

**PLANNING APPLICATIONS COMMITTEE
12 DECEMBER 2013**

Item No:

UPRN	APPLICATION NO.	DATE VALID
	13/P2332	24/07/13
	13/P2334	24/07/13

Address/Site 1A St Marys Road, Wimbledon, Sw19 7DF

(Ward) Hillside

Proposal: Demolition of existing 3 bedroom dwelling house and the erection of a new 4 bedroom dwelling house with associated parking and landscaping.

And

Application for conservation area consent for the demolition of existing dwelling.

Drawing No's: 100 P1, 101 P1, 102 P1, 103 P1, 104 P1, 105 P1, 109 P1, 110 P1, 111 P2, 112 P1, 116 P1, 201 P2, 300 P1, 301 P2, and 302 P1

Contact Officer: Sabah Halli (0208 545 3297)

RECOMMENDATION

GRANT Planning Permission and Conservation Area Consent subject to conditions

CHECKLIST INFORMATION

- Heads of Agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 7
- External consultations: No
- Controlled Parking Zone: Yes (VOn)

1. INTRODUCTION

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

2. SITE AND SURROUNDINGS

- 2.1 The site comprises a detached property located along a well-established residential road of other mostly detached properties of varying designs.
- 2.2 The site is located within the Wimbledon Hill Conservation Area within the Woodside, St Mary's, and Lake Road Sub-Area. The adjoining property to the south, 77 Woodside, is a Locally Listed building. Its neighbour to north, 1 St Mary's Road, is identified in the Conservation Area character appraisal as making a positive contribution. The site itself is identified as making a neutral contribution.
- 2.3 The road slopes upwards from its junction with Woodside and so the site sits on higher ground than no.77.
- 2.4 The site is subject to Tree Preservation Orders.

3. CURRENT PROPOSAL

- 3.1 It is proposed to demolish the existing two storey, 3 bedroom, detached, property which is of a more traditional design, and replace it with a new detached, two storey (with accommodation at basement and roof level) 4 bedroom property also of a more traditional design but in a different style to existing.
- 3.2 This scheme follows previously refused application 13/P0159 for the same development however the property proposed there was larger and included 6 bedrooms. Following the refusal, the applicant has sought pre-application advice from the Council and the scheme has been amended in the following ways:
- Reduction in size of basement foot print
 - Decrease in footprint of dwelling and increase in set in of new dwelling from side boundary shared with 77 Woodside, to 4m
 - Amendment in design of dwelling to include a mansard roof design and detailing to main property
- 3.3 The dwelling would be set 0.4m behind the existing main front building line and would have the same rear building line as existing for the main dwelling. A single storey element is proposed which would project 1.5 – 1.7m beyond this. The property would be set 1m from the side boundary with adjoining property 1 St Mary's. With respect to the other adjoining property, 77 Woodside, the single side garage would be set 0.4m from that side boundary (as per the existing side garage) and the main dwelling would be set 4m from that side boundary.

- 3.4 The dwelling would be 6.1m to eaves level and 9m to ridge level. The roof would be of a mansard design and would include 3 front and 4 rear dormers.
- 3.5 The basement would retain the same front building line as the property but would be smaller in footprint than the main dwelling. It would receive natural light through 2 front light wells (covered with horizontal grilles) and a rear terrace area.
- 3.6 Accommodation for the property would comprise swimming pool, cinema, gym, utility room, plant room, W.C, and shower at basement level, drawing room, kitchen, dining room, living room, W.C, and hall at ground floor level, 2 en-suite bedrooms, and a study at first floor level, and 2 en-suite bedrooms, and a study at second floor/roof level.
- 3.7 The front curtilage would remain as existing in terms of the extent of hard-standing and two front trees are proposed to be removed and replaced.
- 3.8 Materials proposed are brick work and render, slate roof tiles, white painted timber and white painted aluminium.

4. **PLANNING HISTORY**

13/P0159 - DEMOLITION OF EXISTING DWELLING HOUSE AND ERECTION OF REPLACEMENT TWO STOREY DWELLING WITH BASEMENT, INCLUDING ALTERATIONS TO FRONT CURTILAGE – Refused, on the following grounds:

1. The proposed replacement dwelling, by virtue of its bulk, height, design, and siting, would result in a poorly designed and cramped development which would fail to preserve or enhance the character of the Wimbledon Hill Conservation Area, contrary to Policy BE.1 (Conservation Areas, New Development, Change of Use, Alterations and Extensions), BE.16 (Urban Design), and BE.22 (Design of New Development) of the London Borough of Merton UDP - October 2003, policy CS 14 of the London Borough of Merton Core Strategy (2011), and the aims of the National Planning Policy Framework (March 2012).

2. The proposed replacement dwelling, by virtue of its bulk, height, design, and siting, would be visually intrusive and detrimental to the outlook of adjoining residential properties contrary to policy BE15 of the London Borough of Merton UDP - October 2003, policy CS 14 of the London Borough of Merton Core Strategy (2011), and the aims of the National Planning Policy Framework (March 2012).

3. The proposed development could potentially result in a detrimental impact on protected trees within an adjoining the site and the applicant has not provided sufficient information in respect of this, or any proposed tree protection measures. As such the proposed development is contrary to policy CS 13 of the London Borough of Merton Core Strategy (2011).

13/P0163 - APPLICATION FOR CONSERVATION AREA CONSENT FOR THE DEMOLITION OF EXISTING DWELLING - Refused, on the following grounds:

1. In the absence of a suitable replacement scheme the proposed demolition of the existing property, located within the Wimbledon Hill Conservation Area, is premature and would fail to preserve or enhance the character and appearance of the Wimbledon Hill Conservation Area. As such the proposed development is contrary to policy BE.2 (Conservation Areas, Demolition) of the London Borough of Merton UDP (2003), CS 14 of the London Borough of Merton Core Strategy (2011), and the aims of the National Planning Policy Framework (March 2012).

01/P0938 - DEMOLITION OF EXISTING GARAGE. ALTERATIONS AND EXTENSIONS TO THE HOUSE INCLUDING A TWO-STOREY SIDE EXTENSION, REMODELLING OF THE FRONT ELEVATION AND RECONSTRUCTION OF THE ROOF INCLUDING RAISING THE EAVES AND RIDGE HEIGHT WITH A DORMER WINDOW AT THE FRONT AND A NEW ENTRANCE PORCH AND FRONT BOUNDARY WALL – Approved

5. **CONSULTATION**

The application has been advertised by press notice, site notice, and letters of notification to occupiers of neighbouring properties. There have been 5 representations of objections received and on the following grounds:

- Too many Edwardian houses have been demolished in the Wimbledon Village area.
- The purpose of a conservation area is to conserve the character of the area and the alteration from Edwardian to modern style proposed here, whilst it maybe tasteful in itself, alters the general setting of the area.
- False or 'dummy' windows in the side elevations would give rise to a perceived loss of privacy and should be removed.
- The first floor rear terrace will result in a loss of privacy to 77 Woodside.
- The single storey side garage should be of matching brick work and not painted render for an improved appearance
- The levels are not clear from the plans and so these should be submitted if approved
- It is not clear what plant and machinery might be needed to ventilate the basement and swimming pool, and where these might be located. These details should be submitted to the Council for approval for amenity reasons.

- Further information would be welcome re trees on the site
- A condition should be added to any approval prohibiting the insertion of any further windows without planning permission in amenity terms
- The ground floor side windows would result in light pollution and loss of privacy
- Concern regarding potential impact of basement on local ground water

Wimbledon Society – This site is within the Wimbledon Hill Road Conservation area, opposite the listed Queen Mary’s Court, and beside a Locally Listed building.

The proposal is to demolish the present building, remove all the present trees, and build a new house above a substantial basement. The existing building appears to be from the 1950’s.

The proposed front elevation is significantly less wide than that previously approved, which would now allow some open views from the street. However, although the line of the proposed frontage is set slightly further back than the present house, it still projects forward more than its neighbour.

The proposed basement occupies a significant portion of the whole site. Taking the Section, its depth front to back is around 15m, with only about 5m remaining of the rear garden, and a little less at the front garden. This has three outcomes: the amount of natural greenspace left compared to the built-over area is only some 40% over the whole site: when the proposed hard standing on the whole of the front garden is taken into account, **space for greenery** (an important characteristic of the conservation area) and water percolation etc is very small; and secondly, the potential for disturbance of the **natural ground water** patterns are very evident: and thirdly **tree loss** is total. Accordingly:

(a) The Council should require the applicant to provide as part of the application, and before determining it, the **information** set out in the Draft Sites & Policies DPD (page 95 items B iv, v, vi, viii): and item C (being the assessment of the impacts on ground water etc): and...

(b) The design of the Front garden area should be changed so as to maintain the majority of the space as green, with only **limited hard standing**, and a single vehicle access; and...

