

PLANNING APPLICATIONS COMMITTEE

26 APRIL 2018

APPLICATION NO.

DATE VALID

17/P2023

27/07/2017

Address/Site: 40A Lambton Road
Raynes Park
London
SW20 0LP

Ward: Raynes Park

Proposal: Demolition of all buildings on site, comprising a redundant builder's yard with associated office and sheds along with 2 x residential units, and redevelopment of the site to provide a terrace row of 3, 1 bed, single storey residential units with accommodation in the roof space together with landscaping, cycle storage and refuse storage.

Drawing No.'s: 1514_PL-00 (Rev: A), 1514_PL-10 (Rev: C), 1514_PL-11 (Rev: B), 1514_PL-12 (Rev: C), 1514_PL-13 (Rev: C), 1514_PL-14 (Rev: C) and 1514_PL-18.

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 (conservation area)
- Site notice: Yes (conservation area)
- Design Review Panel consulted: No
- Number of neighbours consulted: 22
- External consultations: 2
- Conservation area: Yes – Lambton Road
- Listed building: No
- Tree protection orders: No
- Controlled Parking Zone: No
- Flood zone: No
- Town Centre: No (just beyond Raynes Park Town Centre)

1. INTRODUCTION

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

2. SITE AND SURROUNDINGS

- 2.1 The application site is located to the east side of Lambton Road, to the rear of the terrace rows of both Lambton Road and Tolverne Road. The site is accessed via an under-croft through No. 40 Lambton Road. There is a narrow access way which opens out to a regular shaped plot; the site (not including the access way) has an area of approximately 286 sq.m.
- 2.2 The site is located within the Lambton Road Conservation Area and is located just outside of the Raynes Park town centre. The site has a public transport access level (PTAL) of 5 (0 being the lowest and 6b being the best) which is high, being an approximate 3 minute walk from Raynes Park Station. The site is not within a controlled parking zone (CPZ); albeit the surrounding streets along with the lower portion of Lambton Road are CPZ's.
- 2.3 The site is currently occupied by a series of single storey buildings, including 2 dwellings (which became lawful through the passage of time) and a portacabin and sheds relating to the former use as a builders yard.
- 2.4 The surrounding area is predominantly residential use and characterised by two storey (with loft level) dwellings.

3. CURRENT PROPOSAL

- 3.1 This application seeks planning permission for the demolition of the existing single storey buildings on site and the redevelopment of the site to provide a terrace of 3 one bed dwellings.
- 3.2 The dwellings would be built along the eastern boundary of the site and would be set back from the western boundary by approximately 2.4m, this setback would provide a walkway to access each dwelling. The proposed dwellings would have regular footprints and would incorporate a mezzanine floor within the roof space. The roof would rise to a peak toward the south west corner of each dwelling with a ridge line running down to the north east corner. The southern portion of each dwelling would reduce to single storey and would incorporate a flat roof; this portion of the dwellings would adjoin the next dwelling in the terrace. The design would present a varied roof scape which would rise and fall along the length of the terrace. Given the mezzanine floor and raised corner of each dwelling, they would be akin to 1.5 storey dwellings. Each dwelling would be provided with a 20 sq.m private terrace along with 25 sq.m of shared outdoor amenity space; the shared space would be acquired from the rear garden of No. 40 Lambton Road. In addition, the wall along the eastern boundary would be raised by 0.675m, equating to 2.5m high as measured from the properties to the east.
- 3.3 Access would remain unchanged which would involve the existing underpass through No. 40 Lambton Road; cycle parking would be located within the underpass. A portion of No. 38 Lambton Road would be acquired to provide refuse storage. The walkway in front of the dwellings along with the shared outdoor amenity space would be provided with seating and planting.
- 3.4 The proposed terrace would have the following key dimensions:
- Footprint of individual dwellings: 10m wide and 6.8m deep.
 - Footprint of terrace: 30m long and 6.8m deep.
 - Heights: 3.8m high to the flat section of roof, 4.2m high to the eaves and 6.43m maximum height.

- 3.5 The pitched roof of the proposed dwellings would comprise a standing seam zinc roof with the vertical components, at roof level, comprising timber louvres; the flat roof section would be a green roof; the front elevation at ground level would comprise translucent cladding; the northern elevation would be zinc cladding; the main entrance door and balustrade to the terrace would be timber; the remaining doors, windows and fascias and gutters would be powder coated aluminium.
- 3.6 The scheme as originally submitted proposed a terrace row of 4 dwellings. Officers raised concerns regarding the amount of development proposed and the lack of private amenity space for each dwelling. Amendments to the scheme were subsequently submitted which reduced the number of dwellings proposed to 3 and increased the private amenity space for each unit.

