

PLANNING APPLICATIONS COMMITTEE

18 JUNE 2020

<u>APPLICATION NO.</u>	<u>DATE VALID</u>	<u>Item no:</u>
19/P2611	11/07/19	
Address/Site	33 Lingfield Road, Wimbledon, SW19 4PZ	
Ward	Village	
Proposal:	Demolition of existing dwellinghouse and erection of three-storey residential block with lower ground level, creating 4 x 3 bed flats and involving the removal of 2 x trees and alterations to existing access.	
Drawing Nos	1183/PA03/C, 1183/PA04/D, 1183/PA 11, 1183/PA05C, 1183/PA02/F, 1183/PA010/B, Site Location Plan, 1183/PA01B, 1183/PA06D, 1183/PA07C, 1183/PA08D, 1183/PA00/H, 1183/PA09D, Topographic Plan Drawing ID: PSA.	
Contact Officer:	Charlotte Gilhooly (020 8545 4028)	

RECOMMENDATION

GRANT Planning Permission subject to conditions and S106 Agreement.

CHECKLIST INFORMATION.

- Conservation Area- Yes (Wimbledon West)
- Area at risk of flooding - No
- Unitary Development Plan site proposal designation - None
- Archaeological Priority Zone - Yes
- Controlled Parking Zone - Yes
- Trees - Yes
- Listed Building - No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 26

1. INTRODUCTION

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

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a two storey detached dwelling which is located on the south west side of Lingfield Road in Wimbledon Village. Lingfield Road is residential in character. The current property is a single family dwelling which has five bedrooms and an existing single storey rear extension. The building is located within West Wimbledon Conservation Area and Archaeological Priority Area Tier 2. The building is not statutorily or locally listed. The property facing the rear garden and its boundary wall is statutorily listed (7 The Grange). The site has a PTAL rating of 2 (on a scale of 0 to 6, with 0 being the worst). There are trees at the front of the site and at the rear. There are no further constraints on the site.
- 2.2 The description of the existing building on site in the Conservation Area Appraisal is outlined as follows:

A typically suburban detached house built in 1936 with a two storey bay window, a tiled porch over the front door and fake half timbering in the gable, whose effect on the Conservation Area tends to be neutral.

The surrounding area is largely made up of detached dwellings, with some rows of terraced dwellings. The area is residential suburban in character.

3. CURRENT PROPOSAL

- 3.1 This application seeks planning permission for the demolition of the existing house and removal of two trees at the front of the site and the erection of a three storey pitched, residential block with lower ground level, creating 4 x 3 bedroom flats with the provision of 4 off-street parking spaces, bike and bin storage and associated landscaping works at the front and rear.
- 3.2 The proposal would be set back between 7.7- 8m away from Lingfield Road and would range in width between 14.7m (at the front of the site) and 9.43m towards the rear. The overall length of the building would be 18.97m. The building would have a pitched roof, with two gables at the front elevation, a recessed flat roof section and two flat roofs at first and second floor level to allow for outdoor amenity space. The height of the building would range from 13m to 13.53m. The building would be arranged with two gardens at the rear for Flats 1 and 2. The proposed building would have a lower ground level which would be 24m in length (including lightwells), 14.7m wide at the front of the site and 9.1m wide at the rear.
- 3.3 Internally, at lower ground level, Flat 1 would comprise of three bedrooms, three bathrooms, a combined kitchen/living area and outdoor amenity space would be

provided. At ground floor level Flat 2 would comprise of three bedrooms, three bathrooms, a combined living/kitchen/dining area and outdoor amenity space. At first floor level, Flat 3 would comprise of three bedrooms, three bathrooms, a combined kitchen/living area and a roof terrace. At top floor level, Flat 4 would comprise of three bedrooms, three bathrooms, a combined kitchen and living area and a roof terrace.

- 3.4 The scheme would provide the following housing mix and schedule of accommodation:

Flat No.	Type	GIA	External amenity space	Cycle parking	Car parking
Flat 1	3b/6p	186sqm	130sqm	2 spaces	1 space
Flat 2	3b/6p	157sqm	77sqm (rear garden) and 26sqm (terrace)	2 spaces	1 space
Flat 3	3b/6p	140sqm	14.2sqm	2 spaces	1 space
Flat 4	3b/5p	128sqm	9sqm	2 spaces	1 space

- 3.5 The existing vehicle crossing would be disestablished and a new one created in the middle of the site frontage. Four car parking spaces would be provided in the front garden.
- 3.6 The proposal includes the removal of a Holy tree and a category B Lime tree.
- 3.7 Refuse bin storage has been shown alongside the west side of the building.
- 3.8 External materials include: red brick, Portland stone plinths, copings and detailed bands, clay roof tiles, painted wood finial and deep barge boards to match existing properties in the road, and PV panels added to the recessed flat area of the roof.

Amended Plans

- 3.9 The scheme was amended on 21 January 2020. The proposal was pushed slightly further away from the south eastern side boundary by 0.3m, the removal of the eastern boundary fence and the provision of a soft landscaped verge, the proposal on the NE side of the front elevation has been pushed back by 0.5m. The planting area around the lightwell has been reduced to allow easier access

to bins and bikes, and the parking area has been widened in response to the Transport Officer's comments.

