

## PLANNING APPLICATIONS COMMITTEE

29<sup>th</sup> June 2021

### APPLICATION NO

20/P2368

### DATE VALID

11/09/2020

**Address/site:** 13 Deepdale, Wimbledon, London, SW19 5EZ

**Ward:** Village

**Proposal:** ERECTION OF REPLACEMENT DWELLING WITH ACCOMODATION IN ROOF AND BASEMENT FOLLOWING DEMOLITION OF EXISTING DWELLING.

**Drawing Nos.** Materials Schedule 19-P0062, 101, 109, 110, 100, CP, DPA-8071-03 Rev B, 105, 103, 102, 104, LP, SY666-100-0001, SY666-100-0261, SY666-100-0271.

**Contact officer:** Tim Bryson (020 8545 3981)

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## RECOMMENDATION

**GRANT Planning Permission subject to conditions**

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### CHECKLIST INFORMATION.

- Conservation Area - No
- Area at risk of flooding - No
- 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: No
- Site notice: No
- Design Review Panel consulted: No

- Number of neighbours consulted: 3

## 1. INTRODUCTION

- 1.1 This application has been 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 forms no. 13 Deepdale in Wimbledon. The existing property is a detached house with a gabled roof and red brick finish. The plot is roughly rectangular, with a large rear garden and parking to the front of the property.
- 2.2 The surrounding area is residential in character and comprises mainly of similar detached houses on large plots of land. To the rear of the application site is The Buddhapadipa Temple.
- 2.3 The site is not located within a conservation area, nor is the property listed. However, it is acknowledged that the property is in close proximity to The Wimbledon North Conservation Area, which is sited to the north-west of the site.
- 2.4 The application site is approximately 0.08 hectares in size.

## 3. CURRENT PROPOSAL

- 3.1 The proposal relates to the erection of a new dwelling following demolition of an existing dwelling. The proposed dwelling house would be sited 6.1 m from the boundary treatment to the front. The proposed house would be 13 m in width and 16.4 m in length. The house would have an eaves height of 5.8 m and a hipped roof with a ridge height of 9.5 m.
- 3.2 The proposed dwelling will feature 4 floors, including a basement level and will benefit from 5 bedrooms in total. Two off-street parking spaces would be provided within the front curtilage.
- 3.3 The house would be finished using a combination of red bricks, with Portland stone details and a slate roof. A landscaped rear garden is proposed.

## 4. PLANNING HISTORY

- App Ref. 13/T2466. Front garden - overhanging branches to neighbouring Japanese maple to be lightly lifted over driveway. Rear Garden – crown reduce beechtrees, magnolia and hedge. Remove any dead trees and low branches to trees adjacent to magnolia. Tree Works Approved. Decision Date 26<sup>th</sup> September 2013.

## 5. CONSULTATION

5.1 Consultation letters were sent to 3 neighbouring properties. A total of 7 objections were received. These have been summarised below:

- The proposed dwelling would impact on neighbouring properties by way of overbearing and overshadowing, overlooking.
- Would appear bulky and represent overdevelopment of the application plot.
- Would exacerbate existing drainage and flooding issues.
- Absence of adequate drawings to assess application fully.
- Construction vehicles will cause congestion and damage the road.
- Construction works will generate high levels of noise and cause nuisance.
- The proposed development will impact on local ecology.
- Loss of light to neighbouring rooms;
- Flood risk from the basement;
- No use of flat roof to be controlled via condition;
- Impact on badgers;

Action for Swifts: Standing advice provided on encouraging swift nesting opportunities.

### The Wimbledon Society:

The Wimbledon Society wishes to offer the following comment on the above application. The basement Impact Report which forms part of the above application states that “the site is a considerable distance from water sources” but we are informed that this is inaccurate and that the site is in fact close to a natural spring which feeds a stream 20 metres away and also the lake in the Buddhapadipa Temple. The lower portion of Deepdale suffers from considerable hydrological problems and there have been several instances of flooding over the past few years in the houses at the bottom of Deepdale. Several recent developments in this area have not included a basement, very possibly due to the danger of flooding.