4. RELEVANT PLANNING HISTORY

- 4.1 MER170/81: Rebuilding of existing workshops and stores as offices – Refused (reason not recorded).
- 4.2 13/P4057: Application for a lawful development certificate in respect of the use of single storey buildings on the site known as 40A Lambton Road as two self-contained residential units [Use Class c3] called studio 3 and studio 4 – Granted.

5. CONSULTATION

- 5.1 Public consultation was initially undertaken by way of site and press notices and by post sent to neighbouring properties, re-consultation was then undertaken to alert residents of the aforementioned amendments to the scheme. The results of the combined consultation exercises are summarised as follows:
- 5.2 23 objections from individual properties received which are summarised as follows:
- Impact upon the conservation area
 - Incongruous development
 - Out of keeping
 - Excessive scale
 - Over development
 - Lack of outdoor space
 - Loss of privacy
 - Visually intrusive/overbearing
 - Loss of outlook
 - Loss of daylight and sunlight
 - Increased parking pressure
 - Impact upon highway performance and safety
 - Undesirable precedent
 - Poor access
 - Poor access for emergency services
 - Impact upon wildlife
 - Concerns regarding health and safety
 - Inappropriate location for new housing
 - Misleading and vague information
 - Poor quality living conditions for prospective occupants
 - Loss of employment land
 - Undesirable housing mix
 - Increased noise/disturbance
 - Light pollution
 - Increased litter
 - Additional pressure on services
 - Drainage

- Concern flat roof components will be used as roof terraces
 - Loss of security to surrounding properties
 - Contrary to relevant legislation and policy
 - Reduction to value of surrounding properties
- 5.3 Wimbledon Society: Objection. Misleading consultation exercise. The proposal is not in accordance with policy DMD2. The accommodation in the roof space is substandard; the outdoor amenity space fails to meet relevant standards; the proposal would receive poor levels of natural light. The proposal would be out of keeping, visually intrusive and would result in loss of light to surrounding properties. Exacerbate parking pressure and lack of access for emergency vehicles.
- 5.4 The Resident's Association of West Wimbledon: Objection. Lack of access for emergency vehicles; lack of light and poor quality living conditions for prospective occupants; lack of outdoor amenity space; loss of light and visually intrusive to surrounding properties; incongruous and out of keeping; exacerbate highway and parking pressure.
- 5.5 Councillor Adam Bush: Requested that should this application be recommended for approval, it be heard before the Planning Applications Committee.
- 5.6 Metropolitan Police – Designing out Crime Officer: Raised concerns regarding the visibility of the proposal and the location of the cycle store. Advised various technical standards should be met to ensure a high level of security.
- 5.7 Environment Agency: No objection.
- 5.8 LBM Climate Change Officer: No objection. Advised that the proposal will need to comply with the relevant CO2 and water consumption standards.
- 5.9 LBM Environmental Health: No objection. Advised conditions relating to a demolition and construction method statement, external lighting and contamination.
- 5.10 LBM Transport Officer: No objection. Vehicle access is not possible due to the narrow entrance. The area is highly sustainable in terms of accessibility (PTAL 5). Cycle and refuse storage are both acceptable. Advised conditions relating to a construction management plan and service management plan.
- 5.11 LBM Conservation Officer: No objection. The proposal is not visible from the street. No objection to the proposed materials.
- 6. POLICY CONTEXT**
- 6.1 National Planning Policy Framework (2012)
 Section 4 – Promoting sustainable transport.
 Section 6 – Delivering a wide choice of high quality homes.
 Section 7 – Requiring good design including optimising the potential of a site to accommodate development.
 Section 12 – Conserving and enhancing the historic environment.
- 6.2 London Plan (2016)
 Relevant policies include:
 3.3 Increasing housing supply
 3.4 Optimising housing potential
 3.5 Quality and design of housing developments
 3.8 Housing choice

- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.10 Urban greening
- 5.11 Green roofs
- 5.17 Waste Capacity
- 5.21 Contaminated land
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.9 Cycling
- 6.13 Parking
- 7.1 Lifetime neighbourhoods
- 7.2 An inclusive design
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 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
- 8.2 Planning Obligations
- 8.3 CIL

6.3 Merton Local Development Framework Core Strategy – 2011 (Core Strategy)

Relevant policies include:

- CS 8 Housing choice
- CS 9 Housing provision
- CS 11 Infrastructure
- CS 13 Open space and leisure
- CS 14 Design
- CS 15 Climate change
- CS 17 Waste management
- CS 18 Transport
- CS 20 Parking servicing and delivery

