

## PLANNING APPLICATIONS COMMITTEE 17 OCTOBER 2019

**APPLICATION NO.**  
19/P1785

**DATE VALID**  
02/05/2019

**Address/Site** 21 Parkside, Wimbledon SW19 5NA

**Ward** **Village**

**Proposal:** Demolition of existing dwelling house and erection of a replacement two storey detached dwelling house (with accommodation at basement level and within the roof space) together with associated parking and landscaping

**Drawing Nos** Drawing Numbers 6102/10A, 11A, 12A, 13A, 14A, 15A, 20A, 21A, 22A, 23A, 24A, Planning Statement, Heritage Statement and Basement Construction Method Statement

**Contact Officer:** Richard Allen (020 8545 3621)

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### **RECOMMENDATION**

**GRANT Planning Permission subject to conditions**

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#### **CHECKLIST INFORMATION**

- Heads of agreement: Yes
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- Yes
- Site notice-Yes
- Design Review Panel Consulted-No
- Number neighbours consulted – 3
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: Yes
- Controlled Parking Zone: Yes (VN)
- Conservation Area; Yes

#### 1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee due to the number of objections received.

## 2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a detached two storey dwelling house (with accommodation within the roof space) situated on the north side of Parkside opposite the Wimbledon War Memorial. The surrounding area is made up of large detached dwellings set within large plots. The property adjoining the north west boundary of the site, 22 Parkside is a Grade II\* Listed Building. Opposite the application site is the Grade II Listed Wimbledon War Memorial. The application site is within an Archaeological Priority Zone and is within the Merton (Wimbledon North) Conservation Area.

## 3. **CURRENT PROPOSAL**

- 3.1 The current proposal current proposal involves the demolition of the existing detached dwelling house and the erection of a replacement two storey, six bedroom detached dwelling house with accommodation at basement level and within the roof space together with associated car parking and landscaping.
- 3.2 The proposed dwelling house would be set back from the site frontage by between 11 and 14.5 metres and would be 21 metres in overall length and 22.5 metres in width and would be set of the side boundary by between 1 and 4 metres. The proposed house would have an eaves height of 7.5 metres and would have hipped roofs with a ridge height of 12 metres.
- 3.2 Internally, at basement level a swimming pool, gym, cinema, store/plant rooms and car parking for three cars (accessed via a car lift) would be provided. At ground floor level an entrance hall, reception, kitchen, living, dining and utility rooms would be provided. At first floor level three bedrooms and a study would be provided. A rear balcony would be provided on the rear elevation at first floor level accessed from the study. At second floor level three bedrooms and games room would be provided within the roof space. Front and rear dormer windows would provide light and ventilation to the rooms within the roof space.
- 3.6 A traditional design approach has been adopted for the proposed dwelling house which would be constructed in red brickwork, stone detailing, tiled roof and timber windows. As part of the proposals it is proposed to undertake extensive landscaping works, which would see the removal of the derelict tennis court and substantial tree planting undertaken.

## 4. **PLANNING HISTORY**

- 4.1 In November 1965 planning permission was granted for the use as one flat on second floor and one maisonette on ground floor (Ref.MER637/65).
- 4.2 In April 1965 planning permission was granted for the erection of an extension over garage to provide playroom, conservatory and roof terrace (Ref.MER223/68).

- 4.3 In July 1969 planning permission was granted for the erection of a boundary wall (Ref.MER1120/68).
- 4.4 In March 1990 Planning Permission and Conservation Area Consent was granted for the demolition of existing fencing and erection of replacement boundary wall to road frontage incorporating wrought iron gates (LBM Ref.90/P0060 and 09/P0061).
- 4.5 In October 2018 a Pre-application meeting was held in connection with the proposed demolition of the existing dwelling house and erection of a replacement two storey dwelling house with accommodation at basement level and within the roof space (LBM Ref. 18/P3150).

## 5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 8 letters of objections have been received. The grounds of objection are set out below: -

-The house is visible from the common and has been familiar to many people since it was built in the Edwardian period.

-It is a fine example of an Arts and Crafts style house and it is unique along Parkside. Any replacement house should incorporate at least the original porch.

-The tennis court has been used by many Wimbledon players for practice as it is hidden from view. Any new house may eventually be extended by removing the tennis court.

