

PLANNING APPLICATIONS COMMITTEE
7 November 2013

Item No:

UPRN

APPLICATION NO.

DATE VALID

12/P1937

13/08/2012

Address :

237-239 Northborough Road, Norbury, SW16 4TR

Ward

Longthornton

Proposal

Demolition of the existing rear storage unit and erection of a single storey rear extension with basement to provide additional retail floor space to an enlarged retail unit [Planning Use Class A1] including alterations to the access to the retained residential units at first storey level, the provision of new refuse storage area, installation of a new shop front incorporating a cash machine [ATM] and internal alterations to the layout

Drawing No's

Site location plan and drawings NRTRD-L101 Rev A, NRTRD-P100 Rev A, NRTRD-P101 Rev A, NRTRD-P102 Rev A, NRTRD-P103 Rev A, NRTRD-P104 Rev A, NRTRD-E101 Rev A, NRTRD-E102 Rev A, NRTRD-E103 Rev A, NRTRD-S101 Rev A & NRTRD-S102 Rev A

Contact Officer

Leigh Harrington (020 8545 3836)

RECOMMENDATION GRANT PLANNING PERMISSION subject to planning conditions.

CHECKLIST INFORMATION.

- S106: N/A
 - Is an Environmental Statement required: No
 - Has an Environmental Impact Assessment been submitted – No
 - Press notice – No
 - Site notice – Yes
 - Design Review Panel consulted – No
 - Number of neighbours consulted – 36
 - External consultations – No
 - PTAL: 2 [TFL Planning Information Database]
 - Density – N/A
 - Area at risk from flooding - No
 - Controlled Parking Zone- No
 - Number of jobs created: 20 Full time and 10 Part time
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1. INTRODUCTION

- 1.1 This application is brought before Committee for Members' consideration due to the high level of response to public consultation.

2. SITE AND SURROUNDINGS

- 2.1 The application site is located on Northborough Road at the junction with Lyndhurst Avenue at the end of a parade of shops. The main building fronting Northborough Road has floor space at ground, first floor and within the roof space with a single storey extension on the corner with Lyndhurst Avenue. A detached single storey building occupies land to the rear.
- 2.2 At ground floor level the existing building on the application site provides vacant retail floor space consisting of three interconnected units, with the detached building to the rear providing associated storage. The ground floor space was previously used as a hardware and building supplies retailer.
- 2.3 Immediately to the rear of the main building, a pedestrian access gate in the Lyndhurst Avenue frontage provides access to an enclosed courtyard. In this courtyard an external staircase provides access to residential accommodation in the form of a three bedroom maisonette at first and second floor levels above 239 Northborough Road. An access door in the rear elevation at ground floor level and an internal staircase provides access to one bedroom flats located at first and second floor levels at 237 Northborough Road.
- 2.4 The application site has a Public Transport Accessibility Level of 2. The application site is not within a Controlled Parking Zone, not within a conservation area, not within an Archaeological Priority Area and not within an area at risk from flooding.

3 CURRENT PROPOSAL

- 3.1 The current application involves the demolition of the existing detached single storey storage building at the rear of the site [73 square metres] and the erection of a new single storey rear extension along the Lyndhurst Avenue frontage. The extension would provide an enlarged retail unit [Planning Use Class A1] increasing the existing retail floor space. The usability of the retained retail floor space would be improved with the removal of existing internal partitions.
- 3.2 An area at the rear of the proposed floorspace provides non-trading staff only floor space. This area includes a goods lift to a new basement proposed under part of the proposed extension. The basement provides further ancillary floor space for the retail use in the form of a staff room, cash office, WCs, cooling plant and storage space for roller pallets.

- 3.3 A new pedestrian access door to the Lyndhurst Avenue elevation of the extension will provide access to the retained unaltered residential accommodation on the upper floors of the main building. An area of the flat roof of the single storey extension will be used to locate plant and equipment associated with the retail use. The proposal includes the installation of a new shop front to the Northborough Road frontage that includes a new cash machine [ATM]

4. PLANNING HISTORY.

- 4.1 88/P1178 Planning permission was refused for re-building of an existing single-storey office and erection of warehouse at rear. Planning permission was refused for the following reasons:

The proposed warehouse building would be detrimental to the amenities of the area particularly by reason of visual intrusion.

- 4.2 88/P1583 Planning permission was refused for retrospective permission for use of site for storage of second hand roof tiles and slates. Planning permission was refused for the reasons below. A subsequent appeal to the Secretary of State against the refusal of planning permission was allowed.

The continued use of this land for open storage is having a detrimental effect on the amenities of local residents by reason of noise and nuisance, in contravention of Borough Plan Policy P9.30. The continued use of this site is having a detrimental effect on highway safety and traffic and pedestrian movement.

- 4.3 96/P0604 Planning permission was granted for the erection of a single storey building to be used for storage purposes ancillary to the retail units and demolition and rebuilding of building known as 237B Northborough Road.

- 4.4 98/p0251 Planning permission was refused for the conversion of no.237a and 239a involving the change of use of the ground floor retail units to form four self-contained flats, rebuilding of 237b and erection of two semi-detached houses. Planning permission was refused for the following reasons:

The proposal would represent an overdevelopment of the site, with insufficient amenity space, inadequate car parking provision and a poor relationship to neighbouring buildings, and would result in a loss of amenity to neighbouring residential occupiers by reason of overlooking, loss of light and increased enclosure, contrary to Policies H12, H14, EB17, EB18, M28 and M29 on the adopted Unitary Development Plan (April 1996).

- 4.5 98/P0793 Planning permission was granted for conversion of 237a and 239a to form four self-contained, 2 bed flats at first and second floor level (re-submission following refusal of planning application ref.no.98/p0251).
- 4.6 11/P1433 Planning application was refused for conversion of existing ground floor retail units to form 2 self-contained, 2 bedroom flats incorporating alterations to elevations. Planning permission was refused for the following reasons:
- (i) **The proposed flats, by reason of their size, design and layout, and location would result in a cramped and unsatisfactory standard of residential accommodation, arising from noise and disturbance from the neighbouring hot food take-away, a failure to meet the Council's adopted minimum room sizes, poor internal layout, poor outlook and lack of privacy, and with no amenity space to serve the likely needs of future occupiers, and would appear incongruous and detract from the appearance of the parade of which they form a part contrary to policies HS.1, BE.15 and BE.23 of the Adopted Unitary Development Plan (2003); the Supplementary Planning Guidance: Residential Extensions, Alterations and Conversions (2001).**
- (ii) **The proposals would result in the loss of retail premises to the detriment of retaining premises with the potential to provide either convenient shopping facilities for local residents, or which may be suitable for other non-retail uses that are appropriate to support sustainable residential communities including health uses, contrary to policy S.5 of the Adopted Unitary Development Plan (2003).**

5. **CONSULTATION**

- 5.1 The submitted planning application was publicised by means of a site notice, and individual consultation letters sent to 36 neighbouring properties.
- 5.2 As a result of this consultation 11 letters have been received objecting to the proposal on the following grounds:
- Pressure on on-street parking capacity from additional customers;
 - Noise and disturbance from out of hours deliveries;
 - Harm to vitality of existing shops through introduction of a national chain;
 - There is already an ATM available locally;
 - Noise and disturbance from long opening hours;
 - Size of additions is too great and out of keeping with the character of the area.

- 5.3 As a result of this consultation 4 individual letters and a petition signed by 9 local residents have been received in support of the proposal for the following reasons:
- The new store would benefit the local area;
 - The proposal would offer greater choice;
 - The proposal would increase employment opportunities;
 - The new Lidl store in Rowan Road did not harm local traders after it was opened.
- 5.4 Longthornton Redevelopment Working Party. The amended plans were discussed at the groups monthly meeting and it was found that the majority of residents in attendance were in support of the application. The development was considered to improve the choice locally. A planning condition is sought restricting the delivery hours to between 630am and 7am each day.
- 5.5 LB Merton Transport Planning There is no objection to the proposal subject to a planning condition that seeks the submission of a Delivery and Servicing plan that will formalise delivery and servicing arrangements.
- 5.6 LB Merton Environmental Health There is no objection to the proposal subject to a planning condition to control potential nuisance from proposed plant and equipment.

6 POLICY CONTEXT

- The London Plan [July 2011].
- 6.1 The relevant policies in the London Plan [July 2011] are 5.1 [Climate change mitigation]; 5.2 [Minimising carbon dioxide emissions]; 5.3 [Sustainable design and construction]; 5.7 [Renewable energy]; 6.3 [Assessing effects of development on transport capacity]; 6.9 [Cycling]; 6.10 [Walking]; 6.11 [Smoothing traffic flow and tackling congestion]; 6.12 [Road network capacity]; 6.13 [Parking]; 7.2 [An inclusive environment]; 7.3 [Designing out crime]; 7.4 [Local character]; 7.6 [Architecture]; 7.14 [Improving air quality]; 7.15 [Reducing noise and enhancing soundscapes]; and 8.2 [Planning obligations].
- Policies retained in Adopted Unitary Development Plan [October 2003]
- 6.2 The relevant planning policies retained in the Adopted Unitary Development Plan [October 2003] are BE.15 [New buildings and extensions; daylight; sunlight; privacy; visual intrusion and noise]; BE16 [Urban design]; BE22 [Design of new development]; BE. 23 [Alterations and extensions to buildings]; BE25 [Sustainable development]; BE 31 [New shop fronts: design]; E2 [Access for disabled people]; F2 [Planning obligations]; PE.9 [Waste minimisation and waste disposal]; PE.12 [Energy generation and energy saving]; RN3 [Vehicular access].

