

## **PLANNING APPLICATIONS COMMITTEE 18 JANUARY 2018**

<b><u>APPLICATION NO.</u></b>	<b><u>DATE VALID</u></b>
16/P4333	27/01/2017
<b>Address/Site:</b>	1F Seely Road, Tooting, London, SW17 9QP
<b>Ward</b>	Graveney
<b>Proposal</b>	Demolition of existing warehouse and erection of 8 dwellings comprising of 4 x 2 bed duplex flats and 4 x 1 bed flats
<b>Drawing No's</b>	Site location plan and drawings; BD368.PR.01 Rev B, BD368.PR.02 Rev B & BD368.PR.03 Rev B
<b>Contact Officer</b>	Leigh Harrington (020 8545 3836)

### **RECOMMENDATION**

**GRANT PLANNING PERMISSION subject to a s106 undertaking for a permit free development and conditions.**

### **CHECKLIST INFORMATION**

- Head of agreement: Yes (Permit free development)
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Design Review Panel consulted - No
- Number of neighbours consulted - 36
- Press notice - Yes
- Site notice - Yes
- External consultations –Environment Agency, Metropolitan Police, London Borough of Wandsworth
- Density – 266 habitable rooms per hectare
- Number of jobs created N/A

### **1. INTRODUCTION**

- 1.1 This application is brought before the Planning Applications Committee due to the level of objection.

## **2. SITE AND SURROUNDINGS**

- 2.1 The application site is a vacant industrial building accessed via an accessway, Knapton Mews from Seely Road in Tooting. The site is predominantly surrounded to the north (Southbrook Road) and west (Mitcham Road) by commercial uses at ground floor level with residential properties in the upper two floors. These properties and Knapton Mews, which separates the site from these properties, are located in LB Wandsworth. The south the site backs onto houses on Seely road. The live work development at the Hayloft in Seely Road abuts the eastern boundary of the site. The River Graveney runs to the side of the Hayloft site before entering a culvert that runs under the south east side of the site.
- 2.2 The site is not located within a Conservation Area nor a floodplain. The site is located within a Controlled Parking Zone (GC) and has a PTAL of 6a (High).
- 2.3 Access to the site is gated whilst the surface treatment of Knapton Mews has been recently improved by the applicant with a new cobbled access road surface and new fencing to the rear of the adjoining properties along the accessway.

## **3. CURRENT PROPOSAL**

- 3.1 The proposal has undertaken a number of revisions in light of neighbour, Environment Agency and officer concerns and has seen a reduction in the number of units with the loss of 1 x 1 bed and 1 x 2 bed units from the proposals. The proposal now involves the demolition of the vacant warehouse and the erection of a single three storey block adjacent to the accessway to the north of the site. The block is formed from four offset elements and has one associated car parking space, a shared storage area and cycle and refuse facilities to the west of it with a communal amenity area to the rear over the culverted River Graveney.
- 3.2 The ground floor of the block would be occupied with the living areas of the two bedroom units, Units 1, 4, 5 & 8 with separate entrances leading to hallways serving a small lounge at the front, downstairs WC and a combined living/dining/kitchen area with access out to private amenity gardens to the rear. The first floor would be given to the two generous double bedrooms, bathroom and boiler cupboards for these two bedroom units.
- 3.3 The second would accommodate the four one bedroom units, Units 2, 3, 6 & 7 with bedrooms and off set balconies to the front, centrally positioned bathrooms and combined kitchen/living room opening out to a second smaller rear facing balcony.
- 3.4 The building will be flat roofed to a maximum height of 8.4m with the first two floors and a section of the second floor being finished in brickwork with remainder finished in raised seam zinc panelling whilst the fenestration would be in the form of large vertical glazing panels.

#### **4. PLANNING HISTORY**

- 4.1 15/P2610 Planning permission refused for the demolition of the existing 3 storage units (use class B8 - 192 square metres) and the alteration and conversion of the retained warehouse building (use class B8 - 366 square metres) to form 9 flats (7 x one bedroom and 2 x two bedroom).