(c) The loss of all the existing trees and vegetation should be compensated for by **replanting on site** (or in the locality) using the “Tree Years” principle, where the combined ages of the lost and replacement trees are matched; all covered by Condition for a subsequent landscape plan.

The DPD also says in Policy DMH4 (page 57), in relation to the demolition of an existing house, that the replacement house must achieve **code level 5**.

The application does not yet explain the way in which this is to be achieved, and no application should be permitted until this is demonstrated. Any external **plant room noise** etc that might be generated from heating/cooling type equipment (including that serving the basement pool facilities) should be sited so as to respect adjoining properties.

Conservation Officer – No objection to demolition of the existing dwelling subject to a suitable replacement scheme and the proposed replacement scheme is considered acceptable.

Climate Change Officer - Unable to provide detailed sustainability comments until a design stage assessment report has been submitted for the site, as per the standard pre-commencement condition.

It is noted that no reference has been made to sustainability considerations for the development within the Design and Access statement submitted. It is therefore recommend that the development address sustainability in accordance with Policy CS15 of the Core Strategy and in particular notes the fabric first approach advocated in the policy in line with the Mayor's Energy Hierarchy.

Tree Officer – The Arboricultural report advises that there are 2 Hollies that are of poor quality, and 2 bands of Cypress hedging that are a category 'C' class proposed for removal. There is an off site Horse Chestnut tree, the root system and RPA of which will be within this site, and will require protection.

None of these trees have any particular arboricultural merit and no objection is seen to their removal. However, the loss of all of the greenery on this site, both front and rear, should be replaced to restore the landscape amenities of this area. I would recommend attaching the planning conditions in respect of tree protection to include the Horse Chestnut at 76 Woodside, site supervision, landscaping (including replacement trees to the front and rear of the site), and the implementation of any approved landscaping scheme.

6. **POLICY CONTEXT**

The relevant policies contained within the Adopted Merton Unitary Development Plan (October 2003) are UDP: HS.1 (Housing Layout and Amenity), BE.1 (Conservation Areas, New Development, Change of Use, Alterations and Extensions), BE.2 (Conservation Areas; Demolition), BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.16 (Urban Design), BE.23 (Alterations and Extensions to Buildings), BE.24 (Roof Extensions and Dormer Windows), and NE.11 (Trees-Protection)

Core Strategy 2011:

CS 13 (Open Space, Nature Conservation, Leisure and Culture), CS 14 (Design), CS 20 (Parking, Servicing, and Delivery)

Wimbledon Hill Conservation Area Character Appraisal

New Residential Development SPG

Design – SPG

London Plan (2011):

The relevant policies contained within the London Plan (February 2011) are

3.3 (Increasing Housing Supply)

3.4 (Optimising Housing Potential)

3.5 (Quality and Design of Housing Developments)

3.11(Affordable Housing Targets)

5.7 (Renewable Energy)

7.4 (Local Character)

7.8 (Heritage Assets and Archaeology)

8.2 (Planning Obligations).

National Planning Policy Framework (2012)

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the principle of the demolition of the existing property, the design of the proposed new dwelling, its impact on the character and appearance of the conservation area, and its effect upon neighbour amenity.

7.2 Principle of Demolition of Existing Dwelling

7.3 The N.P.P.F states that heritage assets are an irreplaceable resource and that Local Planning Authorities (LPA) should conserve them in a manner appropriate to their significance.

7.4 The N.P.P.F requires the LPA to identify and assess the particular significance of any heritage asset that may be affected by a proposals taking account of the available evidence and any necessary expertise. The LPA has assessed the significance of the site property and has consulted its own Conservation Officer, who does not object to the proposed development.

7.5 The house is a detached property which falls within the Wimbledon Hill Conservation Area and is noted as making a 'neutral' contribution to the conservation area. It is considered a non-designated heritage asset under the new N.P.P.F, which states that any harm or loss of heritage assets should require clear and convincing justification. It also states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced

judgement will be required having regard to the scale of any harm of loss and the significance of the heritage asset.

7.6 Policy BE.2 of the UDP states that a proposal for a development scheme that will involve the total or substantial demolition of an unlisted building in a conservation area that makes a positive contribution to its character and appearance would not be permitted unless the following can be demonstrated:

- 1) there is clear and convincing evidence that reasonable efforts have been made to continue the present use or to find a viable use for the building and these efforts have failed and it is demonstrated that preservation of the building as part of the scheme or in some form of charitable or community ownership is not possible or suitable, or
- 2) the costs of repairs or maintenance of the building cannot be justified against its importance or value derived from its retention, provided that the building has not been deliberately neglected, or
- 3) There will be substantial planning benefits from the community from redevelopment which would decisively outweigh loss from the resulting demolition.

7.7 Policy BE.2 states that acceptable and detailed plans for a replacement scheme will be required even if it will involve total or substantial demolition of an unlisted building in a conservation area that makes little or no contribution to the character or appearance of that area. A condition will be imposed on a planning permission granted, to ensure that demolition shall not take place until a contract for the carrying out of the development works has been made.

7.8 The dwelling is listed in the Wimbledon Hill Conservation Area Character assessment as making a neutral contribution to the conservation area and the proposed replacement single dwelling is now considered to be acceptable in terms of its scale, siting, height, design, and impact on protected trees within and adjoining the site, and also its impact on the character and appearance of the conservation area. As such, the loss of this 'neutral' heritage asset is considered to be outweighed by the replacement dwelling to be provided.

7.9 Design

7.10 It is considered that the proposed replacement dwelling is now acceptable in design terms. Following the previous refusal, the applicant undertook to seek pre-application advice from the Council prior to submitting the current applications. The following amendments have been made to the design of the new dwelling since the refusal:

- Reduction in size of basement foot print
- Decrease in footprint of dwelling and increase in set in of new dwelling from side boundary shared with 77 Woodside, to 4m
- Amendment in design of dwelling to include a mansard roof design and detailing to main property

- 7.11 This scheme has also been further amended since its original submission through the removal of the proposed first floor rear balustrades.
- 7.12 The N.P.P.F states that Planning policies and decision should aim to ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
 - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
 - are visually attractive as a result of good architecture and appropriate landscaping.
- 7.13 It also advises that Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles but that it is, however, proper to seek to promote or reinforce local distinctiveness. The N.P.P.F also states that Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).
- 7.14 The Council's own UDP and Core Strategy design policies also seek developments of a high quality and which relate to their surroundings.
- 7.15 It is considered that the proposed replacement dwelling is now in compliance with the advice given in the new N.P.P.F and the Council's UDP policies (BE.1, BE.16, and BE.22) and Core Strategy policy CS 14. The replacement dwelling would respond to local character and history, and would reflect the identity of local surroundings. The proposed development is also now considered would be visually attractive as a result of good architecture (as discussed in more detail below).
- 7.16 The Character Appraisal describes the site property as:

'1a St Mary's Rd

This is a small scale two storey house dates from 1957. It has a hipped roof with a subsidiary gable facing to St Mary's Rd. The 1st floor frontage comprises render, and a steeply sloping roof of tiles, and hanging tiles make up the front facing gable. The lower part of the building is red brick.'

- 7.17 The proposed replacement dwelling would be of a traditional design and following the above amendments would not now represent an excessively large or overbearing development within the street scene, and an over-development of the plot. The footprint of the property would be in proportion to the size of the site and the height would sit in between that of the adjoining properties.
- 7.18 Paragraph 7.25 of the Council's New Residential Development SPG states 'Where the flank wall of a new development is proposed which is adjacent to the ends of gardens of existing dwellings, then a 4 metre separation (for two storey buildings) or a 6 metre separation (for 3 storey buildings) would be sought between the flank wall and the curtilage of the gardens of the existing dwellings'. The proposal would now comply with this in terms of the side/rear boundary with no.77.
- 7.19 The mansard design of the roof and smaller dormer windows within it reduce the bulk of the roof and would not detract from the main property below. It is proposed to introduce detailing within the flank elevations by the use of different materials and this can be ensured through a condition on any approval.
- 7.20 No alterations have been indicated to the existing boundary treatments however if the application were to be approved a condition could be added to any approval requiring details of any proposed boundary treatments to be submitted to the local planning Authority for approval, prior to development commencing. Likewise, details of proposed front hard surfacing materials and landscaping can be required to be submitted to the Council for approval prior to development commencing.
- 7.21 Standard of Accommodation
- 7.22 The amenity space provision for the property exceeds the Council's SPG minimum levels and is acceptable in terms of the mix and split between hard and soft areas.
- 7.23 The dwelling complies with the minimum gross internal area within the table 3.3 of the London Plan (2011).
- 7.24 Neighbour Amenity Issues
- 7.25 Following the previously discussed amendments to the scheme, the proposed replacement dwelling is now considered to be acceptable in amenity terms. The reduction in scale and footprint and increased separation distance from

77 Woodside mean that the dwelling would not now appear excessively large or overbearing.

7.26 There are no side windows proposed and it is not considered that there would result any more overlooking from the proposed front and rear dormers windows than from existing first floor front and rear windows. A condition could also be added to any approval prohibiting the installation of any windows in the side elevations of the dwelling without planning permission. A condition can also be added to any approval prohibiting the use of any flat roofed areas as terraces.