The Basement Impact Report says “trial hole investigation will need to be carried out”, “supplementary ground investigation is required” and “further investigation of adjacent building foundations could be required”. One could infer from these statements that the author of the report knows or at least suspects that there may well be hydrological problems. We submit that no planning permission should be granted until a full hydrological survey (and the further investigations referred to in the Basement Impact Report ) have been conducted and submitted to Merton Council for approval, including a way of obviating the potential problems identified.

### East Surrey Badger Protection Society:

There is a large and long established Badger Sett in the Temple grounds which adjoins the rear of 13 Deepdale. Natural England guidelines suggest that work closer than 20 meters from a Badger sett entrance may require a Natural England badger development licence which are normally only issued between 1<sup>st</sup> July and 30<sup>th</sup> November. Badgers are a protected species making it illegal to disturb them under the badgers Act 1992. The standoff distance for this type of excavation maybe 30 m from the sett.

Thames Water:

A Groundwater Risk Management Permit from Thames Water will be required should the applicant seek to discharge ground water to the public network.

No objection, subject to informatives.

Council's Highways Officer:

No objection, subject to condition and informatives.

Council's Transport Planner:

No objection, subject to conditions and informatives.

Council's Tree and Landscape Officer:

No objection, subject to conditions.

Council's Flood Risk Officer:

Further to my original response and recommended conditions, I have reviewed the flood risk/drainage details submitted, including the Green Consulting Engineers drainage strategy, and find this acceptable to proceed on the basis of conditions that seek implementation in accordance with these approved details.

Surface water drainage is to be attenuated to no more than 2l/s in accordance with our requirements and those of the London Plan 5.13.

## 6. POLICY CONTEXT

London Plan 2021 policy:

D3 (Optimising site capacity through a design lead approach),

D5 (Inclusive design),

D6 (Housing Quality and standards),

D10 (Basement development)

D11 (Safety & Security),

G7 (Trees and woodlands),

SI 2 (Minimising greenhouse gas emissions),

SI 13 (Sustainable drainage),

T2 (Healthy streets),

T5 (Cycling),

T6.1 (Residential Parking),

T7 (Deliveries, servicing and construction)

HC1 (Heritage conservation and growth)

Merton Sites and Policies Plan July 2014 policies:  
DMD1 Urban Design and the public realm  
DMD2 Design considerations in all developments  
DMD3 Alterations and extensions to existing buildings  
DMD4 Managing heritage assets  
DMF2 SuDS  
DMO2 Trees, hedges and landscape features

Merton Core Strategy 2011 Policy:  
CS 14 Design  
CS15 Climate Change  
CS18 Transport  
CS20 Parking, Servicing and Delivery

National Planning Policy Framework 2019

## **6. PLANNING CONSIDERATIONS**

### **6.1 Material Considerations**

6.1.1 The planning considerations concern principle of development, visual impact/design, neighbour amenity, basement accommodation, sustainability, trees and parking issues.

### **6.2 Principle of development**

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

6.2.2 In principle the proposed demolition of the dwelling and construction of another dwelling is acceptable. The existing dwelling is of little significance and architectural merit. The loss of the existing dwelling is therefore considered acceptable in principle, provided a suitable replacement is provided, subject to compliance with the relevant London Plan policies, Merton Local Development Framework Core Strategy, Merton Sites and Policies Plan and supplementary planning documents.

### **6.3 Design & impact upon the character of the area**

6.3.1 Planning Policies DM D2, DM D3 and DM D4 seek to ensure a high quality of design in all development, which related positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban

layout and landscape features. Core Planning Policy CS14 supports these SPP Policies. London Plan Policies D3 and D4 outlines that all development must make the best use of land by following a design-led approach that optimises the capacity of sites and respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality.

