buildings should have details that complement, but not necessarily replicate the local architectural character. Policy CS14 of the adopted Core Strategy states that all development needs to be designed to respect, reinforce and enhance local character and contribute to Merton's sense of place and identity. This will be achieved in various ways including by promoting high quality design and providing functional spaces and buildings. Section 12 of the NPPF, London Plan policy 7.8 and SPP policy DMD4 require development affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

- 7.8 The building is on Merton Council's 'Local (Non Statutory) List of Buildings of Historical or Architectural Interest.' The citation for the building is as follows: *'This is a 2 storey building which is dated 1899. It is built of red/brown brick, and has detailing of stone and moulded bricks. The roof is of red tiles. The main features of interest are the clock and curved roof within the roof tower, the stone detailing around the windows, the large curved bay window, the round headed arch feature above the notice board, the leaded windows, the stone tablet over the doorway, the moulded brick panels set out in chequer board pattern within the gable feature, the small roof vent on the apex of the roof, and the moulded brickwork which defines the sill level of the first floor windows. The only evidence of adverse alteration is the notice board, which has been placed in what may at one time have been a doorway'*
- 7.9 Officers note that the locally listed building has no statutory protection and could be demolished without the need for planning permission. As part of this application, the rear hall of the building is to be demolished and the front two storey component is to be retained and enhanced; it is noted that it is the two storey component to the front that is cited in the buildings local listing. Due to the siting of adjacent buildings and the larger scale of the two storey front component of Merton Hall, the rear hall does not make a significant visual contribution to the streetscene.
- 7.10 The supporting Planning Statement and Design and Access Statement details that the Elim Pentecostal Church requires a sound-proof building to ensure no adverse noise and disturbance to surrounding residents. The existing fabric of the hall is unsuitable to achieving the required degree of noise insulation and hence the demolition and re-construction of the external hall is required to achieve the necessary acoustic attenuation, as well as provide the required floor space to accommodate the congregation and associated church activities. The proposed two storey rear extension would be of a scale and positioning that is subservient to the retained building. It would incorporate sympathetic materials and utilise architectural techniques such as panels of natural stone cladding and recessed and projecting brick details to add visual interest to the flanks and rear elevation.
- 7.11 The proposed two storey side extension would make the most significant visual contribution to the existing building and the streetscene. The proposed extension does not attempt to replicate the existing building, but picks up on important architectural cues such as the gable form, the vertical emphasis, the natural stone surround/edging and the use of mixed red brick. The overtly contemporary appearance, the increased height of 0.8m (in relation to the adjacent gable), and the setback of 2.1m ensures that the extension is both a focal point, being the main entrance, and a sympathetic addition to the retained building, ensuring the character, form and appearance of the original building is easily recognised and preserved. Furthermore, the extensive use of glazing along with the light stone surround/edging is considered to enhance its presence within the streetscene.
- 7.12 The proposal would also include cleaning the façade of the retained building and replacing the existing (non-original) windows to the front with windows which are more sympathetic to the retained building.
- 7.13 A condition requiring the details and samples of all proposed materials is recommended to ensure the development achieves a high quality appearance and that the final materials are respectful of the locally listed building. It is noted that the existing building retains some of the original cast iron gutters and downpipes which are considered to make a positive contribution to the building. These should be

retained and refurbished where possible; this provision can be captured by the aforementioned condition.

- 7.14 Subject to the recommended condition, it is considered that the proposed development has been well considered, remaining respectful and sympathetic to the locally listed building and enhancing its contribution to the streetscene.
- 7.15 The previous application on site, 16/P4748, was refused on grounds of design, form and massing and the proposals impact upon the locally listed building along with the streetscene. Further to the assessment above, Officers consider that this application has suitably addressed the earlier reason for refusal.

