

PLANNING APPLICATIONS COMMITTEE

15 JULY 2021

APPLICATION NO.

DATE VALID

21/P1278

31/03/2021

Site Address:

8 CLEMENT ROAD, WIMBLEDON VILLAGE, LONDON SW19 7RJ

Ward:

Village

Proposal:

DEMOLITION OF EXISTING DWELLING HOUSE AND GARAGE AND ERECTION OF A REPLACEMENT DWELLING, AND INSTALLATION OF A BIN STORE AND CYCLE PARKING.

Drawing Nos:

Proposed Site Location and Block Plan 137_00_01 P02; Proposed Landscaping 137_00_03 P02; Proposed Ground Floor Plan 137_11_00 P02; Proposed 1st Floor 137_11_00 P02; Proposed Roof Plan 137_11_02 P02; Proposed Section A-A 137_16_00; Proposed Section B-B 137_16_01; Proposed Section C-C 137_16_02; Proposed Section D-D 137_16_03; Proposed Front Elevation (South-East) 137_17_00 P02; Proposed Garden Elevation (North-East) 137_17_01 P02; Proposed Rear Elevation (North-West) 137_17_02 P02; Proposed Side Elevation (South-West) 137_17_03 P02.

Contact Officer:

Alyce Jeffery – 020 8545 3621

RECOMMENDATION

GRANT Planning permission subject to conditions

CHECKLIST INFORMATION

Is a screening opinion required	No
Is an Environmental Statement required	No
Press notice	Yes
Site notice	Yes
Design Review Panel consulted	No
Number of neighbours consulted	7

External consultations	0
Internal consultations	5
Controlled Parking Zone	Yes - VOn

1. INTRODUCTION

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

2. SITE AND SURROUNDINGS

- 2.1 The application site is a four bedroom chalet bungalow style detached house, set within a large plot located at the end of Clement Road backing onto terraced houses in Old House Close. The surrounding area is mainly characterised by large, detached houses.
- 2.2 Clement Road is a small cul-de-sac accessed off Belvedere Road comprised of 9 detached houses. The four properties on the west side of the road are of Edwardian design. The other five properties vary in terms of style and age. Of note, is the adjoining site, no. 9 Clement Road which contains a newly constructed three-storey dwelling.
- 2.3 The application site lies within the Wimbledon North Conservation Area, and does not contain a statutory or locally listed building.

3. CURRENT PROPOSAL

- 3.1 The applicant seeks to demolish the existing 1930s dwelling and construct a two-storey dwelling positioned within a similar footprint as the existing. The existing floor space is 220m², and the proposed floor space would be 292m². The newly constructed dwelling to the west, no. 9 Clement Road is 340m². Therefore, the proposed scale and massing of the new dwelling would sit between no. 9 and no. 6 (located south-east of the site).
- 3.2 The dwelling would adopt a modern design, but would include design elements similar of those found in the surrounding dwellings, such as sloped roof forms, traditional materials and a modest scale.
- 3.3 The ground floor plan includes a kitchen, dining, living, study, gym, WC, larder and utility room, and the first floor plan includes three bedrooms each with an ensuite bathroom and a master bedroom with dressing room and bathroom.
- 3.4 From the street scene the proposed dwelling reads as two sections, one north-south rectangular two storey section, and one east-west square part two-storey, part one-storey section. A green roof would be installed above the recessed porch to the front elevation.
- 3.5 Unlike the existing dwelling, the proposed dwelling would be setback from the rear boundary (northern boundary shared with nos. 6-9 Old House Close), and would project approximately 1m forward of the existing front building line, sitting slightly closer to the street.

4. PLANNING HISTORY

87/P0012 - Listed Building consent for removal of existing roof - Granted 02/04/1987.

87/P0011 - Alterations to existing single storey bungalow to provide first floor accommodation within an enlarged pitched roof - Granted 02/04/1987.

00/P2240 - Erection of a ground floor rear extension and alterations and extensions to the roof involving an additional dormer window at the front and alterations and extensions to the dormer windows at the side and rear - Granted 12/01/2001.

01/P0834 - Erection of replacement walls and gates fronting Clement Road - Granted 06/06/2001.