- 6.3.2 DMD4 seeks to ensure that development affecting a Conservation Area either preserves or enhances the character and appearance of the Conservation Area.
- 6.3.3 The local build pattern is not uniform, comprising of detached properties of varying sizes and designs. There are examples of both newly built contemporary properties as well as more traditional designs within close proximity on this street. While the proposed design would contrast from the existing dwellings immediately to each side of the site, it is viewed that it would integrate well within Deepdale as a whole. A modern traditional style dwelling is located two properties south, in which the proposal takes some design aspects from. The proposals siting between one older traditional property and a more modern recently built property to the north would result in an appropriate addition to this streetscene.
- 6.3.4 The proposed dwelling would be proportionate to the plot of land and would not result in a cramped form of development, leaving sufficient spacing on each side. Furthermore, the window and door proportions, as well as materials, would all appropriately respond to the neighbouring properties and is considered acceptable.
- 6.3.5 It is not considered that the proposed replacement dwelling would adversely impact upon views into and out of the Conservation Area, given the Conservation Area boundary is sited to the north-west of the application site where any views would be from private land which has dense tree cover.
- 6.3.6 Given the above, the proposed new dwelling is considered to be acceptable in terms of its impact upon the character and appearance of the area, specifically with respect to its scale, form and appearance, and is therefore considered compliant with Local Policy and London Plan Policy.

#### 6.4 Neighbouring amenity

- 6.4.1 Policies DM D2 and DM D3 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.
- 6.4.2 The site is adjoined by neighbouring properties numbers 11 and 15 Deepdale. The existing dwelling on site is positioned further forward at two storeys in

comparison to number 11, and slightly set back from the two storey front building line of number 15. Due to the natural gradient of the road, the existing dwelling on site sits on lower ground than number 11 and higher than number 15.

- 6.4.3 The proposed replacement dwelling would be sited on an identical two storey front building line as the existing dwelling to be demolished, with taller eaves and ridge height. Taking into account the uplift in height, officers raise no concern with regards to the impact on the front facing windows of number 11. The replacement dwelling would extend back further into the site than the existing at both two storey and single storey level. The two storey aspect would go beyond the near-most two storey rear building line of number 11. The proposed plans demonstrate that the proposal would not breach a 45 degree line when taken from the nearest first floor rear facing window at number 11 (which serves a bedroom). The single storey section for the proposal would retain a gap to the boundary and although this would go beyond the neighbouring building line at single storey, it would not cause material harm due to its single storey appearance and limited depth.
- 6.4.4 There is 1 ground floor side facing window at number 11 which would be impacted by the proposal. This window serves a kitchen area of a kitchen/living area. The representation received from the occupiers of number 11 was accompanied with 2 photographs from inside number 11 showing this window. The proposal would result in the new dwelling being set further back into the site in comparison to existing at two storey by 6.0 m and would thereby have an impact on the outlook and natural light received to this part of number 11. Whilst this would diminish the light and outlook to this side window, officers consider that the combination of the other natural light sources to this open-plan room and that the primary outlook to the occupiers of number 11 is to the front and rear, ensures that overall the outlook and light to all other remaining rooms in the dwelling would not be harmed. Therefore, taking into account the hipped roof design and spacing to the boundary, overall, officers are satisfied that it would not cause harm to the amenities of this neighbouring property.
- 6.4.5 Number 15 is a modern house which is sited over three floors (lower ground, ground and first floor). The closest window at number 15 to the proposal is a first floor side window, which serves a bathroom. Although the proposal would impact upon this side window, it serves a non-habitable room and therefore officers raise no concerns with the potential impact on light to this room. The proposed two storey rear building line would breach the nearest two storey rear building line of number 15 by 2.4 m where number 15 has rear facing windows which serve a living room at ground level and a bedroom at first floor level. The proposal would not breach the 45 degree line when taken from these nearest habitable room windows. The single storey section would have a flat roof and with its limited height officers are satisfied that it would not cause harm to number 15. Officers acknowledge that the proposal would result in some

increase enclosure and presence of built form to number 15 due to the sit being on higher ground level. However, it is not considered to cause material harm by reason of the separation distance, staggered rear building line of number 15 and its large garden which serve the property.

