

## PLANNING APPLICATIONS COMMITTEE

17th January 2019

**APPLICATION NO.**

18/P3617

**DATE VALID**

15.10.2018

**Address/Site**

Meeting Hall, 18 Arras Avenue, Morden, SM4 6DF

**Ward**

Ravensbury

**Proposal:**

CONVERSION OF WYVERN YOUTH CENTRE INTO 6 x RESIDENTIAL UNITS (COMPRISING 2 x 1 BED, 1 x 2 BED AND 3 x 3 BED FLATS) INVOLVING RE-ROOFING, INSTALLATION OF SKYLIGHTS, NEW DOOR AND WINDOW OPENINGS, WITH ASSOCIATED PARKING, REFUSE, LANDSCAPING AND CYCLE STORAGE.

**Drawing Nos;**

Site location plan and drawings 100 Rev 02, 101 Rev 02, 102 Rev 00, 200 Rev 00, 201 Rev 01, 202 Rev 00, 203 Rev 00, 300 Rev 00 & 400 Rev 00

**Contact Officer:** Jonathan Lewis (020 8545 3287)

---

**RECOMMENDATION**

Grant planning permission subject to relevant conditions.

---

**CHECKLIST INFORMATION.**

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Design Review Panel consulted: No,
- Number of neighbours consulted: 25
- Press notice – No
- Site notice – Yes
- External consultations: Metropolitan Police, GLAAS
- Archaeological Priority Zone – Yes
- Controlled Parking Zone - No
- Number of jobs created: N/A
- Density: 50 Dwellings per hectare

**1 INTRODUCTION**

- 1.1 The application has been brought before the Committee due to the level of public interest. This application proposes amendments to an earlier approved scheme (17/P4387) for the remodelling and conversion of the youth centre to provide 6 flats.

## 2. **SITE AND SURROUNDINGS**

- 2.1 The existing building is a disused youth centre located amongst a streetscene predominately comprised of pairs of interwar semi detached single family dwellings with smaller and more densely concentrated housing to the rear in Connaught Gardens. The site is designated as Site Proposal 32 (allocated for residential use) within Merton's Sites and Policies Plan (2014). The site is not within a Conservation Area or a Controlled Parking Zone but has Public Transport Accessibility Level 2 with low accessibility to public transport. There are no locally or statutorily listed buildings on site or adjoining. The area is at low risk of flooding. It is within an Archaeological Priority Zone. There are a number of mature trees situated at the rear of the site which is within 400m of Morden Hall Park. The local Scout group has a right of access through the site.

## 3. **CURRENT PROPOSAL**

- 3.1 This application involves converting the existing building into 6 self-contained residential units. The area in front of the building will be laid out to provide four off street car parking spaces with refuse stores. The area directly around the building will be laid out in a series of amenity spaces, footpaths and cycle stores and there will be alterations to the roof slope to accommodate roof lights for the accommodation on the upper floor.
- 3.2 This proposal follows a scheme previously approved by the Planning Applications Committee in February 2018 for the redevelopment of the site to provide 6 residential units within the framework of the existing building (17/P4387). The current applications differs from the approved scheme in the following respects.;
- i) The bin stores for all units will now all be located on the east side of the site nearer 16 Arras Ave.
  - ii) All six units will be accessed via front doors along this same boundary with No 16 Arras Avenue
  - iii) 5 back garden doors will face No 20 Arras Avenue
  - iv) There will be an amenity space for each unit adjacent to the boundary with 20 Arras Ave as well as a longer garden for unit A and the main garden for unit F.
  - v) The main garden for five of the six units will now abut the boundary with the flats to the north of the site at Connaught Gardens compared to the currently approved two gardens.
  - vi) Internally the layouts would be rationalised into a more rectangular and regular layout resulting in the overall loss of 2 bed spaces such that there would now be 19 bed spaces in total compared to the 21 approved.