7.27 It is considered that the proposed basement is acceptable in principle and that there would not result a detrimental impact on the amenities of the occupiers of the adjoining properties as a result of the basement light wells.

7.28 It is noted that a first floor rear terrace is proposed however this would not be acceptable on privacy grounds as its use would result in an unacceptable level of overlooking to the adjoining properties. As such, a condition should be added to any approval prohibiting the use of any flat roofed areas of the dwelling as terraces/balconies.

7.29 Parking

7.30 The car parking standards detailed within Schedule 6 of the UDP are maximum standards and should therefore not be exceeded unless it can be demonstrated that a higher level of parking is needed.

7.31 There would not be any impact on parking or highway safety as a result of the

7.32 Impact of the Basement

7.33 There has been a marked increase in the number of applications within the Borough including extensive basements and it has become routine, given the concerns that arise in relation to stability and impact on groundwater and surface water conditions, to require a construction method statement and drainage/flood risk assessment in advance of consideration of the application, with suitable conditions attached to the grant of permission. The applicant has commissioned a construction method statement and hydrology report and this advises how the basement would be constructed and that trial boreholes dug indicate that the site comprises weathered London clay and that no water was present. In light of this it is not anticipated that there would be a significant impact on surface or ground water sources and neighbouring structures as a result of the proposed development.

7.34 Whilst the principle of a basement is not unacceptable and sufficient information has been provided in relation to hydrology and ground stability, Officers have expressed significant concerns regarding the size of the proposed basement and the extent of the original garden to be taken up, and the impact on the character of the conservation area due to the restriction placed on soft landscaping and the maintenance of a natural landscape. Amended plans have been requested reducing the rear foot print of the

basement so as to reduce the amount of built form within the site. Any amended plans received will be reported at the meeting.

7.35 Trees/Landscaping

7.36 An Arboricultural Method Statement and Tree protection details have been submitted as part of the application and the Council's Tree Officer has raised no objections.

7.37 **Local Financial Considerations**

7.38 The proposed development is liable to pay the Mayoral Community Infrastructure Levy, the funds for which will be applied by the Mayor towards the Crossrail project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to agree to pay CIL.

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

8.1 The new dwelling would be required to be built to Lifetime Homes standards and would be required to achieve Code 4 of the Code for Sustainable Homes.

8.2 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

9. **CONCLUSION**

9.1 The principle of the demolition of the existing dwelling is considered acceptable in principle and in conservation terms, and basement aside, the proposed replacement dwelling, is acceptable in terms of its bulk, height, design, and siting, and would preserve the character of the Wimbledon Hill Conservation Area. Significant concerns have been raised to the applicant regarding the extent of the proposed basement and impact on the character of the conservation area. Any amended plans received will be reported at the meeting.

9.2 Accordingly, subject to the basement being sufficiently reduced in rear footprint, it is recommended that on balance, planning permission be granted.

RECOMMENDATION

(1) GRANT PLANNING PERMISSION

Subject to the following conditions:-

13/P2332

1. A.1 Time
2. A.7 Plans

3. B.1 Materials to be Submitted
4. B.4 Details of Surface Treatment
5. B.5 Boundary Treatment
6. B6P Site Levels
7. C.1 No Permitted Development (Extensions)
8. C.2 No Permitted Development (Side Windows and Doors)
9. C.8 No Use of Flat Roofed Areas
10. D.11 Construction Times
11. F.1 Landscaping (including replacement trees to the front and rear of the site)
12. F.2 Landscaping Implementation
13. F.3P Tree Survey Required
14. F5P Tree Protection (to protect and safeguard existing Horse Chestnut at 76 Woodside)
15. F.9 Hardstandings
16. J.1 Lifetime homes
17. L2P Code Level 4 (Pre-Commencement)
18. L3 Code Level 4 (Pre-Occupation)
19. N2 Contracts (Demolition)
20. Non – Standard Condition: Construction Method Statement

(2) GRANT CONSERVATION AREA CONSENT

Subject to the following conditions:

13/P2334

1. A.4 Time
2. A.7 Plan Numbers
3. N.2 Contracts (Demolition)

The policies listed below were relevant to the determination of this proposal.

Adopted Merton Unitary Development Plan (October 2003)

HS.1 (Housing Layout and Amenity)
BE.1 (Conservation Areas, New Development, Change of Use, Alterations and Extensions)
BE.2 (Conservation Areas; Demolition)
BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise)
BE.16 (Urban Design)
BE.23 (Alterations and Extensions to Buildings)
BE.24 (Roof Extensions and Dormer Windows)
NE.11 (Trees-Protection)

Adopted Merton Core Strategy (July 2011)

CS 13 (Open Space, Nature Conservation, Leisure and Culture)
CS 14 (Design)
CS 20 (Parking, Servicing, and Delivery)

The London Plan (2011)

3.3 (Increasing Housing Supply)
3.4 (Optimising Housing Potential)
3.5 (Quality and Design of Housing Developments)
3.11(Affordable Housing Targets)
5.7 (Renewable Energy)
7.4 (Local Character)
7.8 (Heritage Assets and Archaeology)
8.2 (Planning Obligations).

National Planning Policy Framework (2012)

Informative:

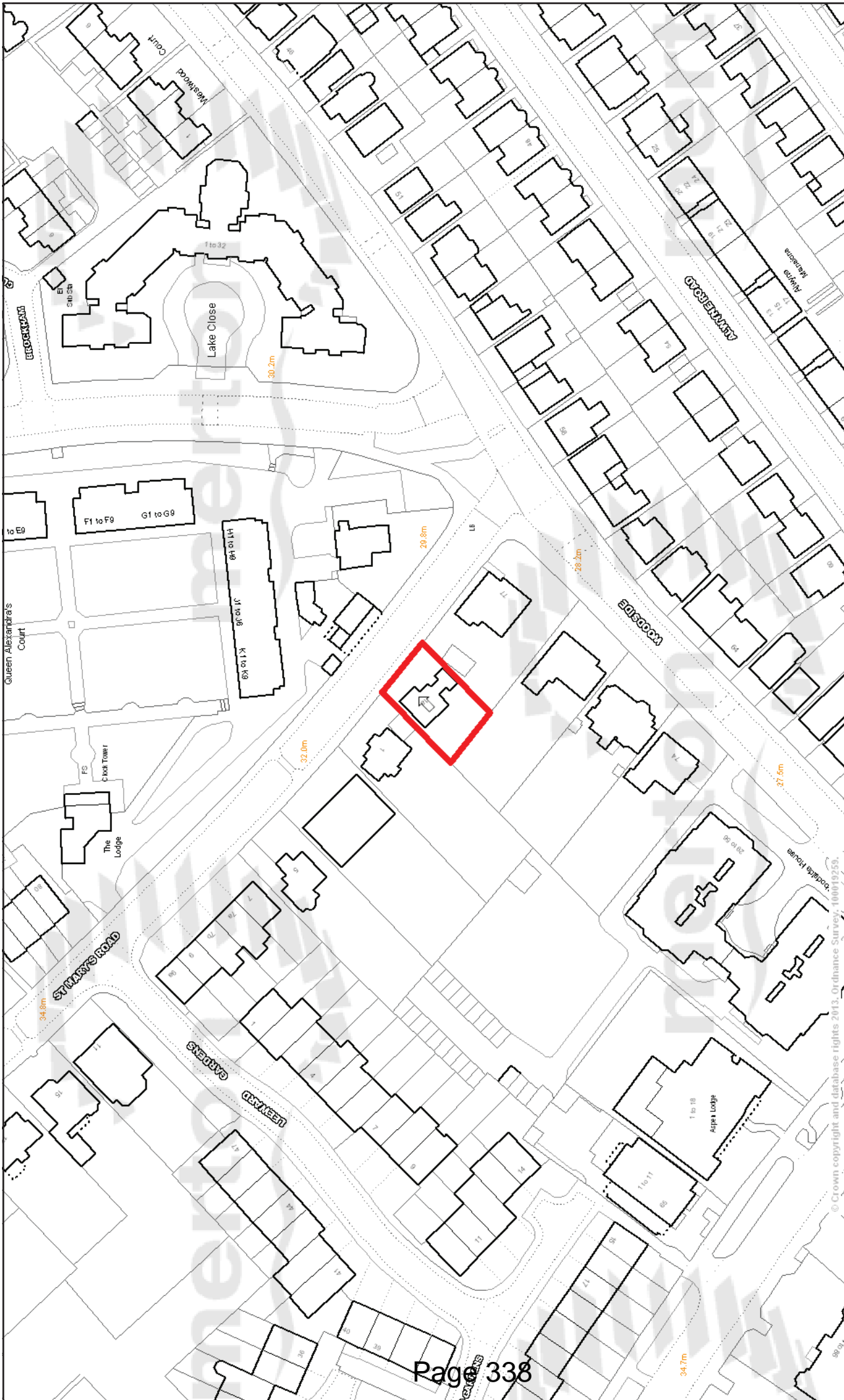
In accordance with paragraphs 186 and 187 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:

- Offering a pre-application advice and duty desk service.
- Where possible, suggesting solutions to secure a successful outcome.

- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The applicant/agent was provided with pre-application advice.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.



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

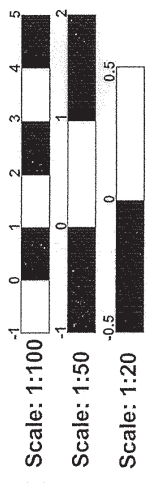
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Date 26/11/2013

1A St Mary's Road

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DEVELOPMENT CONTROL



London Borough of Merton

24 JUL 2013

Planning Development Control

P1 03.07.13 Planning Issue
Rev. Date Note
Services

Structures

Client
Mr L Patterson

Project title
1A St Mary's Road
Woodside, SW13 7DF
Drawing Title

Location Plan

Scale @ A3
1:1250

Project No.	Drawing no.	Revision
185	100	P1

Status	Date of Issue
Planning	03.07.13



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2 Providence Yard
Etra Street
London E2 7JQ
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P1	03.07.13	Planning Issue
Rev	Date	Note
Services		
Structures		
Client	Mr L Patterson	
Project title	1A St Mary's Road	
	Windbladen, SW19 7DF	
Drawing Title	Existing Site Plan	

Scale @ A3	1:200	
Project No.	Drawing no.	Revision
185	101	P1
Status	Date of Issue	
Planning	03.07.13	



Clive Sall Architecture Ltd.
 2 Providence Yard
 Ezra Street
 London E2 7JG
 0203 456 5456 SALLARCHITECTURE.LTD



London Borough of Merton

24 JUL 2013

Planning Development Control

PL	Date	Planning Issue	Notes
PL	03.07.13	Planning Issue	

Rev	Date	Services

Structures

Client
Mr L Patterson

Project title
1A St Mary's Road
Woodside, SW13 7DF
Drawing Title

Proposed Site Plan

Scale @ A3

1:200

Project No.	Drawing No.	Revision
185	105	P1

Status
Planning

Date of Issue
03.07.13



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Scale	Horizontal	Vertical
Scale: 1:100	0 1 2 3 4 5	0 1 2
Scale: 1:50	0 1 2 3 4 5	0 1 2
Scale: 1:20	0 1 2 3 4 5	0 1 2

London Borough of Merton

24 JUL 2013

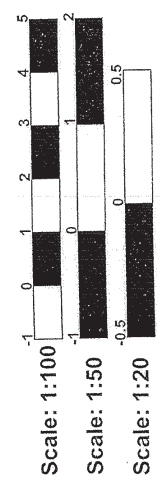
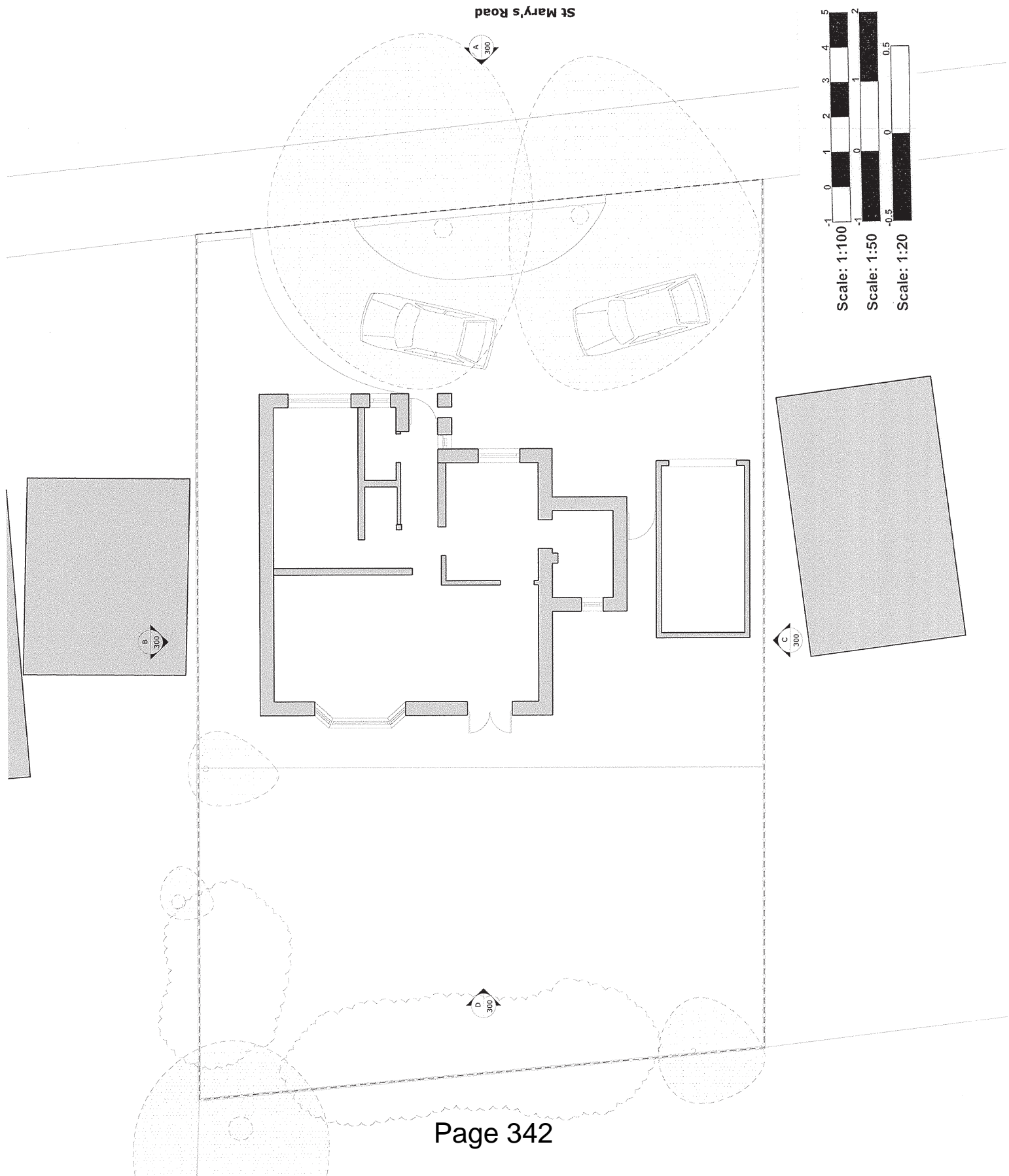
Planning Development Control

P1	03.07.13	Planning Issue
Rev.	Date	Note
Services		
Structures		
Client		
Mr L Patterson		
Project title		
1A St Mary's Road		
Wimbledon, SW13 7DT		
Drawing Title		
Existing Ground Floor Plan		

Scale @ A3	1:100
Project no.	185
Drawing no.	102
Revision	P1
Status	Planning
Date of Issue	03.07.13



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 2 Pevensey Yard
 East Street
 London E2 7JG
 020 7546 3444
 clive@sall-architects.co.uk



London Borough of Merton

24 JUL 2013

Planning Development Control

Generally

In accordance with lifetime homes criteria:
 Services and controls to be within a height band of 450-1200 mm above ffl.
 Bathrooms and WC's to be capable of firm fixing and support for adaptations within a band of 300-1800mm.

