

PLANNING APPLICATIONS COMMITTEE

17th March 2022

Item No:

| <u>UPRN</u> | <u>APPLICATION NO.</u> | <u>DATE VALID</u> |
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| | | |
|--|----------|------------|
| | 21/P4135 | 17/11/2021 |
|--|----------|------------|

Address/Site: 41 – 47 Wimbledon Hill Road, Wimbledon, London, SW19 7NA

(Ward) Hillside

Proposal: Proposed part change of use of mixed-use building from education (Class F1(a)), Office (Class E(g)(i)) and retail (Class E(a)) to mixed-use building comprising hotel (Class C1), and commercial, business and service Class E (E(a), E(b), E(c) & E(g)(i)). Partial demolition and rebuild of existing ground floor shopfront on Alwyne Road. installation of new shopfronts on Wimbledon Hill Road. Erection of single storey rear extension to provide refuse and cycle storage facilities, including installation of plant equipment and associated work.

Drawing Nos: 1618 - PL6 – 01, 03, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 & 43

Contact Officer: David Gardener (0208 545 3115)

RECOMMENDATION

GRANT Planning Permission Subject to Conditions and S106 Agreement

CHECKLIST INFORMATION

- Heads of agreement: Short stay cycle parking
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 121
- External consultations: None

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee due to the nature and number of representations received as a result of public consultation.

2. SITE AND SURROUNDINGS

- 2.1 The application site occupies a corner fronting both Wimbledon Hill Road and Alwyne Road. The site comprises a group of buildings fronting Wimbledon Hill Road, which are locally listed and commonly referred to as the Bank Buildings. The site is located within the Merton (Wimbledon Hill Road) Conservation Area. The sites Wimbledon Hill Road frontage is also within an Archaeological Priority Zone. The site has excellent Public Transport accessibility (PTAL – 6b) and is also located in a Controlled Parking Zone (Zone – W2).
- 2.2 Architecturally, the Bank Buildings are recognised as one of the most magnificent buildings in both the town centre and the Conservation Area. They are 3½ storeys high, and comprise a short terrace, which is designed in a highly ornate, and very richly detailed “Jacobean” classical style. It dates from 1885. The roof comprises a series of gables or half hips, where the ridges are oriented at right angles to Wimbledon Hill Road.
- 2.3 The bank buildings feature retail (Class E(a)) and Education (Class F1(a)) uses at ground floor level with Office Use Class E(g)(i) and F1(a) accommodation provided above. Nos. 45 and 47 feature modern single storey rear extensions, with an original two-storey building, formerly a coach house which is set back from Alwyne Road located behind. The immediate area comprises an eclectic mix of building styles and sizes. Examples of modern buildings include, Melbury House, a four-storey building, located opposite the site on Alwyne Road, and Central House, a part four/part five-storey office building, which abuts the rear of the site and also fronts Alwyne Road. Traditional three-storey Victorian terraces, comprising commercial uses at ground floor level and a mixture of office and residential uses above, are situated opposite the site on Wimbledon Hill Road. Residential properties are located further along Alwyne Road, Compton Road, and to the north of the site along Woodside.

3. CURRENT PROPOSAL

- 3.1 The applicant seeks planning permission for part change of use of mixed-use building from education (Class F1(a)), office (Class E(g)(i)) & Retail ((Class E (E(a)) to mixed-use building comprising 21 bedroom hotel (Class C1) at ground to third floor levels. The existing four ground and basement floor commercial units fronting Wimbledon Road would be amalgamated into two larger Commercial, business and service units (Class E (E(a) – Retail, E(b) - Sale of food and drink for consumption (mostly) on the premises or E(c) – Financial and professional Services)), and a separate flexible unit arranged over ground and first floor levels would be created at the rear of the building. This unit would comprise either Class C1 use (Hotel) or Class E ((E(a) - Retail, E(b) - Sale of food and drink for consumption (mostly) on the premises, E(c) – Financial and

professional Services, or E(g)(i) – Office) use. The proposed Hotel and new unit at the rear would be accessed from Alwyne Road.

Existing and Proposed Uses (Sqm)

| Use | Existing | Proposed | Net Change |
|--|----------|----------|------------|
| Retail (Class E(a), E(b) or E(c)) | 857 | 826 | (31) |
| Office (Class E(g)(i)) | 221 | 0 | (221) |
| Education (Class F1(a)) | 945 | 0 | (945) |
| Hotel (Class C1) | 0 | 987 | 987 |
| Flexible (Class E(a), E(b), E(C), E(g)(i) or C1) | 0 | 244 | 244 |

- 3.2 The application also proposes the partial demolition and rebuild of existing ground floor shopfront on Alwyne Road, installation of new shopfronts on Wimbledon Hill Road, and erection of single storey rear extension to provide refuse and cycle storage facilities, including installation of plant equipment and associated work. The existing rear extension will also be remodelled and will incorporate a new green roof.
- 3.3 The proposal would be car free with servicing taking place on street. Vehicles are expected to utilise either the existing loading bay on Compton Road, or 'dwell' on the single yellow lines running along the northern side of Alwyne Road. The site benefits from an existing Service access lane off Compton Road.

4. PLANNING HISTORY

The following planning history is relevant:

41 Wimbledon Hill Road

MER687/79 - Use of ground floor (rear) of forty-one as offices with access and escape from thirty-nine and forty-three and use rear yards forty-one and forty-three in connection with shops or offices. Granted, 15/11/1979.

MER478/82 - Alterations to premises including new front at ground floor level and rebuilding at rear in connection with use of premises as a bank. Granted, 05/08/1982.

03/P0594 - Change of use from offices to an education use (Class D1) (excluding shops on the ground floor and in the basement). Granted, 21/05/2003.

43 Wimbledon Hill Road

99/P0314 - Proposed change of use of ground floor and basement from A1 (shops) to A2 (financial and professional services). Granted, 30/03/1999.

45 Wimbledon Hill Road

No relevant planning history.

47 Wimbledon Hill Road

02/P1696 - Change of use from retail (Class A1) to a restaurant/take-away (Class A3) with associated external alterations. Refused, 24/04/2003.

08/P0564 - Erection of a replacement shop front to ground floor retail unit. Granted, 21/05/2008.

41-47 Wimbledon Hill Road

09/P2346 - Refurbishment of existing building, demolition at part rear buildings, construction of new building at rear - 6 storey, use: retail, office, and 9 residential flats. Registered – There was a resolution to grant planning permission at Planning Applications Committee on 15th April 2010 subject to the signing of a S106 Agreement.

09/P2347 - Application for Conservation Area Consent for the refurbishment of existing building, demolition at part rear buildings, construction of new building at rear - 6 storey, use: retail, office, residential/9 flats. There was a resolution to grant planning permission at Planning Applications Committee on 15th April 2010 subject to the signing of a S106 Agreement.

14/P2241 - Demolition of rear building and construction of new building at rear - 6 storeys, change of use of first, second and third floors of existing bank building from language school/ office to create 23 residential flats (14 x 1 bed, 8 x 2 bed & 1 x 3 bed). Amalgamation of existing basement and ground floor commercial units (2 x class A1, 1 x class A2 & 1 x language school) to a single unit comprising either class A1, A2 or A3 use. Refused - 03/09/2014, for the following reasons:

- 1) The proposed development fails to provide a satisfactory standard of accommodation for future occupants, arising from a number of units failing to provide either adequate levels of natural daylight, outlook and/or amenity space. The proposal would therefore be contrary to policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).
- 2) The application has failed to provide any marketing evidence to demonstrate that community uses are no longer viable on the site, contrary to Policy DM C1 of the Adopted Sites and Policies Plan and Policies Maps (July 2014)
- 3) The proposed new building given its excessive height, prominent siting and unsympathetic design would relate poorly to the scale, height, and massing of surrounding buildings and would dominate and have a detrimental impact

on the Bank Buildings, particularly when viewed from Alwyne Road, Wimbledon Hill Road and the wider conservation area contrary to policies DM D2 and DM D4 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

This application was also subsequently dismissed at appeal on 20/01/2015.