Impact upon neighbouring amenity

- 7.16 London Plan policies 7.6 and 7.15 along with SPP policies DM D2 and DM EP2 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 light spill/pollution, loss of light (sunlight and daylight), quality of living conditions, privacy, visual intrusion and noise.
- 7.17 The dwelling which is in the closest proximity to the proposed extensions is No. 78 Kingston Road, which is positioned to the southwest corner of the building, within the original site. To minimise any impact upon this property, the proposed extension would extend no further than the existing western and rear building lines, thus the extension would not extend beyond the rear elevation of the dwelling. In addition, the extension would reduce to single storey in the immediate vicinity of the dwelling. It is further highlighted that the primary outlook of this dwelling is orientated to the front and rear. Given the above, it is not considered that the proposed development would unduly impact upon No. 78 Kingston Road in terms of loss of daylight or sunlight, or in terms of visual intrusion.
- 7.18 The bulk of the development would be positioned toward eastern side of the site, which would be adjacent to the existing Manor Club and Institute and the bowling green. Toward the rear (south), the development would maintain a separation distance of approximately 17m to the rear elevations of the dwellings fronting Boscombe Road. With regard to the properties to the west, the properties fronting Kingston Road are commercial at ground floor while the properties fronting Kirkley Road have a separation distance of approximately 30m between their rear elevations and the proposed development. Given the above, it is not considered that the proposal would unduly impact upon any of the neighbouring properties in terms of loss of daylight or sunlight, or in terms of visual intrusion.
- 7.19 It is not considered that the proposal would unduly impact upon neighbouring properties in terms of loss of privacy. There are only two openings at first floor level to the rear; one of which is a fire escape which is for emergency and transient purposes only; the other serves a meeting room and is positioned above the single storey element (thus providing an additional setback), there is a separation distance between this window and the rear edge of the residential amenity space of approximately 10.4m, and a distance of 21.7m to the rear windows of the dwellings to the south. Separation distances are considered to be sufficient so as to avoid a loss of privacy. To the west and toward the rear (adjacent to No. 78 Kingston Road) the first floor window would be obscure glazed. To the west and toward the front of the building, the first floor windows would be directed toward the rear yards of the commercial properties and to the 2 storey flank wall of No. 80 Kingston Road. Toward the front is the public highway and to the east is the Manor Club and open space, are non-residential properties.

- 7.20 The building will include an auditorium which will generate the primary source of noise. This source consists of an amplified PA system, acoustic instruments, congregational singing along with plant noise. A Noise Impact Assessment prepared by ROCK-tech Acoustic Consulting (Ref: 0117/EPCW1) was submitted with the application detailing proposed noise attenuation. LBM Environmental Health Officers have reviewed the submitted Noise Impact Assessment and advised that the recommended attenuation measures should be conditioned to ensure a reduction of 45dBA at 63 Hz. It is recommended to include a condition which, as a minimum, requires the noise attenuation measures proposed in the report to be achieved. In addition, a further condition is proposed which would not permit any sound to be audible at the boundary of adjacent residential properties which would constitute a statutory nuisance. Subject to the above conditions securing the noise attenuation measures within the building design along with a restriction on hours of operation, officers consider that the proposal would not result in undue noise intrusion on neighbouring properties.
- 7.21 Officers consider that the anticipated noise from pedestrian sources, delivery sources and the car park would be comparable to the current use of the building. The applicant has stated that many of the visitors to the existing Church congregate and talk after the service in the foyer and exit gradually. The design of the building has therefore incorporated a foyer space which will provide a 'holding area' within the building from where occupants can then dissipate gradually out of the building. Furthermore, it is considered that given the restriction on the hours of use (latest operation time of 22:00), the proposal would not result in undue noise intrusion on surrounding businesses or residents.
- 7.22 Given the above, the proposal is not considered to unduly impact upon the amenity of neighboring properties or residents.