-The existing house has become a much loved feature of Wimbledon Common helping to contribute to Wimbledon Village's unique heritage and character.

-The porch at 21 Parkside is particularly magnificent and this should be retained with the faced as a minimum.

-The faced should be retained and a new house constructed behind it.

-The new dwelling would have an immense impact upon the surrounding conservation area and as this house is original to its era and is such a prominent feature to the Village Green, it would be more appropriate to keep the façade.

-The Conservation Area should be protecting what we already have and not destroying it.

-The proposed replacement dwelling does not comply or meet the Council's policies regarding Conservation Areas (Policy DM D4) as the proposal does not conserve or reinstate features as the policy demands.

- 5.2 The consultation has also resulted in 9 letters of support for the application. The details are set out below: -

-The existing house has little to recommend it and the new house will be a significant improvement.

-The proposed replacement dwelling will be in keeping with other large houses alongside Parkside and would be an attractive addition to the

landscape, particularly when viewed from the war memorial on the other side of the street.

-The proposed new house has been sympathetically and thoughtfully designed and is environmentally and sustainability wise, relevant and will be a great improvement when viewed from the War Memorial. The present house has been extensively and badly 'modernised' and is not a credit to the conservation area.

-The current house is of no merit or interest and the new house would be a great addition to the Conservation Area.

-The occupiers of 23A Parkside support the proposal subject to strict conditions being imposed on hours of construction work (particularly Saturday's)

-In support of this application, the front aspect of the new property will enhance the overall outlook of this stretch of Parkside when viewed from both from further away across the common and from close-up, for example from the War Memorial. The colour of the building materials to be used (bricks and roof tiles) and replacement of the loft space windows with fewer windows, the style of which is more in keeping with that of other properties in the immediate neighbourhood. As occupiers of one of the nearby properties, we have concerns about the extent of the work planned and therefore request that hours of construction be controlled to minimise disturbance and that construction will be controlled and monitored in order to protect neighbouring properties.

-The War Memorials trust has been made aware of the proposal to demolish 21 Parkside and its proximity to the War Memorial. The war Memorial Trust has no objections to the proposal.

### 5.3 Conservation Officer

The Conservation Officer states that the site was subject to a pre-application meeting last year. At that time the Conservation Officer stated that the property should not be demolished but enhanced and restored. The conclusion of the pre-application report was that demolition of the existing dwelling house was not supported. The Conservation Officer is of the opinion that it is a potentially beautiful house and its neglected condition is not a planning consideration, but provides the opportunity for enhancement. Number 21 Parkside is identified in the Conservation Area Character Assessment as making a positive contribution to the Conservation Area, which supports resistance to demolition. The house was built in 1904 and the original dormer windows were within the roof slopes providing good accommodation within the roof space. The current 1960's dormers should be removed and remodelled on the lines of the original dormer windows.

### 5.4 Tree Officer

It is proposed to remove a number of trees as part of this development. The best 'B' category trees are being retained. A large Sycamore tree, referred to as no.16, has been found to have extensive decay present and it is proposed to be removed as part of appropriate tree management. The tree losses include group 11, which are a row of Cypress trees on the boundary with the adjacent property. The submitted 'Tree Protection Plan' provides an early indication of how the four on-site trees, and the three off-site trees, will be

protected during the course of site works. No arbouricultural method statement has been submitted at this stage, but this can be addressed by condition. The arbouricultural report does promote the idea of compensatory planting. In this regard, a landscaping condition would therefore be appropriate. Therefore, there are no arbouricultural objections to the proposed development providing the existing and retained trees are protected during the course of site works.

#### 5.5 Flood Risk Officer

The Council's Flood Risk officer has been consulted on the proposal as the scheme includes a basement. The Flood Risk officer has reviewed the application, and states that the proposal is compliant with policies DM D2 and DM F2. If officers are minded to recommend that planning permission be granted, conditions regarding surface water drainage and the submission of a Construction Method Statement would be required.

#### 5.6 Highways Officer

Observations: The application site lies within an area with a PTAL score of 1b, which is considered to be poor. A poor PTAL score suggests that only a few journeys could be conveniently be made by public transport.

