

PLANNING APPLICATIONS COMMITTEE

13 December 2018

APPLICATION NO.

DATE VALID

17/P4298

06/03/2018

Address/Site

1 – 5 Carnegie Place, Wimbledon, SW19 5NG

Ward

Village

Proposal:

Application for variation of condition 2 (approved plans) attached to LBM ref 16/P2810 (6 houses). changes relate to enlarged basement level (no changes above ground level)

Drawing Nos

501, 502, 502P, 503 and 504

Contact Officer:

Stuart Adams (0208 545 3147)

RECOMMENDATION

GRANT variation of condition.

CHECKLIST INFORMATION.

Heads of agreement: - Affordable housing & permissive path at all times (these are covered by the original S106 agreement attached to 16/P2810).

Is a screening opinion required: No

Is an Environmental Statement required: No

Has an Environmental Impact Assessment been submitted – No

Press notice – Yes

Site notice – Yes

Design Review Panel consulted – No

Number of neighbours consulted – 64

External consultations – No.

PTAL score – 1b

CPZ – Adjacent to VNE

CA - adjacent Wimbledon North Conservation Area

1. **INTRODUCTION**

- 1.1 The application has been brought before the Planning Applications Committee for consideration due to the number of objections received

2. **SITE AND SURROUNDINGS**

- 2.1 The application site has recently been cleared (demolition of 5 houses) and early works are currently taking place to redevelopment the site for 6 new houses. It should be noted that the site address has now been changed from Carnegie Place to Park View, Wimbledon. The application site originally comprised a block of five terraced houses. The former houses sat at a right angle to the highway from Parkside. Car parking spaces were provided in front of properties within attached garages or at the head of the cul-de-sac. The existing pedestrian access that links Parkside with Carnegie Place and with Heath Mead to the east has been retained as part of the redevelopment and will remain as such following completion of the development.
- 2.2 To the north of the application is a large detached building known as Heathland Court. Heathland Court fronts onto Parkside to the west of the application site and the building's current use is an old people's home. The flank elevation of the building which faces onto the application site comprises a number of windows and a soft edge back with a number of trees.
- 2.3 To the east of the application site is Heath Mead which comprises two storey semi detached buildings.
- 2.4 To the south of the application site are detached and terraced houses in Alfreton Close. 1, 3 & 5 Alfreton Close are detached houses which sit at a right angle to the southern boundary of the application site. 7 & 9 form part of the small terrace and these houses rear gardens sit directly to the south of the application site.
- 2.5 The application site is located within the Wimbledon Common archeological Priory Zone but not within a Conservation Area.

3. **CURRENT PROPOSAL**

- 3.1 The application is for variation of condition 2 (approved plans) attached to LBM ref 16/P2810 (6 houses). The changes relate to an enlarged basement level. A basement was previously approved under the original planning approval 16/P2810. However, the proposal seeks to simplify the basement design by creating a rectangular floor area. In comparison to the previously approved basement, each corner of the basement would be squared off and the two inverted sections to the front would be brought forward. There would be no changes above ground level.
- 3.2 The floor space (GIA) and amenity space standards of individual residential units are as follows compared to the adopted London Plan

guidelines and Merton planning policy DM D2 Design considerations in all developments).

Proposal	Type(b)bed (p) person	Proposed GIA	London Plan	Amenity Space (sq m)	Merton Amenity Space Requirement
Plot 1	4b8p	313.9	130	337.3	50
Plot 2	4b8p	301.7	130	81.6	50
Plot 3	3b6p	179.1	108	53.6	50
Plot 4	4b8p	308.6	130	88.2	50
Plot 5	4b8p	313.1	130	89.8	50
Plot 6	4b7p	307.8	121	134.9	50

4. **PLANNING HISTORY**

- 4.1 18/P0911 – Application to discharge conditions 15 (construction logistics plan), 16 (phasing), 17 (tree protection), 18 (basement foundation), 20 (DMS), 21 (CMS), 23 (SUDS), 28 (archaeology), 30 (construction vehicles), 31 (WMS), 32 (delivery) and 33 (lighting) attached to LBM planning permission 16/p2810 relating to the demolition of 5 x houses and erection of 6 part two, part three storey with accommodation at basement levels (existing pedestrian access to be maintained) – Discharged – 9/7/2018
- 4.2 16/P2810 - Demolition of 5 x houses and erection of 6 part two, part three storey with accommodation at basement levels (existing pedestrian access to be maintained) – Granted subject to conditions and S106 agreement - 25/01/2018
- 4.3 05/P2462 - Erection of 1.8 metre high brick wall along frontage to Parkside and 0.6 metre high wall surmounted by 1.2 metre high railings along boundary at entrance to Carnegie Place to match railings at heathlands and enclose the communal garden at the rear of 1 - 5 Carnegie Place – Grant - 05/01/2006

5. **CONSULTATION**

- 5.1 The application has been advertised by major press notice procedure and letters of notification to the occupiers of neighbouring properties.
- 5.1.1 In response to the consultation, 7 letters of objection were received. The letters of objection raise the following points:

- There is no update to the Drainage Strategy Report or Basement Impact Assessment submitted in February 2016
- The proposed basement would be much lower than the foundation of the existing buildings in Heath Mead and will lead to potential flooding of the estate due to the existing high-water table in the area
- The basements are less than 7m from the nearest building in Heath Mead, yet as to date we have not been offered a party wall survey.
- We were promised a footpath of 2m wide which is 1m less than the recommendations of the Disability Discrimination Act 1995. It appears that the builders on site have started to lay a pathway which is 1.85m. This width was not agreed at the planning committee and needs to be rectified.
- There is a danger that subsidence will occur
- Working outside working hours (good Friday)
- There are numerous natural underground springs on Wimbledon Common and the water runs downhill beneath Carnegie Place and Heath Mead.

5.1.2 The applicant amended the tree, drainage and basement reports during the course of the application to reflect the changes to the basements. The updated reports were subject of re-consultation with neighbours. No objections/comments were received following the re-consultation.

5.2 Tree Officer – No objection subject to conditions

5.3 Flood Officer - No objection subject to conditions

5.4 Structural Engineer – No objection subject to conditions

6. **POLICY CONTEXT**

6.1 Adopted Sites and Policies Plan (July 2014)

DM H2 Housing Mix

DM H3 Support for affordable housing

DM D2 Nature conservation, trees, hedges and landscape features

DM D2 Design considerations in all developments

DM D4 Managing heritage assets

DM EP2 Reducing and mitigating noise

DM F1 Support for flood risk management

DM F2 Sustainable urban drainage systems (SUDS) and; wastewater and water infrastructure

DM T1 Support for sustainable transport and active travel

DM T2 Transport impacts of development

DM T3 Car parking and servicing standards

DM T5 Access to the Road Network

6.2 Adopted Core Planning Strategy (July 2011)

CS8 – Housing Choice
CS9 – Housing Provision
CS14 - Design
CS15 – Climate Change
CS18 – Active Transport
CS19 – Public Transport
CS20 - Parking, Servicing and Delivery

6.3 The Relevant policies in the London Plan (July 2016) are:

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),
5.3 (Sustainable Design and Construction).
7.3 (Designing Out Crime)
7.4 (Local Character)
7.6 (Architecture)

7. **PLANNING CONSIDERATIONS**

7.1 The principle planning considerations related to this application are the impact of the enlarged/altered basement and its impact upon neighbouring buildings and amenity, trees, flooding and the visual amenities of the area.

7.2 Principle of Development

7.2.1 The principle of development has already been established under planning approval 16/P2810. The proposal seeks to alter and enlarge the basement area, squaring off each corner and infill two front sections to create traditional rectangle basement floor space. There are no other changes to the scheme, therefore above ground level the proposal would appear identical to the previously approved scheme 16/P2810.

7.2.2 As there have been no material changes to the context of the site or planning policy that would result in a different assessment of the application, all of the proposed changes considered under this application relate to below ground works. This committee report will therefore only assess these elements which differ from planning permission 16/P2810. These relate to the enlargement/alterations and their impact on flooding, trees, structural impact on surrounding buildings/highway, visual and

residential amenity and standard of residential accommodation.

7.3 Enlarged Basement

- 7.3.1 The applicant states that squaring off the basement will provide value engineering in terms of basement construction as well as improvements to accommodation. Whilst being enlarged/altered, the proposed changes simply seek to square off the corners and bring forward two previously inverted sections of the basement. The resulting changes are considered to be modest changes to the approved basement. The proposed basement would be no wider or deeper overall than that considered under the original approval. The creation of a rectangle basement makes sense construction wise, provides additional floor space for the houses and has no impact from above ground level. The proposed basement enlargement would remain below 50% of the garden space for each plot, in line with policy DM D2. The principle of the enlarged basement is therefore considered to be acceptable.

Visual and Residential Amenities

- 7.3.2 The proposed basements would still have a limited impact upon the visual amenities of the area with light wells being located at the rear of the houses. The light wells would be fitted with low-rise balustrades and given their siting would have a limited impact upon the visual amenities of the street scene.
- 7.3.3 The layout of the proposed dwellings would remain as per the previously approved scheme. The basement for plot 6 would result in being closer toward the eastern boundary. However, the lightwell would remain in the same position as per the previous scheme and would not result in material harm to the neighboring occupiers to the east. The Council's Flood Risk Officer and Structural Engineer have reviewed the applicant's submission and raise no objections to the proposed basements for the plots. Although the basements would be larger than those previously approved, they would not result in a harmful impact on surrounding neighboring amenities.

Trees

- 7.3.3 There are no trees within close proximity of the proposed basement that would be affected by the deeper excavation of the land. The applicant has submitted an amended arboricultural report which the Council's Tree Officer has confirmed is acceptable subject to condition.

Flooding

- 7.3.4 The Councils Flood Officer has confirmed that the amended drainage report is acceptable as attenuation provision is made for the 1 in 100 year climate change (+40%) and offsite flows are limited to 3.0l/s. The Councils Flood Officer has confirmed no objection subject to conditions.