P1	03.07.13	Planning Issue
Rev	Date	Note
Services		

Structures

Client
Mr L Patterson

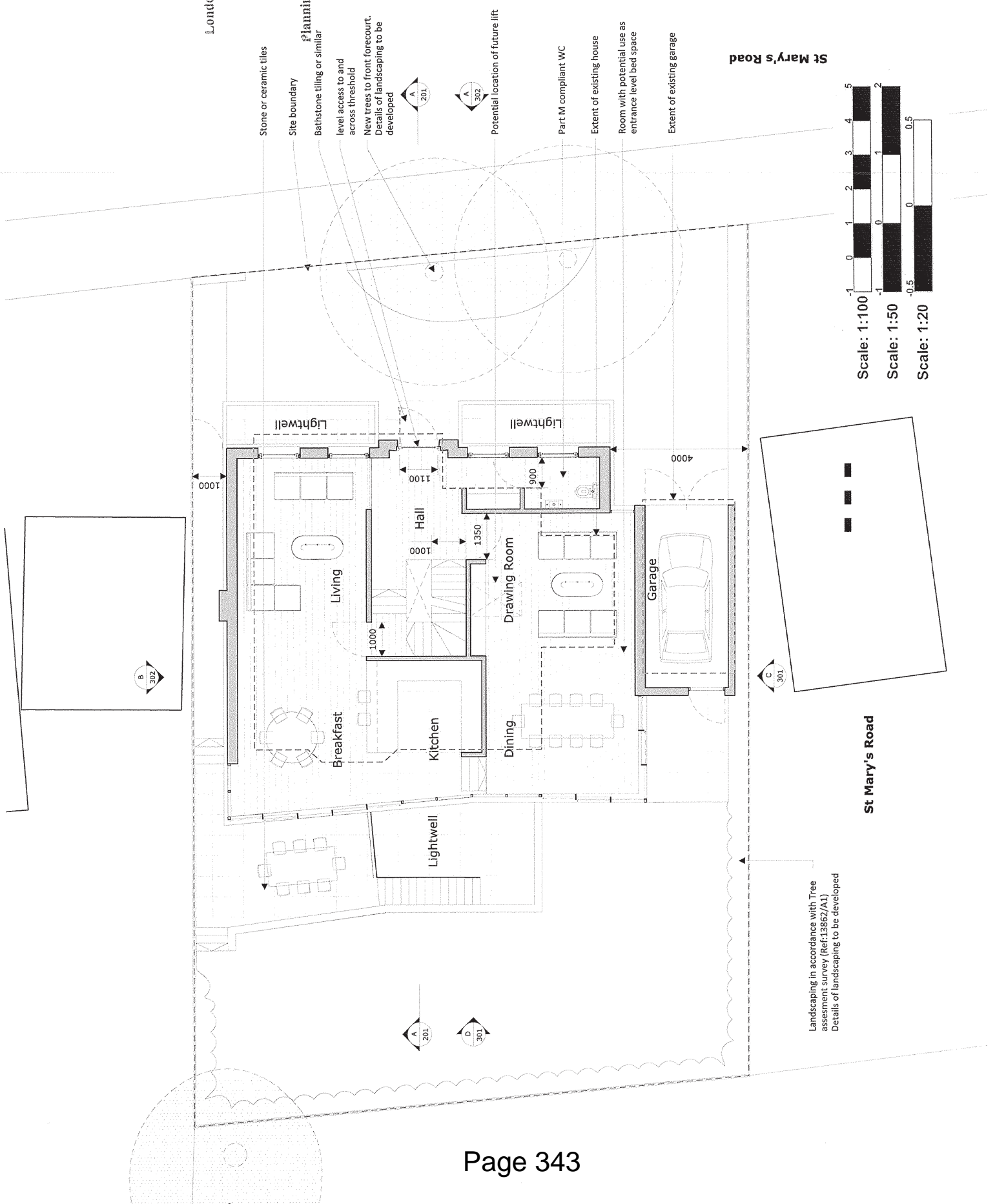
Project title
1A St Mary's Road
 Wimbledon, SW19 7DF
 Drawing Title

Proposed Ground Floor

Scale @ A3	1:100
Project No.	185
Drawing no.	110
Revision	P1
Status	Planning
Date of Issue	03.07.13



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 2 Providence Yard
 Ezra Street
 London E2 7JQ
 0203400555 SALL ARCHITECTURE LTD



Landscaping in accordance with Tree assessment survey (Ref:13862/A1) Details of landscaping to be developed

All drawings to be read in conjunction with structural engineer's and service engineer's



London Borough of Merton

24 JUL 2013

Planning Development Control

P1 03.07.13 Planning Issue

Rev. Date Note

Services

Structures

Client

Mr L Patterson

Project Title

1A St Mary's Road

Wimbledon, SW13 7DF

Drawing Title

Existing First Floor Plan

Scale @ A3

1:100

Drawing no.

103

Revision

P1

Status

Planning

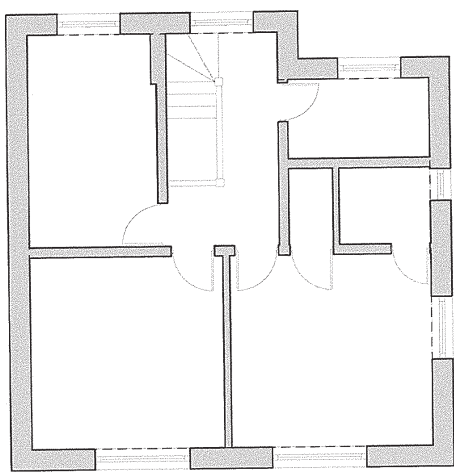
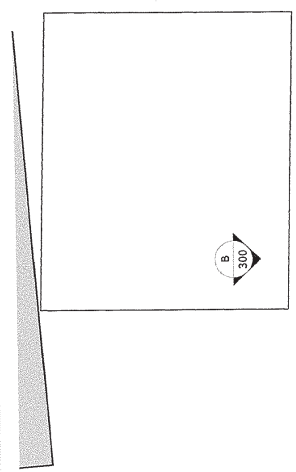
Date of Issue

03.07.13

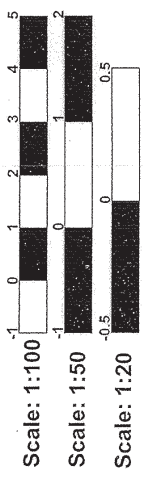
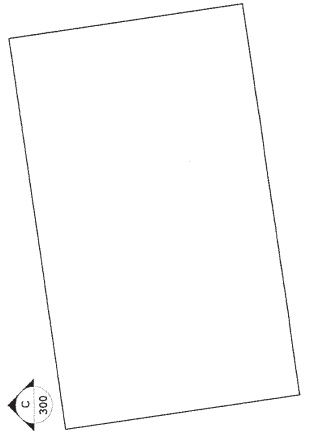


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2 Providence Yard
100-102 St. John Street
London EC2A 4JH
0207 4005 5444
clive@sall-architecture.com



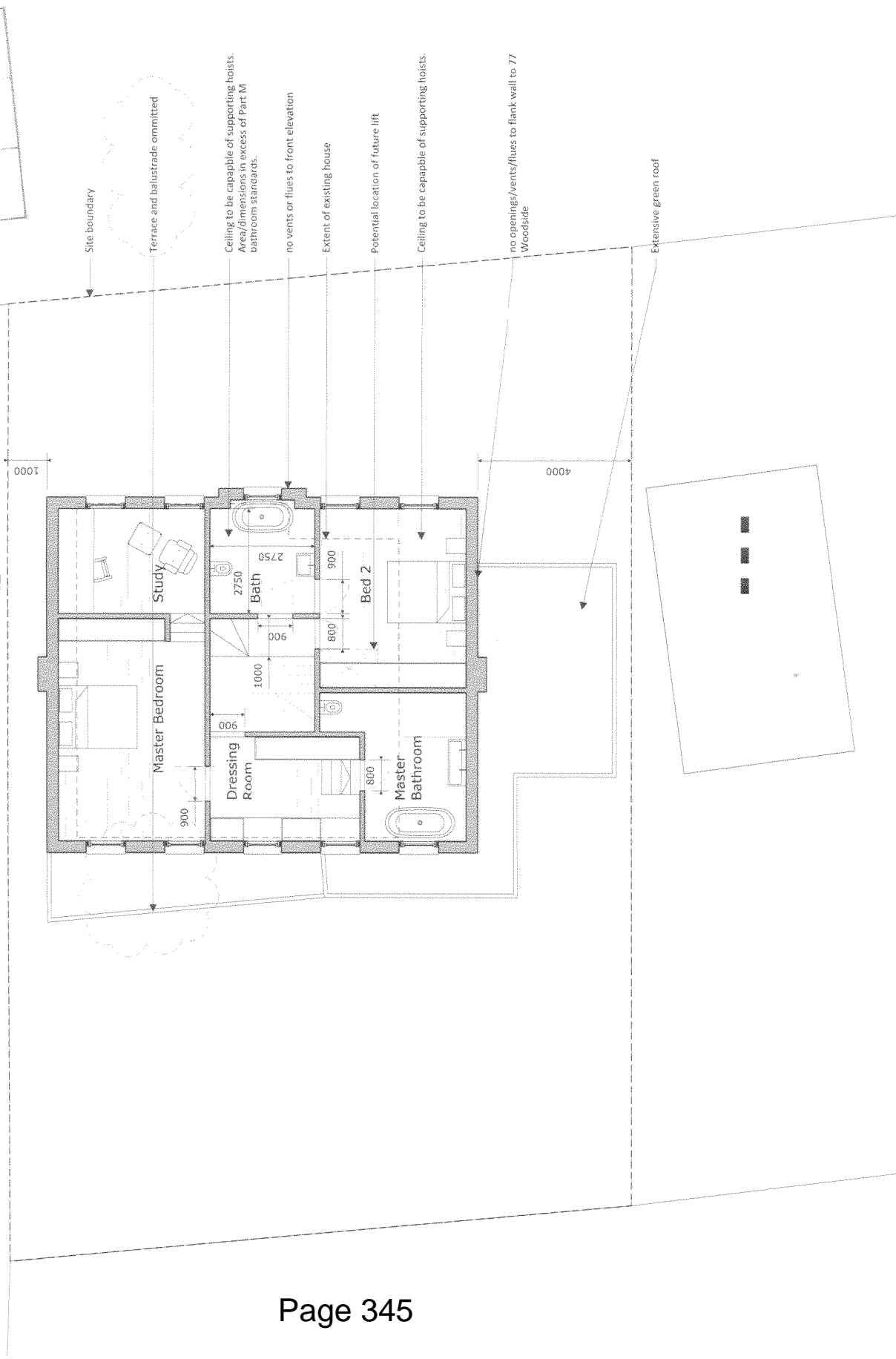
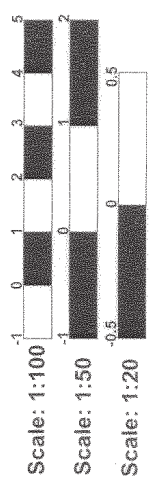
St Mary's Road