- Merton Supplementary Planning Guidance
- 6.3 The key supplementary planning guidance relevant to the proposals include Design [2004].
- Policies within the Merton LDF Core Planning Strategy [July 2011]
- 6.4 The relevant policies within the Council's Adopted Core Strategy [July 2011] are; CS.14 [Design]; CS.15 [Climate change]; CS.18 [Active transport]; CS.19 [Public transport]; and CS.20 [Parking; servicing and delivery].
- National Planning Policy Framework [March 2012]
- 6.5 The National Planning Policy Framework [NPPF] was published on the 27 March 2012 and replaces previous guidance contained in Planning Policy Guidance Notes and Planning Policy Statements. This document is a key part of central government reforms '...to make the planning system less complex and more accessible, and to promote sustainable growth'.
- 6.6 The NPPF supports the plan led system stating that development that accords with an up to date plan should be approved and proposed development that conflicts should be refused. The framework also states that the primary objective of development management should be to foster the delivery of sustainable development, and not to hinder or prevent development.
- 6.7 To enable each local authority to proactively fulfil their planning role, and to actively promote sustainable development, the framework advises that local planning authorities need to approach development management decisions positively. Local planning authorities looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. The framework attaches significant weight to the benefits of economic and housing growth, the need to influence development proposals to achieve quality outcomes; and enable the delivery of sustainable development proposals.

7. PLANNING CONSIDERATIONS

- 7.1 The main planning considerations include assessing the principle of the development and the impact of the development including in terms of design, scale and layout, the standard of the proposed retail floor space and the impact on residential amenity; impact on access and parking.

- Layout, scale, massing, design and impact on the street scene**
- 7.1 Retained adopted Unitary Development Plan policies BE.16 and BE.22 require proposals for development to compliment the character and appearance of the wider setting. This is achieved by careful consideration of how the scale, design and materials of a development relate to the urban setting in which the development is placed. Retained adopted

- Unitary Development Plan policy BE.23 requires extensions to be sympathetic to the form, scale, bulk and proportions of the original building.
- 7.2 Policy CS8 within the Council's Adopted Core Strategy [July 2011] states that the Council will require redevelopment proposals to be well designed. 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. Policy CS14 advises that this should be achieved in various ways including by promoting high quality design and providing functional spaces and buildings.
- 7.3 There is a single storey addition located to the rear of the existing building on the application site and a large single storey detached building on land to the rear of the application site. This existing rear addition is 4 metres in height and the detached single storey building is 3.7 metres in height. The proposed rear single storey extension will be 4.5 metres in height. This floorspace was originally a two storeys in height above ground floor level however following discussions with officers this was revised to include floorspace at ground and basement levels.
- 7.4 The application site is located in a parade of shops consisting of ground floor commercial uses with residential accommodation above. The land to the rear of a number of adjacent buildings including the adjacent building at 241 Northborough Road have single storey buildings and structures covering land to the rear.
- 7.5 An unmade private gated service road providing access to the rear of buildings fronting Northborough Road and residential properties in Lyndhurst Avenue is located adjacent to the rear boundary of the application site. A distance of 5.3 metres across this access road separates the rear elevation of the proposed building from the side elevation of the property at 92 Lyndhurst Avenue.
- 7.6 The proposed extension is a similar size to the existing single storey storage building and it is considered to scale with the adjacent two storey buildings fronting Northborough Road and in Lyndhurst Avenue. In the Lyndhurst Avenue elevation whilst the height of development will be increased it is considered that the building will preserve the existing local character. With the scale, bulk and location of the existing site it is considered by officers that the proposed development is of a scale that is in keeping with the existing site and the surrounding buildings.
- 7.7 Saved UDP policy BE 31 requires that new shop fronts relate to the scale and character of the building and enhance the street scene whilst being

fully accessible to people with special mobility needs. The application site is currently vacant and the existing buildings have suffered from a lack of investment. The current proposal will bring the vacant floorspace back into beneficial use with a new modern shop front with wide level access for both customers and deliveries. It is considered that the proposed shop front will enhance the overall appearance of the application building and the street scene.

- 7.8 In conclusion the design, scale, layout and appearance of the proposed development complements the local context and respects the local pattern of development in accordance with policy BE.16, policy BE.22 policy BE.31 Unitary Development Plan, policy CS14 of the Core Strategy and policy 3.5 of the London Plan.

Neighbour amenity.

- 7.14 Retained policy PE.2 states that developments that would have a significantly adverse impact on neighbouring occupiers or on the local area by reason of noise generation will not be permitted unless these can be mitigated by planning conditions. Retained policy BE15 of the adopted Unitary Development Plan [October 2003] state that proposals should safeguard the residential amenities of occupiers of nearby properties including in terms of maintaining adequate daylight and sunlight to adjoining buildings and gardens, the protection of privacy; protection from visual intrusion and ensuring that development does not result in harm to living conditions through noise or disturbance.
- 7.15 The proposal includes infilling an existing courtyard to the rear of the main buildings that front Northborough Road and increasing the height of the development at the rear of the site by 0.9 metres from 3.6 metres to 4.5 metres. Whilst there are windows to the side elevation of the property at 92 Lyndhurst Avenue Road, a distance of 5.3 metres separates these windows from the application site with this land including a side boundary fence to this adjacent property and an access road.
- 7.16 The adjacent building in Northborough Road has commercial use at ground floor that provides a Chinese Restaurant. Existing buildings are located to the rear adjacent to the proposed extension. It is considered that the new building will have no adverse impact on this adjacent site.
- 7.17 With the height and location of the proposed new extension and the relationship to adjoining buildings it is considered that the development will not harm the amenity of local residents or the use of adjacent commercial premises in terms of the impact on daylight and sunlight. The proposal is therefore considered to comply with saved UDP policies BE.15: (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise).

- 7.18 In order to protect residential amenity planning conditions are recommended to restrict the timing of construction works, the submission of a delivery and servicing plan and soundproofing of plant and equipment.

Servicing and access.

- 7.19 Core Strategy Policy CS 20 requires developers to demonstrate that their proposals will not adversely affect the safety and convenience of local residents nor increase pressure on on-street parking capacity.
- 7.20 As part of the assessment of the current application there have been discussions between the applicant and Council highway and transport planning officers. Following these discussions it is considered that the principle of the extended retail premises is acceptable in this location subject to the submission of further details of servicing and deliveries being submitted for approval. A planning condition requiring the submission of a full Delivery and Servicing Plan is recommended which will set out details of delivery and servicing arrangements for the site and this condition will require the site user to operate within those limitations.
- 7.21 As shown on the submitted plans the proposed floorspace is provided with a refuse storage area within the new building. A planning condition is recommended to require further details of this refuse storage and to ensure that this storage is provided and retained for the benefit of the use.
- 7.22 In conclusion it is considered that the proposed development has been designed with adequate access and servicing arrangements in line with Policy CS20 of the Core Strategy [July 2011].

Sustainable design and construction.

- 7.23 The Council's Core Strategy reinforces the wider sustainability objectives of the London Plan with policy CS15 requiring all development to demonstrate how the development makes effective use of resources and materials and minimises water use and CO2 emissions. As a result of viability concerns CS policy CS15 sets a floorspace threshold for seeking a BREEAM assessment for new development. The proposed floor space is below the threshold of 500 square metres.

8. ENVIRONMENTAL IMPACT ASSESSMENT

- 8.1 The application site is less than 0.5 hectares in area and therefore falls outside the scope of Schedule 2 development under the The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. In this context there is no requirement for an Environmental Impact Assessment as part of this planning application.

9. LOCAL FINANCIAL CONSIDERATIONS

Mayor of London Community Infrastructure Lev

- 9.1 The proposed development is liable to pay the Mayoral Community Infrastructure Levy [CIL], the funds for which will be used by the Mayor of London towards the 'CrossRail' project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to pay the CIL. With the low level of additional floorspace it is likely that the proposed development would not be liable for a CIL charge.

Planning Obligations

- 9.2 Regulation 122(2) of the CIL Regulations 2010 (continued in the CIL Regulations 2011) introduced three tests for planning obligations into law, stating that obligations must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development;
 - fairly and reasonably related in scale and kind to the development.
- 9.3 If a planning obligation does not meet all of these tests it cannot legally be taken into account in granting planning permission and for the Local Planning Authority to take account of S106 in granting planning permission it needs to be convinced that, without the obligation, permission should be refused.
- 9.4 It is considered that there are no grounds to seek planning obligations in relation to the current proposal.

10. CONCLUSION

- 10.1 The National Planning Policy Framework 2012 has a presumption in favour of sustainable development whilst both the London Plan 2011 and the LBM Core Strategy 2011 seek to encourage new economic development.
- 10.2 The majority of objections to the proposal have been concerned with the use of the site as a 'Sainsbury's Local' convenience store. The proposed use is within the same planning use class [Use Class A1] as the former hardware store and as a result the proposed use on its own would not require planning permission.
- 10.3 The scale bulk and massing of the proposals are acceptable in terms of scale and bulk and neighbour amenity. The new shop front will improve the appearance and vitality of the adjoining parade of shops. With a planning condition requiring the submission of a delivery and serving plan the increased deliveries to the retail will not and the flow of traffic on Northborough Road. The applicant has stated that the development will provide 20 full time and 10 part time jobs.