6.4 Merton Sites and Policies Plan – 2014 (SPP)

Relevant policies include:

- DM D1 Urban Design
- DM D2 Design considerations
- DM D4 Managing Heritage Assets
- DM EP 2 Reducing and mitigating noise
- DM O2 Nature conservation
- DM T3 Car parking and servicing standards

6.5 Supplementary planning considerations

- London Housing SPG 2016
- Technical Housing Standards 2015
- Sustainable Design and Construction SPG 2014

7. PLANNING CONSIDERATIONS

7.1 Material Considerations

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

- Principle of development.
- Design and impact upon the character and appearance of the conservation area.
- Impact upon neighbouring amenity.

- Standard of accommodation.
- Transport and parking.
- Refuse storage and collection.
- Cycle storage.
- Sustainable design and construction.
- Site contamination.

Principle of development

- 7.2 Policy DM E3 of the SPP seeks to protect scattered employment sites, and states that where proposals would result in the loss of an employment site, they would be resisted except where: the site is located predominantly in a residential area and it can be demonstrated that it is having a significant adverse effect on residential amenity, the site characteristics make it unviable for whole site employment, there is no reasonable prospect of employment or community use on the site in the future.
- 7.3 The site is not considered to be suitable for employment use given its size, access arrangements and sitting within a residential area. It is noted that while the site was formerly used as a builders yard, it is unlikely that such a use would be granted planning permission under current policy as the use would likely result in a significant adverse effect on local residential amenity. In addition, it is noted that there are currently two residential units on the site which obtained a lawful development certificate confirming their lawfulness. In this instance, the loss of employment land is considered to be acceptable.
- 7.4 Policy 3.3 of the London Plan 2016 states that development plan policies should seek to identify new sources of land for residential development including intensification of housing provision through development at higher densities.
- 7.5 Core Strategy policies CS8 & CS9 seek to encourage proposals for well-designed and conveniently located new housing that will create socially mixed and sustainable neighbourhoods through physical regeneration and effective use of space.
- 7.6 There are currently two residential units on site and the site is surrounded by residential use; the site is no longer considered to be suitable for employment uses; given this application seeks to increase residential density, the principle of development is considered to be acceptable, subject to compliance with the relevant London Plan policies, Merton Local Development Framework Core Strategy, Merton Sites and Policies Plan and supplementary planning documents.
- Design and impact upon the character and appearance of the conservation area
- 7.7 Section 12 of the NPPF, London Plan policies 7.4, 7.6 and 7.8, Core Strategy policy CS14 and SPP Policies DM D2 and DM D4 require well designed proposals which make a positive contribution to the public realm, are of the highest quality materials and design and which are appropriate in their context, thus they must respect the appearance, materials, scale, bulk, proportions and character of their surroundings. Core Strategy policy
- 7.8 London Plan policy 7.8 states “*Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail*”.
- 7.9 The National Planning Policy Framework (2012), section 12, paragraph 134 states that: ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use’.

- 7.10 Paragraph 1.3.61 of the London Plan Housing SPG 2016 states that *fully optimising housing potential will necessitate high quality, innovative design to ensure new development successfully responds to challenges and opportunities presented on a particular site*. The site is considered to be unique in that it is located between, and to the rear of, two terraces; thus the site is screened from the streetscene. In addition, while the site is visible from the surrounding dwellings, it is isolated in the sense that it would not be read together with the surrounding terraces. There is therefore an opportunity to develop a unique design approach, appropriate to the unique characteristics of the site in this instance.
- 7.11 Given the isolated and unique nature of the site, a contemporary approach to the design is considered to be appropriate. The proposed dwellings could be described as 1.5 (ground floor with mezzanine) storeys in height; they would have reduced eaves and a single storey element connecting each dwelling, the resulting form would be an undulating terrace and roofscape. It is considered that the proposed form would break up the massing of the proposed terrace and reduce the apparent bulk, ensuring the proposed dwellings would be subordinate to the surrounding terraces. Considering the siting of the proposal, being a backland site located between, and to the rear of, two residential terraces, it is not considered that the bulk or massing of the proposals would appear unduly dominant. The proposed palette of materials is considered to be high quality, providing a coherent and interesting final design.
- 7.12 While the proposal does not seek to replicate the surrounding development, it is considered to achieve a coherent and high quality design which would not detract from the surrounding conservation area. Given the development does not seek to create a single isolated dwelling, but rather an ensemble of three dwellings, it is considered to achieve a semblance of its own character, unique to the site.
- Impact upon neighbouring amenity
- 7.13 SPP policy DM D2 states 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 loss of light, quality of living conditions, privacy, visual intrusion and noise.
- 7.14 The proposed terrace would abut the site's eastern boundary, which would place the proposed terrace within a distance ranging from 6.1m to 10.3m from the rear elevations of the terrace fronting Tolverne Road; it is noted that where the separation distance is 6.1m, the dwelling fronting Tolverne Road has an existing 4m deep rear extension. The site currently sits approximately 0.6m below the height of the rear gardens to the east; the proposal would further excavate the site to increase this difference in levels to approximately 1.5m. As such, the wall of the proposed terrace which would abut the site's eastern boundary would be approximately 2.5m in height, as viewed from the rear gardens to the east. The proposal would present an undulating roof profile and would be designed such that the highest point of the roof would be near the centre of the site (with the highest point having a separation distance from the eastern boundary of approximately 5m), thus the reduced eaves would be built along the eastern boundary. In addition, the proposed terrace would maintain a separation distance of approximately 2.4m from the western boundary. Given the above, it is considered that the bulk and massing of the proposal has been appropriately reduced and broken up, thus the proposal is not considered to be unduly visually intrusive or to result in undue loss of light to neighbouring properties.
- 7.15 In addition to the above, the submitted overshadowing diagrams further demonstrate that the proposal would not result in undue loss of light to neighbouring properties.