**Reasons; The proposed development by reason of its design and siting would result in the provision of; a) cramped and unsatisfactory accommodation that fails to meet adopted minimum internal floorspace and private amenity spaces standards; b) windows that fail to provide adequate levels of privacy and a safe and secure layout with good levels of natural surveillance and; c) poor levels of daylight and sunlight for the ground floor central courtyard to the detriment of the amenities of future occupiers contrary to policies 3.5 and 7.6 of the London Plan 2015, policies CS9 & CS 14 of the Merton Core Strategy 2011 and policy DM D2 of the Adopted Merton Sites and Policies Plan 2014.**

And

**The proposal, by reason of its sitting, layout and design would represent an unneighbourly form of development that would result in a loss of privacy with increased overlooking and disturbance that would have a negative impact on the amenity of neighbouring occupiers contrary to policies 7.4 and 7.6 of the London Plan 2015, DM D2 of the Adopted Merton Sites and Policies Plan 2014 and policies CS 9 and CS.14 of the Core Planning Strategy (2011).**

And

**The proposed development would fail to contribute to meeting affordable housing targets and in the absence of a legal undertaking securing a financial contribution towards the delivery of affordable housing off-site would be contrary to policy CS.8 of the Merton LDF Core Planning Strategy (2011).**

- 4.2 15/P4232/NEW Application withdrawn by applicant for prior approval in respect of the change of use from storage or distribution (class B8) to residential (Class C3).

- 4.3 13/P2914 planning permission refused for the demolition of existing warehouse and erection of 7 x houses.

**Reasons; The proposal, by reason of its sitting, layout and design would represent a form of development that would a) fail to relate positively to the urban layout of the surrounding area and b) fail to provide a safe and secure layout with good levels of natural surveillance contrary to policies, 7.3 and 7.4 of the London Plan 2015, DM D1 and DM D2 of the Adopted Merton Sites and Policies Plan 2014 and policies CS 9 and CS.14 of the Core Planning Strategy (2011).**

**The proposal, by reason of its sitting, layout and design would represent a form of development that would fail to provide sufficient private outdoor amenity space and would result in a loss of privacy and low levels of natural light and outlook such that the proposals would have a harmful impact on the amenity of future occupiers of the development,**

**contrary to policies, 3.5 of the London Plan 2015, DM D2 of the Adopted Merton Sites and Policies Plan 2014 and policies CS 9 and CS.14 of the Core Planning Strategy (2011).**

**The applicant has failed to demonstrate that the proposed siting, design and method of construction of Block C would not have a negative impact on the integrity of the River Graveney culvert or that the new development on top of that culvert would not preclude access for any future renewal/upgrade over the life time of the development which would put new residents at risk of flooding if the culvert should collapse, contrary to policies CS 16 of the Merton Core Strategy 2011 and policy DM F1 of the Adopted Merton Sites and Policies Plan 2014.**

- 4.4 12/P3296 Application withdrawn by applicant for alterations and extensions to existing warehouse building and change of use to form a 48 bedroom budget hotel.
- 4.5 04/P2153 Planning permission granted for the change of use from light industrial to live/work accommodation.
- 4.6 04/P1752 Planning permission granted for the addition of front stair case enclosure in glass blocks.
- 4.7 04/P0372 Planning permission granted for the erection of roof top extension to provide a 3 bed self-contained flat.