- 10.4 The proposed development represents an effective and sustainable use of this brownfield site providing improved and additional retail floorspace and incorporates a design and layout sympathetic to the character of the surrounding area, whilst at the same time minimising any adverse impacts on neighbouring amenity. Accordingly, it is recommended that planning permission be granted subject to the planning conditions and planning obligations set out below.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following planning conditions.

1. Standard condition [Time period] 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 for condition: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
2. Amended standard condition [Approved plans] The development hereby permitted shall be carried out in accordance with the following approved plans: NRTRD-L101 Rev A, NRTRD-P100 Rev A, NRTRD-P101 Rev A, NRTRD-P102 Rev A, NRTRD-P103 Rev A, NRTRD-P104 Rev A, NRTRD-E101 Rev A, NRTRD-E102 Rev A, NRTRD-E103 Rev A, NRTRD-S101 Rev A & NRTRD-S102 Rev A. Reason for condition: For the avoidance of doubt and in the interests of proper planning.
3. Standard condition [Timing of construction work] No demolition or construction work or ancillary activities such as deliveries shall take place before 0800hrs or after 1800hrs Mondays - Fridays inclusive; before 0800hrs or after 1300hrs on Saturdays or at any time on Sundays or Bank Holidays. Reason for condition: To safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with policy PE.2 of the Adopted Merton Unitary Development Plan 2003.
4. Non standard condition [Demolition dust and noise] No development [including demolition] shall commence until a method statement outlining the method of demolition, and measures to prevent nuisance from dust and noise to the surrounding occupiers has been submitted to and approved in writing to the Local Planning Authority for approval. Once approved, the scheme shall be implemented and retained thereafter. Reason for condition: To protect the amenities of occupiers of neighbouring properties and to accord with policy PE.2 of the Adopted Merton Unitary Development Plan 2003.
5. Amended standard condition [Construction phase impacts] No development shall commence until a working method statement has been submitted to and approved in writing by the Local Planning Authority to

- accommodate: parking of vehicles of site workers and visitors; loading and unloading of plant and materials; storage of construction plant and materials; wheel cleaning facilities; control of dust, smell and other effluvia; control of surface water run-off. No development shall be carried out except in full accordance with the approved method statement. Reason for condition: In the interests of vehicle and pedestrian safety and the amenities of neighbouring occupiers and to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011.
6. Standard condition [Soundproofing of plant and machinery] No development shall commence until details of sound insulation/attenuation measures 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 for condition: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with policy PE.2 of the Adopted Merton Unitary Development Plan 2003
 7. Amended standard condition [External materials to be approved] No development shall take place until details of the facing materials to be to be used on the walls of the development hereby permitted, (notwithstanding any materials specified in the application form and/or the approved drawings), and the surfacing materials for the wider pavement at the front of the site 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 for condition: To ensure a satisfactory appearance of the development and to comply with policy BE.23 of the Adopted Merton Unitary Development Plan 2003.
 8. Standard condition [Delivery and Servicing Plan] Development shall not commence 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 for condition: In the interests of the

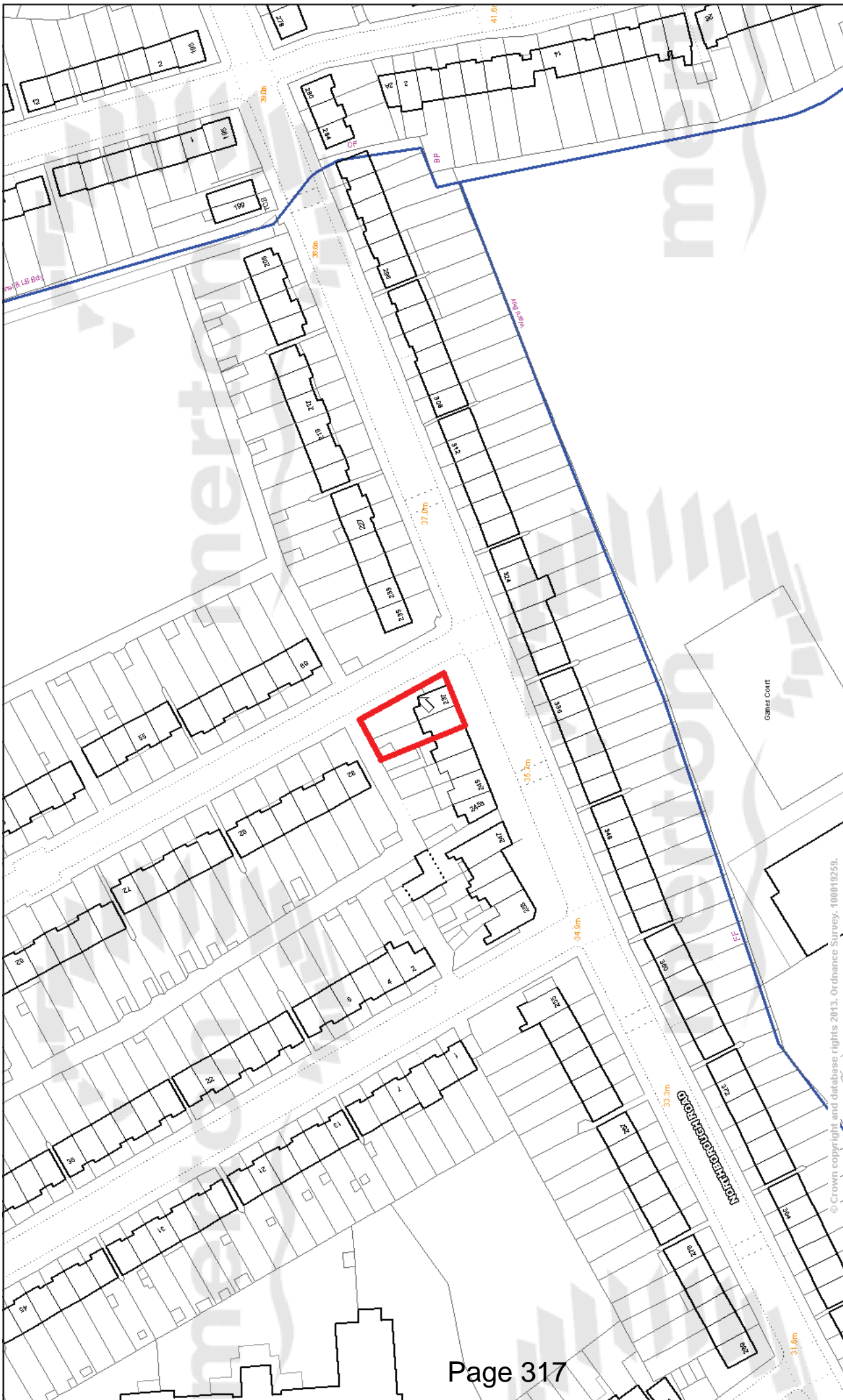
safety of pedestrians and vehicles and to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011.

9. Non standard condition [Refuse and recycling facilities] Prior to occupation of the floorspace hereby permitted and notwithstanding the details shown on the approved plan NRTRD-P101 Rev A refuse and recycling facilities shall be in place that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority with the approved facilities retained permanently thereafter. Reason for condition: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with policies BE.15 and PE.11 of the Adopted Merton Unitary Development Plan 2003.
10. Non Standard Condition: [Net retail sales floorspace] The net retail sales floorspace provided as part of the development shall not exceed 280 square metres (representing 70% of the overall gross floorspace). Reason for Condition: In order to protect the vitality and viability of Merton's town centres and to accord with Policy CS.7: Centres of Merton's draft Core Strategy 2011 and Policy TC.2 of the adopted Merton Unitary Development Plan 2003.
11. Non Standard Condition: [Overall footprint] The overall footprint of the building shall not exceed 396 square metres. Reason for Condition: "In order to protect the vitality and viability of Merton's town centres and to accord with Policy CS.7: Centres of Merton's draft Core Strategy 2011 and Policy TC.2 of the adopted Merton Unitary Development Plan 2003.
12. Non Standard Condition: [ATM security] Notwithstanding the submitted information, prior to first use of the ATM unit details of the an active CCTV camera for the ATM unit and an alarm system for the ATM unit shall be submitted to and approved in writing by the local planning authority with the camera and alarm system installed in accordance with the approved details. Reason for Condition: In the interests of the safety and security of users of the approved ATM machine and to comply with policy BE.22 of the Merton UDP (2003).

INFORMATIVES:

- a) The applicant is advised that 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.
- b) The applicant is advised that the development hereby approved may be liable to the Community Infrastructure Levy (CIL). To avoid substantial surcharges an Assumption of Liability Notice and a Commencement Notice must be submitted to the Local Planning Authority prior to commencement of the development hereby approved. A Liability Transfer Notice can be submitted prior to the day the final payment falls due should parties who will be liable to pay change. These notices can be found on the planning portal at www.planningportal.gov.uk. For more information regarding CIL visit www.merton.gov.uk/CIL or email cilevy@merton.gov.uk.
 - c) The applicant is advised to contact the Council's Highways team prior to undertaking any works within the Public Highway
 - d) 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 be 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).
 - e) The applicant is reminded of the need to comply with the Control of Asbestos Regulations 2012 in relation to the demolition of the existing garages on the application site, with further advice available at the following link: <http://www.hse.gov.uk/asbestos/regulations.htm>.



London Borough of Merton
 100 London Road
 Morden
 Surrey
 SM4 5DX

Scale 1/1250

Date 23/10/2013

237-239 Northborough Rd

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DEVELOPMENT CONTROL

DRAWING NOTES

Witness elevations to be taken by professionals to locate and certify the location of all structures, and all elevations before work starts.