- 3.10 In light of comments from Transport and Highways on parking arrangements, The proposal was amended again on the 28 May and aisle widths were increased to 6m in accordance with minimum parking standards. An Arboricultural Addendum Report was also produced and submitted on 28 May 2020 to address concerns made by the Council's Tree Officer. This document provides further mitigation measures in relation to T12 (a category A Yew tree located at the front of the site).

4. PLANNING HISTORY

- In October 2018 and March 2019 two pre-application meetings were held in connection with the proposed demolition of the existing dwelling and erection of a new dwelling house (LBM Ref. 18/P3023 and 19/P0487)
- MER547/86: Permitted Development 02-06-1986

There have also been various tree work applications on site.

5. CONSULTATION

- 5.1 The application has been advertised by Conservation Area Site and Press notice procedure and consultation letters were sent to neighbouring properties and a site notice was displayed. 13 objections have been received and 1 comment which are summarised below:

5.2 External objections

5.3 Character

- The new villa is out of character to the existing original Victorian houses on the street as well as the streetscene and surrounding Conservation Area.
- The proposal is too big and bulky for the site and will result in overdevelopment.
- The design of the new villa is overbearing due to its increased height, width and massing at roof level.
- The original Victorian villas are generally located on larger plots, which are set further back from the road. As a consequence they have bigger forecourts for parking and garages to the side.
- The proposal would be oppressive due to its height and massing, particularly at roof level where there is no gap between the two gables.
- The Planning Dept did not allow 1A Lingfield Road to be demolished so how is this proposal at 33 Lingfield Road different especially when they are of a similar design.
- Lingfield Road is a green leafy road with private houses. The current proposal for a modern apartment block is out of keeping with the character of this Conservation Area.
- The "old" villas have been very differently designed with a significantly more varied facade and less condensed mass, especially at roof level (see the

image below) where characteristic gaps between the narrowly gabled roofs appear distinctly less bulky and allow for an elegant lightness.

- The proposed L shaped Victorian Gothic design will have a detrimental impact on the amenity of my conservatory and rear garden (Flat 2 Cecil Court, 34 Lingfield Road) especially in the autumn/winter time when there is less foliage.
- The proposal unlike the existing building projects forward of the building line and would as a consequence close views into and out of the site.
- The Wimbledon West Conservation Area Character Appraisal made in 2004 describes the house as a typical suburban detached house of the time 'with a two storey bay window, a tiled porch over the front door and fake half timbering in the gable, whose [sic] effect on the Conservation Area tends to be neutral'. This appraisal was written 15 years ago. Nowadays we have a much better appreciation of these types of houses and it is likely this type of house would be seen as making a positive contribution to the surrounding Conservation Area.
- The agents are claiming the proposal is in the Victorian Gothic style. However the proposed 4 x 3 bedroom apartment block is much larger than any of the Victorian villas they are seeking to replicate.
- The application includes a street elevation with the proposal shown in black. It would have been helpful if the applicant had produced other similar plans showing the volume of the proposal.
- The proposal is 50% wider than any of the existing Victorian villas in the street.
- The proposed roofline is much higher than other rooflines in the street. The roofline is at the highest level of the highest apex. This is indicated on the street elevation and is therefore out of keeping.
- Most other properties in the street have a much narrower profile and do not have a double set of windows on the right. This can be seen at 28 and 37 Lingfield Road.
- The proposal is twice as wide at the front of the site than the existing site. It is 25% wider at the rear and 50% deeper than the existing building.
- The proposal will no longer allow views at the sides of neighbouring properties to enable us to see any trees/shrubs at the sides or rear of the garden. This is due to the way the proposal fills the full width of the plot.
- The proposed 'villa' will produce a development which is 35% bigger than its neighbour at 34 Lingfield Road. Thus producing a development which is too big for the site.
- Due to the massing of the proposal it will appear out of keeping with the character of the Conservation Area.
- The proposed development is attempting to include similar design features as neighbouring buildings all of which have larger plots.
- Please see attached the reason for the refused application Ref: 08/P2219. The existing building is described as low quality but despite this appears to have survived for 80+ years. Perhaps it could be retained/refurbished in a similar way to 1A Lingfield Road?

- The existing building can hardly be seen due to the trees at the front of the site but the current proposal will be seen as a very bulky addition as it is positioned further forward and trees will be removed if planning permission is granted.
- The plot should be retained as a single dwelling.
- There are at least 18 locally listed buildings in this road which has successfully managed to retain its existing character and its Victorian and Edwardian style architecture. We therefore feel the current proposal will be detrimental to the unique character of Lingfield Road.
- We also believe that the proposal contravenes the following Development Plan policies for Merton: policy 7.6 of the London Plan 2011, policy CS14 of Merton's Core Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
- The wall at the rear of the site is also listed and originally formed part of 18th Century Lingfield House which has subsequently been demolished. Great care is needed to protect this wall by developers.

5.4 Quality of accommodation

- The proposal is not provide enough space for children to play.
- There is not enough outdoor amenity space.
- The proposal is too small for potentially 16 people to live.