Biodiversity/Ecology

- 7.23 NPPF section 11, London Plan policies 7.5 and 7.21, CS policy CS13 and SPP policies DM D2 and DM O2 seek to ensure high quality landscaping to enhance the public realm, protect trees that significantly improve the public realm, to enhance biodiversity, encourage proposals to result in a net gain in biodiversity and to discourage proposal that result in harm to the environment.
- 7.24 The application site is largely hard-standing, albeit there is a landscaped section at the rear of the site and a hedge running down the west edge of the site.
- 7.25 The proposal would result in the removal of the hedge along the western edge of the site and in the partial loss of the landscaped area to the rear. However, 10 new trees would be provided, including 5 to the front of the site, along with shrubs to the front, side and rear.
- 7.26 The applicant submitted an Ecological Assessment (JFA Ref: LON 2070 December 2016) inclusive of a Habitat Survey confirming that no bats or evidence of bats were present on site or within the site's buildings. It is also confirmed that there was no evidence of reptiles, newts, white-clawed crayfish, otters, water vole and badgers. LBM Ecology Officers have reviewed the Ecological Assessment and confirmed methodology, findings and recommendations of the submitted Ecological assessment are considered acceptable.
- 7.27 In line with Chapter 11 of the NPPF, the planning authority is advised that "Opportunities to incorporate biodiversity in and around developments should be

encouraged". The submitted ecological assessment has recommended multiple enhancement opportunities as follows:

- A bat sensitive lighting strategy is recommended along the rear boundary line to improve the community potential for bats
- Proposed landscaping should include a range of native flowering and berry bearing species in hedges to provide feeding opportunities for invertebrates and birds
- The provision of two bird and one bat box to provide additional nesting / roosting opportunities on site.
- A dead wood habitat pile within the southeast corner to provide additional habitat for a range of species including amphibians and reptiles, saproxylic invertebrates and small mammals.
- All trees and their root areas that may be affected by construction works to be protected using Tree Protection Fencing to BS 5837:2012.

7.28 As such, it is recommended that the above enhancement opportunities are implemented on site which can be secured by way of conditions. Conditions should include the submission of a detailed landscaping strategy for the site, and tree protection measures to be in place during construction.

Transport, highway network, parking and sustainable travel

7.29 London Plan policies 6.3 and 6.12, CS policies CS20 and CS18 and SPP policy DM T2 seek to reduce congestion of road networks, reduce conflict between walking and cycling, and other modes of transport, to increase safety and to not adversely effect on street parking or traffic management; in addition, there is a requirement to submit a Transport Assessment and associated Travel Plan for major developments. London Plan policies 6.9, 6.10 6.13, CS policy CS20 and SPP policies DM T1 and DM T3 seek to promote sustainable modes of transport including walking, cycling, electric charging points, the use of Travel Plans and by providing no more vehicle parking spaces than necessary for any development.

7.30 A Transport Statement has been submitted with this application and the London Borough of Merton Transport Planner has reviewed the application; their comments are integrated into the assessment below.

7.31 The site has a PTAL of 5, being located within 300m of South Wimbledon Underground Station and being within close proximity of multiple bus stops with numerous routes. The site is located within a CPZ, albeit it is highlighted that the CPZ is not in effect on Sundays, which would be the peak time for the use of the development. The proposal would provide 5 on-site parking spaces.

7.32 The Transport Statement included the results of a travel questionnaire which was undertaken by Church members. Based on the availability of public transport including bus, tram and underground services and the number of people living within walking distance of the church there is potential for reductions in car travel, and it is anticipated the percentage of members traveling by car to Church would reduce from 72% to 40%. The results found that there was a high level of car sharing amongst members, with average car occupancy of 3 people per car.

7.33 An analysis of this data has indicated that a total of 8 car drivers (27 people or 15%) live within 2km (walking distance) from the proposed site and therefore have the potential to change their mode of travel. In addition, 65% of the church members live within 5km of the proposed site. Of the people who use bus travel the relocation will

still enable them to use the same bus routes as most of the routes used at the existing site are present at the proposed site i.e. routes 93, 131, 152 and 200.