## **5. CONSULTATION**

- 5.1 The application was advertised by means of neighbour notification letters, Major Application Press Notice and a site notice.
- 5.2 Letters of objection were received from 7 local residents on the initial consultation raising the following concerns:-
  - Increased noise, smells and disturbance from the construction and then use of the new properties
  - The gated access to Knapton Mews needs to be retained throughout construction and during occupation
  - The access would be too narrow for emergency vehicles
  - Loss of light and privacy from a higher building
  - Pressure on parking
  - Loss of boundary walls with the Hayloft will impact occupier security
- 5.3 Following alterations to the proposals re-consultation was undertaken. Two letters of objection were received raising issues of;
  - parking
  - no contact from the developer
  - removal of surrounding walls is not viable

- Garden spaces will increase noise and inhibit privacy
- Windows need to be restricted to protect amenity and garden and balconies cannot be granted

5.4 One letter of support was received and six letters from residents agreeing to the accessway improvements were received.

Internal consultations.

5.5 Transport Planning. Satisfied that the issue of parking impact could be adequately mitigated through a s106 agreement to make the proposals permit free and that a residential development of this scale was unlikely to have a significant impact on the surrounding highway network. Sufficient cycle parking facilities were provided but details needed to be secured by condition as would details for refuse collection as well as a construction management plan.

5.6 Climate change. Satisfied that the development should readily exceed current sustainable development requirements and requested a condition be imposed to that effect.

5.7 Environmental Health. Subject to the imposition of appropriate conditions relating to site contamination, noise attenuations and management details, external lighting and a Construction Method Statement, there were no objections to the proposals.

5.8 Flood Risk Management. No objections given the increase in separation distance of the works from the culverted river. It was recommended that a detailed construction management plan be required dealing with how the works would be undertaken in relation to protection of the culverted river as well as conditions relating to Flood Risk Assessment compliance and drainage details.

External consultations.

5.9 London Borough of Wandsworth No objections.

5.10 Environment Agency. Objected to the original proposals because of the proximity to the culverted main water course and deficiencies in the Flood Risk Assessment. Officers note that the building has been moved further from the culverted water course and that comments are awaited from the Agency on the revised proposals.

5.11 Metropolitan Police “Designing out Crime” Officer. No objections raised but has advised the applicant with regards to methods for the delivery of mail, the operation of the security gate, demarcation of the accessway to show shared use, cycle storage and lighting.

## **6. POLICY CONTEXT**

### NPPF (2012).

#### 6.1 Key sections:

- 6. Delivering a wide choice of high quality homes.
- 7. Requiring good design.
- 10. Meeting the challenge of climate change and flooding.

### London Plan (2016)

- 6.2 Relevant policies are 5.2 (Minimising CO2 emissions), 5.3 (Sustainable design and construction), 5.7 (Renewable energy), 5.15 (Water use and supplies), 6.3 (Assessing effects of development on transport capacity), 6.9 (Cycling), 6.13 (Parking), 7.2 (Inclusive environment), 7.4 (Local character), 7.5 (Public realm) & 7.6 (Architecture).

### Merton Core Planning Strategy (2011)

- 6.3 Relevant policies are CS 2 (Mitcham Sub Area), CS 7 (Centres), CS 11 (Infrastructure), CS 12 (Economic Development), CS 14 (Design), CS 15 (Climate Change), CS 17 (Waste management), CS 18 (Active Transport), CS 19 (Public Transport) & CS 20 (Parking servicing and delivery).

### Merton Sites and Policies Plan (2014)

- 6.4 Relevant policies are DM D1 (Urban Design and the Public Realm), DM D2 (Design considerations in all developments), DM D3 Alterations and extensions to existing buildings, DM EP 2 (Reducing and mitigating against noise), DM EP4 (Pollutants), DM F1 (Support for flood risk management), DM F2; Sustainable urban draining systems (SUDS), DM O2 (Nature conservation), DM R2 (Development of town centre type uses outside town centres), DM T1 (Support for sustainable transport and active travel), DM T2 (Transport impacts of development), DM T3 (Car parking and servicing standards).

### Supplementary of Further guidance.

- 6.5 DCLG - Technical housing standards – nationally described space standards. (2015)
- 6.6 GLA – Housing – Supplementary Planning Guidance (March 2016).