- 7.16 Each proposed dwelling has one upper floor window which is directed toward to the south; these windows would provide outlook to the dwellings own terrace, the section of green roof, the roof of the adjoining dwelling, the shared access way and to the garages beyond the southern boundary. Given the above, it is not considered that neighbouring privacy would be unduly compromised as a result of the proposal.

Standard of accommodation

- 7.17 Policies 3.5 and 3.8 of the London Plan 2016 state that housing developments are to be suitably accessible and should be of the highest quality internally and externally and should ensure that new development reflects the minimum internal space standards (specified as Gross Internal Areas) as set out in table 3.3 of the London Plan (amended March 2016) and the DCLG – Technical Housing Standards 2015. Policy DM D2 of the Adopted Sites and Policies Plan (2014) states that developments should provide for suitable levels of privacy, sunlight and daylight and quality of living conditions for future occupants.
- 7.18 The DCLG housing standards state that a 1 bed, 2 person dwelling with accommodation over 2 levels would require a minimum gross internal area (GIA) of 58sq.m. Each dwelling would be provided with approximately 62sq.m of GIA which is acceptable.
- 7.19 All habitable rooms are served by windows which are considered to offer suitable natural light, ventilation and outlook to prospective occupants. To the front and at ground floor level, each dwelling would have translucent cladding, providing additional light to the kitchen and dining area. The kitchen/dining area along with the bedroom would be provided outlook into the private terrace; the terrace would be 5.2m long and 3.85m deep, it is considered that these dimensions are sufficient to ensure the rooms would not feel enclosed and to ensure adequate natural light.
- 7.20 SPP policy DMD2 requires that for all new houses, the Council will seek a minimum of 50sq.m as a single, usable, regular amenity space. However, given the proposed dwellings are not family dwellings (3 bed or more), having only 1 double bedroom, a smaller amenity area can be considered in this instance. Each unit would be provided with a 20sq.m private terrace, providing a suitable space for passive recreation. Furthermore, the site would be provided with 25sq.m of shared amenity space and the communal walkway would be provided with bench seats and planting. Overall it is considered that the scheme would offer acceptable provisions of outdoor space given the level of occupancy proposed.
- 7.21 The private terrace areas would be enclosed by timber screening. This would ensure privacy to the terrace area along with the windows to the kitchen/dining room and bedroom.
- 7.22 The scheme offers a unique approach to developing a constrained site, offering high quality living accommodation for 3, 1 bed dwellings.

Transport and Parking

- 7.21 Core Strategy policy CS20 and SPP policy DM T3 require that developments would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, on street parking or traffic management.
- 7.22 Given the size and configuration of the site, onsite parking would not be provided. It is noted that there are currently two dwellings onsite, thus this application constitutes a net increase of one dwelling. It is not considered that the addition of one dwelling, in an area that does not have controlled parking, would impact upon parking in the

area to such a degree as to warrant refusal of the application. It is further noted that the surrounding streets are CPZ's, thus residents of the proposed scheme would not qualify for parking permits in these zones. Furthermore, given the high PTAL of 5, the occupancy of each dwelling being 2 and as there is access to car club cars in the immediate area, it is unlikely the prospective residents would require their own cars.

