

PLANNING APPLICATIONS COMMITTEE 26 SEPTEMBER 2019

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
19/P2523	03/07/2019
Address/Site:	120 The Broadway, Wimbledon, London, SW19 1RH
Ward	Trinity
Proposal:	Alterations and extension to six storey building, including front, rear and side extensions to fifth floor, remodelling of main entrance, formation of roof terrace and provision of screening/enclosure above fifth floor, plus the consolidation and relocation of roof-level plant and upward extension of northwest access stairway
Drawing Nos:	B1_02_2198(01), 2200(01), 2201(01), 2202(01), 2203(01), 2204(01), 2205(01), 2206(01), 2207(01), B1_04_2200(02), 2201(01), 2202(01), 2203(01), B1_05_2200(01), 2201(01), 2202(01) & MP_00_0000(01)
Contact Officer:	David Gardener (0208 545 3115)

RECOMMENDATION

GRANT Planning Permission Subject to Conditions

CHECKLIST INFORMATION

- Heads of agreement: None
- 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: 123
- External consultations: None

1. INTRODUCTION

- 1.1 The applications have been brought before the Planning Applications Committee due to the number of representations received as a result of public consultation.

2. SITE AND SURROUNDINGS

- 2.1 The subject site, which is located on the north side of The Broadway in Wimbledon Town Centre, comprises a six-storey, mid terrace building with a mix of use within. The building was built in 2007/2008 and currently provides approximately 5,000 sq m of office accommodation at first-floor level and above, while the ground-floor is currently occupied by a convenience food retail outlet (Sainsbury's Local). The entrance to the office building from The Broadway is immediately to the east of the Sainsbury's store. The ground floor directly fronts the footpath of The Broadway with the first, second and third floors set back 1-2m behind this. The fourth and fifth floors also step back gradually behind the floors below. The western wing projects further forwards than the main part of the building towards The Broadway. There are substantial terraces located on the fifth and sixth floors. The rear elevation is slightly stepped as the height increases, however, less so than the front.
- 2.2 Off-street parking is located at the rear and basement of the building, which is accessed from Stanley Road. The site has excellent Public Transport accessibility (PTAL – 6b) and is also located in a Controlled Parking Zone (Zone – W3).

3. CURRENT PROPOSAL

- 3.1 The proposal is for extensions to the existing building to provide an additional 305m² of office space. The extensions would extend the fifth floor of the building 8.3m to the north, 4.4m to the west and 3.9m to the south. The emergency stairwell would also be extended up to provide access to the sixth floor/roof. The sixth floor would contain a large roof terrace with the building plant relocated to this floor. The proposal would also involve the remodelling of the entrance and parapet level at ground-floor level
- 3.2 It is proposed that the extensions would be glazed with metal fins whilst the existing red brickwork on all elevations and floors would be stained dark grey.
- 3.3 The basement would be reconfigured with the existing cycle parking relocated and new showers, WCs, locker and changing room facilities installed.

4. PLANNING HISTORY

The relevant planning history is shown below:

- 4.1 05/P0709 - Redevelopment of site consisting the erection of a building comprising basement, ground, part 3, 4, 5 and part 6 storey building for use as commercial floor space (class A1, A2, A3, A4, and/or A5 uses), at ground floor level, office use (class B1) accommodation and 86 residential units with associated car parking and amenity space. Permission granted subject to conditions 31/05/07;
- 4.2 08/P1857 - Variation of condition 5 attached to lbm planning approval 05/P0709 (dated 31/05/2007) relating to allocation of parking spaces in respect of the

redevelopment of site consisting the erection of a building comprising basement, ground, part 3, 4, 5 and part 6 storey building for use as commercial floor space (class A1, A2, A3, A4, and/or A5 uses), at ground floor level, office use (class B1) accommodation and 86 residential units with associated car parking and amenity space. Permission granted subject to conditions 14/08/08.

- 4.3 In May 2019, pre-application advice (LBM Ref: 19/P1956) was sought for extensions and alterations to existing office building.