Local Authority: All works to be carried out to the requirements, and in the satisfaction of the local authority, and to the satisfaction of the local authority only.

Disclaimer: Any discrepancy to be brought to the attention of Drawing And Planning Ltd, immediately.

REV	DATE	DESCRIPTION	BY	CHK
A	02-10	REVISED BOUNDARY LINE	AM	AM



PROJECT TITLE
237-239 Northborough Rd

DRAWING TITLE
Proposed - Site Plan

CLIENT
Antony Senny

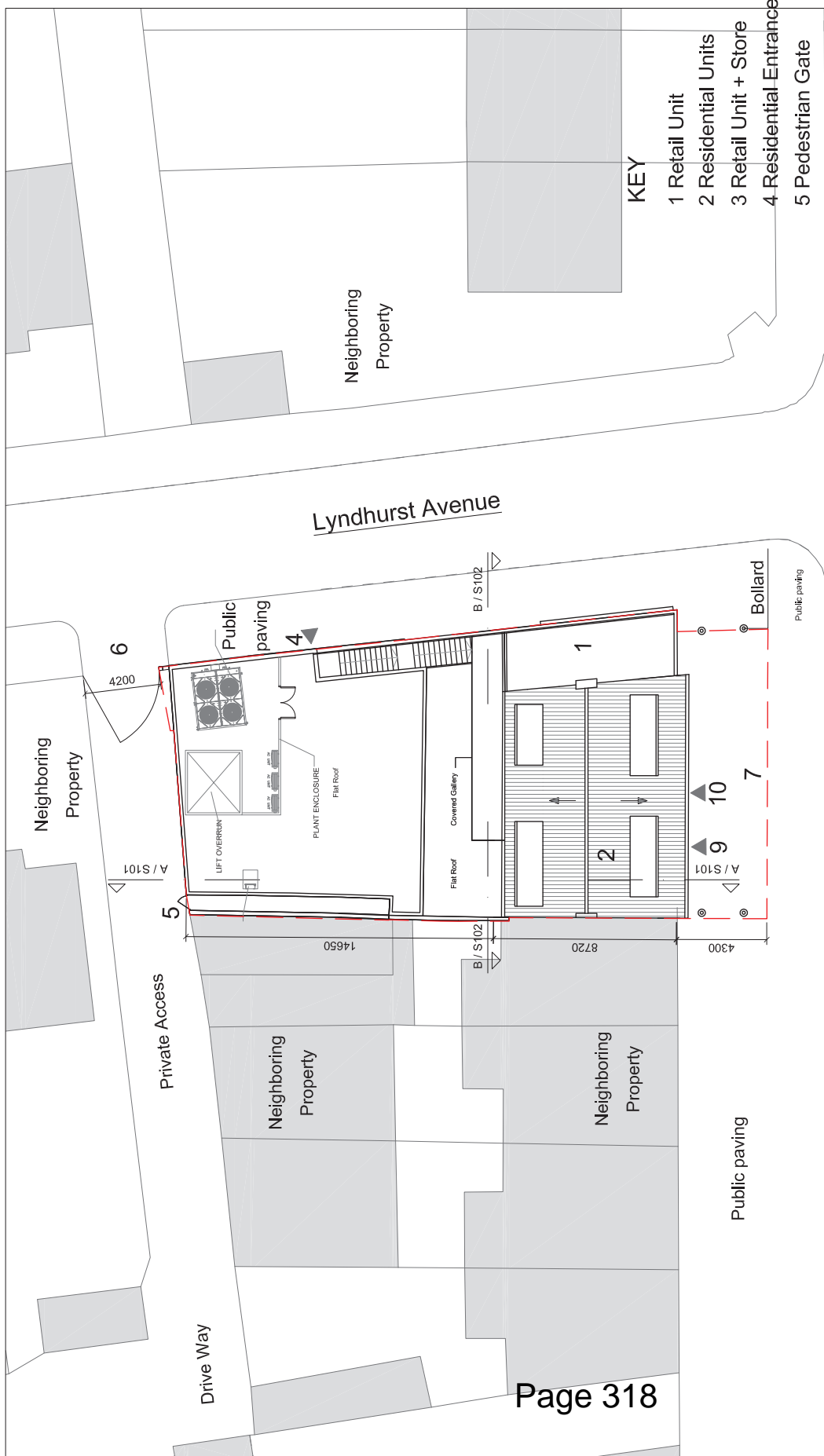
DRAWING No
NRTRD-L101

SCALE @ A3 - 1:200

DATE
Feb 2013

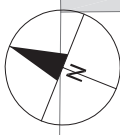
DRAWING STATUS
Planning

REV
A



KEY

- 1 Retail Unit
- 2 Residential Units
- 3 Retail Unit + Store
- 4 Residential Entrance
- 5 Pedestrian Gate
- 6 Car Gate
- 7 Forecourt
- 8 Refuse Store
- 9 Delivery Bay
- 10 Delivery Entrance
- 11 Retail Entrance



Site Plan

Northborough Road

DRAWING NOTES

Dimensions
Where dimensions are to be taken to the face of walls, columns, or other elements, they shall be so indicated by the dimension lines. All dimensions shall be in millimeters unless otherwise stated.
Local Authority
All work to be carried out to the requirements, and standards, of the relevant Local Authority.
Discrepancies
Any discrepancies to be reported to the architect or drawing office immediately upon discovery.

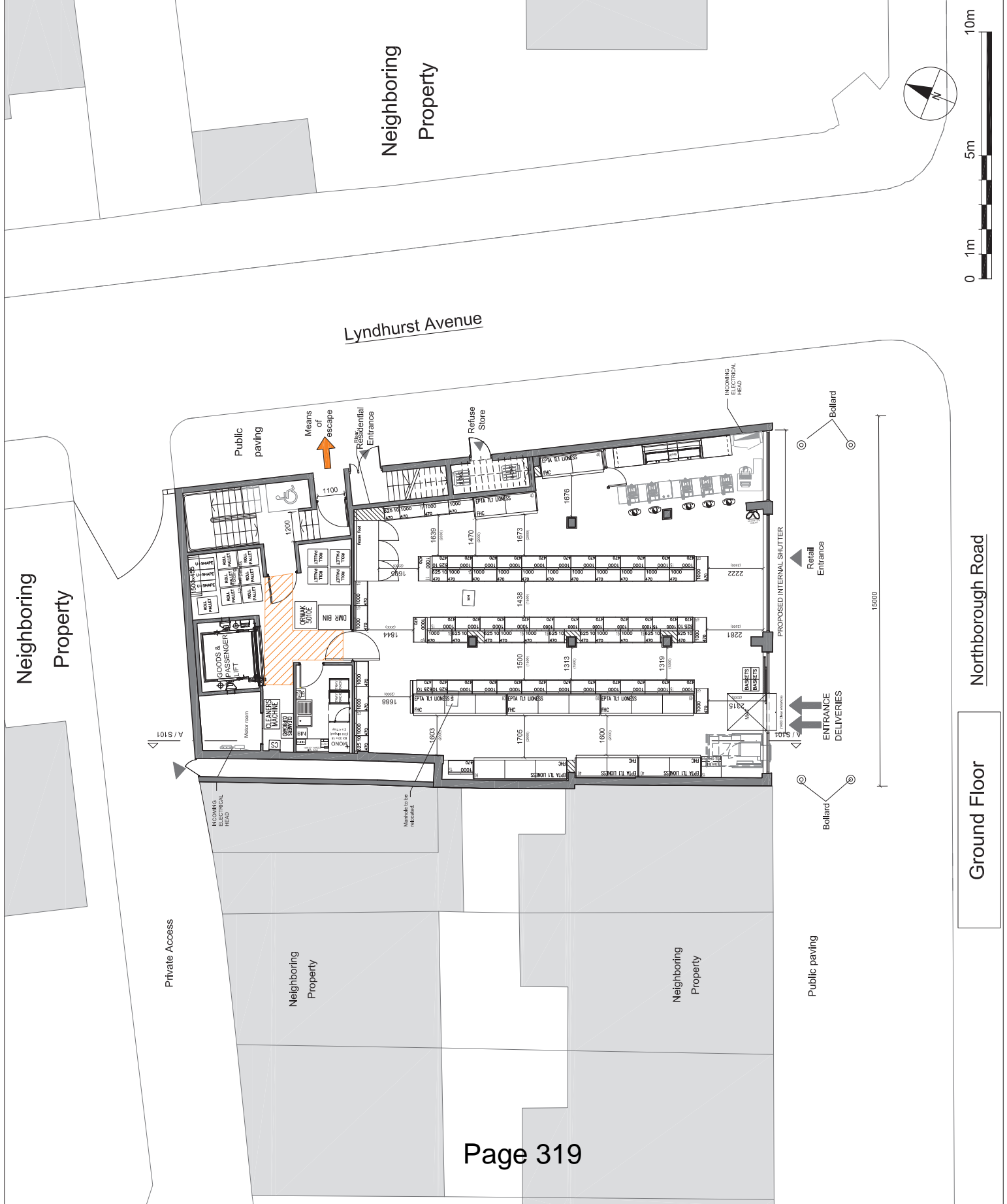
REVISIONS

REV	DATE	DESCRIPTION	BY	CHK
A	08/13	STORAGE ARRANGEMENT		



PROJECT TITLE	237-239 Northborough Rd
DRAWING TITLE	Proposed - Ground Floor
CLIENT	Antony Senny
DRAWING No	NRTRD-P101
SCALE @ A2 - 1:100	A
DATE	Feb 2013
DRAWING STATUS	Planning

DRAWING AND PLANNING
www.drawingandplanning.com
0208 202 3665



DRAWING NOTES

Drawings shall be subject to review by the relevant authorities for compliance with all applicable regulations, codes, and standards. All work to be carried out to the requirements, and standards, of the relevant authorities. The contractor shall be responsible for obtaining all necessary permits and approvals. Any discrepancies to be brought to the attention of Drawing And Plan Pty Ltd. immediately.