Structural

- 7.3.5 The applicant has submitted an independent Basement Impact Assessment by 'And Design Ltd'. The report explores the methods incorporated to construct the basement in general and the proposed sequence to be incorporated in the construction of the basement. The Councils Structural Engineer has confirmed that the recently amended Subterranean Impact Assessment demonstrates that the proposed basement construction works can be undertaken safely without adversely affecting the surrounding natural and built environment. The Councils Structural Engineer has therefore confirmed that she has no objection subject to condition.

7.4 Standard of Accommodation

- 7.4.1 The proposed houses would still provide a satisfactory standard of accommodation for future occupiers. The enlargement of the basement would provide additional floor space for ancillary space such as studies, plant, gyms and home cinema rooms. The proposed houses would still exceed Merton's and London Plan space standards in terms of gross internal area and amenity space standards. The layout of the houses shows that each room is capable of accommodating furniture and fittings in a satisfactory manner with appropriate levels of outlook/light for each of the rooms.

7.5 Objections

- 7.5.1 Objections raised regarding flooding and impact upon neighbouring building is covered in the sections above. The Councils Flood Officer and Structural Engineer have confirmed that the amended reports submitted with the application would ensure that the proposal complies with planning policies. It should also be noted that the construction of the basement would need to comply with relevant building regulations requirements. The objections regarding the width of the pathway being less than the approved 2m plans has been raised with the applicant. Any breach of planning would result in enforcement action being taken. The plans forming part of the submission still show a 2m wide path and officers recently measured a section of the footpath which confirmed a 2m width.

8. Local Financial Considerations

- 8.1 The proposed development is liable to pay the Merton and Mayoral Community Infrastructure Levy (CIL), the funds for which will be applied by the Mayor towards the Crossrail project. Merton's Community Infrastructure Levy was implemented on 1st April 2014. This will enable the Council to raise, and pool, contributions from developers to help pay for things such as transport, decentralised energy, healthcare, schools, leisure and public open spaces - local infrastructure that is necessary to support new development. Merton's CIL has replaced Section 106 agreements as the principal means by which pooled developer contributions towards providing the necessary infrastructure should be collected.

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

- 9.1 The proposal is for minor residential development and an Environmental Impact Assessment is not required in this instance.
- 9.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms on EIA submission.

10. **CONCLUSION**

- 10.1 The changes to the approved plans would relate to work below ground level with enlarged basement areas. The proposed enlarged basement would have no undue impact upon tree, flooding or neighbouring buildings. The application is therefore recommended for approval to vary condition 2.
- 10.2 The original planning conditions will still remain relevant and those conditions which have been discharged under 16/P2810 will be incorporated into this variation of condition application. The original S106 agreement attached to 16/P2810 includes a clause that ensures that the heads of terms are carried forward to any variation of condition application.

RECOMMENDATION

GRANT permission subject to conditions

The original heads of terms as set out below, are retained in the original S106 agreement (16/P2810). The original agreement retains these heads of terms for any new variation of condition applications.

1. Permissive path at all times

2. That the developer makes a financial contribution towards Affordable housing (£133,170).
3. The developer agreeing to meet the Councils costs of preparing, drafting and monitoring the Section 106 Obligations.

And the following conditions:

1. A.1 Commencement of Development
2. A7 Approved Plans
3. B.1 Materials to be approved
4. B.4 Details of Surface Treatment
5. Details of boundary treatment
6. Details of Refuse
7. Refuse implementation
8. Details of Cycle Parking
9. Cycle implementation
10. Landscaping details
11. Landscaping implementation
12. Details of screening to balconies
13. Sustainable homes
15. D11 Construction Times
16. Construction Vehicle Traffic Management Plan – In accordance with details approved under discharge of condition application 18/P0911
17. Phasing Plan - In accordance with details approved under discharge of condition application 18/P0911
18. F5 Tree Protection (in accordance with updated tree report)
19. Design of foundations - In accordance with details approved under discharge of condition application 18/P0911
20. F8 Site Supervision
21. Demolition Method Statement - In accordance with details approved under discharge of condition application 18/P0911

22. No use of flat roof (other than permitted terrace)
23. Constriction Method Statement - In accordance with details approved under discharge of condition application 18/P0911
24. SUDS - In accordance with details approved under discharge of condition application 18/P0911
25. Removal of Permitted Development Rights (Extensions)
26. Removal of Permitted Development Rights (Windows/doors)
27. Obscured glazing to bathrooms
28. WSI - In accordance with details approved under discharge of condition application 18/P0911
29. Loading/unloading - In accordance with details approved under discharge of condition application 18/P0911
30. WMS - In accordance with details approved under discharge of condition application 18/P0911
31. Delivery and Service plan - In accordance with details approved under discharge of condition application 18/P0911
32. Lighting Plan - In accordance with details approved under discharge of condition application 18/P0911

Planning Informative

1. INF9 Works on the Public Highway
2. INF12 Works affecting the Public Highway
3. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

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