02/P2108 - Erection of porch/veranda to front and side elevations and alterations to rear dormer windows - Granted 25/11/2002.

01/P2218 - Retention of gates fronting Clement Road - Withdrawn.

06/P2927 - Erection of two storey side and rear extensions and a rear roof extension - Refused 07/02/2007.

07/P3726 - Two storey side & rear extensions and loft conversion - Refused 31/01/2008.

08/P2727 - Erection of two storey side and rear extensions and loft conversion with dormer window - Granted 28/11/2008.

09/P0203 - Demolition of existing dwelling house and garage and erection of a new detached house – Granted 25/06/2009.

09/P0206 – Conservation Area Consent, Demolition of existing dwelling house and garage and erection of a new detached house – Granted 25/06/2009.

09/P0641 - Erection of a single storey rear extension to provide breakfast room, utility room and garage involving demolition of existing single-storey extension and garage - Granted 26/06/2009.

5. CONSULTATION

External

5.1 A site notice was erected at the site, a press advert published in the Wimbledon Times on 29/04/2021 and neighbour letters issued 21/04/2021. As a result 1 letter of support and 7 objections were received and are summarised below;

- Concerns regarding potential impact on 17th century wall separating Old House Close and Clement Road.
- Noise generated from construction during the Wimbledon fortnight when players/umpires require rest.
- Do not understand why a perfectly good house is being demolished and replaced with something very similar on site.
- Construction hours to be kept to within normal daytime working hours and site should be sprayed regularly during demolition to reduce dust.

- New dwelling would look discordant and incongruous in a very prominent site surrounded by Edwardian house with generous gables, clay roof tiles, bay windows, sash windows, red brick or rendering, porches and panelled front doors.
- Design and materials would have a negative impact on conservation area character and appearance.
- Proposed design has very little architectural merit and will look completely out of keeping with the surrounding houses in the road.

Internal

Council's Conservation Officer:

This property is considered to have a positive impact along with other houses in Clement Road on the Conservation Area. However, it has been established, that demolition would be acceptable if a proposal of outstanding design was put forward. The design that has been put forward does not portray an inspired and exceptional design. If the applicant believes that their proposal fulfils the criteria they need to present it in way to convince us. But to be honest I don't think they can. We are looking for something more exciting which also relates to the context.

Council's Transport Planner:

Observations - The site is situated at the end of Clement Road, a small cul-de sac accessed off Belvedere Road.

CPZ - The site is within a Controlled Parking Zone (VOn) where parking is controlled from Monday to Saturday between 8:30am – 6:30pm.

Access and Parking - Pedestrian and vehicular access from Clement Road is to be maintained in a similar configuration as existing. The forecourt/ driveway provides space for two cars.

Cycle Parking - The proposal would require 2 cycle parking spaces (secure & undercover) in accordance with the 'The London Plan Standards'.

Refuse - The maximum distances that operatives should be required to wheel containers, measured from the furthest point within the storage/collection area to the loading position at the back of the vehicle, should not exceed 20 metres.

Informative - It is Council's policy for the Council's contractor to construct new vehicular access. The applicant should contact Council's Highway Team on: 0208 545 3829 prior to any work starting to arrange for this works to be done.

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.

Recommendation - Raise no objection subject to:

- Car parking maintained.
- Provide 2 cycle parking spaces (secure & undercover)
- Refuse: Condition
- 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.

Council's Waste Officer:

The applicant has shown via the proposed ground floor plan that waste bins will be stored neatly in a refuse bin storage area. These are properties that will benefit from the fortnightly kerbside waste collection service. All waste bins/ boxes/ caddies will have to be presented by property edge on scheduled day for collection. The collection crew will not attend a bin store/ enclosure for collection.

Council's Tree and Landscape Officer:

No objection, subject to conditions.