18/P1947 - Redevelopment of site to provide a mixture of Class A1 (retail), A2 (financial and professional services) and C1 use (Hotel) involving the partial demolition of the existing building (facades fronting Wimbledon Hill Road and Alwyne Road to be retained) including erection of 5 storey rear extension and excavation of additional basement level. Granted - 26/06/2020

19/P0894 - Advertisement consent for the display of a temporary decorative scaffold shroud screen including advertising panel measuring 16.8m x 6.2m for a period of 12 months. Granted - 10/04/2019

20/P3889 - Part change of use of mixed use building from education (Class F1a) to office space (Class E(g)(i)). Granted - 12/02/2021

5. POLICY CONTEXT

- 5.1 Adopted Sites and Policies Plan and Policies Maps (July 2014):
DM C1 (Community facilities), DM D1 (Urban design and the public realm), DM D2 (Design considerations in all developments), DM D3 (Alterations and extensions to existing buildings), DM D4 (Managing heritage assets) DM R4 (Food and drink/leisure and entertainment uses), DM E1 (Employment areas in Merton), DM E4 (Local employment opportunities), DM EP2 (Reducing and Mitigating Noise), DM EP4 (Pollutants), DM R4 (Protection of shopping facilities within the designated shopping facilities), DM R5 (Food and drink/leisure and entertainment uses), DM R6 (Culture, arts and tourism development), DM T1 (Support for sustainable transport and active travel), DM T2 (Transport impacts of development), DM T3 (Car parking and servicing standards)
- 5.2 Adopted Core Strategy (July 2011):
CS.6 (Wimbledon Town Centre), CS.7 (Centres), CS.12 (Economic development), CS.14 (Design), CS.15 (Climate Change), CS.18 (Active Transport), CS.19 (Public Transport), CS.20 (Parking, Servicing and Delivery)
- 5.3 London Plan (2021):
GG5 (Growing a good economy), SD6 (Town centres and High Streets), SD8 (Town Centre Network), D2 (Infrastructure requirements for sustainable densities), D4 (Delivering Good Design), D5 (Inclusive design), D8 (Public Realm), D11 (Safety, security and resilience to emergency), D12 (Fire safety), E9 (Retail, markets and hot food takeaways), E10 (Visitor Infrastructure), HC1 (Heritage conservation and growth), G5 (Urban greening), T4 (Assessing and mitigating transport impacts), T5 (Cycling), T6 (Car parking), T6.3 (Retail parking), T6.5 (Non-residential disabled persons parking), T7 (Deliveries, servicing and construction)

- 5.4 National Planning Policy Framework 2021
- 5.5 Merton's Draft Local Plan (2020)
- 5.6 Wimbledon Hill Road Character Assessment (July 2006)

6. CONSULTATION

6.1 The application was originally publicised by means of a Conservation Area press and site notice procedure with individual letters to occupiers of neighbouring properties. In response 11 letters of objection, including letters of objection from the Wimbledon East Hillside Residents Association (WEHRA) and Wimbledon Society, were received on the following grounds:

- Lack of on-site parking and traffic/parking impact on surrounding road network from hotel pick-ups/drop-offs and servicing
- Poor sustainability
- Noise, pollution and safety impact/lack of on-site security and supervision
- Proposed hotel and retail use
- Alwyne Road not suitable location for hotel entrance
- Inconsistencies in application

Wimbledon East Hillside Residents Association (WEHRA)

Object due inconsistencies in submitted documents, inappropriate location of hotel entrance, safety concerns due to lack of reception and on-site supervision, traffic and parking impact, and the level of sustainability not being sufficient.

6.2 Wimbledon Society

There are a number of contradictory phrases, probably used in previous schemes, which need to be corrected. There are concerns regarding proposed use (potentially bar use) on Alwyne Road frontage. The BREEAM score should be 'excellent', and there are safety concerns due to lack of reception and on-site supervision.

6.3 Future Merton - Transport Planning

6.4 Consider that the proposal is unlikely to have a significant impact on the surrounding highway network. Have recommended S106 requiring financial contribution of £1200 for short stay cycle parking, and conditions requiring submission of Construction Logistics Plan.

6.5 Metropolitan Police – Secured by Design

6.6 No objections subject to conditions relating to submission of details regarding security measures.

7. PLANNING CONSIDERATIONS

The main planning considerations concern the design and appearance of the proposal, including impact on the character and appearance of the locally listed building and Merton (Wimbledon Hill Road) Conservation Area, principle of land uses, and the effect of the development upon neighbouring amenity, and traffic/parking.

7.1 Principle of Development

- 7.11 The current education use is a language school and considered to be a 'community facility' which means policy DM C1 applies. This policy requires applications proposing a loss of community facilities will have to show that full and proper marketing has been undertaken (a minimum of 30 months) to demonstrate that community uses are no longer viable on the site. No marketing has been submitted with the application and as such this policy has not been complied with. However, it should be noted that there are a number of language schools in the vicinity of the application site whilst changes to permitted development have indicated a direction of travel towards the more flexible use of buildings with a presumption in favour of sustainable development, particularly in town centre locations. It should also be noted that the loss of the education use has been agreed in principle through the grant of planning permission LBM Refs: 18/P1947 and 20/P3889.
- 7.12 There is also strong policy support for a hotel use in this location given it is in Wimbledon Town Centre, has excellent public transport links (PTAL 6b), and has good public transport services to central London due to its close proximity to Wimbledon train station. The Adopted Sites and Policies Plan and Policies Maps (July 2014) policy DM R6 supports all proposals for culture and tourism development which are likely to generate a large number of visits in either Merton's Town Centres or other areas of the borough which have a PTAL rating of 4 or above. This policy states that Merton's retail study highlights that the borough needs a range of tourist accommodation and facilities to cater for the leisure tourism and business visitors and to make Merton's tourism and culture sector more viable and sustainable all year round. Research has emphasised that there is a need for high quality hotels with catering facilities with good public transport services to central London. Policy E10 (Visitor Infrastructure) of the London Plan 2021 outlines that given the importance of tourism to London's economy, London needs to ensure that it is able to meet the accommodation demands of tourists who want to visit the capital. It is estimated that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041, which is an average of 2,230 bedrooms per annum.

7.13 The proposed uses for the remainder of the building are also considered acceptable as they are broadly similar to existing. The two proposed commercial units fronting Wimbledon Road would have Class E use (Restricted to E(a) – Retail, E(b) - Sale of food and drink for consumption (mostly) on the premises or E(c) – Financial and professional Services)) whilst the proposed unit at the rear of the site would also be commercial use with flexible Class C1 use (Hotel) or Class E ((E(a) - Retail, E(b) - Sale of food and drink for consumption (mostly) on the premises, E(c) – Financial and professional Services, or E(g)(i) – Office) use. A condition will be attached preventing the use of these units for other uses within the Class E use category. Overall, the principle of the land uses proposed are therefore considered acceptable, given the sites location within the town centre.