REV	DATE	DESCRIPTION	BY	CHK
A	02-13	STORAGE ARRANGEMENT		



PROJECT TITLE
237-239 Northborough Rd

DRAWING TITLE
Proposed - First floor

CLIENT
Antony Senny

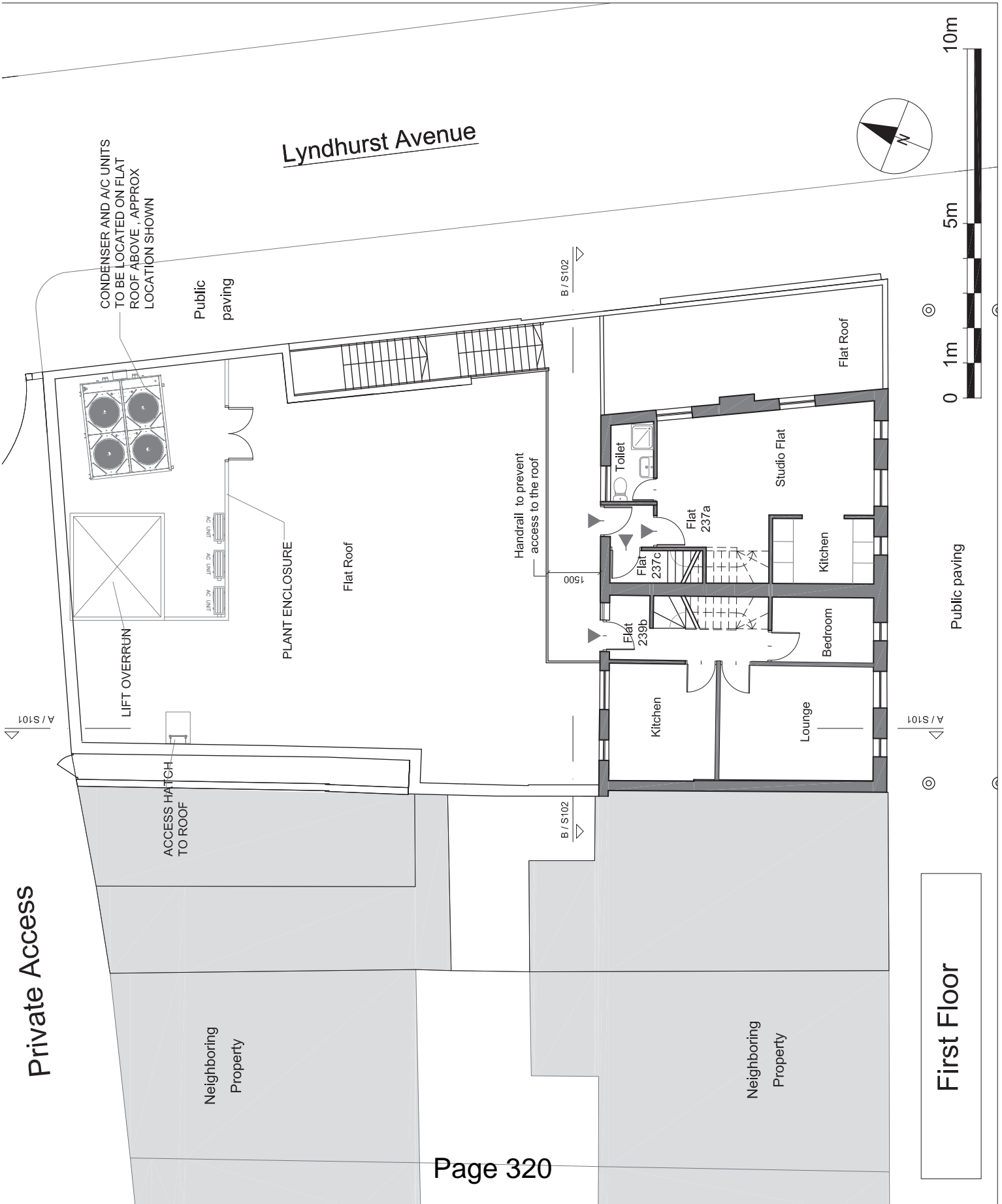
DRAWING No
NRTRD-P102

REV
A

SCALE @ A3 - 1:100

DATE
Feb 2013

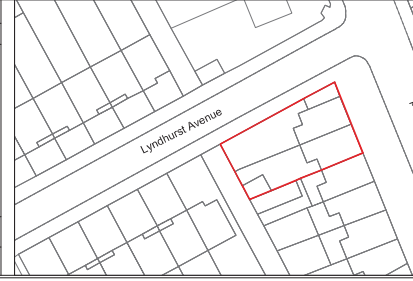
DRAWING STATUS
Planning



Private Access

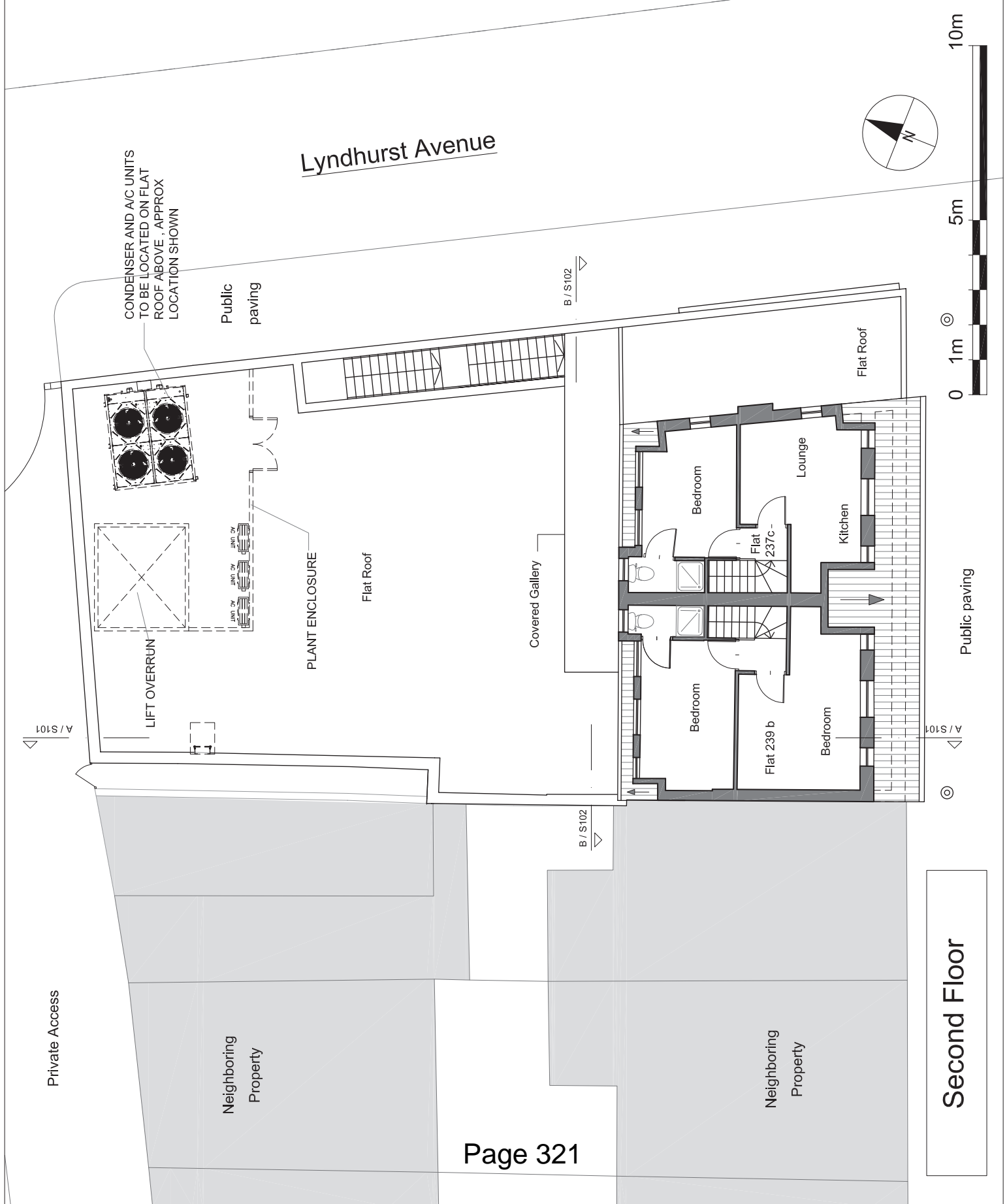
First Floor

DRAWING NOTES	
<p>Dimensions: Unless otherwise stated, all dimensions are to be taken to the centerline of walls and openings, unless otherwise indicated.</p> <p>Local Authority: All work to be carried out to the requirements, and to the satisfaction of the Local Authority, and to the satisfaction of the Building Regulations.</p> <p>Discrepancies: Any discrepancies to be brought to the attention of Drawing and Planning Ltd, immediately.</p>	
REV	DESCRIPTION
A	STORAGE ARRANGEMENT