## **7. PLANNING CONSIDERATIONS**

- 7.1 The main planning considerations in this case relate to the loss of the scattered employment site, the principle of development, the suitability of the accommodation and design of the new flats, the impact on occupier and neighbour amenity, the impact on the character and appearance of the local area and flood risk.

#### 7.2 Loss of scattered employment site

The NPPF advises that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

Policy DM E3 adopts a flexible approach and seeks to protect against the loss of scattered employment sites such as this former B8 use. The loss is only deemed acceptable if;

- i) The site is located in a predominantly residential area and it can be demonstrated that its operation has had a significant adverse effect on local residential amenity
- ii) The size, configuration, access arrangements and other characteristics make it unsuitable and financially unviable for whole site employment use.
- iii) It has been demonstrated to the council's satisfaction that this is no realistic prospect of employment or community use for the site accompanied by 30 months of full and proper marketing.

7.3 The site is located in a predominantly residential area and B8 uses are not encouraged to locate in such areas. The site has been largely unused for approximately 14 years and was apparently in a state of disrepair when purchased in 2002. Despite attempts to upgrade the building it was only used again between 2003 and 2004 and although marketed by 'South London Business' there has apparently been no further interest in the site with issues such as no parking, no street frontage, limited turning space and backland location contributing to its undesirability for commercial and community uses. In view of these considerations officers do not consider that the loss of the scattered employment site would be a sound ground for refusal of this application.

7.4 Principle of residential use of the site.

Policy CS. 9 within the Council's Adopted Core Strategy [July 2011] and policy 3.3 of the London Plan [March 2016] state that the Council will work with housing providers to provide a minimum of 4,107 additional homes [411 new dwellings annually] between 2015 and 2025. This proposal will provide 8 new one and two bedroom flats and is therefore considered to accord with these policies. With a density of 266 habitable rooms per hectare and a ptal of 6a the site sits well within the London Plan density matrix figures which indicates densities of between 300 and 350 hr/ha could be accepted for this type of site and location.

7.5 Standard of accommodation

Core Strategy policy CS 9 calls for the provision of well-designed housing and The DCLG Technical Standards and the London Plan policy 3.5 set out a number of required design criteria for new residential developments including room and space standards. The two bedroom units will be for four occupiers and have a GIA of 107.5 to 108.9sqm which exceeds the minimum space requirement of 79sqm. Even were the second lounge to be used as a bedroom it would only require 102sqm. The one bedroom units 2 & 6 would have a GIA of 53sm which exceeds the minimum requirement for 50sqm whilst units 3 & 7 have a GIA of approximately 50 sq.m.

7.6 The four 2 bedroom units each have a private amenity space ranging in size from 17 to 26 sqm which significantly exceeds the required 7sqm. Each one

bedroom unit has two small balconies and whilst individually they do not have the 5sqm in a single amenity space, the total for the two balconies is 5.7sqm which is considered, in this instance to be acceptable.