6. POLICY CONTEXT

National Planning Policy Framework (2019)

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 9 Promoting sustainable transport
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 Conserving and enhancing the historic environment

London Plan 2021

- D1 London's form, character and capacity for growth
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D14 Noise
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space

- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- SI 7 Reducing waste and supporting the circular economy
- SI 8 Waste capacity and net waste self-sufficiency
- T3 Transport capacity, connectivity and safeguarding
- T5 Cycling
- T7 Deliveries, servicing and construction

Merton Core Strategy (2011)

- CS 8 Housing Choice
- CS 9 Housing Provision
- CS 13 Open space, nature conservation, leisure and culture
- CS 14 Design
- CS 15 Climate Change
- CS 16 Flood Risk Management
- CS 17 Waste Management
- CS 18 Active Transport
- CS 19 Public Transport
- CS 20 Parking, Servicing and Delivery

Merton Sites and Policies Plan (2014)

- DM H2 Housing mix
- DM H4 Demolition and redevelopment of a single dwelling house
- DM O2 Nature Conservation, Trees, hedges and landscape features
- DM D2 Design considerations in all developments
- DM D4 Managing heritage assets
- DM F1 Support for flood risk management
- 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

7. PLANNING CONSIDERATIONS

7.1 The material planning considerations in the assessment of this planning application are as follows:

- Principle of development
- Character and appearance of the Wimbledon North Conservation Area
- Neighbouring amenity
- Standard of accommodation
- Traffic, parking and highways

- Trees and biodiversity
- Sustainability

Principle of development

- 7.2 The National Planning Policy Framework, London Plan Policy D6 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.
- 7.3 Clement Road consists of only 9 properties. Numbers 1, 3, 5 and 7 are four very similar, large detached Edwardian dwellings located on the west side of the street. The four properties form a cohesive group which contribute positively to the area and are of significant architectural merit and historical importance. High quality detailing is evident on these four properties. Numbers 2, 4, 6, 8 and 9 are of varying styles, plot width, building line and footprint. Planning records show that 8 and 9 Clement Road are of a later date to the remainder of Clement Road, sited on land previously forming part of a plant nursery. Number 8 was originally built as a single storey dwelling known as 'The Bungalow' and records suggest that it was probably constructed in the 1930's. The design of the original building is considered unremarkable and of little architectural merit.
- 7.4 The building's current appearance is principally the result of a number of extensions and alterations since the late 1980's. Notably, planning permission was granted in April 1987 to remove the existing roof and introduce first floor accommodation within a new chalet –style roof of increased height with a number of dormers at roof level. Various other additions including single storey extensions, dormer windows, a veranda and a porch have been constructed from the 1980's onwards. The original windows have been replaced with UPVC. As a result of these various alterations and extensions, the dwelling has changed dramatically from its original form and very little of the original building remains.
- 7.5 Officers note that planning permission was granted for a much larger dwelling to replace the existing, ref 09/P0206, however this scheme was never implemented. Following the permission, the adjacent site at no. 9 Clement, was also granted approval for a replacement dwelling which has now been constructed.
- 7.6 Although the Character Assessment for the Wimbledon North Conservation Area states that all the properties on Clement Road make a positive contribution, given the substantial changes made to 8 Clement Road, and the lack of any significant original historical importance or architectural merit, unlike its neighbours, and that the Council have granted a previous permission for its demolition, its demolition can be justified in this instance, subject to the concurrent approval of a suitable replacement.
- 7.7 Officer consider that although it is acknowledged that policy DMD4 states that demolition of a building which is considered to a make a positive contribution will not be permitted unless it meets certain criteria, given the reasons above, it is considered acceptable in this instance.