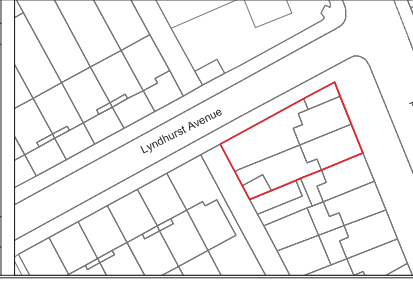
PROJECT TITLE	237-239 Northborough Rd
DRAWING TITLE	Second Floor
CLIENT	Antony Senny
DRAWING No	NRTRD-P103
SCALE @ A3 -	1:100
DATE	Feb 2013
DRAWING STATUS	Planning

DRAWING AND PLANNING
www.drawingandplanning.com
0208 202 3665

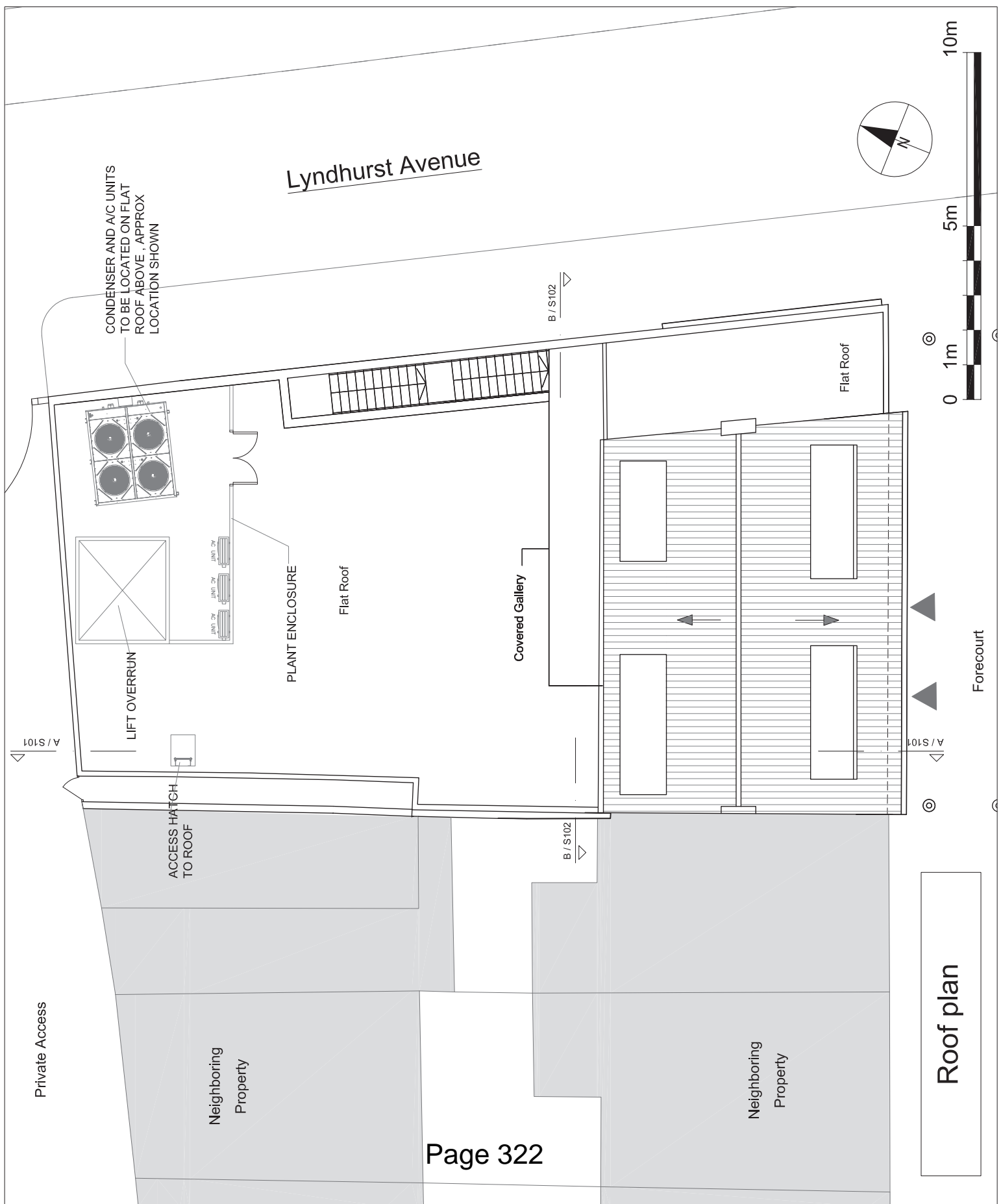


Second Floor

DRAWING NOTES		
<p>Drawings shall be taken to preference to be scaled and dimensions shall be taken from the drawing. Dimensions shall be taken from the drawing. Dimensions shall be taken from the drawing.</p>		
<p>Local Authority: All works to be carried out to the requirements, and to the satisfaction of the Local Authority. All works to be carried out to the requirements, and to the satisfaction of the Local Authority.</p>		
<p>Disclaimer: Any dimensions to be taken to the satisfaction of Drawing and Planning Ltd. Birmingham.</p>		
REV	DATE	DESCRIPTION
A	02-13	STORAGE ARRANGEMENT



PROJECT TITLE		237-239 Northborough Rd
DRAWING TITLE		Proposed - Roof Plan
CLIENT		Antony Senny
DRAWING No	REV	
NRTRD-P104	A	
SCALE @ A3 - 1:100		
DATE	DRAWING STATUS	
Feb 2013	Planning	



DRAWING NOTES

Dimensions
Unless otherwise to be shown by preferences to be noted on drawings, all dimensions shall be in millimeters for metric and in inches for imperial. All work to be carried out to the requirements, and standards, of the relevant local authority. All work shall be carried out in accordance with the relevant standards of the relevant local authority. All work shall be carried out in accordance with the relevant standards of the relevant local authority. All work shall be carried out in accordance with the relevant standards of the relevant local authority.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK
A	02-13	STORAGE ARRANGEMENT		



PROJECT TITLE

237-239 Northborough Rd

DRAWING TITLE

Proposed East Elevation

CLIENT

Antony Senny

DRAWING No

NRTRD-E101

SCALE

@ A3 - 1:100

DATE

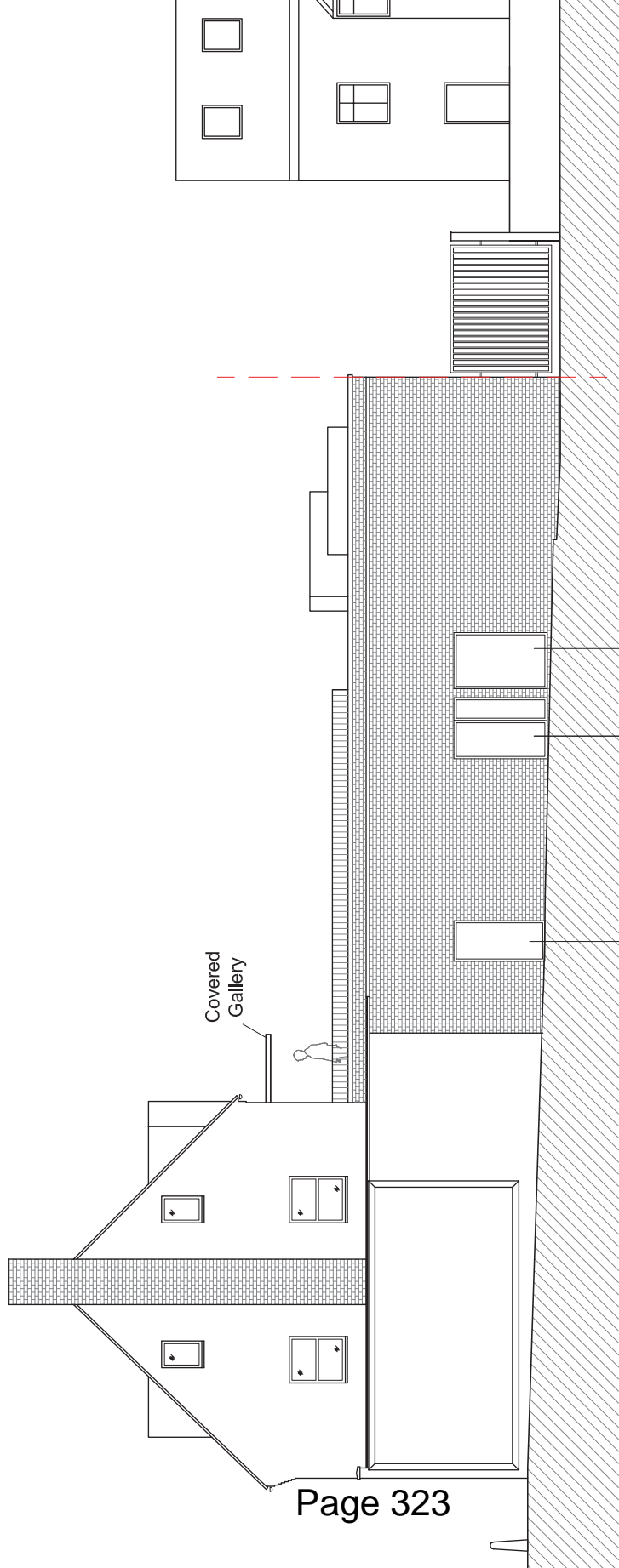
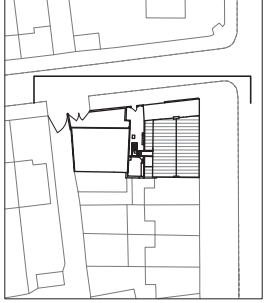
Feb 2013

DRAWING STATUS

Planning

REV

A



Refuse Store
Residential Entrance
Means of escape
Drive Way
Neighboring Property

Retail

East Elevation



DRAWING NOTES

Dimensions
 All dimensions to be taken to preferences to be noted
 and dimensions before work starts.