#### Neighbour amenity

- 7.7 The proposals generated a number of objections on the grounds of noise and disturbance for neighbouring occupiers. These related to both the demolition and construction phases as well as when occupied. Any redevelopment of a site will result in a certain level of noise disturbance but this can be mitigated through the imposition of conditions relating to the hours of building operation and construction method statement. In relation to occupation noise the lawful use of the site is a commercial one which has a potential for noise and in cases where applications have been refused on the grounds of noise and disturbance from residential uses the Planning Inspectorate has rarely supported the Council.
- 7.8 There were a number of objections on the grounds of loss of privacy and the proposals have now been revised in order to orientate the balconies so that they are angled away from neighbouring residents in order to increase the relative separation distance to those properties such that the windows will be around 11.5m from the ground floor rear additions and 17.8m from the principle rear elevations. The positioning of windows has also been redesigned so as to reduce overlooking of neighbouring properties.
- 7.9 Objections were also raised in regards to loss of light but the proposals are no higher than the highest part of the existing building and although overall it is taller than much of the existing building by around 1m it is not as tall as the surrounding houses which range in height from between around 12.5m and 14.5m. For the closest residential gardens at the eastern end of the site the proposals are only 1m higher than the existing building and this is not considered sufficiently detrimental to neighbour amenity as to warrant a refusal of planning permission.
- 7.10 SPP policy DM D2 requires developments to offer safe and secure layouts. Neighbours have raised concerns regarding security and the management of the security gates. The intention is for the site to be gated at all times, including construction and it would be in the applicant's best interests to secure the site to prevent squatting, theft of plant and equipment and other anti-social behaviour. Full details of security measures could be secured by condition.
- 7.11 Design and impact on the character of the area  
The site is accessed via a drive/walkway which restricts views of the site from the public realm in Seely Road. The existing building is a disused warehouse, no longer fit for purpose which does nothing to improve or benefit the character of the local area. The replacement building offers the opportunity to replace this with an attractive modern design utilising contemporary materials and design and to introduce some landscaping where none currently exists. The applicant has recently undertaken extensive improvements to the access road to the site with new boundary treatments and an attractive cobbled road



surface. The local area is predominantly residential in nature and this development would accord with that form of use.

**7.12 Flood risk and the Graveney**

The Environment Agency initially objected to the proposals because they were concerned about the proximity of part of the development to the culverted river Graveney. As part of the application revision the western most part of the proposals were removed which allows access to the culverted area and removes building works from close proximity to the culvert, such that the works are now 3.5m from the culvert compared to the originally submitted 1.5m. The Council's flood risk officer considered this acceptable and raised no objections to the proposals subject to the imposition of suitable conditions relating to drainage, construction works near the culvert and the findings of the FRA.

**7.13 Traffic, highways and parking**

The application generated a number of objections on the grounds of parking pressure. The site offers one parking space which could either be utilised for a disabled bay or a car club bay. As the site is located in an area with such a high Ptal rating the need for a car is significantly reduced and pressure on parking can be alleviated by making the development permit free through a s106 undertaking.

**7.14 Biodiversity and Trees**

The site does not currently benefit from any trees or landscaping and these proposals will provide private and communal garden areas to the rear of the site as well as provide space for smaller scale planting to the front, the details of which can be secured through condition.

**7.15 Sustainability and construction**

Merton Core strategy policy CS15 sets minimum sustainability requirements for developments like this and the council's climate change officer has noted that The submitted energy and sustainability statement indicates that the proposed development should achieve an 41% improvement in CO2 emissions on Part L 2013. This greatly exceeds the minimum sustainability requirements of Merton's Core Planning Strategy Policy CS15 (2011). However, the energy and sustainability statement appears not to have been updated from a previous iteration of the scheme of ten units. Providing the design specifications outlined in the energy and sustainability statement (21/12/2016 - Ref: BE0877) are employed (e.g. specified U-values, air permeability and installed capacity of PV) then the development should be able to meet and exceed the emissions reductions target for minor developments.

**8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

- 8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

## **9. CONCLUSION**

- 9.1 The site has been vacant for almost 14 years and has been the subject of numerous unsuccessful attempts at redevelopment. The plans under consideration have evolved as a result of a series of discussions between officers and the applicant and his team so as to develop a proposal that addressed the concerns of neighbours, the Environment Agency and Council officers.
- 9.2 The proposal now offers 8 appropriately sized units, for which there is an identified need, in what officers consider to be a well designed scheme which would have minimal impact on neighbouring occupiers whilst improving the character and appearance of the site. Subject to a s106 undertaking to make the development permit free and the imposition of suitable conditions it is considered that the applicant has now formulated a development that is suitable and acceptable and it is therefore recommended for approval.

## **RECOMMENDATION**

Grant planning permission subject to a S106 undertaking.