- 7.34 The proposal is expected to cater for 225 people at worst case scenario, which is estimated to generate up to 70 vehicles. Parking surveys have been undertaken to estimate the level of on street parking stress in the area. Within the parking survey area there is considered to be sufficient spaces to accommodate vehicles associated with the development at peak times of operation. There are also a number of parking spaces within a reasonable proximity to the site which can be used and would further reduce the impact upon parking in the immediate area. It is recommended to include a condition which would require the submission of a travel plan, to promote the use of sustainable transport modes such as cycling and public transport, use of these modes would further reduce the impact upon parking in the area.
- 7.35 In accordance with London Plan policy 6.9 and table 6.3, a development of the nature proposed would require 20 cycle storage spaces. 20 cycle storage spaces are proposed to the rear of the site which is considered to be sufficient.
- 7.36 Service and refuse trip generation by the proposed development is unlikely to be significant. Servicing will be undertaken from Kingston Road, it is recommended to include a condition requiring a service management plan to reduce any impact of service vehicles on the surrounding highway network.
- 7.37 It is not considered that the proposal would generate a significant negative impact on the performance or safety of the surrounding highway network or its users.

Refuse storage

- 7.38 Appropriate refuse storage must be provided for developments in accordance with policy 5.17 of the London Plan and policy CS 17 of the CS.
- 7.39 The proposed movement by delivery and service vehicles is to be undertaken on Kingston Road, in line with the current situation along with the arrangement for neighbouring properties. A dedicated refuse store is to be provided within the car park, and is to be designed as a timber enclosure (1.2m high) with surrounding soft landscaping to screen the store. The bin store is within the recommended distances for bin stores as outlined in the Manual for Streets and the LBM's Waste and Recycling Storage Requirements Guidance Note. LBM Waste Services and the LBM Transport Planner have reviewed the proposal and have advised that the proposed bin store and collection method is acceptable. The proposal is therefore considered to comply with the above policies.

Sustainable design and construction

- 7.40 London Plan policies 5.2 and 5.3 and CS policy CS15 seek to ensure the highest standards of sustainability are achieved for developments which includes minimising carbon dioxide emissions, maximising recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water. Non-residential development requires a 35% improvement on Part L of the Building Regulations 2013.
- 7.41 The submitted Energy Strategy Report states the development could achieve a 26.6% improvements in terms of CO2 emissions on Part L of the Building Regulations 2013, this equates to a shortfall of 1.7 tonnes/year and fails to meet the 35% improvement over Part L required for major developments. The applicant has indicated that the preservation of some original elements of this locally listed building have impacted on the ability of this development to successfully achieve the 35%

reduction target onsite. However, not all of the existing solar panels will be re-installed; as such, the surplus solar panels can be installed offsite to offset the carbon emissions of the development. It is estimated that the surplus solar panels would result in a carbon saving of 5.7 tonnes/year, far exceeding the shortfall of 1.7 tonnes/year. Conditions are recommended requiring the relocation of the solar panels and to ensure appropriate carbon and water efficiency requirements are achieved.

Flood risk and sustainable urban drainage

7.42 London Plan policies 5.12 and 5.13, CS 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.

7.43 The site is not considered to be at risk of flooding; however, runoff flows from the site would contribute to the wider network. It is therefore recommended to include a condition which requires details of drainage, attenuation and management to be submitted prior to the commencement of development.

Impact on adjacent open space

7.44 The adjacent Bowling Green to the east is designated open space; as per SPP policy DM O1 the visual amenities of the open space must be taken into account.

7.45 The backdrop to the open space is currently defined by the presence of a large building. The proposals would result in an increase in building mass and proximity to the open space. However, notwithstanding the modern design of the replacement hall to the rear of part of the site, officers consider that the degree of change is not so great, or harmful, as to justify refusal of this application.