Impact on the Character and Appearance of the Wimbledon North Conservation Area

- 7.8 London Plan policies D4 and HC1, Core Strategy policy CS14 and SPP Policies DMD2, DMD3 and DMD4 require proposals to conserve and enhance heritage assets, as well as respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings.
- 7.9 The proposal involves the demolition of the existing dwelling and replacement with a new house that is slightly larger in terms of its footprint and height. The overall height to the ridge would be 1.67m higher than the existing chalet bungalow. Dwellings within Clement Road are varied in height but are generally two storey, some with room in the roof space. However, the recently constructed property located adjacent, at no. 9 is three-storey in height. It is considered that the proposed dwellings scale and massing would not have a detrimental impact upon the street scene and would be appropriate having regard to the scale of the buildings in the road and surroundings.
- 7.10 As the footprint of the proposed dwelling is only slightly larger than existing, the large gaps and spacing between no. 8 and its neighbours (considered an important feature of the road) would remain. The proposed replacement dwelling is considered to respect the existing spaces and the open aspect of the site.
- 7.11 The dwelling would features sloped roofs which a similar pitch as the surrounding dwellings and a chimney stack to the front, which is an architectural features present along Clement Road. It is considered that the proposal is acceptable in terms of the street scene and the Wimbledon North Conservation Area more generally. Owing to the high quality design and materials proposed, it is considered that the proposed modern replacement dwelling would sit well within its site context and enhance the character and appearance of the Conservation Area. The site lies at the end of the road where it is not viewed within a particularly uniform streetscene. Officers note the concerns expressed by the Conservation Officer, however, the principle of the loss of the existing building on site was granted under the 2009 planning permission and officers see no reason to take a different view to the current proposal.
- 7.12 Proposed facing brick is considered acceptable as it would be in keeping with the brick finishes present along Clement Road. Officers consider that the use of green roofs and planters would soften the appearance of the dwelling whilst providing green initiatives and are therefore welcomed. Material samples including fenestration details will be secured by way of a condition to ensure a high quality of detail is achieved.

Neighbouring Amenity

- 7.13 Sites and Policies Plan Policy DM D2 (Design considerations in all developments) seeks to ensure that the potential impact of new development has regard for neighbour amenity.
- 7.14 The proposal includes the demolition and erection of a single family dwelling, therefore the use of the site would not see intensification that would cause additional noise or disturbance to surrounding occupants.

- 7.15 The site lies at the end of the streets cul-de-sac, and shares the boundary with six properties, to the north lies nos. 6-9 Old House Close (and 8x garages along the boundary shared by Old House Close and 9 Clement), to the east lies 23 Belvedere Avenue, to the south lies 6 Clement Road, and to the west lies 9 Clement Road.
- 7.16 Owing to the generously deep plots, the distance between the rear elevation of the property located at 23 Belvedere Avenue and the proposed dwelling is approximately 75m, and therefore the proposal is not considered to impact the amenity enjoyed by of the occupants at 23 Belvedere Avenue.
- 7.17 Nos. 6-9 Old House Close
- 7.18 The new dwelling has been sensitively designed to include a high level north facing windows at first floor to ensure there is no overlooking or loss of privacy to the occupants of nos. 6-9 Old House Close. Unlike the existing dwelling, the replacement dwelling would be sufficiently setback from the rear (north) boundary, and the distance between the rear building lines of the properties to the north varies between 15-20m to the new dwelling. In light of this, the occupants would not be subject to a loss of daylight/sunlight, loss of outlook or visual intrusion from the proposal.
- 7.19 6 Clement Road
- 7.20 The front and side elevation windows of 8 Clement Road allow existing views of the side elevation (north) and rear garden of 6 Clement Road. The replacement dwelling features two small south facing windows and one large recessed south facing window at first floor (sited behind the first floor green roof). A double, part fixed and part sliding window would be installed to the first floor rear elevation, which would serve the master bedroom. Owing to the siting and existing dwellings fenestration treatment, officers do not consider the adjoining occupants would be subject to overlooking or loss of privacy dissimilar to the existing level of overlooking or loss of privacy.
- 7.21 9 Clement Road
- 7.22 The west side windows of 8 Clement Road allow existing views of the front elevation (west) of the newly constructed dwelling at 9 Clement Road. Similar to the existing layout, the proposed first floor windows serve bedrooms. Owing to the siting and existing dwellings fenestration treatment, officers do not consider the adjoining occupants would be subject to overlooking or loss of privacy dissimilar to the existing level of overlooking or loss of privacy.
- 7.23 As submitted, owing to its sensitive design and siting, the proposed replacement dwelling is considered acceptable in respect of neighbouring amenity and no material harm would be caused to any surrounding neighbouring occupier.

Standard of accommodation

- 7.24 The internal layout of the new dwelling and gross internal area exceed the National Space Standard requirements for a 5 bedroom dwelling (including study). Each habitable room has good outlook, light and circulation, providing the occupants with a high standard of accommodation. The replacement dwelling covers approximately the same footprint of the existing dwelling, therefore the

occupants would still benefit from a large area of private landscaped amenity space.