5.5 Amenity

- Due to the bulk and massing of the proposal, it will overshadow all the houses on the opposite side of 33 Lingfield Road.
- The daylight, sunlight and overshadowing report is only a draft document. The final document should now be filed. It is not appropriate to submit a document which could be amended during the application process.
- The document failed to explain the impact on overshadowing the properties opposite 33 Lingfield Road at various times during the day. The overshadowing can be understood by referring to pages 84 and 85 of the draft. A full and proper analysis should have been filed showing the impact on properties opposite 33 Lingfield Road.
- The proposal will result in a significant loss of privacy and overlooking for all adjacent properties
- The proposal will result in significant visual intrusion and overlooking into my rear garden. It will therefore negatively affect my ability to enjoy my environment. (7 The Grange, Grade II listed.)
- The proposal is set further deeper into the site and therefore closer to my property. (7 The Grange, Grade II listed.)
- Consideration should be given to as to whether the rear windows should be obscure glazed in order to protect overlooking.

5.6 Construction

- The proposal will result in 2 years of construction work which will be a noise nuisance.

5.7 Trees

- The applicant is proposing to remove a healthy Lime tree at the front of the site. According to the Arboricultural report, this tree has a lifespan of a further 20 years.
- The proposal at 1A Lingfield Road had to maintain the existing plot in order to retain the existing treescape. Why is this proposal different?
- Removing the two trees at the front of site will make the proposal more visible.
- The loss of the garden will create a sterile environment.
- The proposal presents a good opportunity to help swift birds by introducing artificial nest sites into the construction. Swift birds are an endangered species. This is due to modern building practices.

5.8 Parking

- Not enough parking bays have been provided on site in a road where parking is already very difficult and under pressure.
- Most of the houses in this road are period terraced/semi detached houses. As a consequence there is enormous pressure for parking as many residents have to use on street parking. Many elderly residents and families with young children have to park cars on adjacent streets.
- As there are a total of 12 bedrooms, there could be demand for 12 cars. This could add 8 cars to an area which already has a parking problem. As a consequence, we would suggest at least 8 off street car parking spaces are provided and no additional car parking permits are made available to residents at 33 Lingfield Road. This has been done with other sites such as Tescos in Wimbledon Village.
- At a similar smaller development (30 Lingfield Road) there are 8 parking spaces.
- The proposal will mean that emergency services will not be able to access the site.
- Due to being on the apex of a bend in the road, it will mean entering and exiting the site will be difficult and unsafe. This is due to the designated parking bays opposite.
- The proposal is for a 4 x 3 bedroom flats. This will probably mean there will be two cars per flat. Will parking restrictions for on street parking therefore be put in place?
- A car dok was refused for the house opposite on the grounds of 'a safe and efficient movement of emergency service vehicles, other vehicles and pedestrians along the road'.
- The owners of No.1A, which was a similar aged house, put in planning permission to demolish and rebuild in keeping with No's 1 & 2 Lingfield

Road. They were told they had to keep the facade due to architectural features and being in a Conservation Area.

- There will be very little turning space for the cars entering and exiting the site as well as longer dwell times for running motors.
- My driveway is blocked on average five times per week by deliveries and trade vehicles. The proposal will exacerbate this situation further.

5.9 Bikes/ bin storage

- The proposal will put too much pressure on the narrow pavement on bin collection days.
- The proposal has not allocated enough space for bikes and bins which will need at least three bins per flat. Access to the bins to be able to move them is also very tight in and around parked cars.
- The amount of space allocated for bikes is wholly for PR purposes and is not with security in mind.

5.10 Sewers

There is an ongoing problem with sewers in the road which is why it appears sunken and frequently needs repair. As a consequence the additional load on the sewer is likely to cause problems.

5.11 Covenant

There is a covenant on the site restricting certain type of development. Briefly the covenants are as follows:

- Only one dwelling can be built on the land.
- Nothing can be built in front of a building line established at 38ft 8 inches from the road frontage (that is 12.25 meters).
- Looking towards the front of the house, nothing can be built to the right of the existing house.
- "Divisions" or fences must be erected along the road. This would prevent the owners from constructing the proposed new entrance driveway in the centre of the property.
- The current proposal is not in accordance with these covenants.

5.12 Wimbledon society

- This property is in the Wimbledon West Conservation Area. The Wimbledon Society suggests that the granting of approval for this development is subject to the following two conditions being carried out; The roots of trees that are to be left in place be protected during construction and for all trees removed, replacement trees of equivalent tree years should be planted.

5.13 Historic England (Archaeology) - No comments have been received.

5.14 Thames Water – No comments have been received.

5.13 Internal

5.14 Transport and Highways

Observations:

The site lies within an area PTAL 2 which is considered to be poor. A poor PTAL rating suggests that only a few journeys could be conveniently made by public transport.

The property is located mid-way along the road and comprises a single five-bedroom dwelling house. The proposals include the demolition of the existing dwelling and the construction of a three storey apartment block comprising four, three bed units.

CPZ: The local area forms part of Controlled Parking Zone VC. Restrictions are enforced from Monday to Saturday between 8:30 am and 6.30 pm with a maximum stay of 2 hours for pay and display customers.

Car Parking: The proposal provides 4 car parking spaces within the site. The amended parking layout is now considered satisfactory.

Cycle Parking: Cycle parking should be installed on site in accordance with London Plan standards on cycle parking for new residential developments

The London Plan and London Housing SPG Standard 20 (Policy 6.9) states all developments should provide dedicated storage space for cycles at the following level:

- 1 per studio and one bed dwellings;
- 2 per all other dwellings.

The proposal provides 8 spaces (secure & undercover) which satisfies the London Plan Standards.

Refuse:

Waste collection points should be located within 30 metres of residential units and within 20 metres of collection vehicle.