8. CONCLUSION

8.1 The proposal is considered to provide for the improvement and expansion to a community facility in a location of high public transport accessibility. The proposal is considered to be well designed, appropriately responding to the surrounding context in terms of massing, heights, layout, architectural cues and materials; the proposal is considered to make a positive contribution to the streetscene and to preserve and enhance the locally listed building. The proposal has been sensitively designed to ensure it would not unduly impact upon neighboring amenity. The proposal would not unduly impact upon the highway network and it would promote and facilitate sustainable travel. The proposal would provide suitable refuse provisions. It is considered that the proposal would achieve appropriate levels of sustainability. It is not considered to unduly impact upon the adjacent open space. The proposal would accord with the relevant National, Strategic and Local Planning policies and guidance and approval could reasonably be granted in this case. It is not considered that there are any other material considerations which would warrant refusal of the application.

8.2 Officers consider that the scheme as now proposed reasonably addresses the earlier reasons for refusal of application 16/P4748.

RECOMMENDATION

Grant planning permission subject to the following conditions.

Conditions:

- 1) Standard condition [Commencement of development]: 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: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

- 2) Standard condition [Approved plans]: The development hereby permitted shall be carried out in accordance with the following approved plans: [Refer to the schedule on page 1 of this report].

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

- 3) Standard condition [materials to be approved]: No works above ground (other than site clearance, preparation and demolition) 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, doors, gutters and downpipes (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: It is necessary for the condition to be discharged prior to the commencement of development to ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policies 7.6 and 7.8 of the London Plan 2016, 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) Amended standard condition [fences/boundary walls]: No works above ground (other than site clearance, preparation and demolition) 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: It is necessary for the condition to be discharged prior to the commencement of development to ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policies 7.6 and 7.8 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1, DM D2 and DM D4 of Merton's Sites and Policies Plan 2014.

- 5) Amended standard condition [Obscure glazing]: Before the development hereby permitted is first occupied, the windows shown as obscure glazed on the approved plans shall be obscure glazed and fixed shut and shall be permanently maintained as such thereafter.

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 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 6) Standard condition [Refuse]: 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: 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 Policies Plan 2014.

- 7) Standard condition [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 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 8) Non-standard condition [Hours of use]: The use hereby permitted shall operate only between the hours of 7:00-22:00 Monday to Sunday, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of surrounding area and to 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 Policies Plan 2014.

- 9) Non-standard condition [Noise mitigation]: As a minimum, the proposed development shall be carried out in accordance with the noise insulation measures as detailed in the RockTech Acoustic Report with reference: 0117/EPCW1 dated 25/01/2017. The approved noise insulation measures shall be installed prior to the commencement of the use/occupation and shall be permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of future occupiers of properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015 and policies DM D2, DM D3, DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.

- 10) Amended standard condition [Noise levels amplified sound]: No music or other amplified sound generated on the premises shall be audible at the boundary of any adjacent residential building such as to constitute a statutory nuisance.

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

- 11) Amended standard condition [Soundproofing of plant and machinery]: Prior to the use/occupation of the development hereby approved, details of sound insulation/attenuation measures shall have been submitted in writing for approval to the Local Planning Authority to ensure that noise from new plant/machinery does not increase the background noise level by more than 2dBa L90 (5 min) with no increase in any one-third octave band between 50Hertz and 160Hertz. No works that are

subject of this condition shall be carried out until the details are approved. The plant and machinery shall not be first used until those details are approved and installed in full accordance with the approved details and shall be permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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 policies DM D2, DM D3, DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.

- 12) Non-Standard Condition [External lighting]: Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary. Any lighting along the rear boundary line shall be designed to be sensitive to bats in accordance with the enhancement recommendations of the Ecological Assessment JFA Ref: LON 2070 dated December 2016.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties, and to protect and enhance biodiversity in accordance with Policy CS13 of Merton's Core Planning Strategy 2011 and Policy DM D2, DM EP4 and DM O2 of Merton's Sites and Policies Plan 2014.