Transport, parking and highways

- 7.25 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.
- 7.26 The site benefits from an existing crossover and parking space for 3 vehicles within the front garden. No changes to this arrangement are proposed. The applicant proposes to erect a bike store and bin store alongside the south-eastern boundary. Further details of the bike store will be secured by way of a condition.

Trees and biodiversity

- 7.27 London Plan Policy G6 and G7, Merton Core Strategy Policy CS1 and Sites and Policies Plan Policy DMO2 require development proposals to conserve and enhance biodiversity and trees.
- 7.28 The applicant has submitted a landscaping in support of the application, further details of species will be secured by way of a condition. As previously mentioned, a welcomed element included in the design is a green roof above the front entrance. There are no significant trees that would be affected by the proposal on site and the Council's Tree and Landscape Officer has raised no objection, subject to conditions. The proposal offers opportunities for enhancement through tree planting, which officers seek to secure through the landscaping condition.

Sustainability

- 7.29 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 9 of the London Plan (2021).
- 7.30 As per CS policy CS15, minor residential developments are required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day. The applicants have submitted an energy statement which outlines that the development seeks to achieve the above policy requirements through providing a highly efficient new building with ground source heat pumps being identified as efficient to meet the buildings heating and hot water demand. If permission was granted for this scheme a condition would be imposed which would require evidence to be submitted confirming a policy compliant scheme has been delivered prior to occupation.

8. CONCLUSION

- 8.1 The existing dwelling as originally constructed was of little architectural merit and has been subject to a number of extensions and alterations in the past. The Council have previously granted planning permission for the demolition of the existing dwelling and replacement with a new one, but this was never implemented. The proposed replacement dwelling owing to its sensitive scale, siting, design and materials, is considered to result in a sympathetic addition to Clement Road and the Wimbledon North Conservation Area. Overall, officers have not identified planning harm with the proposal and recommend permission be granted, subject to conditions.

9. RECOMMENDATION

- 9.1 Grant planning permission subject to conditions.

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

Reason: 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: [Proposed Site Location and Block Plan 137_00_01 P02; Proposed Landscaping 137_00_03 P02; Proposed Ground Floor Plan 137_11_00 P02; Proposed 1st Floor 137_11_00 P02; Proposed Roof Plan 137_11_02 P02; Proposed Section A-A 137_16_00; Proposed Section B-B 137_16_01; Proposed Section C-C 137_16_02; Proposed Section D-D 137_16_03; Proposed Front Elevation (South-East) 137_17_00 P02; Proposed Garden Elevation (North-East) 137_17_01 P02; Proposed Rear Elevation (North-West) 137_17_02 P02; Proposed Side Elevation (South-West) 137_17_03 P02]

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

- 3 No development shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the

approved details.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policies D4 and D8 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 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.

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: policies SI 7 and D6 of the London Plan 2016, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

- 5 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 G7 and D8 of the London Plan 2021, 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.

- 6 The details and measures for the protection of the existing trees as specified in the hereby approved document 'Arboricultural Impact Assessment' reference '210135-PD-11a' dated 'March 2021' 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 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and O2 of Merton's Sites and Policies Plan 2014

Reason: To protect and safeguard the existing retained 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 policy O2 of Merton's Sites and Policies Plan 2014.

- 7 The details of the approved 'Arboricultural Impact Assessment' 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

Reason: To protect and safeguard the existing 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 policies DM D2 and 02 of Merton's Sites and Policies Plan 2014

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

- 8 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 T5 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 Prior to the commencement of the development hereby permitted, a Demolition/Construction Logistics Plan 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 T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

1 No demolition or construction work or ancillary activities such as deliveries shall take
0 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: policies D14 and T7 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Polices Plan 2014.

11. 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 I 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: policies SI 2 and SI 3 of the London Plan 2021 and policy cs15 of Merton's core planning strategy 2011.

12 INFORMATIVE

Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be co-ordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Merton. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with the London Borough of Merton, Network Coordinator, (telephone 020 8545 3976). This must take place at least one month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are co-ordinated to take place wherever possible at the same time.

11. 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 I 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 si 2 and si 3 of the london plan 2021 and policy cs15 of merton's core planning strategy 2011.