Car Parking: It is proposed to provide three car parking spaces in the basement access via a narrow passageway (approximately 2.94 m in width), running alongside the swimming pool up to a car lift.

Cycle Parking: The proposal would require the provision of two parking spaces (secure and undercover).

Vehicular Access: An informative stating that any new vehicular access would be constructed by the Council's Contractor together with contact details should be incorporated included in any grant of planning permission.

#### 5.7 Historic England (Archaeology)

Historic England, Greater London Archaeological Advisory Service (GLAAS) has been consulted on the proposal and state that the application site is located within the Tier 2 Archaeology Priority Area marking the site of the medieval village of Wimbledon. The GLAAS have examined the proposal and advise that the proposal could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that it is considered that a two-stage archaeological condition could provide a better safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by full investigation. It is therefore recommended that a planning condition be imposed on any grant of permission in respect of archaeological investigation.

- 5.8 Thames Water  
Thames Water has been consulted and state that if the Local Planning Authority are minded to approve the planning application, Thames Water request that an informative be included in any grant of planning permission regarding groundwater.

## 6. **POLICY CONTEXT**

- 6.1 Adopted Merton Core Strategy (July 2011)  
CS8 (Housing Choice), CS9 (Housing Provision), CS13 (Open Space, Nature Conservation, Leisure and Culture), CS14 (Design), CS15 (Climate Change) and CS20 (Parking).
- 6.2 Adopted Merton Sites and Policies Plan (July 2014)  
DM H2 (Housing Mix), DM H3 (Demolition and Redevelopment of a Single Dwellinghouse), DM O2 (Nature Conservation, Trees, Hedges and Landscape Features), (DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings), DM D4 (Managing Heritage Assets), DM F2 (Sustainable Urban Drainage Systems (SuDS) and: Wastewater and Water Infrastructure), DM T1 (Support for Sustainable and Active Travel), DM T2 (Transport Impacts of Developments) and DM T3 (Car Parking and Servicing Standards).
- 6.3 The London Plan (March 2016)  
The relevant policies within the London Plan are 3.3 (Increasing London's Housing Supply), 3.4 (Optimising Sites Potential), 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 5.1 (Climate Change Mitigation), 5.3 (Sustainable Design and Construction), 7.4 (Local Character) and 7.8 (Heritage Assets and Architecture).
- 6.4 NPPF (2019).
- 6.5 Wimbledon North Conservation Area Character Appraisal.

## 7. **PLANNING CONSIDERATIONS**

- 7.1 The main planning considerations concern the demolition of the building within a Conservation Area, impact upon Character and Appearance of Conservation Area, setting of listed building, design/visual impact, basement construction, neighbour amenity, trees, archaeology, parking and sustainability issues.
- 7.2 Demolition of a building within a Conservation Area  
The application property is an unlisted detached two storey dwelling house (with accommodation within the roof space) set within a large garden with mature planning situated on the north side of Parkside. The main policy relating the demolition of a dwelling house is Policy DM D4 (Managing Heritage Assets). The existing building is unlisted and dates from the early 20 Century and is constructed in the Arts and Crafts style and is considered to make a positive contribution to the character and appearance of the

conservation area, albeit that it is recognised that the building suffers from insensitive alterations. The existing building has been badly altered both internally and externally including the erection of a large front dormer window. The large front dormer window is referred to in the Conservation Area Character Assessment as a negative feature within the Conservation Area.

In considering demolition of a building within a Conservation Area regard should be given to the quality of the replacement building. In this instance a high quality building is proposed of greater bulk, scale and massing than the existing building, but sited further away from the side boundaries of the plot to increase the space between neighbouring building. The proposed replacement dwelling has been designed in a tradition grand style, making a statement on a prominent site. The building would be of high quality architecture with enhanced traditional features, such as chimneys, bay windows and attractive dormer windows. Therefore, in this instance, demolition of the existing building is considered to be acceptable given the quality of the proposed replacement building. The proposed demolition is therefore considered to be acceptable in terms of Policy DM D4 (Managing Heritage Assets).

### 7.3 Impact upon Character and Appearance of Conservation Area

The site lies within the Merton (Wimbledon North) Conservation Area (designated heritage asset). Section 72 of the Planning (listed Buildings and conservation Areas) Act 1990 states that in considering applications for a Conservation Area, Local Planning authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area. In accordance with this, Policy DM D4 outlines that development should preserve or enhance the significance of the heritage asset.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. The following considerations should be taken into account when determining planning applications.