- 6.4.6 The proposal will result in an increase in outlook across the road and to the rear, particularly at 2<sup>nd</sup> floor level. However, given the separation distance to neighbouring property opposite and its position would not result in a harmful relationship. Further, the rear facing first and second floor windows would offer views down the rear garden. Officers acknowledge that these would be visible from the rear gardens of both adjoining neighbours, however, this is a common relationship in residential roads where houses sit side by side.
- 6.4.7 The flat roof can be conditioned so it can not be used as an outdoor amenity terrace. Further, construction times would be controlled to ensure the construction is carried out at appropriate times and days. The first floor and 2<sup>nd</sup> floor side facing windows can be conditioned to be obscurely glazed to ensure overlooking is minimised.
- 6.4.8 Overall, it is considered that the proposal would not result in a materially harmful impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise. It is therefore considered compliant with Policy DM D2.

## 6.5 Basement accommodation

- 6.5.1 Planning policy DMD2 (Design considerations in all development) states that to ensure that structural stability is safeguarded and neighbourhood amenity is not harmed at any stage by the development proposal, planning applications for basement developments must demonstrate how all construction work will be carried out. Planning policy DM F1 (support for flood risk management) and DM F2 (sustainable urban drainage system (Suds) and; wastewater and water infrastructure) of Merton Sites and Policies Plan seeks to mitigate the impact of flooding in Merton.
- 6.5.2 The site lies within Flood Zone 1 (low risk of flooding) wherein in principle a basement development is considered acceptable. The proposal includes a basement. The size of the basements complies with planning policy DM D2 (Design considerations in all development) as it would not cover more than 50% of either the front or rear garden. The proposed basement would be wholly beneath the footprint of the proposed dwelling, with exception to the front and rear lightwells.
- 6.5.3 The application has been accompanied with a Basement Impact Assessment, Construction Method Statement and Sustainable Drainage Strategy. The Council's Flood Risk Officer has reviewed the proposal and is satisfied that the basement can be accommodated on site, subject to conditions to ensure that the proposal is carried out in accordance with the accompanying reports.



6.5.4 The proposed basement would have a limited impact upon the visual amenities of area as the building line ensures that the front lightwells are set back from the public highway. Therefore, the proposed basement would have a limited impact upon the visual amenities of the street scene and local area.

## 6.6 Sustainability

6.6.1 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 in outlined in Chapter 9 of the London Plan 2021.

6.6.2 As a minor development proposal, the development is required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day.

6.6.3 The proposal offers opportunities to enhance the sustainability credentials over the existing building. The application has been accompanied with a Sustainability Strategy which outlines that various technologies have been considered and the most suitable for the proposal would be solar power, ground source or air source heat pumps and waste-water heat recovery systems. The appropriate measures would be secured through the Council's standard pre-occupation condition which requires evidence to be submitted to show 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.

## 6.7 Trees and ecology

6.7.1 Merton Core Strategy Policy CS13 and Sites and Policies Plan Policy DMO2 outline that the Council will protect trees, hedges and other landscape features of amenity value and to secure suitable replacements in instances where their loss is justified.

6.7.2 The proposal has been accompanied with an Arboricultural Impact Assessment and Tree Protection Plan. The tree report notes that there are no significant trees of merit which would put a constraint on the development of the site. The neighbouring tree (T1) to the north of the front driveway would remain unaffected by the proposal. Some pruning of the neighbouring tree has previously been consented through a tree works application. The Tree Report outlines the method for installing the replacement front driveway surface, which would partly be within the Root Protection Area of tree T1. The Council's Tree and Landscape Officer has assessed the submitted tree information and has recommended standard tree conditions to suitably accommodate the proposal, which include implementation in compliance with the submitted Tree Report.