7.2 Visual Amenity, Design and Impact on Merton (Wimbledon Hill Road) Conservation Area

7.21 In terms of local planning policy, Policy CS.14 of the Core Planning strategy promotes high quality sustainable design that improves Merton’s overall design standard. Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be expected to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings.

7.22 The existing shop-fronts including advertising signage are very poor quality and have a significant negative impact on the appearance of the building, the street and the conservation area. The current application proposes the replacement of all of these shopfronts with traditional shopfronts. The existing shopfronts are not original but the pilasters along Wimbledon Hill Road remain and the proposed shopfronts will feature a powder coated aluminium framing and fully glazed doors with curved glass recessed entrances and plinths. The unsympathetic modern rendered corner shopfront at No.47 Wimbledon Hill Road would be rebuilt in the style of Nos. 41 – 45. It is considered that the proposed high quality shopfronts would significantly improve the appearance of the building at street level and as such improve the vitality and viability of the parade and streets in general. To ensure that consistent and high quality advertising signage is displayed on the Bank Buildings, a condition will also be attached requiring the submission of a design code which future advertising signage applications would have to adhere to. Existing fixed plant such as air conditioning units are also located on the building’s Wimbledon Hill Road frontage further detracting from its appearance. These will also be removed as part of the proposal.

7.23 It is also considered that the proposed single storey rear extension is acceptable in terms of design. The proposed extension would be sited between the existing single storey rear additions and would not be visible from the street. Overall, the proposal is considered to be an enhancement to the locally listed building, surrounding Conservation Area and streetscape.

7.3 Neighbouring Amenity

- 7.31 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.
- 7.32 It is considered that given the nature of the proposal, with the extension element of the proposal sited between the existing single rear additions, that the proposal would have little impact on neighbour amenity. The proposed uses are acceptable in principle in the town centre location and the immediate neighboring properties to this site are commercial. The closest residential properties are located at Compton Road and Alywyn Road. Numbers 66 and 67 Alwyn Road are located on the north side of Alwyn Road and would have an oblique angle view across to the application site. The proposal would provide more ground floor interaction with this road, however, owing to the distance and oblique angle, officers do not consider the proposed uses would cause any material harm. The flats at 1 Compton Road are of a suitable distance away from the proposed rear extension and would not be effected. The proposal would re-use the existing servicing alley in between the site and these flats, which is as per the existing arrangement and officers raise no concerns in this regard. The proposed uses are typical uses found in town centre locations and are not considered to give rise to noise and disturbance issues on residential properties and as such is acceptable. The proposal therefore complies with policy DM D2.

7.4 Parking and Traffic Issues

- 7.51 It is important to note that paragraph 109 of the NPPF 2021 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.52 The site is served by rail services from Wimbledon station and a number of bus services run along Wimbledon Hill Road. The proposal does not include any car parking, including disabled car parking, for employees or customers; however this is considered acceptable given the sites highly accessible location in this instance. A controlled parking zone also operates across the surrounding road network with Compton Road, Alwyne Road and Worcester Road all subject to Controlled Parking Zone restrictions between 08:30 and 18:00, from Monday to Saturday. The majority of spaces are for residents only with the bays which are shared between residents and visitors subject to a maximum duration of stay of 2 hours. Given these restrictions it is considered that car parking demand would be primarily accommodated in nearby public car parks. It is considered that although Taxi drop offs will not be accommodated on site, this would not cause significant concern in this instance given this can be accommodated in the surrounding road network.
- 7.53 All delivery and servicing would take place on-street, due to the lack of available space on-site. Vehicles would likely utilise either the existing loading bay on

Compton Road, near the alleyway leading to the back entrance to the site, or 'dwell' on the single yellow lines running along the northern side of Alwyne Road. However, it is considered that given the sites highly urban location that any traffic impact from service vehicles would be very limited in this instance.

- 7.54 The application proposes a 21 bedroom hotel, with a further 826sqm of Class E (Retail, office and financial services) located in the two amalgamated units fronting Wimbledon Hill Road, and 221sqm of either Class C1 use (Hotel) or Class E ((Retail, Sale of food and drink, Financial and professional Services, or Office) use in the proposed unit at the rear. The proposed long stay cycle provision (12 spaces) would comply with policy T5 of the London Plan 2021, and as such is considered acceptable. Given the constraints of the site it is not possible to provide short stay cycle spaces (approx. 16 required), and as such the Council will seek a £1200 financial contribution for short stay cycle provision elsewhere in the town centre.
- 7.55 Overall, it is considered that the proposal complies with all relevant transport planning policies including paragraph 109 of the NPPF 2021 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The Council's Transport Planner has also assessed the proposal and raise no objections subject to appropriate conditions.

8. ENVIRONMENTAL IMPACT ASSESSMENT

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

9. LOCAL FINANCIAL CONSIDERATIONS

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

10. CONCLUSION

- 10.1 No.41 – 47 Wimbledon Hill Road is located in Wimbledon Town centre and has excellent transport links (PTAL rating of 6b), which means it is a highly suitable location for a Hotel/mixed use development. It is considered that the proposed extension is acceptable in terms of size and design, whilst the proposed shopfronts would significantly improve the appearance of the building at street level. It is also considered that the proposal would not have an unacceptable impact on the amenity of occupiers of surrounding residential properties or the surrounding transport network given its sustainable location. Overall, the proposal includes significant benefits to the existing building and the town centre of Wimbledon.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the completion of a S106 agreement covering the following heads of terms:

- 1) Financial contribution for Short Stay Cycle Provision (£1200)
- 2) Paying the Council's legal and professional costs in drafting, completing and monitoring the legal agreement.

And subject to the following conditions:

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

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

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1618 - PL6 – 01, 03, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 & 43

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

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

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

- 4) The proposed fenestration shall not be installed until detailed drawings at 1:20 scale of all external windows and doors, including materials, set back within the opening, finishes and method of opening have been submitted to and approved by the local planning authority. Only the approved details shall be used in the development hereby permitted.

Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: Policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014

- 5) 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 CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

- 6) 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 DM EP2 of Merton's Sites and Policies Plan 2014.

- 7) A Construction Logistic Plan (including a Construction Management plan in accordance with TfL guidance) shall be submitted to and approved by the Local Planning Authority prior to commencement of work. The approved details shall be complied with throughout the construction of the development.

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 DM EP2 of Merton's Sites and Policies Plan 2014.

- 8) H7 (Cycle Parking to be Implemented)

- 9) No occupation of the development shall be permitted until a Delivery and Servicing Plan (the Plan) has been submitted in writing for approval to the Local Planning Authority. No occupation of the development shall be permitted until the Plan is approved in writing by the Local Planning Authority and implemented in accordance with the approved plan. The approved measures shall be maintained, in accordance with the Plan, for the duration of the use, unless the prior written approval of the Local Planning Authority is 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: Policy CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3 and T5 of Merton's Sites and Policies Plan 2014.

- 10) Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from any new plant/machinery from the commercial use shall not exceed LA90-10dB at the boundary with any residential property.

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

- 11) No cooking odour shall be detectable at any residential property outside the development. Details shall be submitted and approved by the LPA prior to use.

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 DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.

- 12) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.

Reason: In order to achieve the principles and objectives of Secured by Design to improve community safety and crime prevention in accordance with Policy: Chapters 01B & 01C Merton New Local Plan, Policy D11 London Plan, Section 17 Crime and Disorder Act 1988 and National Planning Policy Framework (NPPF).