Local Authority
 All works to be carried out to the requirements, and
 to the satisfaction of the Local Authority.

Discrepancies
 Any discrepancies to be brought to the attention of
 Drawing And Planning Ltd, immediately.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK
A	02-13	STORAGE ARRANGEMENT		



PROJECT TITLE

237-239 Northborough Rd

DRAWING TITLE

Proposed North Elevation

CLIENT

Antony Senny

DRAWING No

NRTRD-E103

SCALE @ A3 - 1:100

DATE

Feb 2013

DRAWING STATUS

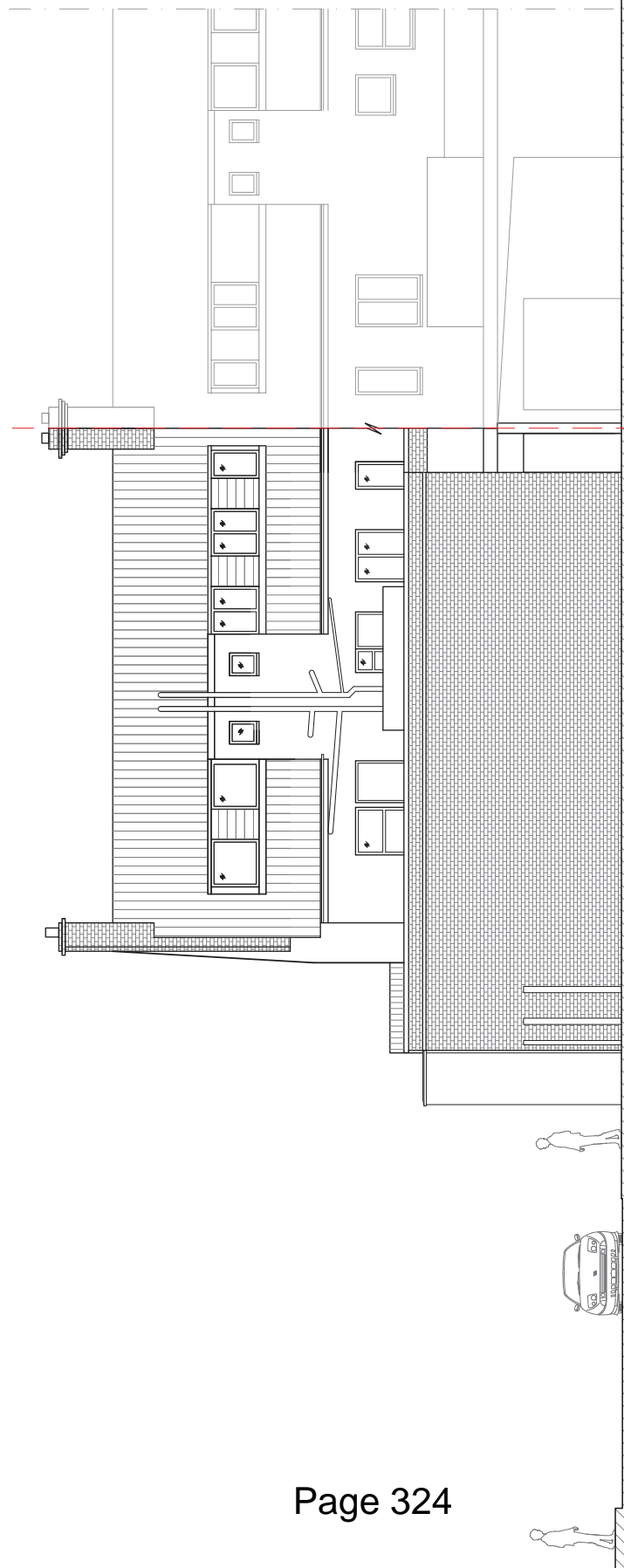
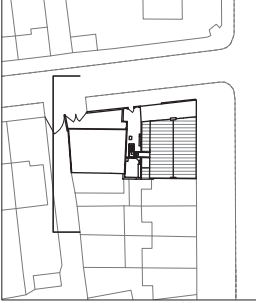
Planning

REV

A

DRAWING STATUS

Planning



Neighboring Property

Retail

Public Paving

Lyndhurst Avenue



North Elevation

DRAWING NOTES

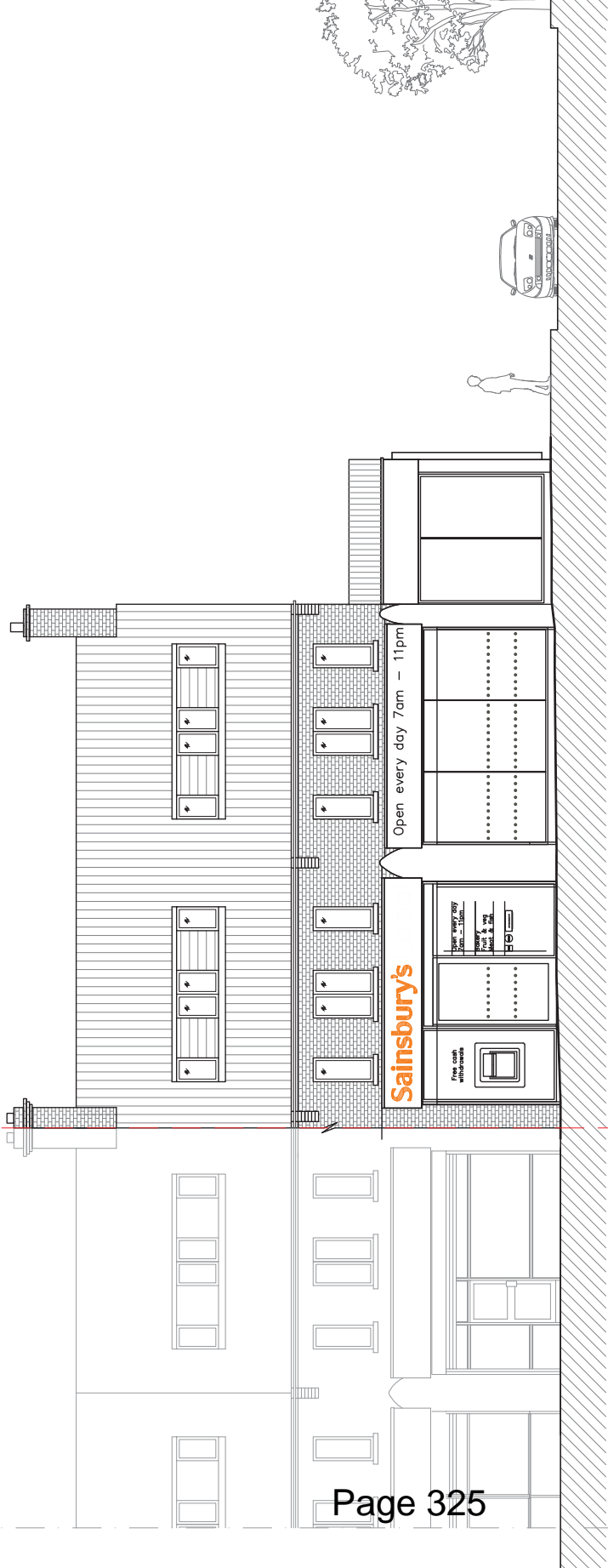
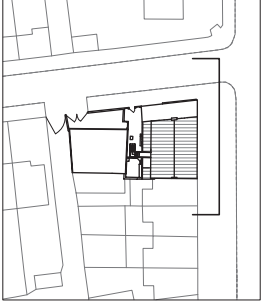
Dimensions
 Unless otherwise to be shown to preferences to be noted on drawings, all dimensions shall be in millimeters for metric and imperial units, before work starts.
 Local Authority: All works to be carried out to the requirements, and to the satisfaction of the Local Authority.
 Drawings: All drawings to be signed and sealed by the Architect.
 Drawings: Any drawings to be brought to the attention of Drawing and Planning Ltd, immediately.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK
A	02-13	STORAGE ARRANGEMENT		



PROJECT TITLE	237-239 Northborough Rd
DRAWING TITLE	Proposed South Elevation
CLIENT	Antony Senny
DRAWING No	NRTRD-E102
REV	A
SCALE	@ A3 - 1:100
DATE	Feb 2012
DRAWING STATUS	Planning



Neighboring Property

ENTRANCE/EXIT & DELIVERIES

Retail

Public Paving

Lyndhurst Avenue

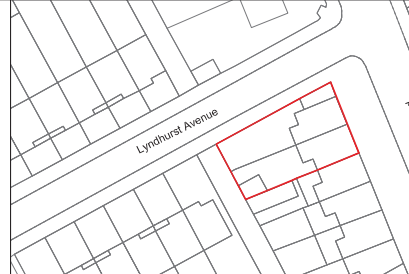
South Elevation

DRAWING NOTES

Dimensions
 Unless otherwise to be shown to preferences to be noted on drawings, all dimensions are in millimetres for building and construction work unless otherwise stated.
 Local Authority
 All work to be carried out to the requirements, and to the satisfaction of the Local Authority.
 Drawings and Plans
 Drawing and Plans are to be used in accordance with the Building Regulations and Planning Act 2008.
 Drawings and Plans are to be used in accordance with the Building Regulations and Planning Act 2008.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK
A	02-13	STORAGE ARRANGEMENT		