## 4. **PLANNING HISTORY**

- 4.1 18/P2396 Application for a Non material amendment to alter fenestration and garden positions refused. The proposed changes were not considered to be non material for planning purposes for the following reasons:

- i) **Moving all the entrances to the flats to the east side of the site adjacent to number 16 Arras Avenue along with all the refuse storage facilities and locating most of the gardens and their access doors along the western boundary with number 20 Arras Avenue. These changes would be such that they have potential to impact the amenity of adjoining neighbours.**
- ii) **The changes would remove the agreed right of access across the site enjoyed by the local scout group and remove the security access gates to the site with the potential to impact site security and access.**
- iii) **The changes to the internal layout would reduce the number of 3b 5p units and the unit annotated as unit A would not have a policy compliant double bedroom.**

4.2 17/P4387 Planning permission granted by PAC for : Conversion of Wyvern youth centre into 6 x residential units (comprising 2 x 1 bed, 1 x 2 bed and 3 x 3 bed flats) involving re-roofing, installation of skylights, new door and window openings, with associated parking, refuse, landscaping and cycle storage

4.3 16/P0910 Permission refused and appeal dismissed for the demolition of meeting hall and erection of residential block comprising 1 x 4 bed house, 3 x 3 bed houses and 2 x 1 bed terrace flats Reason for refusal;

**The design, scale, mass, bulk and density of the proposed development is considered not to complement the character and appearance of the wider setting nor respect the space between buildings, contrary to London Plan policy 7.6, Core Strategy policy CS 14 and policies DM D2 and DM D3 of the adopted Merton Sites and Policies Plan 2014**

**And**

**The design, scale, mass, bulk and density of the proposed development is considered to be an incongruous, overly dominant, visually intrusive and un-neighbourly form of development that is harmful to the amenity of neighbouring residents through loss of outlook and privacy, contrary to London Plan policies 7.4 and 7.6, Core Strategy policy CS 14 and policies DM D2 and DM D3 of the adopted Merton Sites and Policies Plan 2014**

4.4 14/P2578 Permission refused and appeal dismissed for partial demolition of the existing building and the redevelopment of the site to provide 7x3 bedroom dwellings.

**Reasons for refusal; The proposals by reason of design, size, massing, including orientation to the surrounding pattern of development, and bulk would result in an un-neighbourly form of development that would be overly dominant and visually intrusive and be likely to give rise to noise and disturbance, to the detriment of the amenities of neighbouring occupiers. The proposals would be contrary to policies 7.4 and 7.6 of the London Plan (2011), policy CS14 of the Merton LDF Core Planning Strategy (2011) and policies DM D2 and DM D3 of the Merton Sites and Policies Plan (2014).**

**And**

**The proposed layout would result in an unsatisfactory environment for future occupiers, arising from a failure to provide adequate private garden space for future occupiers, and from creating a secluded space with limited natural surveillance that would form the access to the northernmost dwelling to the detriment of the safety and security of future occupiers. The proposals would be contrary to policy 7.3 of the London Plan (2011), policy CS.14 of the Merton LDF Core Planning Strategy (2011) and policies DM D1 and DM D2 of the Merton Sites and Policies Plan (2014).**

**And**

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

- 4.5 July 2012 LB Merton closed the site as a youth centre as it was considered surplus to requirements.
- 4.6 97/P0450 Planning permission granted for alterations to the front and side elevations on the south western corner of the building and the formation of a ramp with handrail on the front elevation to provide access for persons with disabilities.
- 4.7 MER751/65 Planning permission granted for erection of brick transformer chamber housing switchgear.

## **5. CONSULTATION**

- 5.1 The application was advertised by means of a site notice and letters to 26 neighbouring occupiers. 37 objections from neighbours and the local Scout group were received which raised concerns relating to;
  - The changes in this application are not enough to overcome the three reasons for the refusal of 18/P2396.
  - Harm to amenity of Numbers 16 & 20 Arras Avenue with 7 Gardens adjacent to No 20 .
  - 5 main entrance doors will face number 16 and five rear doors will face number 20 and 6 entrances by No 16 Arras Ave.
  - Loss of privacy with increased overlooking, the velux windows should be higher.
  - Compromises security, gates should be fail-safe closed and locked. Should be an inert com linked to the Scout hut with remote release.
  - Exterior lighting should not impact amenity.
  - Lack of car parking
  - The roof should be covered in clay tiles not synthetic ones
  - The amenity spaces are chopped up and don't provide the required 50sqm in a single usable space.
  - The issue of right of way for the Scouts has not been resolved.
  - The drawing numbers are the same as the last application.
- 5.2 The 2<sup>nd</sup> Morden Scout Group wrote to comment that the proposals change their right of access with the path being too narrow and unsuitable for disabled

or persons with buggies etc. The applicants are still blocking their right of way across the site.

External consultations.

- 5.4 The Metropolitan Police Designing out Crime Officer. Concerns that the path adjacent to 20 Arras Ave could facilitate burglars, the bin stores could be relocated to the west side to facilitate better surveillance; there should be defensive planting rather than grass in front of the windows of Unit A. The Scouts right of way is an important emergency exit and should have been incorporated into the plans.

Internal consultations.