- 13) Prior to occupation a Secured by Design final certificate or its equivalent from the South West Designing Out Crime office shall be submitted to and approved by the Local Planning Authority.

Reason: In order to achieve the principles and objectives of Secured by Design to provide a safer environment for future residents and visitors to the site and reduce the fear of crime in accordance with Policy: Chapters 01B & 01C Merton New Local Plan, Policy D11 London Plan, Section 17 Crime and Disorder Act 1988 and National Planning Policy Framework (NPPF).

- 14) The commercial units titled Retail Unit 1 and Retail Unit 2 shown on the proposed ground floor plan (Ref: 1618 - PL6 - 31) shall be restricted to Class E (E(a), E(b) or E(c)) uses and no other uses within the Class E Use class.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties

- 15) The flexible use commercial unit at the rear of the site fronting Alwyne Road shown on the proposed ground floor plan (Ref: 1618 - PL6 - 31) shall be restricted to Class C1 or Class E (E(a), E(b), E(c) & E(g)(i)) uses only and no other uses within the Class E Use class.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties

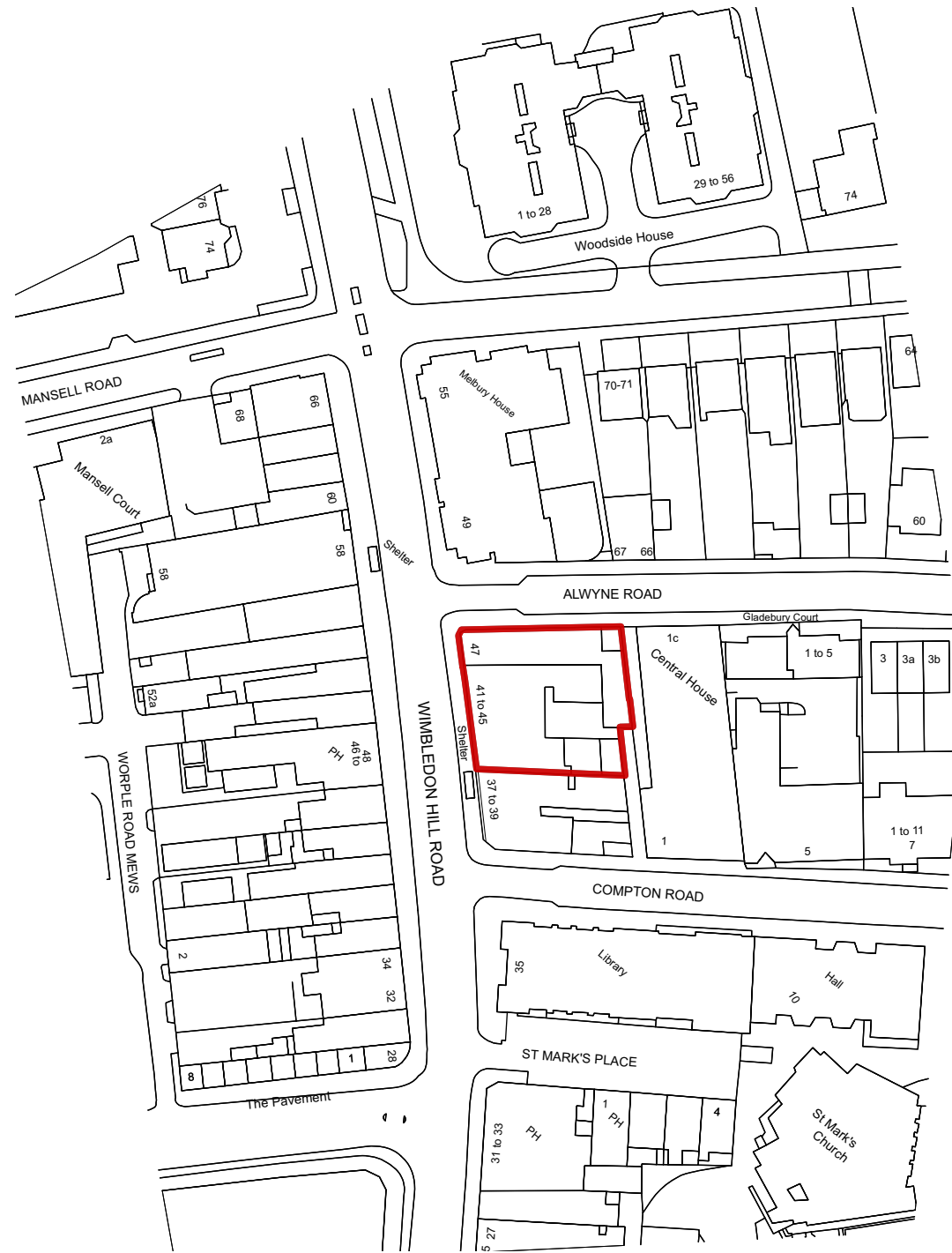
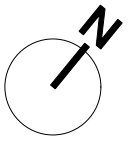
- 16) Details to be submitted of the Green Roof.

17) Design code for future advertisements.

NORTHGATE SE GIS Print Template



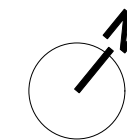
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SITE LOCATION PLAN
SCALE 1:1250 @A3

PLANNING

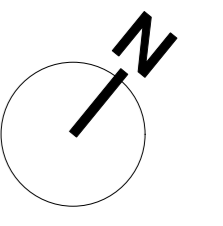
| REV. | DATE | DESCRIPTION |
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| PROJECT 41 - 47 WIMBLETON HILL RD WIMBLETON SW19 7NA | | |
| DRAWING SITE LOCATION PLAN | | |
| CLIENT WALLHILL LIMITED | | |
| SCALE 1:1250 @ A3 | DRAWN MM | |
| DATE OCT 2021 | CHECKED PW | |
| DRAWING No 1618 - PL6 - 01 | | |
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PLANNING