13/P2332
 AMENDED PLAN

LONDON BOROUGH OF MERTON

06 JUL 2013



All drawings to be read in conjunction with structural engineer's and service engineers' reports.		A3
Project No.	03.07.13	Planning Issue
Rev.	Date	Note
Structures		
Client	Mr L Patterson	
Project title	1A St Mary's Road	
Location	Wimbledon, SW19 7JD	
Drawing Title	Proposed First Floor	
Scale @ A3	1:100	
Drawing No.	111	Revision
Project No.	185	P2
Status	Planning	Date of Issue
		03.07.13

Generally
 in accordance with lifetime homes criteria.
 Services and controls to be within a height band of 450-1200 mm above ffl.
 Bathrooms and WC's to be capable of firm fixing and support for adaptations within a band of 300-1800mm.

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 Ezra Street
 London E2 7JH
 02085 606 606



London Borough of Merton

24 JUL 2013

Planning Development Control

Generally
In accordance with lifetime homes criteria:
Services and controls to be within a height band of 450-1200 mm above ffl.
Bathrooms and WC's to be capable of firm fixing and support for adaptations within a band of 300-1800mm.

P1 03.07.13 Planning Issue
Rev Date Note
Services

Structures

Client
Mr L Patterson

Project title
1A St Mary's Road
Wimbledon, SW19 7DF
Drawing Title

Proposed Second Floor

Scale @ A3

1:100

Project no.
185

Drawing no.
112

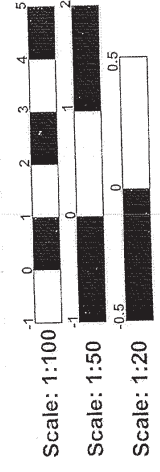
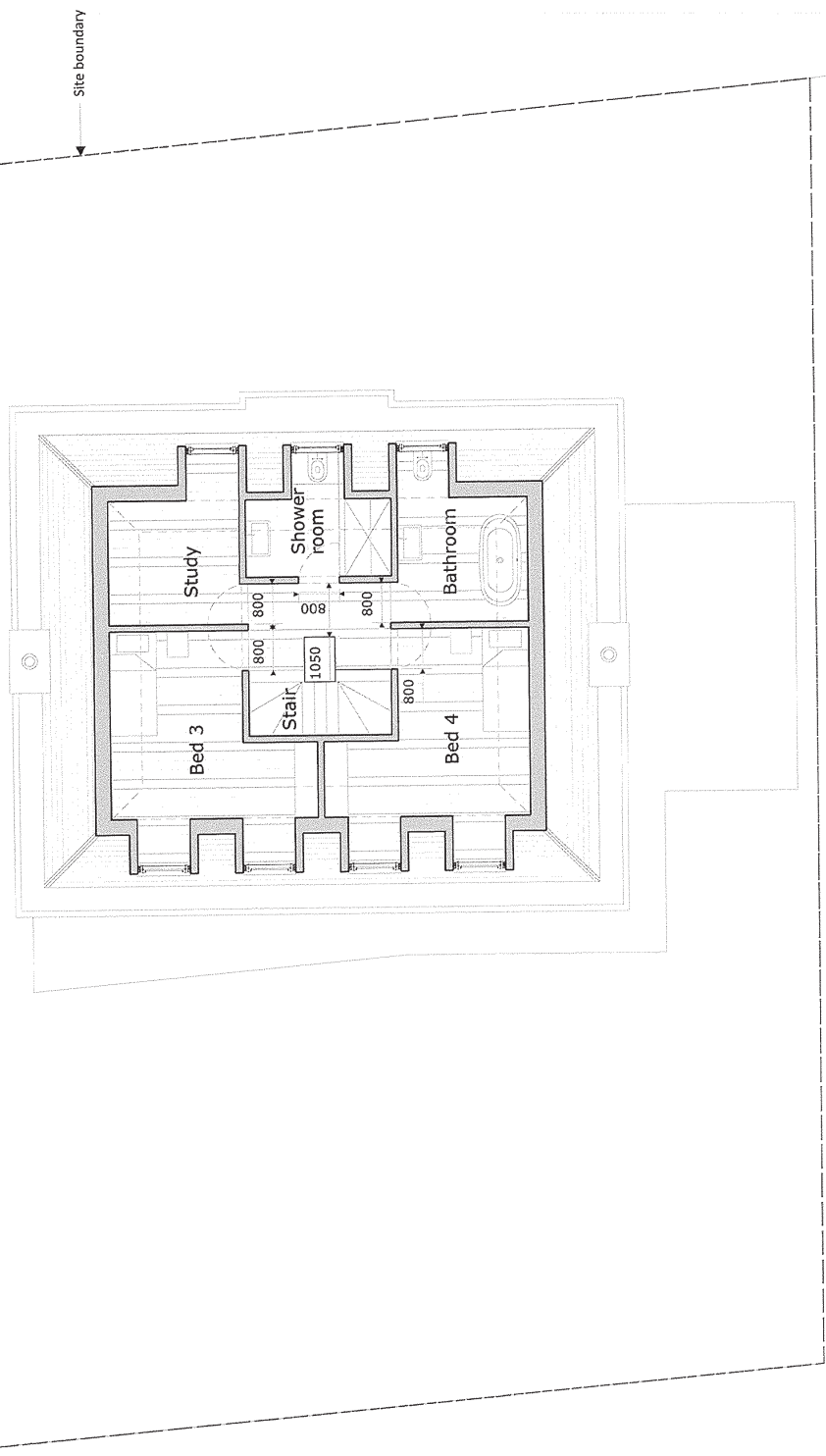
Revision
P1

STATUS
Planning

Date of Issue
03.07.13



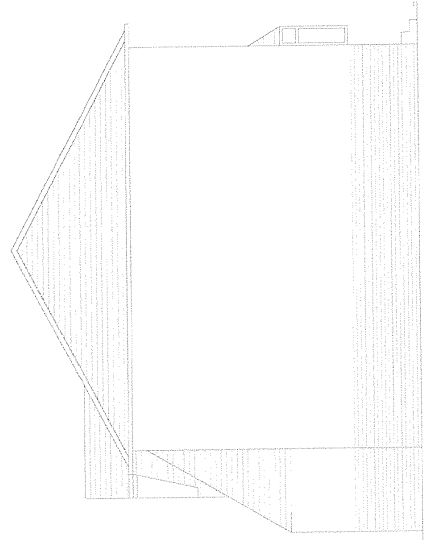
Clive Sall Architecture Ltd.
2 Providence Yard
London E2 7R3
company@clive-sall-architecture.com