- 5.5 Street trees team. The previous comments from the Council's street trees team are still considered relevant where they confirmed that the street tree to be removed was planted in the 2012-13 planting season. Given the young age of the tree no objections were raised for its removal subject to the applicant funding suitable replacement elsewhere in the vicinity based on the tree's CAVAT value. The other street tree outside the site would require protective measures being in place during the construction process by means of a suitable condition being imposed.
- 5.6 Arboricultural officer. No concerns but recommended a condition detailing method of protection for trees during the building works.
- 5.7 Climate change officer. Satisfied the proposals would be able to meet current policy requirements for a 19% reduction in CO2 emissions and this should be secured by condition.
- 5.8 Environmental Health officer. No objections and requested a condition relating to construction hours.
- 5.9 Transport planning officer. There were no changes in terms of parking from the previous consent whereby the Transport planning officer noted that the submitted transport study confirms that there is adequate spare capacity available in the surrounding roads to accommodate the 2 cars which would not have on-site parking provision. Cycle storage space was satisfactory. No objections were raised subject to conditions relating to car and cycle parking, the reinstatement of the existing dropped kerb and Construction Logistics Plan.

**6 POLICY CONTEXT**

- 6.1 NPPF (2018). Key sections:  
5. Delivering a sufficient supply of homes.  
12. Achieving well-designed places.
- 6.2 London Plan 2016  
3.3 (Increasing housing supply),

- 3.4 (Optimising housing potential),
- 3.5 (Quality and design of housing developments),
- 5.1 (Climate change mitigation),
- 5.3 (Sustainable design and construction),
- 5.7 (Renewable energy),
- 5.13 (Sustainable drainage),
- 6.9 (Cycling),
- 7.5 (Public realm),
- 7.6(Architecture)
- 7.21 (Trees and woodlands).

6.3 Merton Core Planning Strategy 2011

- CS 9 (Housing targets),
- CS 13 (Open Space, Nature conservation),
- CS 14 (Design),
- CS 15 (Climate change),
- CS 18 (Transport)
- CS 20 (Parking, Servicing & delivery).

6.4 Merton Sites and Policies Plan 2014

- DM C1 Community facilities,
- DM D1 (Urban Design and the public realm),
- DM D2 (Design considerations in all developments), DM EP 2 (Reducing and mitigating noise),
- DM EP4 (Pollutants),
- DM H2 (Housing mix),
- DM 02 (Trees, hedges and landscape features),
- DM T2 (Transport impacts of development)
- DM T3 (Car parking and servicing standards).

6.5 Supplementary planning and other guidelines and standards.

London Housing Supplementary Planning Guidance 2016  
DCLG Technical standards 2015

**7. PLANNING CONSIDERATIONS**

7.1 The main planning considerations in this case relate to the principle of the change of use of the building for the provision of dwellings on the site and the impact on local residents and the wider area.

Provision of housing and loss of a community facility.

7.2 The site has been designated by the Council as suitable for housing and there is an extant consent for 6 residential units on the site. The use of the building for the provision of six new homes raises no new matters relating to the principle of development and in this respect is considered acceptable.

Design/bulk and massing/appearance/layout.

- 7.3 Design of new buildings should ensure appropriate scale, density and appearance, respecting, complementing and responding to local characteristics (London Plan policy 7.6, LDF policy CS.14 and SPP policy DM D2).

Bulk and massing.

- 7.4 London Plan policy 7.4 and SPP policy DM D2 require developments to relate positively and appropriately to the siting, rhythm, scale, density and proportions of surrounding buildings and the pattern and grain of existing streets whilst SPP policy DM D3 requires proposals to respect the form, scale and bulk of the original building. The proposals, as with the approved scheme involve the conversion of the existing building with no extension works and therefore there would be no increase in bulk or massing.

Appearance and layout.