| REV. | DATE | DESCRIPTION |
|---|---------------|-------------|
| PROJECT 41 - 47 WIMBLEDON HILL RD WIMBLEDON SW19 7NA | | |
| DRAWING PROPOSED BLOCK PLAN | | |
| CLIENT WALLHILL LIMITED | | |
| SCALE 1:500 @ A3 | DRAWN MM | |
| DATE OCT 2021 | CHECKED PW | |
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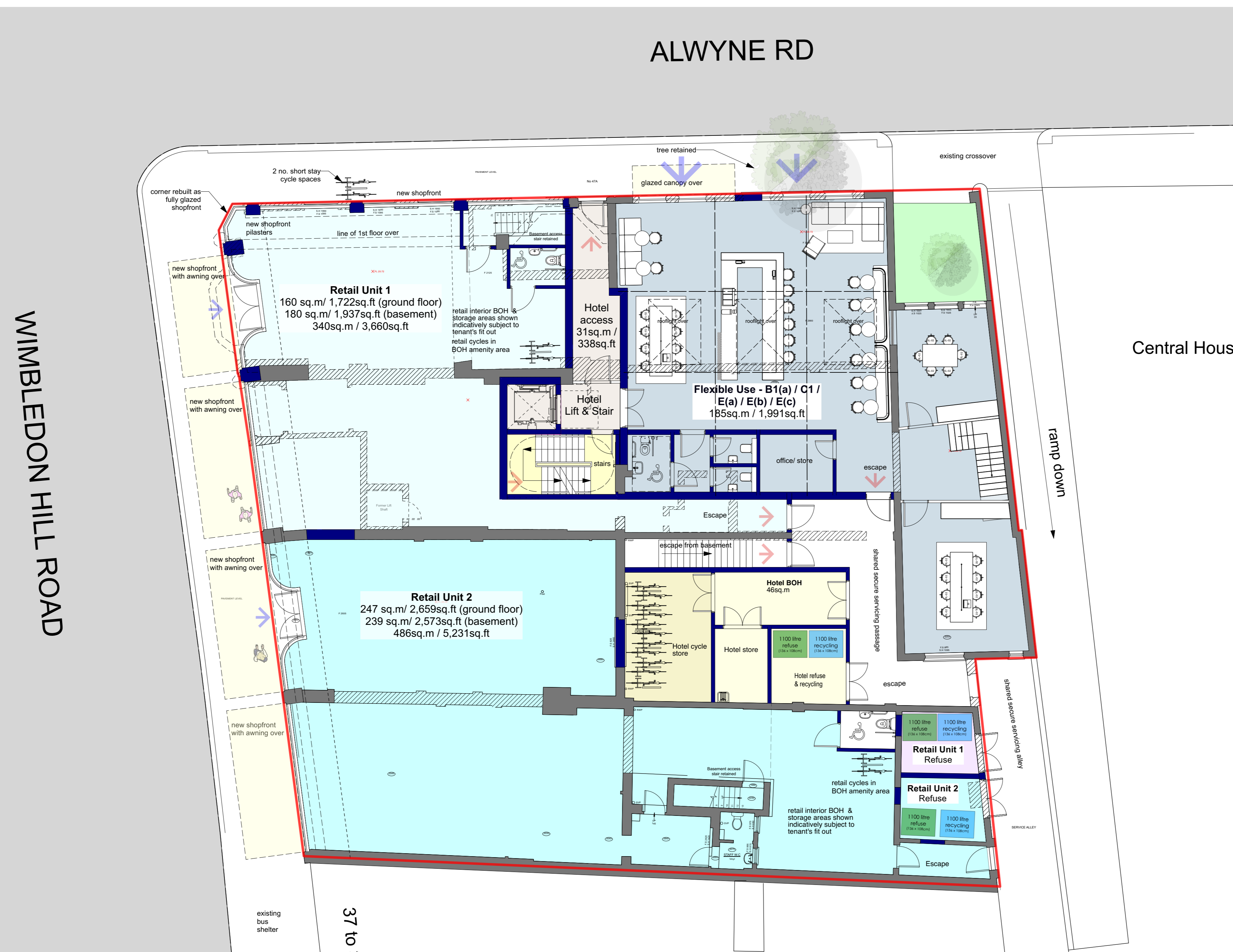
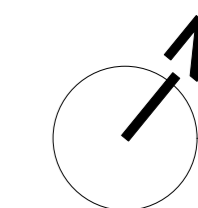
PROPOSED BLOCK PLAN - SCALE 1:500 @A3



PLANNING

| REV. | DATE | DESCRIPTION |
|--|---------------|-------------|
| PROJECT 41- 47 WIMBLEDON HILL RD WIMBLEDON SW19 7NA | | |
| DRAWING PROPOSED BASEMENT PLAN APART HOTEL | | |
| CLIENT WALLHILL LIMITED | | |
| SCALE 1:75 @A1 | DRAWN MM | |
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PROPOSED BASEMENT PLAN



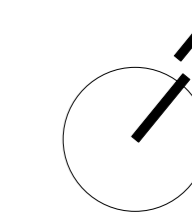
Central House

WIMBLETON HILL ROAD

ALWYNE RD

PLANNING

| REV. | DATE | DESCRIPTION |
|--|---------------|-------------|
| PROJECT 41- 47 WIMBLETON HILL RD WIMBLETON SW19 7NA | | |
| DRAWING PROPOSED GROUND FLOOR PLAN APART HOTEL | | |
| CLIENT WALLHILL LIMITED | | |
| SCALE 1:100 @A1 | DRAWN MM | |
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PROPOSED 1ST FLOOR PLAN

PLANNING

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|------|------|-------------|
|------|------|-------------|

PROJECT
 41- 47 WIMBLEDON HILL RD
 WIMBLEDON
 SW19 7NA

DRAWING
 PROPOSED
 1ST FLOOR PLAN
 APARTMENT HOTEL

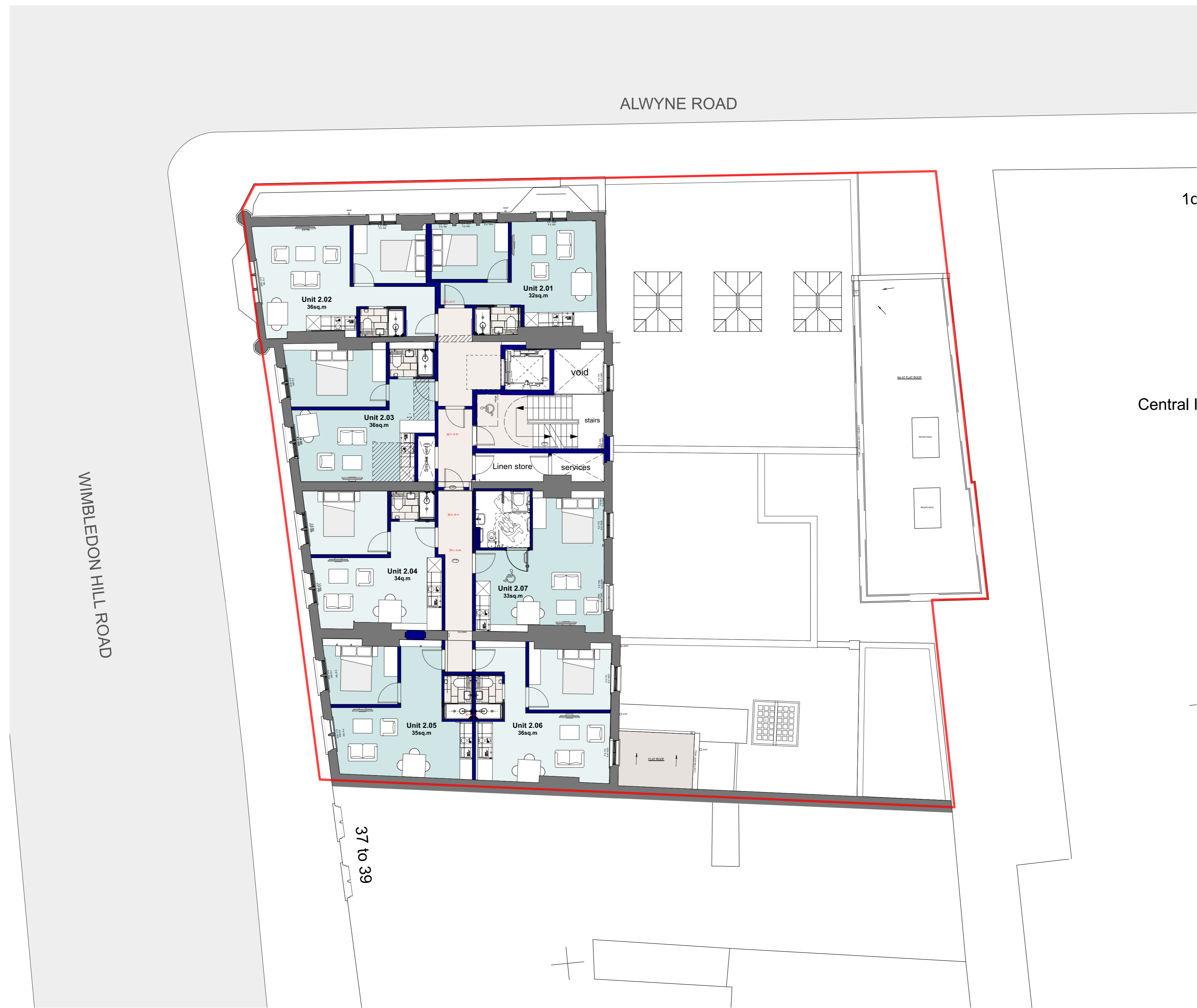
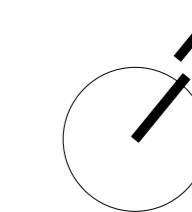
CLIENT
 WALLHILL LIMITED