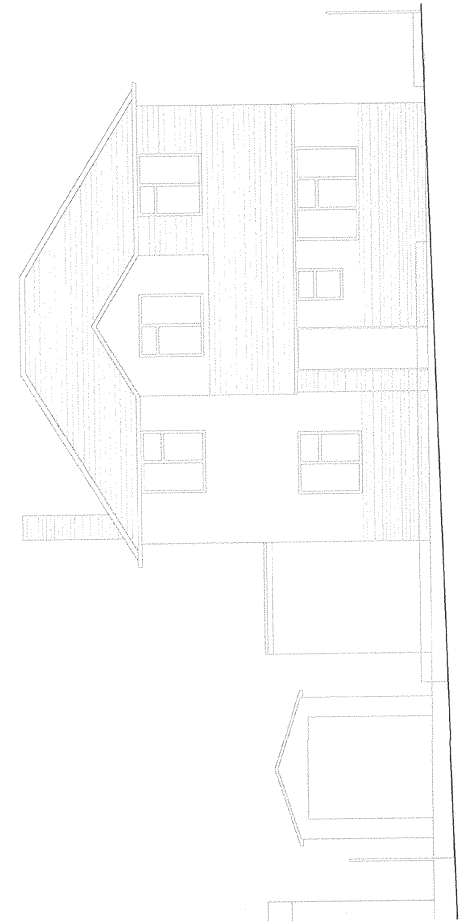
London Borough of Merton

24 JUL 2013

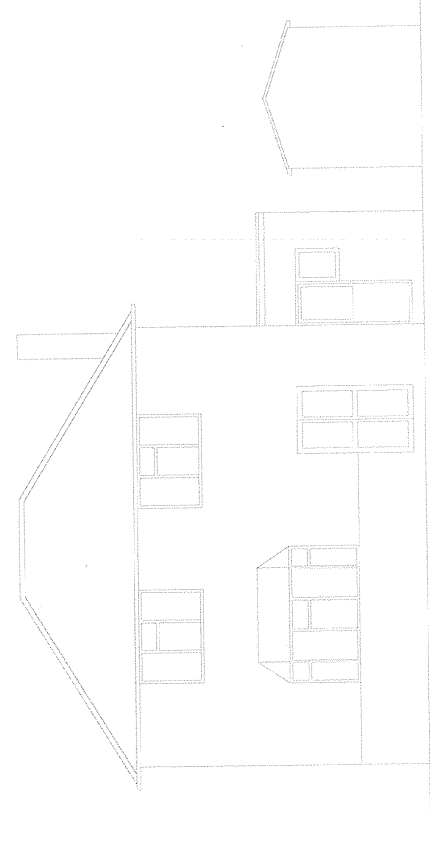
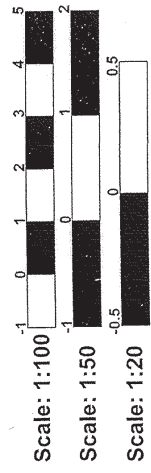
Planning Development Control



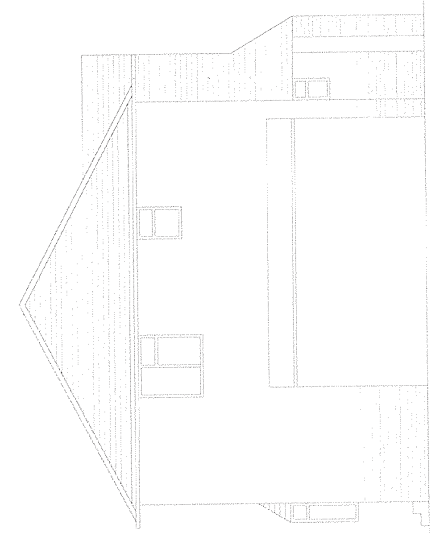
B North Elevation



A East Elevation



D West Elevation



C South Elevation

Existing Elevations

Scale @ A3	1:100
Project No.	185
Drawing No.	300
Revision	P1
Status	Planning
Date of Issue	03.07.13



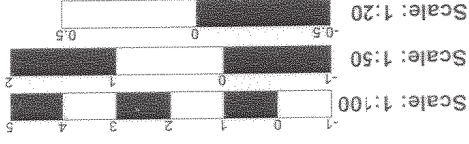
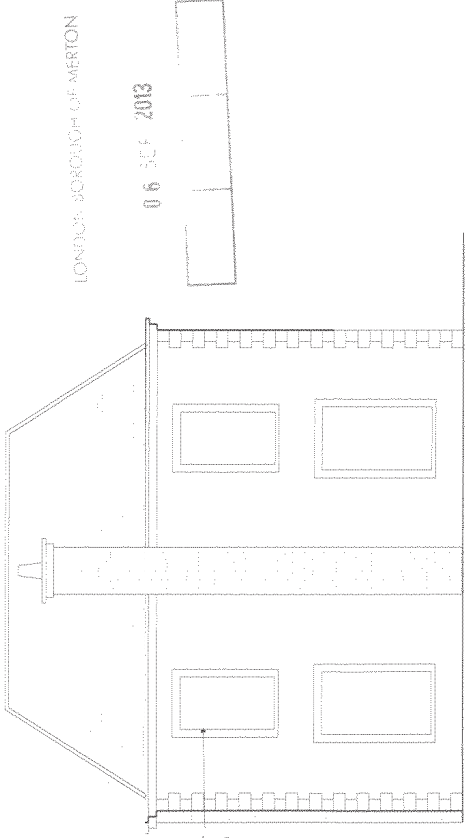
Clive Sall Architecture Ltd.
2 Providence Yard
London E2 7RS
0203 6455 344

Ref.	P1
Date	03.07.13
Issue	Planning Issue
Services	

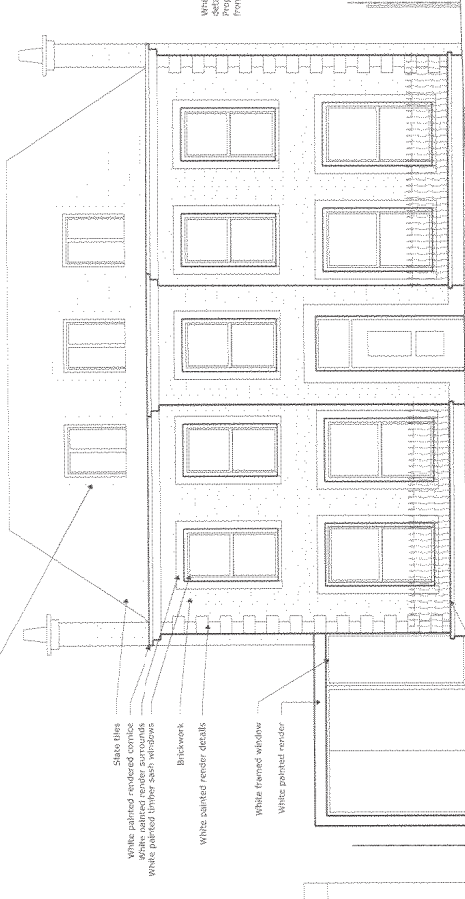
Structures
Client
Mr L Patterson
Project Title
1A St Mary's Road
Wimbledon, SW13 7DF
Drawing Title

13/P2332
 AMENDO PLAN

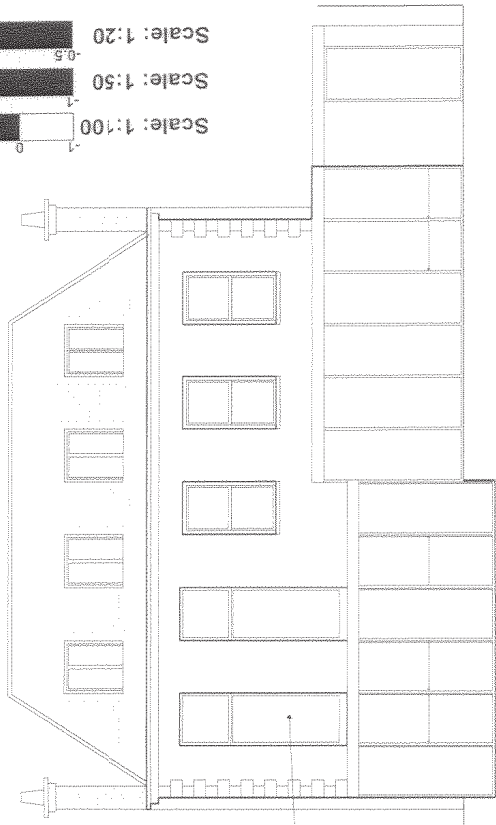
LONDON BOROUGH OF MERTON
 06 SEP 2013



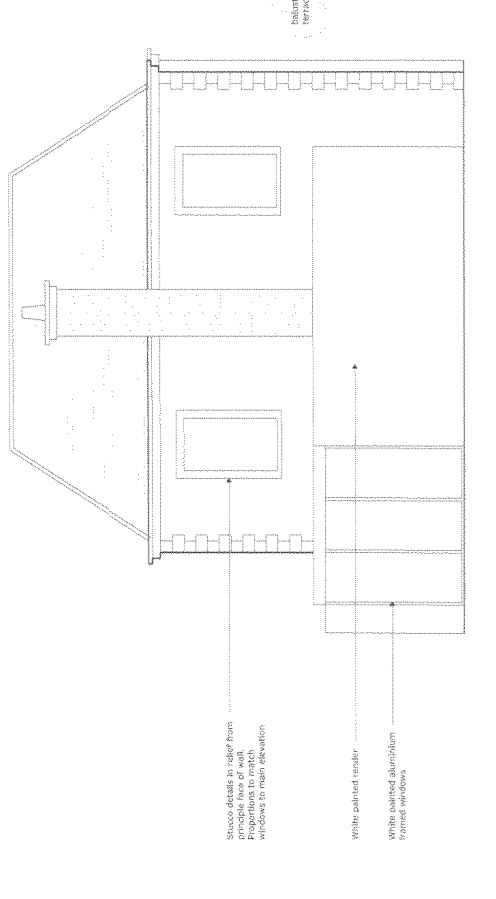
B North Elevation



A East Elevation



D West Elevation




C South Elevation

- Downers with lead roof and sills
- Stone tiles
- White painted rendered sills
- White painted rendered surrounds
- White painted timber sash windows
- Brickwork
- White painted resin details
- White framed windows
- White painted resin
- White painted cast-iron sills to light wells

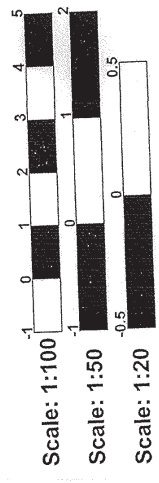
- Stone details in gable from main elevation
- Proportions to match windows in main elevation
- White painted resin
- White painted aluminium framed windows

All drawings to be read in conjunction with structural engineers' and services engineers' specifications.		A3	
PI	05.07.13	Planning Issue	
No.		Date	
Services			
Structures			
Client	Mr L Patterson		
Project title	1A St Mary's Road		
	Wimbledon, SW19 7JP		
Drawing title	Proposed Elevations		
Scale: @ A3	1:100		
Project No.	185	Drawing no.	301
Revision	P2	Station	Planning
Date of Issue	03.07.13		



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 Ezra Street
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All drawings to be read in conjunction with the engineer's and service engineer's notes.