5. POLICY CONTEXT

- 5.1 Adopted Sites and Policies Plan and Policies Maps (July 2014):
DM R1 (Location and scale of development in Merton's town centres and neighbourhood parades), DM D2 (Design considerations in all developments), DM D3 (Alterations and extensions to buildings), DM D4 (Managing heritage assets), DM F2 (Sustainable urban drainage systems (SuDS) and; Wastewater Infrastructure), DM T1 (Support for sustainable transport and active travel), DM T2 (Transport impacts of development), DM T3 (Car parking and servicing standards)
- 5.2 Adopted Core Strategy (July 2011):
CS.6 (Wimbledon Town Centre), CS.7 (Centres), CS.12 (Economic development), CS.14 (Design), CS.15 (Climate Change), CS.18 (Active Transport), CS.19 (Public Transport), CS.20 (Parking, Servicing and Delivery)
- 5.3 London Plan (2016):
5.2 (Minimising carbon dioxide emissions), 5.3 (Sustainable Design and Construction), 6.3 (Assessing effects of development on transport capacity), 6.9 (Cycling), 6.13 (Parking), 7.2 (An inclusive environment), 7.4 (Local character), 7.6 (Architecture)
- 5.4 National Planning Policy Framework 2019
- 5.5 Merton's Draft Local Plan (2020)

6. CONSULTATION

- 6.1 The application has been publicised by means of a site notice procedure with individual letters sent to occupiers of neighbouring properties. In response 13 letters of objection have been received including a letter of objection from The Wimbledon Society. The grounds of objection are as follows:
- Impact on security due to users using the office building also able to access to residential areas
 - Disturbance during construction works
 - Noise from roof top plant
 - Wind impact
 - Excessive height, increase in height of building would also set a poor precedent
 - Risk of subsidence

- Loss of privacy/overlooking
- Loss of daylight/sunlight and outlook
- Impact of noise, dust and air pollution
- Staining of brick walls to dark grey/black not acceptable
- Potential change of use or grant of alcohol license to proposed coffee area on ground floor

6.2 Future Merton – Urban Design Officer

- 6.21 No objections to proposed design with the latest drawings shows a more coherent ground floor frontage which is also different from the adjacent residential element. A quality product and finish will be important here as a simple design is proposed. This should be adequately conditioned and samples presented for approval. There are still concerns regarding the dark grey/charcoal colour proposed for the stained brick and a convincing argument needs to be made given it is not a common palette in Wimbledon

6.3 Environmental Health

- 6.31 No objections subject to appropriate conditions relating to noise, vibration and submission of demolition and construction method statement.

7. **PLANNING CONSIDERATIONS**

The main planning considerations concern the principle of extending the offices, the design of the extensions, together with neighbouring amenity, parking, sustainability issues and heritage.

7.1 **Principle of Development**

- 7.11 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise.

- 7.12 The site is within the Town Centre of Wimbledon and is currently occupied by office at first floor level and above. An increase in office space above commercial uses is supported as a suitable town centre use. Further, the proposed internal changes will result in a more flexible floorplate, aiding the upgrade to higher quality office accommodation in the town centre. The proposal is therefore considered to be acceptable in principle, subject to the policies of the Development Plan.

7.2 **Design and Impact on Streetscene/Grade II Listed Wimbledon Theatre**

- 7.21 The National Planning Policy Framework (NPPF) states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The regional planning policy advice in relation to design is found in the London Plan (2015), in Policy 7.4 - Local Character and 7.6 - Architecture. These policies state that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that

development promotes world class architecture and design. Policy DMD2 seeks to ensure a high quality of design in all development, which relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area.

- 7.22 The proposed extensions, result in the removal of the current step-down feature to the west, which was originally designed to give deference to the older buildings to the east. It is considered that this design currently appears lop-sided, and this change will be positive. It is considered that the proposed extension is high quality and would successfully update the appearance of the building, with the elevations being glazed with metal fins. It is considered that this design approach was successful for the recent refurbishment and extension of No. 17 – 25 Hartfield Road. The proposed new ground floor entrance to the office is also considered to be acceptable with the retail façade also incorporated into the design creating a coherent frontage with the retail element and a separate character to the Jimmys/residential part of the building which is supported.
- 7.23 The applicant has provided further justification for the choice of dark/grey staining to the existing red brick following concerns raised by the Council's Urban Designer. It is considered that Wimbledon Town Centre, and in particular The Broadway, has a diverse of buildings, scale and materiality. Many older buildings which are smaller in scale are characterised by the use of brickwork in a mixture of London stock, yellow and red finishes. In contrast, the more recent proliferation of larger structures, including apartments, hotels and office buildings have utilised a wider palette of materials including concrete panels, metal panels, large areas of glazing and varied colours of brickwork. It is considered that in this instance the proposed stained brickwork colour although, not a common palette in Wimbledon would not have an unacceptable impact on the appearance of the building or wider area.
- 7.24 The Wimbledon Theatre which is a Grade II Listed building is situated approximately 50m to the south-west of the subject site. It is considered that the proposed extension and alterations will not be harmful to the setting of this building. This is due to both the nature of the extensions, being within the existing building footprint, and the location of the building being sufficiently separated from the subject site. Overall, the proposal would accord with all relevant design policies.

7.3 **Neighbouring Amenity**

- 7.31 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.