- 7.23 Given the restricted nature of the site, it is recommended to include a condition which would require details of a demolition and construction method statement prior to commencement.

Refuse storage and collection

- 7.24 Appropriate refuse storage must be provided for developments in accordance with policy 5.17 of the London Plan and policy CS 17 of the Core Strategy.

- 7.25 Refuse would be stored to the rear of No. 38 Lambton Road (which is owned by the applicant) throughout the week. Refuse would then be moved to the pavement on collection day. The proposed provisions are considered to be acceptable.

Cycle storage

- 7.26 In accordance with London Plan policy 6.9 and table 6.3, 3 cycle storage spaces would be required for the development.
- 7.27 8 cycle storage spaces are proposed within the undercroft, these provisions are considered to be acceptable.

Sustainable design and construction

- 7.28 London Plan policy 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.
- 7.29 As per CS policy CS15, minor residential developments are required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day. It is recommended to include a condition which will require evidence to be submitted that a policy compliant scheme has been delivered prior to occupation.

Site contamination

- 7.30 London Plan Policy 5.21 and SPP policy DM EP4 state that developments should seek to minimise pollutants, reduce concentrations to levels that have minimal adverse effects on human or environment health and to ensure contamination is not spread.
- 7.31 In the event contamination is encountered during construction works, planning conditions are recommended which would require the submission of details of measures to deal with this contamination.

8. CONCLUSION

- 8.1 The proposal is considered to be acceptable in principle, redeveloping a former builder's yard which is also in partial residential use, to provide a residential development at an increased density, in line with planning policy. The proposal is considered to be well designed, appropriately responding to the surrounding context in terms of massing, heights, layout and materials, thus preserving the character of the conservation area.

- 8.2 The proposal has been sensitively designed to ensure it would not unduly impact upon neighboring amenity. The proposal would offer high quality living standards for prospective occupants. The proposal would not unduly impact upon the highway network, including parking provisions. The proposal would achieve suitable refuse provisions. It is considered that the proposal would achieve appropriate sustainable design and construction standards.
- 8.3 The proposal is considered to 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 a refusal of the application.

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. Amended standard condition [Materials]: The facing materials to be used for the development hereby permitted shall be those specified on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development 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.

4. Standard condition [Timing of construction]: 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.

5. Amended standard condition [Working method statement]: Prior to the commencement of development [including demolition] a working method statement shall be submitted to and approved in writing by the Local Planning Authority that shall include measures to accommodate: the 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;

measures to control noise and vibration; measures to control dust and dirt; control of surface water run-off; a scheme for recycling and disposing of waste from demolition and construction. No development shall be take place that is not in full accordance with the approved method statement.

Reason: It is necessary for the condition to be discharged prior to the commencement of development ensure vehicle and pedestrian safety and to protect the amenities of neighbouring occupiers and to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan.

6. Standard condition [External lighting]: Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and to protect nature conservation in the area, in accordance with policies DM D2 and DM EP4 and DM O2 of Merton's Sites and Policies Plan 2014.

7. 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.

8. Non-standard condition [Contamination]: If during construction works contamination is encountered which has not previously been identified and considered, the Council's Environmental Health Section shall be notified immediately and no further development shall take place until remediation proposals (detailing all investigative works and sampling, together with the results of analysis, risk assessment to any receptors and proposed remediation strategy detailing proposals for remediation) have been submitted to and approved by the Local Planning Authority and the approved remediation measures/treatments implemented in full.

Reason: To protect the health of future occupants and surrounding areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2016 and policy DM EP4 of Merton's Sites and Policies Plan 2014.

9. Standard condition [Cycle storage]: Prior to occupation of the development hereby approved, cycle parking facilities for the occupants and visitors of the development shall be provided in accordance with the approved plans.

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 2016, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.

10. Non-standard condition [Sustainability]: No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the development has achieved CO2 reductions not less than a 19% improvement on Part L of the Building Regulations 2013 and internal water usage 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 2016 and Policy CS15 of Merton's Core Planning Strategy 2011.

11. Amended-standard condition [Restriction on permitted development]:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses, other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties, to the character of the area or damage retained trees, and for this reason would wish to control any future Development plan policies for Merton: policy 7.6 of the London Plan 2016, policies CS13 and CS14 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

12. Amended-standard condition [Use of flat roof]: Access to the flat roof parts of the development hereby permitted, shall be for maintenance or emergency purposes only and 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.

INFORMATIVES:

- a) **INFORMATIVE:** 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.

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

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