Recommendation: Raise no objection subject to:

- Car parking as shown maintained
- Condition requiring cycle parking
- Condition requiring Refuse
- Demolition/Construction Logistic Plan (including a Construction Management plan in accordance with TfL guidance) should be submitted to LPA for approval before commencement of work.

5.15 Tree Officer

The addendum report is acceptable but must form part of the approved documents. The following planning conditions are still required:

1. F01 Landscaping and Planting: No development shall take place 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.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, DM F2 and DM O2 of Merton's Sites and Policies Plan 2014.

2. F02 Landscaping Implementation: All hard and soft landscape works shall be carried out in accordance with the approved details as shown in the Site Plan (1183/PA00/H). The works shall be carried out in the first available planting season following the completion of the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of same approved specification, unless the Local Planning Authority gives written consent to any variation. All hard surfacing and means of enclosure shall be completed before the development is first occupied.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.12 and 5.13 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Policies Plan 2014.

3. F05 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.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

4. F06: No work shall be commenced until details of the proposed design, materials and method of construction of the foundations to be used within 8m of the existing retained tree(s) shall be submitted to and approved in writing by the Local Planning Authority and the work shall be carried out in accordance with the approved details.

Reason: To protect and safeguard the existing retained trees 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 policy DMO2 of Merton's Sites and Policies Plan 2014.

5. F08 - Site supervision: The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.

Reason: To protect and safeguard the existing retained trees 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 policy DMO2 of Merton's Sites and Policies Plan 2014.

5.16 Conservation Officer: Satisfied with the design approach. Some concerns over scale and massing, but overall a good design approach for the proposal.

5.17 Flood Risk Officer comments

A site specific ground investigation by CET Structures Ltd has been undertaken.

No detailed drainage strategy has been submitted but there is a sub-section on drainage and SuDS within the Elite Designers Ltd Structural Methodology Statement. Permeable paving is proposed to the front of the property but no further attenuation to limit flows to a specified rate, i.e. not more than 2 l/s.

The ground investigation reports state that black park member gravel was encountered on the site. Groundwater was encountered at a depth of 3.1m bgl and recorded a rise up to 2.9m bgl on a follow on visit. The report recommends that additional readings are taken ahead of construction and that the basement is designed as a water tight structure. Further, we would recommend that the scheme considers floatation of the slab should ground water levels rise.

If seasonal fluctuations of groundwater does occur, the lower parts of the proposed basement level may sit within the water table and dewatering maybe

required during construction and appropriate waterproofing of the structure will be needed and measures to prevent uplift.

Prior to construction, further groundwater monitoring must be undertaken to take into account fluctuations in groundwater levels due to seasonal variation.

No detailed drainage scheme for surface and foul water appears to have been submitted with the application in terms of compliance with the London Plan 5.13 and Merton's policy DM F2 and D2. It is not clear whether surface water and foul drainage is to be discharged into the Thames Water surface water and foul network at attenuated rates (greenfield runoff rates to be calculated or flows limited to no more than 2l/s).

The landscaping proposals do propose permeable surfacing to the front of the site which is welcomed. We would recommend that rainwater harvesting measures are also considered in this scheme.

We recommend that consideration of installation of non-return valves and a FLIP device is installed on the foul drainage to prevent flooding and back up from the sewer network.

If you are minded to approve, please include the following conditions:

Condition: No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and 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 a restricted runoff rate (no more than 2l/s), in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

Condition: Prior to the commencement of development, the applicant shall submit a detailed proposal on how drainage and groundwater will be managed and mitigated during construction and post construction (permanent phase), for example through the implementation of passive drainage measures around the basement structure.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

Informative:

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).

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

5.18 Planning Officer's comments

- Covenants are not a material planning consideration.
- The proposal was amended to address some of the concerns over impact on the character of the Conservation Area, trees and parking issues.

6. POLICY CONTEXT

6.1 National Planning Policy Framework (2019)

- Section 4 – Promoting sustainable transport
- Section 5 – Delivering a sufficient supply of homes.
- Section 12 – Achieving well designed places.
- Section 16 – Conserving and enhancing the historic environment

6.2 London Plan (2016)

Relevant policies include:

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.13 Sustainable drainage
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.14 Improving air quality

6.3 Merton Local Development Framework Core Strategy (2011)

Relevant policies include:

- CS8 Housing Choice
- CS9 Housing Provision
- CS14 Design
- CS15 Climate Change
- CS16 Flood Risk Management
- CS17 Waste Management
- CS18 Active Transport
- CS20 Parking, Servicing and Delivery

6.4 Merton Sites and Policies Plan (2014)

- DM H2 Housing mix
- DM 02 Nature Conservation, Trees, hedges and landscape features
- DM D2 Design considerations in all developments
- DM D4 Managing heritage assets
- 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

6.5 Supplementary planning considerations

- London Plan Housing SPG – 2016
- DCLG Technical Housing Standards - nationally described space standards 2015
- Draft London Plan 2020
- National Design Guide 2019

7. **PLANNING CONSIDERATIONS**

7.1 The key planning considerations of the proposal are as follows:

- Principle of development
- Housing need and density
- Design and impact upon the character and appearance of the area and Conservation Area
- Impact upon neighbouring amenity
- Flooding and drainage
- Standard of accommodation
- Transport, parking and cycle storage
- Refuse
- Trees
- Sustainability

- Developer contributions

7.2 **Principle of development**

7.3 The National Planning Policy Framework, London Plan Policy 3.3 and the Council's Core Strategy Policy CS8 and CS9 all seek to increase sustainable housing provision and access to a mixture of dwelling types for the local community, providing that an acceptable standard of accommodation would be provided. Policy 3.3 of the London Plan 2016 also states that boroughs should seek to enable additional development capacity which includes intensification, developing at higher densities.