- 7.32 Residential properties ranging between 1 to 3 storeys in height, are located to the rear of the site along South Park Road and to the east of the site in the 2 & 10 Stanley Road which is between 6 and 7 storeys in height. The property to the west of the site at the rear (4, Printers Yard, 90A The Broadway) has recently received planning permission to convert to residential units.
- 7.33 It is considered that although the proposed extensions would increase the depth and bulk of the building on its north, south and west elevations at 5th floor level and above, the impact would be acceptable. It is considered that the proposal would result in a relatively modest increase in the overall height, bulk and massing of the building when viewed from surrounding properties, which combined with its high quality design and appropriate use of materials means it would have an acceptable visual impact. The applicant has submitted a daylight/sunlight report which shows that the proposal would have an acceptable impact on the daylight/sunlight levels of surrounding properties.
- 7.34 Concerns have been raised regarding noise impact from the plant, which is to be relocated to the roof. The Council's Environmental Health Officer has assessed the application and considers this to be acceptable subject to appropriate conditions relating to noise and vibration. In addition, a condition will be attached requiring 1.8m high screening is located on the east facing boundary of the proposed 6th floor terrace to prevent overlooking of flats at 2 & 10 Stanley Road. Overall, it is considered that the proposal would have an acceptable impact on neighbour amenity.

7.4 Parking and Traffic Issues

- 7.41 Policy 6.1 of the London Plan (2016) supports development which generates high levels of trips at locations with high levels of public transport accessibility and improves the capacity and accessibility of public transport, walking and cycling. Policy 6.13 states that in locations with high public transport accessibility, car free developments should be promoted and that for hotels, on-site provision should be limited to operational needs, parking for the disabled people and that required for taxis, coaches and deliveries/servicing. At a local level Policy CS.18 promotes active transport and encourages design that provides attractive, safe, covered cycle storage, cycle parking and other facilities (such as showers, bike cages and lockers).
- 7.42 The proposal involves the intensification of the existing office use on the site. The site is in a location with a PTAL of 6b which means the site has excellent access to public transport. As such, it is not considered that any additional car parking is required for the development. No additional cycle parking spaces are proposed, however this is considered to be acceptable given the existing building is 5,000sqm and the proposed extension would add less than 500sqm of additional floorspace. The application however would result in improvements to cycling facilities with new secure cycle storage, lockers, showers and changing facilities proposed. Overall, the application would comply with relevant transport planning policies.

8. ENVIRONMENTAL IMPACT ASSESSMENT

- 8.1 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

9. LOCAL FINANCIAL CONSIDERATIONS

- 9.1 The proposal would result in a net gain in gross floor space and as such will be liable to pay a Community Infrastructure Levy (CIL). The funds will be spent on the Crossrail project, with the remainder spent on strategic infrastructure and neighbourhood projects.

10. CONCLUSION

- 10.1 No.120 The Broadway is located in Wimbledon Town centre and has excellent transport links (PTAL rating of 6b), which means it is a highly suitable location for a more intensive office development. It is considered that the proposal will respect its context in terms of its height, scale and massing and would be a high quality design, which responds well to its context. It is also considered that the proposal would not have an unacceptable impact on the amenity of occupiers of surrounding residential properties or the surrounding transport network given its sustainable location.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

- 1) The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: For the avoidance of doubt and in the interests of proper planning

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: B1_02_2198(01), 2200(01), 2201(01), 2202(01), 2203(01), 2204(01), 2205(01), 2206(01), 2207(01), B1_04_2200(02), 2201(01), 2202(01), 2203(01), B1_05_2200(01), 2201(01), 2202(01) & MP_00_0000(01)

Reason: For the avoidance of doubt and in the interests of proper planning

- 3) No development 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 (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 Policies Plan 2014.

- 4) No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

- 5) H7 (Cycle Parking to be implemented)
- 6) Noise levels, (expressed as the equivalent continuous sound level) LAeq (15 minutes), from any new plant/machinery from the commercial/domestic use shall not exceed LA90-10dB at the boundary with any noise sensitive/residential property. A post construction/development noise survey shall be undertaken and submitted to the LPA to demonstrate compliance with the aforementioned criteria.

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 policies DM D2, DM D3, DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014

- 7) All mechanical plant shall be fitted with anti-vibration mountings, where necessary, to prevent vibration transmission to adjoining buildings.

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 policies DM D2, DM D3, DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014

- 8) No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period.

The Statement shall provide for:

- hours of operation
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- measures to control the emission of noise and vibration during construction.
- measures to control the emission of dust and dirt during construction/demolition

-a scheme for recycling/disposing of waste resulting from demolition and construction works

9) C10 (Balcony or external staircase (Screening details to be provided))

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

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