6.7.3 The proposal provides additional opportunities for soft landscaping, which includes tree planting on the submitted proposed landscaping plan. This could

be provided within the rear garden for the dwelling and potentially in the front garden.

6.7.4 Overall, there are no tree constraints on or off the site that would hinder the proposal and is considered compliant with relevant Local Policy and London Plan Policy.

6.7.5 The applicants have submitted an ecological survey of the site, which concluded that no evidence of bats were recorded in or outside of the dwelling or in trees. Further, the survey outlines that the site has low ecological value. Notwithstanding this, suitable mitigation recommendations are recommended in the survey in order to ensure the removal of tile hanging is carried out in a careful way should any bats be present.

6.7.6 Officers note the comments from the East Surrey Badger Protection Society regarding the badger sett to the north-west of the site in the neighbouring land. However, the main works are to the front end of the site with the replacement dwelling construction circa 25 m away and the rear boundary is fenced. Officers do not therefore consider that the potential presence of a badger sett to the north-west of the site would be disturbed by the proposal. An informative is however recommended to ensure that the applicants are made aware of the Natural England guidelines for when a Badger Development Licence may be required.

## 6.8 Standard of accommodation

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

6.8.2 The house would include 4 floors, including a basement level and feature 5 bedrooms. The DCLG Technical Housing Standards required a 5 bed, 4 person, 2 storey dwelling to have a gross internal floor area of 134 sqm. The proposed dwelling would comfortably meet this standard.

6.8.3 SPP Policy DMD2 requires that for all new houses, the Council will seek a minimum of 50 sqm as a single, usable, regular amenity space. The proposed dwelling would have a garden with an area far in excess of this requirement, which exceeds the relevant standards.

## 6.9 Parking, servicing and construction

6.9.1 Policies CS20 (Parking, Servicing and Delivery) of the Adopted Merton Core Planning Strategy (2011) DM T2 (Transport Impacts of Developments) and (DM T3 (Car Parking and Servicing Standards) of the Adopted Merton Sites and

Policies Plan (2014), require developers to demonstrate that their development would not adversely affect pedestrian and cycle movements, safety, the convenience of local residents or the quality of bus movements and/or facilities; on street parking and traffic management and provision of parking to the Council's current standards.

- 6.9.2 It is not considered that the replacement of the existing dwelling would unduly impact upon the parking pressure, or highway performance or safety. It is further noted that two parking spaces would be re-provided, and that the vehicle crossover is existing. Council's Transport Planner and Highways Officer are satisfied with the parking provided on the site and have recommended suitable condition to mitigate the construction process so that it is carried out in accordance with the submitted Construction Management Plan. Servicing the site would remain as existing, and bin/recycling storage is to be provided in the front amenity area.

## 7. Conclusion

- 7.7.1 The scale, form, design and positioning of the proposed replacement dwelling is considered to not cause material harm to the appearance of the streetscene, locality or the amenity of the surrounding neighbouring residents. Therefore, the proposal complies with the principles of policies within the Core Strategy, Sites and Policies Plan and the London Plan. It is therefore recommended to grant permission, subject to conditions.

## **RECOMMENDATION**

Grant permission, subject to the following conditions and informatives:

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

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Materials Schedule 19-P0062, 101, 109, 110, 100, CP, DPA-8071-03 Rev B, 105, 103, 102, 104, LP, SY666-100-0001, SY666-100-0261, SY666-100-0271.

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

- 3 The facing materials to be used for the development hereby permitted shall be those specified in the Materials Schedule 19-P0062 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 4 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 D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 5 Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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 D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 6 Before the development hereby permitted is first occupied, the windows in the side elevations at first floor and above shall be glazed with obscured glass and shall be 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 D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 7 The development hereby permitted shall incorporate swift bricks into the design.