7.4 The existing building is an infill house built between 1930 and 1950. It is of limited architectural value and is considered to provide a neutral contribution to the Conservation Area. Therefore the principle of the demolition of this building would not be objected to.

7.5 The principle of providing residential accommodation on the site is acceptable subject to other planning considerations, as there would be no net loss of a family-sized housing unit (units with three or more bedrooms).

7.6 There is no in-principle objection to the intensification of development on the site, subject to the replacement building being acceptable in respect of all other material planning considerations, including design and appearance, impact on neighbouring amenity, quality of accommodation provided, sustainability, drainage and highway considerations.

7.8 **Need for additional housing and residential density**

7.9 The National Planning Policy Framework (March 2019) requires the Council to identify a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing with an additional buffer of 5% to provide choice and competition.

7.10 Policy 3.3 of the London Plan (March 2016) states that the Council will work with housing providers to provide a minimum of 4,107 additional homes in the borough between 2015 and 2025. Within this figure of 4,107 new homes, the policy states that a minimum of 411 new dwellings should be provided annually. This is an increase from the 320 dwellings annually that was set out in the earlier London Plan and in Policy CS9 of the Core Strategy.

7.11 LB Merton's housing target between 2011 and 2026 is 5,801 (Authority's Monitoring Report 2014/15, p8). While a robust five years supply has been identified, the housing need is increasing in London. The borough's Core Planning Strategy states that it is expected that the delivery of new residential accommodation in the borough will be achieved in various ways including development in 'sustainable brownfield locations' and "ensuring that it is used efficiently" (supporting text to Policy CS9). The application site is on brownfield

land and is in a sustainable location adjacent to other existing residential properties. However, the benefit of providing net three additional dwelling houses must be weighed against the other merits of the scheme.

7.12 Character and Appearance

The NPPF states that developments should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Developments should ensure that they are visually attractive and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (such as increased densities).

7.12 London Plan policies 7.4, 7.6 and 7.8 Core Strategy policy CS14 and SPP Policies DMD2, DMD3 and DM D4 require well designed proposals that are of the highest architectural quality and incorporate a design that is appropriate to its context, so that development relates positively to the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings, thus enhancing the character of the wider area.

7.13 The site lies within the Wimbledon West Conservation Area where the character comprises a mixture of large detached Victorian houses and much smaller terraced Victorian cottages. The proposed development has been designed in the Victorian Gothic style to blend in with neighboring Victorian buildings in the road. Details such as the proposed steeply pitched gable roofs, dental brick arches above windows and doors, stone coping, sash windows, doors, finials and deep barge boards add important details to the building which are considered sympathetic to the Victorian Gothic style and to its context. Officers consider this design approach is acceptable in principle to the character of the streetscene and surrounding Conservation Area. Further, opposite the site (numbers 1-7 and 12-18 Lingfield Road) are locally listed buildings. The proposal has been designed so as to be in-keeping with the mansion block style of development on the south side of the road, and officers are satisfied that it would not cause a harmful impact on the setting of the locally listed buildings on the northern side.

7.14 It is noted the height and roof form of the proposal is similar to that of the immediate neighbouring properties. The building line has been pushed forward slightly but would be in closer alignment to 34 Lingfield Road. The gable on the east side has been set down to create a more subservient approach and to help break up the massing. There is a separation distance of approximately 20m between the front wall of the proposed development and the front wall of neighbouring properties directly opposite, as well as a separation distance at the side boundary of between 3.65 and 5m (when measured from the front elevation). As a consequence it is considered this separation distance and the overall scale of the development is considered acceptable and the additional height, bulk and massing proposed for the site and would not appear visually dominant or incongruous in the streetscene. Officers acknowledge that there are two storey dwellings largely on the opposite side of Lingfield Road, however, the south side contains largely mansion blocks.

- 7.15 The rear elevation would be contemporary in style and the massing at the rear would have a stepped approach to allow for outdoor amenity space in the form of terraces at ground and first floor level. Materials such as brick and Portland stone would continue through to the rear so that the building would read as one.

Flat roofs are proposed at ground and first floor levels and the proposal would also include a recessed flat roof to allow for Photovoltaic panels. As this would not be visible from the front elevation, the proposed roof form and massing is considered acceptable.

- 7.16 Overall, the scale, bulk, form, proportions and appearance of the proposed building is considered acceptable to the site, the surrounding streetscene and Conservation Area. The proposal is considered to preserve the character of the Conservation Area.

7.17 **Neighbouring Amenity**

- 7.18 SPP Policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

- 7.19 The properties which have the potential to be affected by the proposal include Flats 7-12 Lingfield Court, Flats at 34 Lingfield Road, 7 and 7A The Grange and 9-12 Lingfield Road.