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation; the wider social, cultural, economic and environment benefits that conservation of the historic environment can bring.
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

The site lies within 'Wimbledon House' Sub-Area 6 of the Merton (Wimbledon North) Conservation Area Character Assessment, which was prepared in December 2007/January 2008 and describes the historical development of the area and its current character and appearance. This part of the Conservation Area is characterised by large detached houses and spacious plots, controlled over time by restrictive covenants.

Number 21 Parkside is an early 20 Century Arts and Crafts style building that has suffered badly from unsympathetic internal and external alterations including a large front dormer window. The property is considered to make a positive contribution to the character of the conservation area by being an early building associated with the development of the estate. However, the building is of limited architectural merit due to later alterations, especially the addition of a large dormer window which is noted in the Conservation Area Character appraisal as a negative feature. Due to the relatively plain appearance of the building is not a particularly noteworthy example of an Arts and Crafts building.

The proposed replacement dwelling house would be of greater bulk, scale and massing than the existing building, but would leave more space between property boundaries. It is proposed to use facing brick to elevations and clay roof tiles, timber windows and stone dressing to reference the predominant building materials within the Conservation Area. The proposed building will reference the predominant features of the existing building, including bay windows, a large porch, tall chimneys and an asymmetrical appearance. It's symmetrical appearance is a common feature in Parkside north of the site and the proposal would result in a new dwelling on the site, but with high quality design and appearance. The design of the proposed building is considered to be acceptable and would preserve the character and appearance of the Merton (Wimbledon North) Conservation Area and is therefore acceptable in terms of policies CS14 Design), DM D2 (Design Considerations in all Developments) and DM D4 (Managing Heritage Assets).

#### 7.4 Setting of Listed building

The statutory test for the assessment of proposals affecting listed buildings and their settings is contained in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest in which it possesses.

To the north west of the application site lies number 22 Parkside a Grade II\* Listed Building. The building was listed on 22 February 2013 and the listing description states:

'Architectural and structural interest: an early, executed example of a High-Tech, steel framed house in Britain, that takes the steel-framed technology a stage further than previously with its use of prefabricated components and neoprene gaskets;

Historic Interest: an important early work by a very significant architectural practice, it is a highly significant, surviving early British High-Tec building, that developed from the Californian steel framed houses, alongside the smaller Studio, Ulting, Essex (Grade II) built for Humphrey Spender, the Reliance factory by Team 4 (demolished) and the Richard and Su Rodgers 'Zip-Up' houses (unbuilt);

Experimental use of material and techniques: in particular factory-finished components and dry construction, and in the lightness and precision of steel, which allowed clear spans required for open plan living and flexibility;

Planning interest: separate, single storey units spanning the width of the plot and set round a courtyard, to provide a secluded and versatile living/work place;

Intactness: the intention, structure and built-in fittings are clearly legible, alongside later modifications, an endorsement of its versatility.'

Opposite that application site is the Grade II Listed Wimbledon War Memorial.

The Listed Building is adjoined by neighbouring detached residential plots to the north, east and the application site to the south. The proposed replacement dwelling house at 21 Parkside would be sited further away from the garden boundary with the Listed Building at 22 Parkside and would not therefore result in harm to the setting of the Listed Building or the nearby Listed War Memorial and is compliant with Policy DM D2 (Design Considerations in all Developments) and the NPPF.

#### 7.5 Design

The proposed replacement dwelling house has been designed to incorporate features of other large houses with the Conservation Area. The house would be constructed in red brick to match the prevailing character of the Conservation Area, with stone detailing around entrance and window reveals. The windows would be timber sash windows. To the front roof pitch there would be a centrally positioned dormer window designed to be in keeping with the proportions of the roof and building. Two octagonal bay windows would be sited either side of the main entrance with gables above. Two chimneys would be provided and would extend above the ridge line and would frame the roof. The rear elevation replicates the front elevation, with simpler detailing but incorporating stone mullions. There are a limited number of windows within the side elevations, to non-habitable rooms. A terrace would be provided at first floor level on the rear elevation, screened from neighbouring properties by a brick privacy screen. Although the proposed replacement dwelling would be a large building, the application site is a large plot with the house set back from the road frontage behind a brick boundary wall. The proposed replacement dwelling can therefore considered to be a positive addition to the Parkside streetscene. The proposal is therefore considered to be acceptable in terms of Policy CS14 (Design) and DM D2 (Design Considerations in all Developments).