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| SCALE 1:100 @A1 | DRAWN MM |
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PROPOSED 2nd FLOOR PLAN

PLANNING

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|------|------|-------------|

PROJECT
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 WIMBLEDON
 SW19 7NA

DRAWING
 PROPOSED
 2nd FLOOR PLAN
 APART HOTEL

CLIENT
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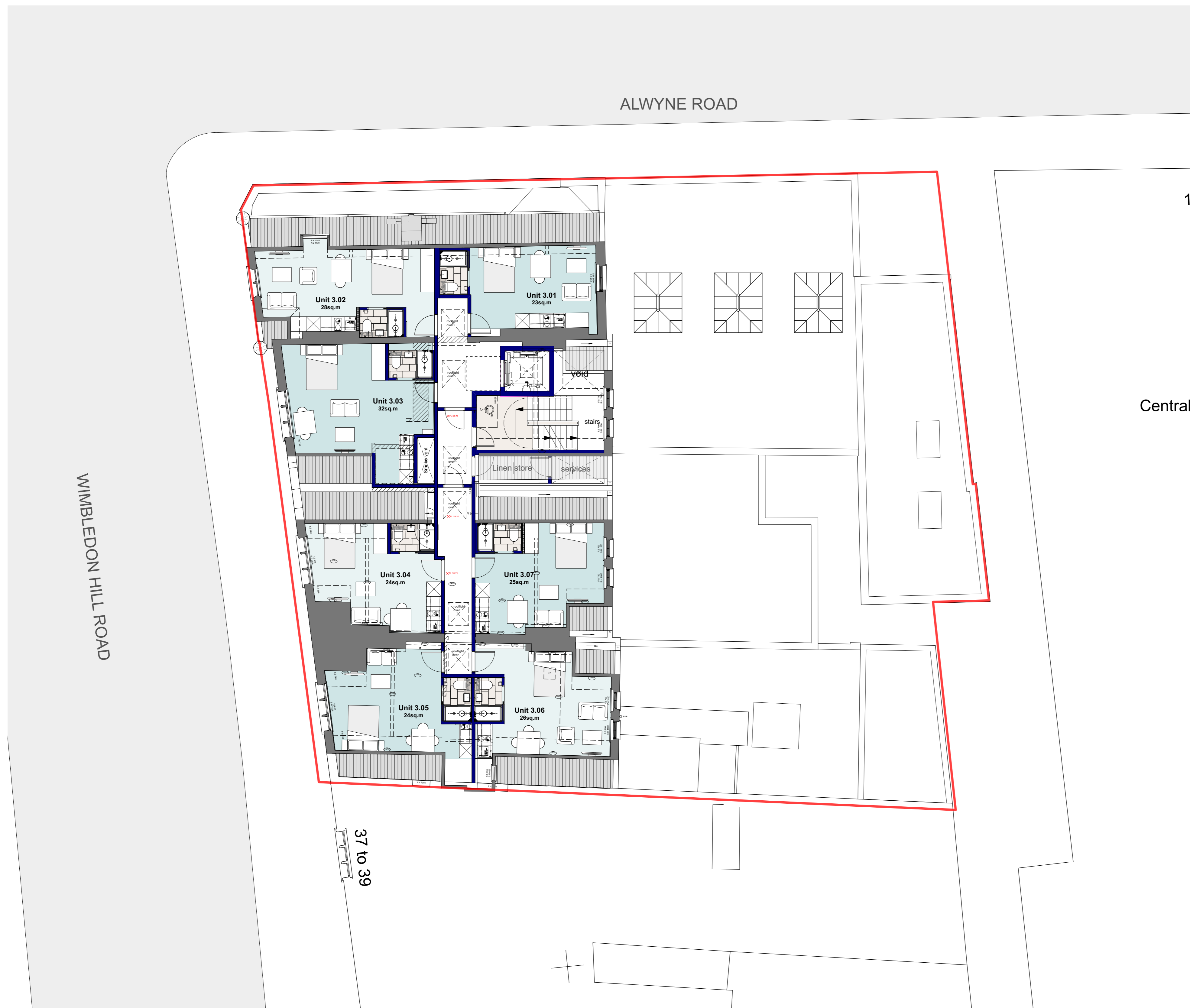
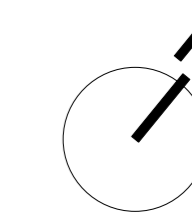
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PROPOSED 3rd FLOOR PLAN

PLANNING

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|------|------|-------------|

PROJECT
 41- 47 WIMBLEDON HILL RD
 WIMBLEDON
 SW19 7NA

DRAWING
 PROPOSED
 3rd FLOOR PLAN
 APART HOTEL

CLIENT
 WALLHILL LIMITED

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| SCALE 1:100 @A1 | DRAWN MM |
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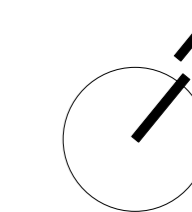
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 +44 (0)1483 825700



ALWYNE ROAD

WIMBLEDON HILL ROAD



PROPOSED ROOF PLAN

PLANNING

| REV. | DATE | DESCRIPTION |
|--|---------------|-------------|
| PROJECT 41- 47 WIMBLEDON HILL RD WIMBLEDON SW19 7NA | | |
| DRAWING PROPOSED ROOF PLAN APART HOTEL | | |
| CLIENT WALLHILL LIMITED | | |
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Proposed Wimbledon Hill Road Elevation

PLANNING

| DATE | DESCRIPTION |
|----------------------|---|
| | 41- 47 WIMBLEDON HILL RD WIMBLEDON SW19 7NA |
| | PROPOSED WIMBLEDON HILL RD ELEVATION |
| | WALLHILL LIMITED |
| 1:100 @A1 | DRAWN MM |
| OCT 2021 | CHECKED PW |
| DRAWING No | |
| | 1618 - PL - 36 |
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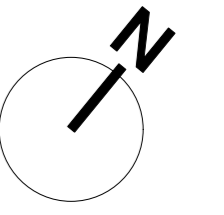