7.20 **7-12 Lingfield Court**

Lingfield Court is a three storey, detached block of flats which benefits from a shared access driveway that helps to create separation distance of approximately 3.36-4m at the side boundary from the proposed site. The buildings on this side of the road are south west facing. Lingfield Court is also stepped in at the rear on the west side by approximately 5.8m. To reduce the impact on amenity during pre application discussions, the proposal was reduced in depth at ground, first and second floor levels. It was also stepped in at the side boundary at second floor level. During the planning application process, plans were amended again and the proposal was stepped in by a further approximately 0.3m on the south eastern boundary.

- 7.21 The daylight/sunlight report submitted with the planning application concludes that 2 windows at Lingfield Court would be adversely affected by a loss of daylight and 1 window by a loss of sunlight as a result of the proposed development but outdoor amenity space would not be adversely affected. As these rooms are non habitable and meets the No Sky Line criteria set by BRE guidance, the report concludes the loss of daylight sunlight is not a cause of concern. Lower sash windows on the side east elevation would also be obscure glazed on all floor levels. Overall due to the amendments made and the way the rear elevation is stepped back at all floor levels, Officers consider the proposal has effectively mitigated impacts on amenity to the neighbouring flats at

Lingfield Court and would not have a material detrimental impact on daylight/sunlight, be overbearing, visually intrusive or dominate views from this neighbouring property.

7.22 (Flats 1-4) 34 Lingfield Road

It is noted this neighbouring property has a similar height to the proposal and benefits from a wide generous plot. There is a separation distance of approximately 2.9m proposed between the proposed side elevation and the side boundary at the front of the site and due to the L shaped design of the site, a separation distance of approximately 1.0m to the side boundary towards the rear of the site. Due to the separation distances and the proposed obscure glazing in lower sash windows at the side elevation at all levels to prevent overlooking, the proposal is not considered to result in a loss of privacy to these neighboring flats. Due to the L shape nature of the site, as the proposed building extends deeper into the site, it steps away from the neighboring flats at number 34. Number 34 benefits from a large rear garden which would not be harmed by the proposal.

7.23 The Daylight Sunlight report concludes 8 windows at 34 Lingfield Road would be adversely affected by the proposed development, 1 window would be adversely impacted by a loss of sunlight and no outdoor amenity space would be affected. It concludes that as the windows affected are non habitable, it is therefore not considered a concern and meets the No Sky Line criteria set by BRE guidance.

7.24 (Flats 1-3) 7 The Grange and 7A The Grange

The proposal would step further towards the rear garden than the existing house and due to the additional height of the proposal (13.42m high at the rear as opposed to the existing 9.5m high building), there is a potential risk the proposal would be overbearing and visually intrusive to these properties. However, there is a separation distance of approximately 22m from the rear wall at the ground floor level of the proposal and the rear wall of 7A The Grange and a separation distance of approximately 45m from the rear wall of the proposal and the rear wall of 7 The Grange. The rear of 7 The Grange is also NE facing. As such the proposal is not considered to impact on the amenity of these neighbouring properties and would not be visually intrusive, overbearing or result in a loss of daylight/sunlight or privacy.

7.25 9-12 Lingfield Road

The proposal will result in a clear change in outlook toward the front elevations of the neighbouring properties on the opposite side of Lingfield Road. However, views toward the front of these neighboring dwellings would be across the road and is a common relationship in Lingfield Road. Further, a separation distance of circa 22 m between the front elevation of the proposal and 10 Lingfield Road is an acceptable relationship between residential properties.

7.26 Overall, the proposal is considered acceptable in terms of the impact on the amenity of surrounding neighboring occupiers.

7.27 **Basement/lower ground level design**

7.28 SPP policy DM D2 sets out the criteria for basement development. The proposal includes the provision of a lower ground floor flat. The design of this flat would be wholly at lower ground floor level. The application has been accompanied with a daylight assessment of access to natural light for the future occupiers of this proposed flat. The report outlines that all rooms within the flat pass and would receive appropriate light levels. The flat would be semi-underground and would therefore have good outlook to the rear and front.

The proposal would not exceed 50% of either the front, rear or side garden of the property and result in the unaffected garden being a usable single area. Lower ground floors and lightwells are a common feature in the original Victorian dwellings in this road. The current proposed lightwells would therefore not appear out of keeping or incongruous from the streetscene. Conditions relating to drainage as recommended by the Flood Risk Officer are recommended below.

7.29 **Standard of accommodation: internal and external space**

7.30 Policy 3.5 of the London Plan 2016 requires housing development to be of the highest quality internally and externally, and should satisfy the minimum internal space standards (specified as Gross Internal Areas –GIA) as set out in Table 3.3 of the London Plan. Table 3.3 provides comprehensive detail of minimum space standards for new development; which the proposal would be expected to comply with. Policy DMD2 of the Adopted Sites and Policies Plan (2014) also states that developments should provide suitable levels of sunlight and daylight and quality of living conditions for future occupants.

Flat No.	No.of beds	No. of persons	No. of storey's	Required GIA (sqm)	Proposed GIA (sqm)	Compliance
Flat 1	3	6	1	95	186	Yes
Flat 2	3	6	1	95	157	Yes
Flat 3	3	6	1	95	140	Yes
Flat 4	3	5	1	90	128	Yes

7.31 As demonstrated by the table above, all of the units meet the London Plan space standards.

External

7.32 In accordance with the London Housing SPG and Policy DMD2 of the Council's Sites and Policies Plan, it states that there should be 5sqm of external space provided for private outdoor space for 1-2 person dwellings and an extra 1sqm provided for each additional occupant.