#### 7.6 Basement Construction

The construction of basements and subterranean structures can cause concern to occupiers of neighbouring properties. In this instance the applicant has submitted a Basement Impact Assessment in accordance with Policy DM D2 (Design Considerations in all Developments). In this instance the basement would be wholly within the property boundary and has been designed to safeguard the stability of neighbouring properties. A Construction

Management Plan (secured by condition) would detail how the basement will be excavated in a manner that safeguards neighboring properties. The proposed basement would be underneath the new house and garden and the area of the basement would be 38% of the garden area. The rear garden is 1,244m<sup>2</sup> in area and the basement would be 478m<sup>2</sup>, well below the 50% threshold as set out in Policy DM D2 (Design Considerations in all Developments). Two small light wells would be provided on the front elevation of the building. The light wells would not be visible from the street. The basement construction would not adversely affect retained trees on the site or trees within neighbouring gardens. Although the adjacent property at 22 Parkside is a listed building, no works would impact upon the listed building. The provision of a basement is therefore considered to be acceptable.

#### 7.7 Neighbour Amenity

The existing building allows for overlooking into the neighbouring property at 20 Parkside from a terrace constructed on the eastern elevation at roof level. The proposed replacement dwelling has been designed to respect neighbour's privacy and there would be no windows at ground floor level on the south eastern elevation next to number 20 Parkside and the only window on the north western side elevation (next to 22 Parkside) is to a WC and would have obscure glazing. A first floor level there would be windows to a bathroom and a linen room, together with a long window to the stairwell on the south eastern elevation. On the north western elevation there would be a window to a WC and bathroom/wardrobe. A terrace at first floor level to the rear would be screened by a brick screen wall to ensure that no overlooking occurs. First and second floor side windows would be obscure glazed to prevent overlooking. Although the proposed house would be set back from the building line of the existing house and would have a deeper footprint, it would project no further rearward than the existing neighbouring properties. Although the proposed replacement dwelling would have a greater bulk and mass than the existing house, both neighbouring properties are set deeper into their plots than the existing dwelling at 21 Parkside. Therefore, there would be little impact on the outlook from neighbouring residential properties. It is therefore considered that the proposal is acceptable in terms of policy DM D2.

#### 7.8 Trees

A Tree Survey and Impact Assessment, Tree Constraints Plan and Tree Protection Plan have been submitted with the application. The application proposes the removal of low quality trees on the site to allow for new tree planting. The deformed Horse Chestnut, a pollarded Plane and a row of conifer trees to the north west of the existing building are proposed for removal. A small conifer tree next to the south west elevation would be removed, together with a small Apple tree and mature sycamore tree. The sycamore tree has extensive decay. Smaller saplings including Plumb trees, a laburnum would also be removed. In total 12 trees would be removed which includes the row of conifers and group of Plumb trees all of which are of low quality and value. The better quality trees would be retained within the landscaped garden together with approximately 50 new trees planted. The Council's tree officer has been consulted on the proposals and has no

objections to the proposal subject to landscaping and tree protection conditions being imposed on any grant of planning permission to protect retained tree during construction works and ensure the implementation of a landscaping scheme. The proposal is therefore considered to be acceptable in terms of policy DM DO2 (Nature Conservation, Trees, Hedges and Landscape Features).

7.9 Archaeology

Historic England, Greater London Archaeological Advisory Service (GLAAS) has been consulted on the proposal and raise no objections subject to appropriate conditions being imposed on any grant of planning permission. The proposal therefore complies with policy DM D4 (Managing Heritage Assets).

7.10 Parking

The application proposes to retain the existing vehicular access onto Parkside and retain off-street parking spaces. A car lift would provide access to the basement where three cars would be kept. This level of provision is considered to be acceptable. The Council's Highways section have no objections to the proposal subject to a condition being imposed on any grant of planning permission in respect of the submission of a construction logistics plan. The proposal is therefore considered to be acceptable in terms of Policy CS20 (Parking).