Proposed Alwyne Road Elevation

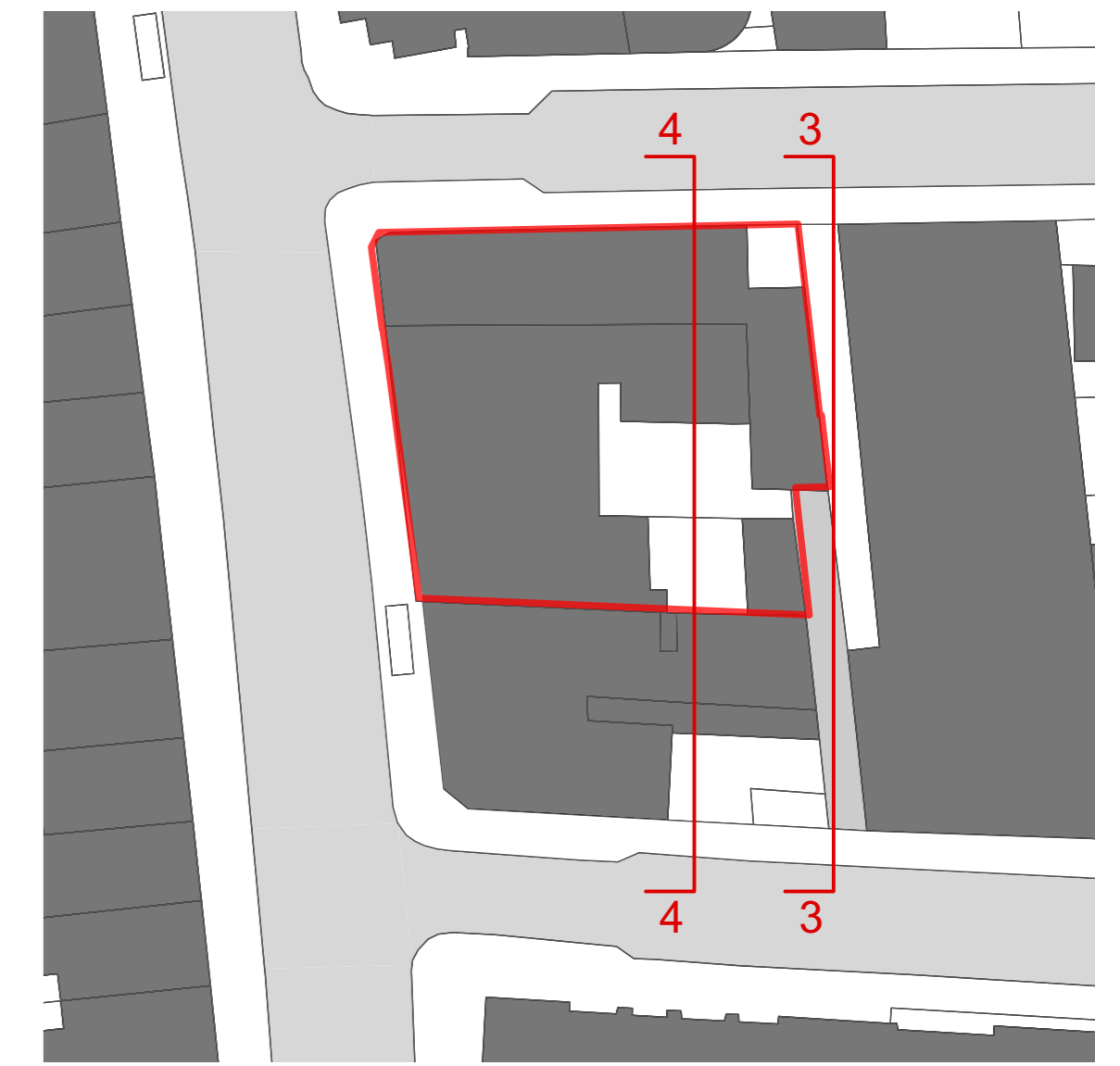
PLANNING

| REV. | DATE | DESCRIPTION |
|--|---------------|-------------|
| PROJECT 41- 47 WIMBLEDON HILL RD WIMBLEDON SW19 7NA | | |
| DRAWING PROPOSED ALYWNE RD ELEVATION | | |
| CLIENT WALLHILL LIMITED | | |
| SCALE 1:100 @A1 | DRAWN MM | |
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Elevation 3 - Rear Elevation



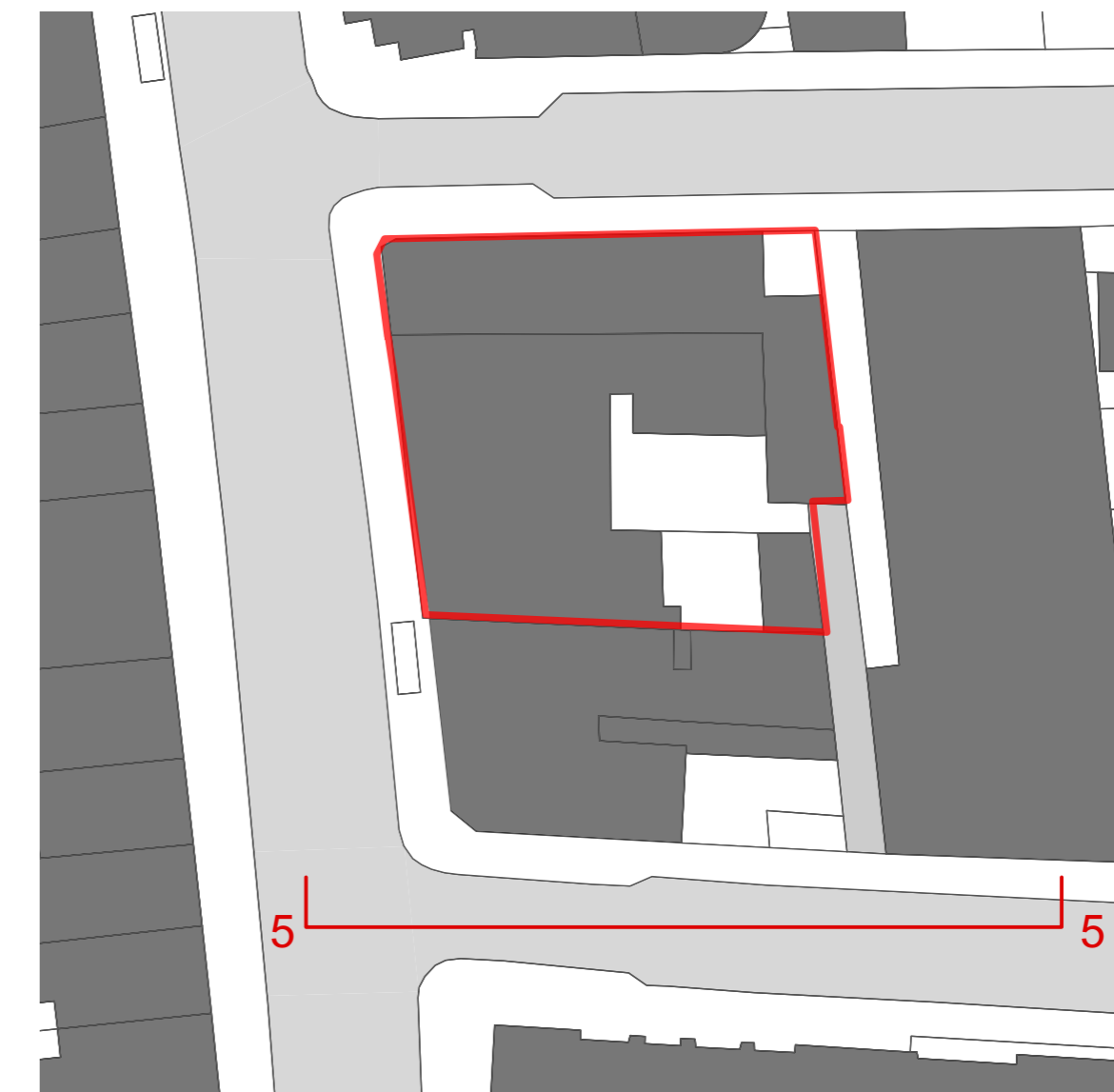
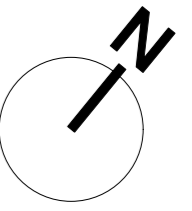
Reference Plan