- 7.5 The proposals will involve the retention of the existing building but with the addition of some new fenestration at ground floor level and on the front and rear elevations and skylights in the side roof slopes for the rooms on the upper floor. Internally the arrangement of the units has been simplified and made more regular with less overlapping of the upper floors although this has led to the loss of two potential bed spaces as Unit C would now be 3Bedroom/4Person and Unit F 2Bedroom /3Person with the ground floor layout being amended to reduce the bedroom size and provide a larger storage area. The drawings have been amended to clarify that there should only be one front entrance door for Unit F.
- 7.6 The layout changes compared to the approved scheme mean that the entrance doors are concentrated on one side of the building adjacent to 16 Arras Avenue along with all the bin stores whilst the smaller gardens would be along the side of the building by 20 Arras Avenue and the larger gardens along with boundary with the flats on Connaught Gardens. The revised layout of the parking area and bin stores differs little from that already approved and is considered adequate enabling refuse collection and access to the flats.
- 7.7 Neighbour objections raised issues relating to not using clay tiles in re-roofing the building but the materials are the same as those shown on drawings already approved and it would be unreasonable to withhold permission on this basis.  
Neighbour Amenity.
- 7.8 London Plan policies 7.4 and 7.6 and SPP policy DM D2 relate to the possible impacts such as loss of light, privacy, overshadowing and visual intrusion on neighbour amenity and the need for people to feel comfortable with their surroundings.
- 7.9 Objections were received about the positioning of the roof lights but this was addressed previously following the concerns from neighbours so that the positioning of skylights was revised such that they were no less than the

standard 1.7m above floor level and these drawings indicate the same height. The latest application therefore raises no new issues in this respect that might warrant a different outcome on the merits of the proposals.

- 7.10 Objections were received raising concerns that the concentration of doors and gardens on each side of the building unduly intensified particular noise generating activities along neighbouring boundaries rather than 'share' them between neighbours. Officers consider that given the level of occupation of the site with only six units having three additional doors or gardens along a side of the site would not materially harm the amenity of neighbours to the degree that it would warrant a refusal of planning permission.

Standard of accommodation and the amenity of future occupiers.

- 7.11 SPP Policy DM D2, Core Strategy 2011 policies CS 9 Housing Provision and CS 14 Design and London Plan policies 3.3 Increasing Housing Supply, 3.4 Optimising Housing Potential, 3.5 Quality and Design of Housing Developments are all policies that seek to provide additional good quality residential accommodation.

- 7.12 Schedule of accommodation

Unit	Type/storeys	Proposed GIA	Minimum req'd GIA	Proposed Amenity	Min Req'd amenity
A	3B/4P/1	80m <sup>2</sup>	74m <sup>2</sup>	90m <sup>2</sup>	7m <sup>2</sup>
B	3B/4P/2	84m <sup>2</sup>	84m <sup>2</sup>	85m <sup>2</sup>	7m <sup>2</sup>
C	3B/4P/2	87m <sup>2</sup>	84m <sup>2</sup>	80m <sup>2</sup>	7m <sup>2</sup>
D	1B/2P/2	60m <sup>2</sup>	58m <sup>2</sup>	75m <sup>2</sup>	5m <sup>2</sup>
E	1B/2P/2	60m <sup>2</sup>	58m <sup>2</sup>	40m <sup>2</sup>	5m <sup>2</sup>
F	2B/3P/2	73m <sup>2</sup>	70m <sup>2</sup>	100m <sup>2</sup>	6m <sup>2</sup>

- 7.13 The table demonstrates that all the units meet or exceed the minimum internal space GIA requirements and all the flats readily exceed the amenity space requirements.

Parking, servicing and deliveries.

- 7.14 Core Strategy Policy CS 20 requires proposals to have regard to pedestrian movement, safety, servicing and loading facilities for local businesses and manoeuvring for emergency vehicles as well as refuse storage and collection. The proposals did generate objections regarding parking with only four spaces being provided for the larger units but this is the same level of provision as previously approved by members. The latest application therefore raises no new issues and it would be unreasonable to withhold permission on this basis. Cycle storage provision is considered acceptable but as with refuse facilities



precise details are not shown and therefore conditions requiring details to be approved are recommended.

Right of way across site.

- 7.15 The adjoining Scout group has a right of access over the land. The applicants have sought to address these concerns by retaining an accessway onto the site and the means of using the side security gate if required and have undertaken number of meetings with the Scout group. While officers have not had confirmation that arrangements have been agreed between both parties this is not a planning matter and members are advised that access to the Scout hall would remain as existing albeit via land outside the application site.

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

- 8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.
- 8.2 In order to ensure that the development is policy compliant a condition to that effect requiring CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water usage rates of not more than 105 litres per person per day is recommended.

**9. CONCLUSION**

- 9.1 The site has been identified by the Council as being suitable for residential redevelopment of the youth centre site and the use of the site for the provision of 6 residential units, albeit at a slightly higher density, has already been approved by members less than a year ago. The proposal include no building extension works whilst the internal layout provides units which meet and in most cases exceed the minimum internal space standards whilst greatly exceeding the outdoor amenity space requirements.
- 9.2 The changes to the access arrangements, garden and refuse store positions are not considered to have a harmful impact on the amenity of neighbours that would warrant a refusal of planning permission. Therefore, subject to the imposition of suitable planning conditions, the proposal is considered to be acceptable and in compliance with relevant planning policy and is therefore recommended for approval.

**RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS**

- 1 A.3 Commencement of development .
- 2 A.7 In accordance with plans; Site location plan and drawings 100 Rev 02, 101 Rev 02, 102 Rev 00, 200 Rev 00, 201 Rev 01, 202 Rev 00, 203 Rev 00, 300 Rev 00 & 400 Rev 00

- 3 B1 External materials to be approved; No construction shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors, windows and tiles (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details. Reason; 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 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Polices Plan 2014
- 4 B5 Boundary treatments to be approved; The residential use hereby approved shall not commence until details of all boundary walls or fences including methods for the temporary security of the site during construction as well as details of security gates are submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details are approved and works to which this condition relates have been carried out in accordance with the approved details. The walls and fencing shall be permanently retained thereafter. Reason; To ensure a satisfactory and safe development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Polices Plan 2014.
- 5 D11 Construction Times 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 2016 and policy DM EP2 of Merton's Sites and Polices Plan 2014.
- 6 H9 Construction Vehicles The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles, loading /unloading and storage arrangements of construction plant and materials during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process. Reason; To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Polices Plan 2014.

7. F1 Landscaping; The residential use hereby approved shall not commence until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of any building hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.
8. F5 Tree protection; No development [including demolition] pursuant to this consent shall commence until an Arboricultural Method Statement and Tree Protection Plan, drafted in accordance with the recommendations and guidance set out in BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and the approved details have been installed. The details and measures as approved shall be retained and maintained, until the completion of all site operations.
9. Non-standard condition [Replacement of street tree]: The applicant shall enter into an agreement with London Borough of Merton under the relevant provisions of the Highways Act to either relocate the existing street tree from in front of the access to the site, or to provide a suitable replacement specimen, to a suitable location in the immediate area. No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the street tree has been relocated to the satisfaction of London Borough of Merton. Reason: To protect and safeguard the visual amenity of the area in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policies DMD2 and DMO2 of Merton's Sites and Policies Plan 2014.
10. 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 ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Polices Plan 2014.
11. H4. Provision of vehicle parking; The vehicle parking area shown on the approved plans shall be provided before the commencement of the buildings or use hereby permitted and shall be retained for parking purposes for occupiers and users of the development and for no other purpose. Reason; To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Polices Plan 2014.

12. H6 Cycle storage; No development shall commence until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and thereafter retained for use at all times.
13. H3 Redundant crossover; The development shall not be occupied until the existing redundant crossover/s have been removed by raising the kerb and reinstating the footway in accordance with the requirements of the Highway Authority.
14. Non standard condition; Prior to occupation of the site, the applicant shall have completed a s278 Highways agreement relating to the provision of a new vehicle access to the site. Reason; To ensure the provision of a satisfactory access for parking and comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Polices Plan 2014.
15. Non standard condition; 'No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 35% improvement on Part L regulations 2013, and internal water usage rates of not more than 105 litres per person per day.' Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy 5.2 of the London Plan 2016 and Policy CS15 of Merton's Core Planning Strategy 2011
16. C6 Refuse and recycling; The residential use hereby approved shall not commence until a scheme for the storage of refuse and recycling has been submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the scheme has been approved and has been carried out in full. Those facilities and measures shall thereafter be retained for use at all times from the date of first occupation.
17. F9 Hardstandings; The hardstanding hereby permitted shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use.

**Informatives:**

1. Carbon emissions evidence requirements for Post Construction stage assessments must provide:

- Detailed documentary evidence confirming the Target Emission Rate (TER), Dwelling Emission Rate (DER) and percentage improvement of DER over TER based on 'As Built' SAP outputs (i.e. dated outputs with accredited energy assessor name and registration number, assessment status, plot number and development address); **OR**, where applicable:
    - A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP outputs; **AND**
    - Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section 16 allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide electricity generation technologies) have been included in the calculation
2. Water efficiency evidence requirements for post construction stage assessments must provide:
- Documentary evidence representing the dwellings 'As Built'; detailing:
    - the type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment);
    - the size and details of any rainwater and grey-water collection systems provided for use in the dwelling; **AND:**
    - Water Efficiency Calculator for New Dwellings; **OR**
    - Where different from design stage, provide revised Water Efficiency Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built'
3. No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).
4. NPPF informative.
- 

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

Please note these web pages may be slow to load

This page is intentionally left blank