- 13) Standard condition [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 Policies Plan 2014.

- 14) Amended standard condition [Landscaping/Planting Scheme]: No works above ground (other than site clearance, preparation and demolition) 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 the development 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. The landscaping plan shall incorporate and include details of the enhancement recommendations stated on page 11 of the Ecological Assessment JFA Ref: LON 2070 dated December 2016.

Reason: It is necessary for the condition to be discharged prior to the commencement of development to enhance the appearance of the development in the interest of the amenities of the 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 Policies Plan 2014.

- 15) Standard condition [Tree protection]: No development [including demolition] pursuant to this consent shall commence until an 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: It is necessary for the condition to be discharged prior to the commencement of development to protect and safeguard the existing retained 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 policy O2 of Merton's Sites and Policies Plan 2014.

- 16) Standard condition [Tree works notification]: The Local Planning Authority's Tree Officer shall be informed of the proposed commencement of works on site by a minimum of two weeks' notice.

Reason: To protect and safeguard the existing retained 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 policy O2 of Merton's Sites and Policies Plan 2014.

- 17) Standard condition [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 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

- 18) Non-standard condition [Ecological measures]: Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until two bird boxes, one bat box and a dead wood habitat pile have been provided on site in accordance with the recommendations of the Ecological Assessment JFA Ref: LON 2070 dated December 2016. The boxes and deadwood habitat pile shall be permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance biodiversity in accordance with Policy CS13 of Merton's Core Planning Strategy 2011 and Policy DM D2 and DM O2 of Merton's Sites and Policies Plan 2014.

- 19) Standard condition [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 Policies Plan 2014.

- 20) Standard condition [Cycle parking]: 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 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 Policies Plan 2014.

- 21) Standard condition [Travel Plan]: Prior to the occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall follow the current 'Travel Plan Development Control Guidance' issued by TfL and shall include:
- (i) Targets for sustainable travel arrangements;
 - (ii) Effective measures for the on-going monitoring of the Plan;
 - (iii) A commitment to delivering the Plan objectives for a period of at least 5 years from the first occupation of the development;
 - (iv) Effective mechanisms to achieve the objectives of the Plan by both present and future occupiers of the development.

The development shall be implemented only on accordance with the approved Travel Plan.

Reason: To promote sustainable travel measures and comply with the following Development Plan policies for Merton: policy 6.3 of the London Plan 2015, policies CS18, CS19 and CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

- 22) Standard condition [Method statement]: 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: It is necessary for the condition to be discharged prior to the commencement of development 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 Policies Plan 2014.

- 23) Standard condition [Delivery and Servicing Plan]: The development hereby authorised shall not be used/occupied until a Delivery and Servicing Plan (the 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 6.3 and 6.14 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3 and T5 of Merton's Sites and Policies Plan 2014.

- 24) Amended standard condition [Construction logistic plan]: 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 measures shall be implemented prior to the development hereby permitted is commenced and shall be so maintained for the duration of the construction period, unless the prior written approval of the Local Planning Authority is first obtained to any variation.

Reason: It is necessary for the condition to be discharged prior to the commencement of development 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 Policies Plan 2014.

- 25) Standard condition [Safety and security during demolition]: Before any work is undertaken in pursuant of this consent to demolish any part of the building, such steps shall be taken during the progress of works permitted by this consent to secure the safety and stability of that part of the building that is to be retained.

Reason: To safeguard the special architectural or historic interest of the 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.

- 26) Non-standard condition [Details of drainage]: Prior to the commencement of the development hereby permitted (other than site clearance, preparation and demolition), a detailed scheme for the provision of surface and foul water drainage shall be 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), the scheme shall:

- i. Provide details of the design storm period and intensity, attenuation volume to be provided, and maximum rate at which surface water is to be discharged to be from the site;
- ii. Include a timetable for its implementation;
- iii. Provide a management and maintenance plan for the lifetime of the development, including arrangements for adoption to ensure the schemes' operation throughout its lifetime.