- Flat 1 would provide outdoor amenity space with an area of 130sqm. This would satisfy the minimum requirements.
- Flat 2 would provide outdoor amenity space with a total area of 103sqm (rear garden and terrace). This would satisfy the minimum requirements.
- Flat 3 would provide outdoor amenity space with an area of 14.2sqm. This would satisfy the minimum requirements.
- Flat 4 would provide outdoor amenity space with an area of 9sqm. This would satisfy the minimum requirements.

Flat No.	Type	GIA	External amenity space	Cycle parking
Flat 1	3b/6p	186sqm	130sqm	2 spaces
Flat 2	3b/6p	157sqm	77sqm (rear garden) and 26sqm (terrace)	2 spaces
Flat 3	3b/6p	140sqm	14.2sqm	2 spaces
Flat 4	3b/5p	128sqm	9sqm	2 spaces

7.33 **Transport, parking and cycle storage**

Core Strategy Policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, street parking or traffic management. Cycle storage is required for all new development in accordance with London Plan Policy 6.9 and Core Strategy Policy CS18. It should be secure, sheltered and adequately lit and Table 6.3 stipulates that one cycle parking space should be provided for a studio/1 bedroom unit and 2 spaces for all other dwellings.

- 7.34 Plans have subsequently been amended and now indicate 8 bike parking spaces and enough space between parked cars to move a bike into and out of a secure bike store. However as further details of the secure bike store have not been provided for dedicated storage, a condition is recommended below. In addition, this road is in a Controlled Parking Zone with a high demand for on street parking. It is therefore recommended to have a S106 agreement in place to ensure the flats remain permit free in order to reduce demand for on street parking in the surrounding area.

7.35 **Refuse**

For the proposed four flats the following are the recommended bin capacity for each flat to avoid overflowing bins and residents leaving items on the floor by the bins:

- 1x 180L wheelie bin for refuse
- 1x 180L wheelie bin for paper and cardboard
- At least 1 x 55L box for all mixed recycling – residents can request more than one.
- 23L x Outdoor kitchen caddy

7.36 Based on the plans provided, it is considered there is sufficient space to store these bins at the side of the proposed building as this is the most accessible way for waste to be collected. However as final details of the dedicated storage have not yet been provided, a condition is recommended below.

7.37 **Trees**

7.38 London Plan Policy 7.1 and Policy 7.21, Merton Core Strategy Policy CS1 and Sites and Policies Plan Policy DMO2 require development proposals to conserve and enhance biodiversity and trees.

7.39 The Council's Tree Officer initially raised a number of concerns about the trees on site. These concerns together with the agent's response is summarized below:

7.40 Proposed removal of T15 and T18:

T15 is a Lime Tree and T18 is a Holly tree which are both located at the front of the site..

The Council's Tree Officer initially raised concern about the number of proposed new decorative trees to mitigate against the loss of T15 (Lime tree) and T18 (Holly tree) as it is considered there are no opportunities for a large growing tree to be planted. According to the arboricultural report T15 has a constrained form as it is growing alongside T13 and T14, resulting in a one side crown. T18 is considered to be a category 'C' tree with limited amenity value and low vigour due to its inappropriate location. The report recommends appropriate small to medium planting from species such as Amelanchier arborea 'Robin Hill', Cercis canadensis 'Forest Pansy', Acer grossei, Acer griseum. Whilst these concerns remain, the Council's Tree Officer is satisfied the proposed new planting and exact species at the front of the site can be reserved by condition below.

7.41 Encroachment of the root protection area of T1 and T12

T1: This tree is a mature Eucalyptus tree category 'C1' located in the rear garden. According to the Arboricultural report it has a crown reduced form, an unruly habit due to boundary location and has selective deadwood throughout. The proposal will encroach the root protection area by 8.6%. this is not considered a significant encroachment and the Council's Tree Officer is now satisfied the protection of this tree can be reserved by condition.

T12: is a category 'A' Yew tree at the front of the site. The Council's Tree Officer raised concerns that cutting into the trees RPA would destabilize it and that the tree is at risk of harm or potential loss due to the impact of the development and future pressure to remove the tree due to loss of light etc.

- 7.42 The arboricultural expert for the scheme responded to this concern and produced an Arboricultural Addendum note which stated the tree is a lapsed pollard with generally poor form which requires cyclical crown reduction which has not been carried out for approx. 6 years. Regular pruning would address stability issues, the appearance of the tree and any daylight issues as there will be no canopy to cast a shadow. In addition the applicant is proposing to remove impermeable hardstanding with permeable paving which is considered an improvement. Cycle and bin stores will be free standing and not require excavation.
- 7.43 The Council's Tree Officer is now satisfied with the protection measures outlined and recommends the conditions below. Overall, officers are satisfied that the proposal would mitigate the impact on trees and additional tree planting and soft landscaping can be accommodated to ensure a suitable environment is maintained.

7.44 **Sustainability**

All new developments comprising the creation of new dwellings should demonstrate how the development will comply with Merton's Core Planning Strategy (2011) Policy CS15 Climate Change (parts a-d) and the policies outlined in Chapter 5 of the London Plan (2016).