7.11 Sustainability

Policy DM H4 (Demolition and Redevelopment of a Single Dwelling House) requires that any proposal seeking to demolish an existing, structurally sound dwelling house to create a new dwelling house in its place will be required to demonstrate that they have exceeded the minimum sustainability requirements outlined in Merton's Core Planning strategy 2011 through Policy CS15 through:

(a) Limiting CO2 emissions arising from the operation of the dwelling and its services in line with Code for sustainable Homes level 5,

(b) Improving the fabric energy efficiency performance in line with Code for Sustainable Homes Level 5; and,

(c) making effective use of resources and materials in Accordance with Merton's Core Planning Strategy Policy CS15 (part (a)).

The applicant's consultants have produced a sustainability Statement and an Energy Report. The Sustainability Statement details how the proposed development would reduce energy consumption through improved U-Values and airtightness. Low energy lighting will also be used. It is also proposed to achieve an improvement in carbon dioxide emissions by 36.8% over Part L of the Building Regulations 2013 through fabric energy efficiency measures and renewable energies through the use of Photo Voltaics. Water consumption would be less than 105 litres per person per day. It is also proposed to minimise embodied carbon through efficient design, procurement of materials

from local sources or with a high-recycled content. An appropriate condition is recommended to ensure compliance. The proposal is therefore considered to be acceptable in terms of Policy CS15 (Climate Change).

## 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.

## 9. **CONCLUSION**

9.1 The demolition and redevelopment of the site by the erection of a detached dwelling house is considered to be acceptable and the proposal would preserve and enhance the character and appearance of the Merton (Wimbledon North) Conservation Area. The proposal would not harm the setting of the Grade II\* Listed Building at 22 Parkside or the Grade II Listed Wimbledon War Memorial opposite the application site. The design of the replacement dwelling house is considered to be acceptable and the proposal would not harm neighbour amenity. Accordingly, it is recommended that planning permission be granted, subject to conditions.

## **RECOMMENDATION**

### **GRANT PLANNING PERMISSION**

Subject to the following conditions: -

1. A.1 (Commencement of Development)
2. A.7 (Approved Drawings)
3. B.1 (Approval of Facing Materials)
4. B.4 (Details of Surface Treatment)
5. C.2 (No Permitted Development –Door and Windows)
6. C.4 (Obscure Glazing-First Floor Windows in (side) North West and South South East Elevations)
7. C.6 (Details of Refuse and Recycling Storage)
8. C.9 (Details of Balcony Screening)
9. D.9 (No External Lighting)
10. D.11 (Hours of Construction)
11. F.1 (Landscaping Scheme)

12. F5 (Tree Protection)
13. F.8 (Site Supervision-Trees)
14. H.6 (Details of Cycle Parking)
15. H.9P (Construction Vehicles)
16. No development approved by this permission shall be commenced until a details scheme for the provision of foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at the agreed runoff rate (no more than 1L/s and minimum attenuation volume of 55m<sup>3</sup>), in accordance with drainage hierarchy contained within London plan Policies (5.12, 5.13 and SPG) and advice contained within the National SuDS Standards.

Reason for condition: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DM F2 and London Plan policy 5.13.

17. Prior to commencement of development, the applicant shall submit a detailed construction method statement (CMS) produced by the respective contractor/s responsible for building the approved works, to the approval of the Local Planning Authority. The construction method statement shall also detail how drainage and groundwater, will be managed and mitigated during post construction (permanent phase) such as through passive drainage measures around the base structure.

Reason for condition: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DM F2 and London Plan policy 5.13.

18. No development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and been approved in writing by the Local Planning Authority. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted and approved in writing by the Local Planning Authority. For land that is included within the stage 2 WSI, no demolition/development shall

take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and nomination of a competent person (s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason for condition: To safeguard archaeological remains in accordance with policy DM D4 (Managing Heritage Assets) of the Adopted Merton Sites and Polices plan (2014).

19. Informative

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.

20. Informative

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will be undertake to minimise ground water discharges into a public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed online via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

21. Informative

No surface water runoff should discharge onto the public highway including the 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).

No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.

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