PROJECT TITLE

237-239 Northborough Rd

DRAWING TITLE

Proposed - Section AA

CLIENT

Antony Senny

DRAWING No

NRTRD-S101

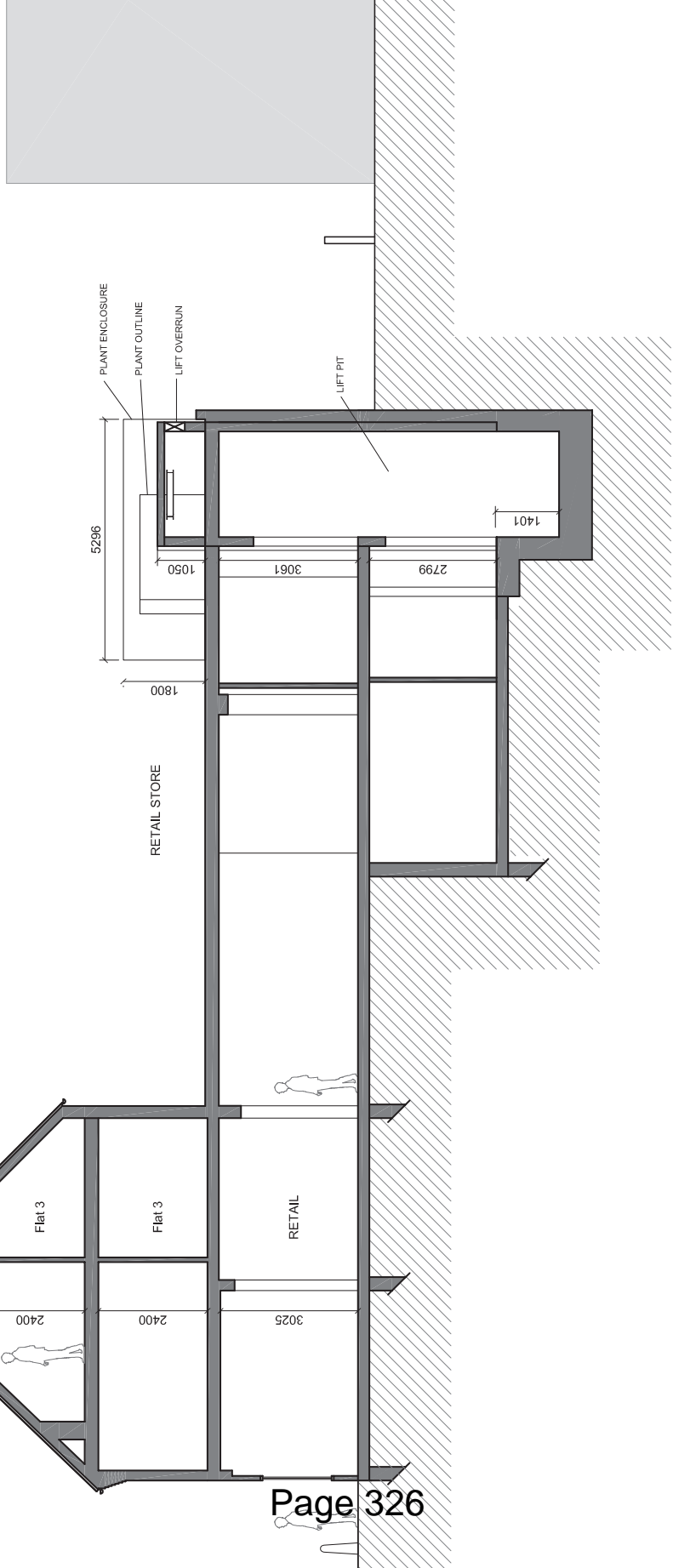
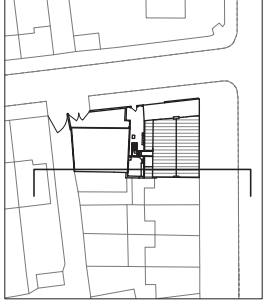
SCALE @ A3 - 1:100

DATE

Feb 2013

DRAWING STATUS

Planning



Existing
 Retail + Residential Units

Proposed Retail Units

Drive
 Way

Neighbours
 Property



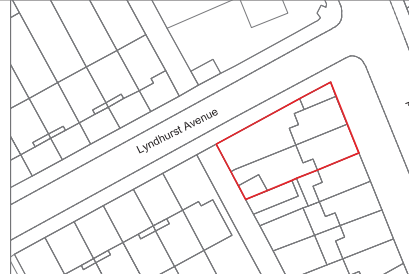
Section AA

DRAWING NOTES

Dimensions
 All dimensions to be shown to preferences to be noted on drawings. All dimensions to be shown to preferences to be noted on drawings. All dimensions to be shown to preferences to be noted on drawings.
 Local Authority: All works to be carried out to the requirements, and to the satisfaction of the Local Authority.
 Discrepancies: Any discrepancies to be brought to the attention of Drawing And Planning Ltd, immediately.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK
A	03/13	STORAGE ARRANGEMENT		



PROJECT TITLE

237-239 Northborough Rd

DRAWING TITLE

Proposed - Section BB

CLIENT

Antony Senny

DRAWING No

NRTRD-S102

SCALE @ A3 - 1:100

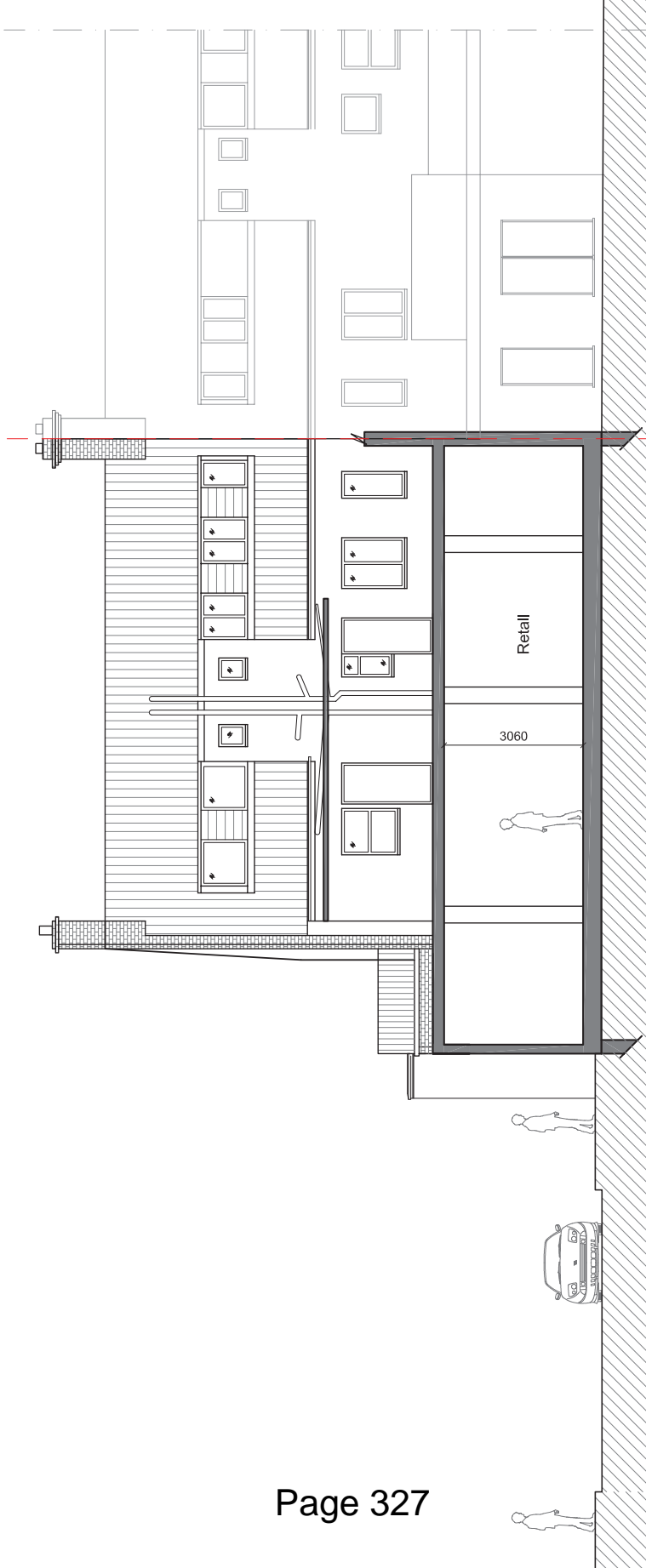
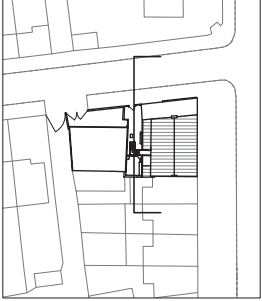
A

DATE

Feb 2013

DRAWING STATUS

Planning



Lyndhurst Avenue
 Public Paving
 Retail Shop
 Neighboring Property

Section BB



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