Heads of terms

- i) Permit free development;
- ii) The developer agreeing to meet the Councils costs of preparing, drafting and monitoring the Section 106 Obligations.

And conditions:

- 1. A.1 Commencement of development for full application
- 2. A.7 In accordance with the approved plans Site location plan and drawings;BD368.PR.01 Rev B, BD368.PR.02 Rev B & BD368.PR.03 Rev B,
- 3. B.1 External materials to be approved
- 4. B.4 Details of site/surface treatment to be approved
- 5. B.5 Details of walls/ fences, security and amenity lighting and security gates to be approved.
- 6. C.6 Details of refuse storage to be approved
- 7. Non standard condition (Sustainability) No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water usage rates of not more than 105 litres per person per day.' 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

8. Non standard condition; No development shall take place until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period. The Statement shall provide for:
- hours of operation
  - details of methods for ensuring the structural stability and safety of the culverted River Graveney
  - the parking of vehicles of site operatives and visitors
  - loading and unloading of plant and materials
  - storage of plant and materials used in constructing the development
  - the erection and maintenance of security hoarding including decorative - displays and facilities for public viewing, where appropriate
  - wheel washing facilities
  - measures to control the emission of noise and vibration during construction.
  - measures to control the emission of dust and dirt during construction/demolition
  - a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason. To safeguard the amenities of the area, the occupiers of neighbouring properties and the protection of wildlife 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.

9. F 1 Landscaping scheme

10. F 9 Hardstanding

11. D. 11 Hours of construction

12 H 6 Cycle storage

13. D.10 External lighting

14. Non-standard condition [Details of drainage]: Prior to the commencement of the development hereby permitted, 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 information about the design storm period and intensity, attenuation (attenuation volume to be provided is no less than 11.4m<sup>3</sup>) and control the rate of surface water discharged from the site to no more than 5l/s;
- 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: 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.

15. M.1 Contaminated Land – Site investigation. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.
16. M.2 Contaminated Land – Remedial measures Subject to the site investigation for contaminated land, if necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
17. M.3 Contaminated Land – Validation report Following the completion of any measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
18. Non standard condition; In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and where remediation is necessary a remediation scheme must be

prepared, which is subject to the approval in writing of the Local Planning Authority. Reason; In order to protect the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Policies Plan 2014.

19. Non standard Condition: The development permitted by this planning permission shall be carried out in accordance with the details and mitigation recommendations set out in the submitted Flood Risk Assessment (FRA) by Ambiental (Ref: 2957 dated January 2017 Version 1.0). Reason: To ensure the development does not lead to an increase in flood risk either to or from the site, in accordance with the NPPF, Merton's policies CS16, DMF2 and the London Plan policies 5.12 and 5.13.
20. H.5 Provision of parking. The vehicle parking area 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 facilities to enable delivery and servicing arrangements for the development and to comply with the following Development Plan policies for Merton: policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Policies Plan 2014.

#### **Informatives:**

1. 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).
2. Given the proximity of the development to the culverted River Graveney the applicant will require a relevant permit from the Environment Agency prior to the commencement of any construction works.
3. Carbon emissions evidence requirements for Post Construction stage assessments must provide:

Detailed documentary evidence confirming the Target Emission Rate (TER), Dwelling Emission Rate (DER) and percentage improvement of DER over TER based on 'As Built' SAP outputs (i.e. dated outputs with accredited energy assessor name and registration number, assessment status, plot number and development address); OR, where applicable: A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP outputs; AND Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section 16 allowances (i.e. CO2 emissions associated with appliances

and cooking, and site-wide electricity generation technologies) have been included in the calculation

Water efficiency evidence requirements for post construction stage assessments must provide:

Documentary evidence representing the dwellings 'As Built'; detailing: the type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment);

the size and details of any rainwater and grey-water collection systems provided for use in the dwelling; AND:

Water Efficiency Calculator for New Dwellings; OR

Where different from design stage, provide revised Water Efficiency Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built'

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

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