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24 JUL 2013

Planning Development Control

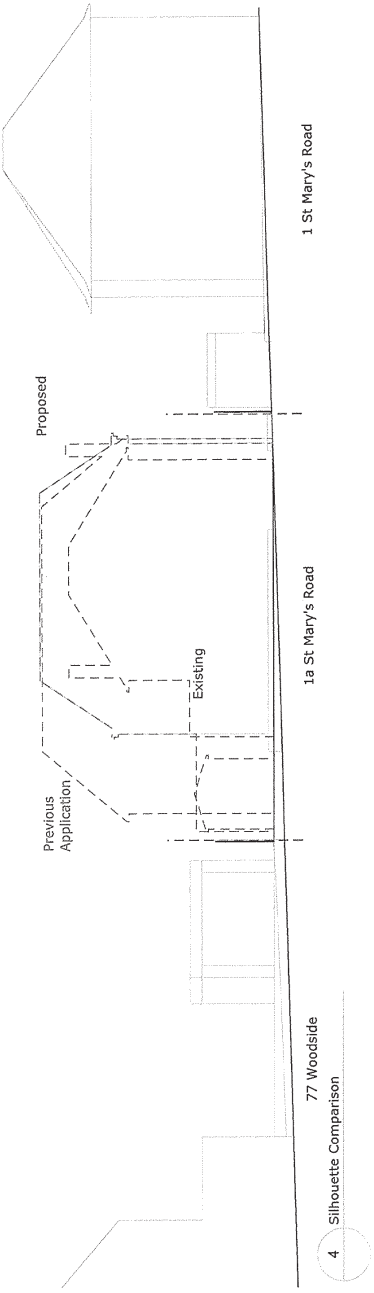
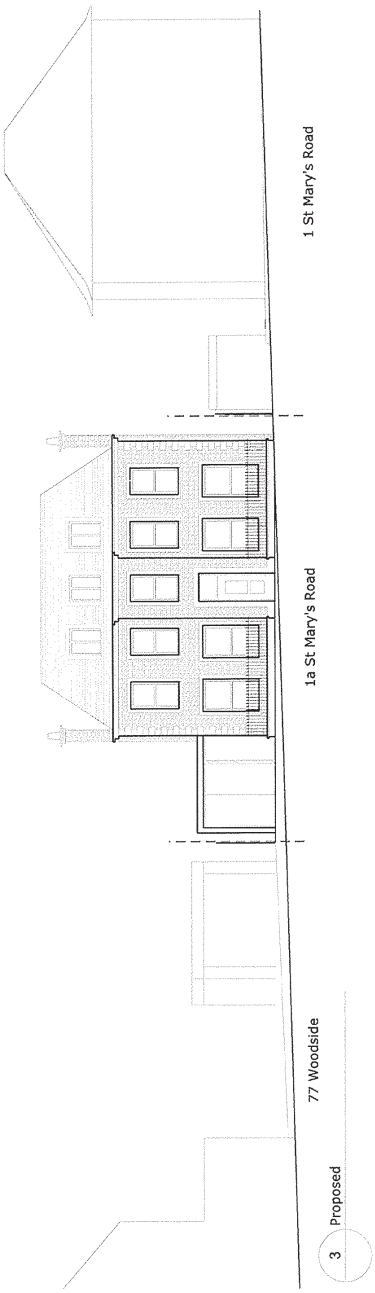
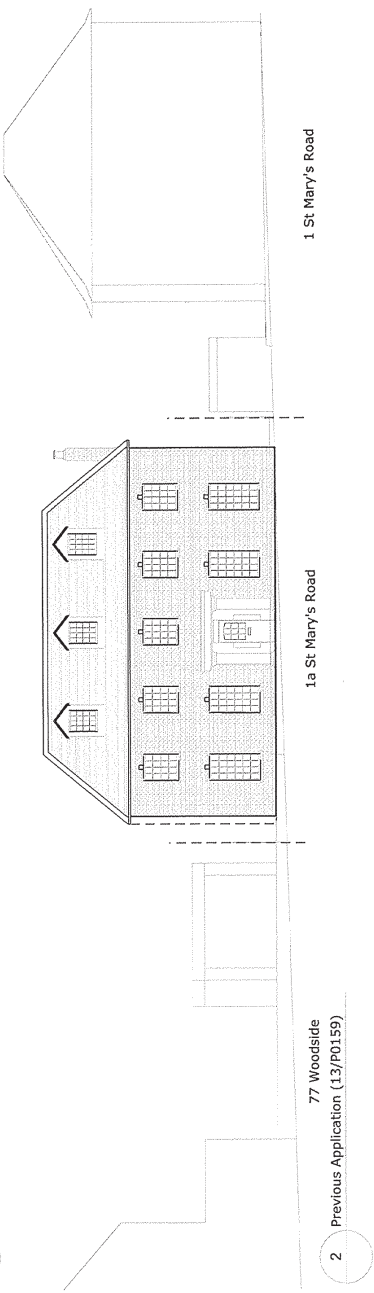
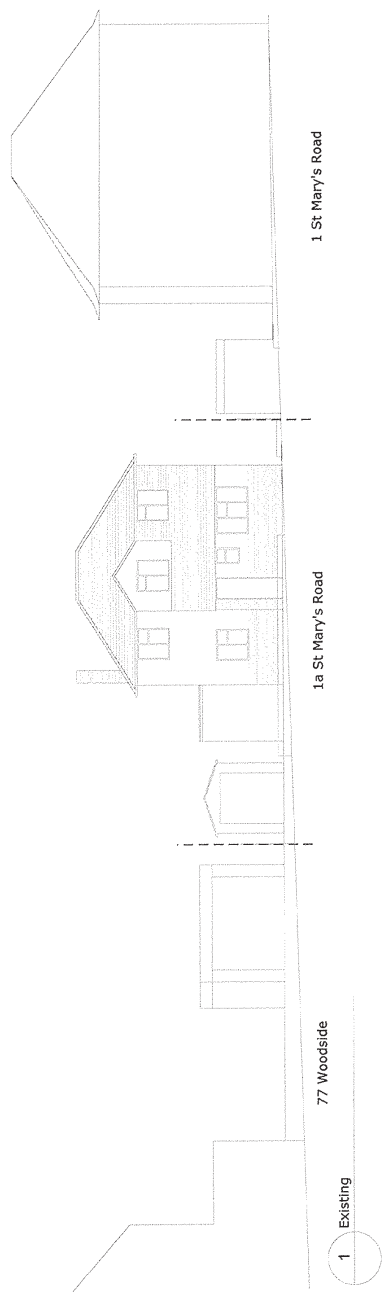
PL	03.07.13	Planning Issue
Rev	Date	Note
Services		
Structures		
Client	Mr L Patterson	
Project title	1A St Mary's Road	
	Wimbledon, SW19 7DF	
	Drawing Title	

Front Elevations

Scale @ A3	1:200	
Project No.	Drawing no.	Revision
185	302	P1
Status	Date of Issue	
Planning	03.07.13	



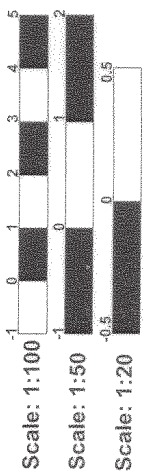
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12/P/2332
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06 JUL 2013



All drawings to be read in conjunction with the engineer's and services engineer's reports.		A3
P1	03.07.13	Planning Issue
Rev	Date	Note
Services		
Structures		
Client	Mr L Patterson	
Project title	1A St Mary's Road	
Location	Woolwich, SE18 7JF	
Drawing title	Proposed Section AA	
Scale @ A3	1:100	
Project No.	Drawing no.	Revision
185	201	P2
Status	Date of Issue	
Planning	03.07.13	
		
Clive Sall Architecture Ltd. 2 Providence Yard Etra Street London E2 7JH <small>Company No: 05114046</small>		