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 is

carried out in full. Those facilities and measures shall be retained for use at all times thereafter.

Reason: It is necessary for the condition to be discharged prior to the commencement of development to reduce the risk of surface and foul water flooding and to ensure the scheme is in accordance with the drainage hierarchy of London Plan policies 5.12 & 5.13 and the National SuDS standards and in accordance with policies CS16 of the Core Strategy and DMF2 of the Sites and Policies Plan.

- 27) Non-standard condition [Sustainable design and construction]: Unless otherwise agreed in writing, no works above ground (other than site clearance, preparation and demolition) shall commence until evidence has been submitted to and approved in writing by the Local Planning Authority, confirming that the development will achieve a CO2 reductions of not less than a 26% improvement on Part L Regulations 2013, BREEAM 'Very Good' and internal water usage rates of no greater than 105 litres per person per day.

Reason: It is necessary for the condition to be discharged prior to the commencement of development 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.

- 28) Non-standard condition [Sustainable design and construction verification]: Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until a Post-Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the non-residential development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good', and evidence demonstrating that the development has achieved not less than a 26% improvement in CO2 emissions reduction compared to Part L 2013 regulations, has been submitted to and acknowledged in writing by the Local Planning Authority.

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.

- 29) Non-standard condition [Surplus solar panels]: Before demolition commences, the applicant shall remove the existing solar panels and store them in a secure manner and make them available for reuse on buildings authorised for use which falls within D1 (Non-residential institutions), locally. Installation of all recovered panels shall take place within 18 months of their removal from Merton Hall or within any other such period as may be agreed in writing by the local planning authority.

Reason: The Council as local planning authority wishes to ensure that that any shortfall in CO2 reductions on site arising from the development on site may be appropriately mitigated on near site community buildings and to accord with policy 5.2 of the London Plan 2016, Policy CS15 of Merton's Core Planning Strategy 2011 and the Mayors Sustainable Design and Construction SPG (2014).

INFORMATIVES:

- a) The applicant is advised that the demolition works should avoid the bird nesting and bat roosting season. This avoids disturbing birds and bats during a critical period and will assist

in preventing possible contravention of the Wildlife and Countryside Act 1981, which seeks to protect nesting birds/bats and their nests/roosts. Buildings should also be inspected for bird nests and bat roosts prior to demolition. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, Natural England should be contacted for advice (telephone: 020 7831 6922).

b) In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, The London Borough of Merton takes a positive and proactive approach to development proposals focused on solutions. The London Borough of Merton works with applicants or agents in a positive and proactive manner by suggesting solutions to secure a successful outcome; and updating applicants or agents of any issues that may arise in the processing of their application. In this instance the Planning Committee considered the application where the applicant or agent had the opportunity to speak to the committee and promote the application.

c) 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).

d) Carbon emissions evidence requirements must provide:

- Detailed documentary evidence outlining the Target Emission Rate (TER), Dwelling Emission Rate (DER) and percentage improvement of DER over TER based on 'As Designed and As built' (as appropriate) BRUKL outputs (i.e. dated outputs with accredited energy assessor name and registration number, assessment status, plot number and development address).

e) BREEAM evidence requirements must provide:

- Design stage: A letter from a person that is licensed with the Building Research Establishment (BRE) or other equivalent assessors as a BREEAM Assessor, that the development is registered with BRE; and
- Design stage: A Design Stage Assessment Report showing that the development will achieve a BREEAM rating of not less than the standards equivalent to 'Very Good'.
- Post construction stage: A Post-Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the non-residential development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good'

f) With regard to "statutory nuisance" in relation to noise, the applicant is advised that "statutory nuisance" is described in the Environmental Protection Act 1990.

[Click here](#) for full plans and documents related to this application.

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