Reason: To enhance biodiversity through encouraging nesting opportunities for swift birds, in accordance with Policy DM O2 of the Sites and Policies Plan 2014.

- 8 The development hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development 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 D4 and T7 of the London Plan 2021, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.

- 9 The development hereby approved shall not be occupied until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policy D4 and T7 of the London Plan 2021, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

- 10 The development hereby permitted shall be carried out in accordance with the Construction Management Plan by Portchester Build Ltd dated 22<sup>nd</sup> March 2021. The approved measures shall be implemented prior to the commencement of demolition and construction phases of the development hereby permitted and shall be so maintained for the duration of these phases until completion, 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 D4 and T7 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.

- 11 The details and measures for the protection of the existing trees as specified in the hereby approved document 'Arboricultural Report' dated 'December 2019' shall be fully complied with. The methods for the protection of the existing trees shall fully accord with all of the measures specified in the report and shall be installed prior to the commencement of any site works and shall remain in place until the conclusion of all site works.

Reason: To protect and safeguard the existing trees in accordance with the following Development Plan policies for Merton: policy G7 of the London Plan 2021, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan 2014.

- 12 The details of the approved 'Arboricultural Report' shall include the retention of an arboricultural expert to monitor and report to the Local Planning Authority not less than monthly the status of all tree works and tree protection measures throughout the course of the demolition and site works. A final Certificate of Completion shall be submitted to the Local Planning Authority at the conclusion of all site works. The works shall be

carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: To protect and safeguard the existing trees in accordance with the following Development Plan policies for Merton: policy G7 of the London Plan 2021, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and O2 of Merton's Sites and Policies Plan 2014;

- 13 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 D14 and T7 of the London Plan 2016 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

- 14 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 D4 of the London Plan 2021 and Policy CS15 of Merton's Core Planning Strategy 2011.

- 15 The development hereby permitted shall be carried out in accordance with Site Investigation Report dated March 2021 by Albury S.I LTD, Basement Impact Assessment dated January 2021 by GSE Structural Engineering, Construction Method Statement dated July 2020 by Clegg Associates and Drainage Strategy dated April 2021 by GCE Consulting Engineering. No variation of the agreed details in the above documents shall be carried out, unless otherwise approved in writing by the Local Planning Authority. Surface water drainage is to be attenuated to no more than 2l/s in accordance with our requirements and those of the London Plan 5.13.

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 SI13.

- 16 The development hereby permitted shall be carried out in accordance with the mitigation measures as detailed in the report by AAe Environmental Consultants dated 10th March 2020 regarding bats.

Reason: In the interests of protecting bat species, in accordance with Policy DM O2 of the Sites and Policies Plan 2014.

- 17 All hard and soft landscape works shall be carried out in accordance with the approved details as shown on drawing SY666-100-0001. 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: policy G7 of the London Plan 2021, 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.

- 18 INFORMATIVE

If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. 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 will be undertaken to minimise groundwater discharges into the 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 on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

- 19 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 undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

- 20      INFORMATIVE  
Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 21      INFORMATIVE  
Highways must be contacted regarding new crossing and reinstatement of existing crossings. All works on the public highway are to be carried out by L B Merton and to Merton's specification. Highways must be contacted prior to any works commencing on site to agree relevant licences, and access arrangements - no vehicles are allowed to cross the public highway without agreement from the highways section.
- 22      INFORMATIVE  
The applicant is advised to check the requirements of the Party Wall Act 1996 relating to work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building. Further information is available at the following link:  
<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>
- 23      INFORMATIVE  
The applicant should be aware that badgers are protected under the Protection of Badgers Act 1992. The applicant is advised to contact Natural England to see when a Badger Development Licence may be required. For more information, see the Natural England website:  
<https://www.gov.uk/government/organisations/natural-england>
- 24      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.