- 7.45 As a minor development proposal, the development should outline how it will achieve a 19% improvement on Buildings Regulations 2013 Part L and submit SAP output documentation to demonstrate this improvement. The development would also need to achieve internal water usage rates not in excess of 105 litres per person per day.
- 7.46 The applicants have submitted a Sustainable Design and Construction Statement (set out in the Design and Access Statement). The proposal indicates measures such as installation of PV panels on the flat roof and designing the heating system so that the building could be connected to District Combined Heat and Power, should this become available. It is therefore recommended that Merton's Standard Sustainable Design and Construction (New Build Residential- Minor) Pre-Occupation Condition is applied to any grant of permission to ensure final details are captured.

7.47 **Developer Contributions**

The proposed development would be subject to payment of the Merton Community Infrastructure Levy and the Mayor of London's Community Infrastructure Levy (CIL).

8. CONCLUSION

- 8.1 Opportunity to provide additional residential accommodation should be creatively sought and increasing the density on the existing site is a recognized route.
- 8.2 On balance, and taking into consideration the inherent constraints of the site, the proposed residential units would provide acceptable accommodation and overall are considered appropriate in their layout, height, scale, form and design and would not be incongruous additions the streetscene, the surrounding Conservation Area or cause harm to neighbouring amenity. The proposal would also not have a detrimental impact on highway safety or parking pressure.
- 8.3 Therefore, the scheme would adhere to the principles of the policies referred to above and it is recommended to grant planning permission, subject to the attachment of relevant conditions and S106 Agreement.

RECOMMENDATION

Grant permission subject to

a. The completion of a S106 agreement covering the following heads of terms:

1. Future Occupiers of the proposed development are restricted from obtaining residents parking permits for the CPZ.
2. The developer agreeing to meet the Councils costs of preparing (including legal fees) the Section 106 Obligations.

b) and subject to the conditions below:

1. A1 Commencement of Development
2. A7 Approved Plans
3. B1 External materials to be approved: 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 bricks, mortar, roof tiles, 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, DM D3 and DM D4 of Merton's Sites and Policies Plan 2014.

4. B4 Details of surface treatment: No development shall take place until details of the surfacing of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas or roads, footpaths, hard and soft have been submitted in writing for approval by the Local Planning Authority. No works that 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 have been approved and works to which this condition relates have been carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of 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 Policies Plan 2014.

5. C01 Permitted development (extensions) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future 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.

6. C02 No permitted development: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no window, door or other opening other than those expressly authorised by this permission shall be constructed without planning permission first being obtained from the Local Planning Authority.

Reason: To safeguard the amenities and privacy of the occupiers of nearby properties 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.

7. C03 Obscure glazing (fixed windows)

Before the development hereby permitted is first occupied, the lower sash windows as labelled in plans (1183/PA08D, 1183/PA06D) shall be glazed with obscure glass and fixed shut below 1.7m (from internal floor level) and shall permanently maintained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties 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.

8. C06 Refuse and recycling: No development shall take place 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.

9. 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.

10. F01 Landscaping and Planting: No development shall take place 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.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies

DM D2, DM F2 and DM O2 of Merton's Sites and Policies Plan 2014.

11. F02 Landscaping Implementation: All hard and soft landscape works shall be carried out in accordance with the approved details as shown 1183/PA00/F. The works shall be carried out in the first available planting season following the completion of the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of same approved specification, unless the Local Planning Authority gives written consent to any variation. All hard surfacing and means of enclosure shall be completed before the development is first occupied.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 512 and 5.13 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Policies Plan 2014.

12. F05 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.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

13. F06: No work shall be commenced until details of the proposed design, materials and method of construction of the foundations to be used within 10m of the existing retained tree(s) shall be submitted to and approved in writing by the Local Planning Authority and the work shall be carried out in accordance with the approved details.

Reason: To protect and safeguard the existing retained trees 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 policy DMO2 of Merton's Sites and Policies Plan 2014.

14. F08 - Site supervision: The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.

Reason: To protect and safeguard the existing retained trees 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 policy DMO2 of Merton's Sites and Policies Plan 2014.

15. H06 Cycle parking: 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.

Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.

16. H09 Construction Vehicles: The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements 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 Policies Plan 2014.

17. H13 Construction Logistics Plan to be submitted: Prior to the commencement of the development hereby permitted, a Construction Logistics Plan (including a Construction Management plan in accordance with TfL guidance) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the first occupation of the development hereby permitted and

shall be so maintained for the duration of the use, unless the prior written approval of the Local Planning Authority is first obtained to any variation.

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 Policies Plan 2014.

18. Foul water drainage: No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and 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 a restricted runoff rate (no more than 2l/s), in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

19. Drainage and groundwater: Prior to the commencement of development, the applicant shall submit a detailed proposal on how drainage and groundwater will be managed and mitigated during construction and post construction (permanent phase), for example through the implementation of passive drainage measures around the basement structure.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

20. 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 19% improvement on Part L regulations 2013, and internal water consumption rates of no greater 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 2015 and Policy CS15 of Merton's Core Planning Strategy 2011.

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 compliance with the 19% improvement of DER over TER based on 'As Built' SAP 10 outputs (i.e. dated outputs with accredited energy assessor name; 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 10 outputs; ANID

Confirmation of Fabric Energy Efficiency (FEE) performance where SAP 10 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. 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).
3. 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
4. In accordance with paragraph 38 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:
 - i. Offering a pre-application advice and duty desk service.
 - ii. Where possible, suggesting solutions to secure a successful outcome.
 - iii. As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- i) The application was amended during the application process and no further assistance was required.

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