Elevation 4 - Rear Hidden Courtyard Elevation

EXISTING

| REV. | DATE | DESCRIPTION |
|--|---------------|-------------|
| PROJECT 41- 47 WIMBLEDON HILL RD WIMBLEDON SW19 7NA | | |
| DRAWING PROPOSED REAR / EAST ELEVATIONS | | |
| CLIENT WALLHILL LIMITED | | |
| SCALE 1:100 @A1 | DRAWN MM | |
| DATE OCT 2021 | CHECKED PW | |
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Reference Plan



Elevation 5 - Compton Road - As Existing

PLANNING

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|------|------|-------------|

PROJECT
41- 47 WIMBLEDON HILL RD
WIMBLEDON
SW19 7NA

DRAWING
PROPOSED
COMPTON ROAD
SIDE ELEVATION

CLIENT
WALLHILL LIMITED

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| SCALE 1:100 @A1 | DRAWN MM |
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|------------------|---------------|
| DATE OCT 2021 | CHECKED PW |
|------------------|---------------|

DRAWING No
1618 - PL6 - 39

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KEY:

- 1 Roofs**
Existing slate tiled roofs behind Dutch gables to be removed, insulated and re-laid to match existing. Lead dormers to be surveyed for condition, cleaned and repaired as necessary
- 2 Masonry Walls**
Existing English bond facing red stock brickwork and terracotta tiles with modern cement mortar to be surveyed for condition and then cleaned and repaired as required.
- 3 Existing Modern Face Fixed Plant etc Removed**
Existing air-conditioning units, alarm panels, signs, misc. brackets, pipes, cables, fixings etc shown in a dashed line to be removed and any holes and openings made good.
- 4 Upper floor windows**
Existing timber sliding sash windows on 41 to 45 & casement on 47 to be surveyed for condition and either repaired and redecorated or replaced with matching double glazed windows
- 5 Ornamental Finials**
reinstated over pilasters to match historic photo archive
- 6 Signage Zone**
Face fixed floating lettering
- 7 New Pilasters**
New terracotta bracketed pilasters similar to existing adjacent at Nos. 41 to 45
- 8 Shopfronts**
Existing modern shopfronts of Nos. 41 to 47 to be removed back to existing original window opening size / structure internally. New high quality bronzed finished aluminium shopfront framing and fully glazed doors with curved glazed recessed entrances and plinths for changes in external pavement level. Modern rendered corner shopfront of No. 47 rebuilt in style of Nos. 41-45
- 9 New Fabric Shopfront Canopies**
Traditional fabric retractable canopies along Wimbledon Hill Road

APPLICATION SITE



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PLANNING

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

PROJECT
41- 47 WIMBLEDON HILL RD
WIMBLEDON
SW19 7NA

DRAWING
PROPOSED
WIMBLEDON HILL RD
ELEVATION DETAIL

CLIENT
WALLHILL LIMITED

| | |
|--------------------|---------------|
| SCALE 1:50 @ A1 | DRAWN PW |
| DATE OCT 2021 | CHECKED MM |

DRAWING No
1618 - PL6 - 40

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KEY:

- 1 Roofs**
Existing slate tiled roofs behind Dutch gables to be removed, insulated and re-laid to match existing. Lead dormer to be surveyed for condition, cleaned and repaired as necessary
- 2 Masonry Walls**
Existing English bond facing red stock brickwork and terracotta tiles with cement mortar to be surveyed for condition and then cleaned and repaired as required. Air- conditioning units removed and openings made good.
- 3 Existing Modern Face Fixed Plant etc Removed**
Existing alarm panels, signs, misc. brackets, pipes, cables, fixings etc shown in a dashed line to be removed and any holes and openings made good.
- 4 Upper floor windows**
Existing timber sliding sash windows and casement windows on 47 to be surveyed for condition and either repaired and redecorated or replaced with matching double glazed timber windows
- 5 Existing Gutters and Downpipes**
Existing cast iron rainwater goods pipes to be surveyed, tested for integrity, repaired / replaced to match existing as necessary. Existing redundant external soil pipes removed and facing brickwork made good to match existing.
- 6 Signage Zone**
New Face fixed floating lettering
- 7 Pilasters**
New terracotta bracketed pilasters similar to existing at Nos. 41-45
- 8 Shopfronts**
Existing modern rendered corner shopfront of No. 47 to be removed and rebuilt in style of Nos. 41-45. New high quality bronzed finished aluminum shopfront framing and fully glazed doors with curved glazed recessed entrances and plinths for changes in external pavement level.
- 9 Fabric Shopfront Canopies**
New traditional fabric retractable canopies along Wimbledon Hill Road
- 10 Entrance Canopy**
Frameless glass with stainless steel fixings and bracket arms
- 11 New Hotel Bedroom Rooflights**
New Conservation recessed triple glazed black metal rooflights
- 12 Existing Rear Brick Gable Retained**
- 13 New Facing Brickwork Panels**
In similar tone to existing terracotta and brickwork
- 14 New Terracotta Horizontal Molding**
Special brick profile similar to existing window surround profile
- 15 New Glazing**
PPC aluminum framing with solar control triple glazed units
- 16 New Windows**
Existing modern windows replaced with painted timber box sash / casement

APPLICATION SITE

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PLANNING

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|------|------|-------------|

PROJECT
41- 47 WIMBLEDON HILL RD
WIMBLEDON
SW19 7NA

DRAWING
PROPOSED
ALWYNE RD ELEVATION
DETAIL

CLIENT
WALLHILL LIMITED

SCALE
1:50 @ A1

DRAWN
PW

DATE
OCT 2021

CHECKED
MM

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WIM

Ground Floor

Outline of basement

ELEVATION DETAIL - Alwyne Road

KEY:

- 1 Roofs**
Existing slate tiled roofs to be removed, insulated and re-laid to match existing.
- 2 Masonry Walls**
Existing English bond facing red stock brickwork with cement mortar to be surveyed for condition and then cleaned and repaired as required.
- 3 Upper floor windows**
Existing timber sliding sash windows and casement windows on 47 to be surveyed for condition and either repaired and redecorated or replaced with matching double glazed timber windows
- 4 Existing Gutters and Downpipes**
Existing cast iron rainwater goods pipes to be surveyed, tested for integrity, repaired / replaced to match existing as necessary. Existing redundant external soil pipes removed and facing brickwork made good to match existing.
- 5 Entrance Canopy**
Frameless glass with stainless steel fixings and bracket arms
- 6 New Facing Brickwork**
In similar tone to existing terracotta and brickwork
- 7 Existing aluminium sliding patio doors**
Replaced with timber sliding sash windows and casement windows
- 8 Existing Glass Block Window**
Replaced with recessed brick panel
- 9 Existing Window Across New Stairs**
Replaced with recessed brick panel
- 10 Existing Stair & WC Windows**
Replaced with recessed brick panel
- 11 Existing modern casement window replaced** with timber sash to match existing
- 12 Existing Roof Access Door**
Retained reduced in height
- 13 New metal faced security doors**
- 14 Existing Chimneys**

APPLICATION SITE

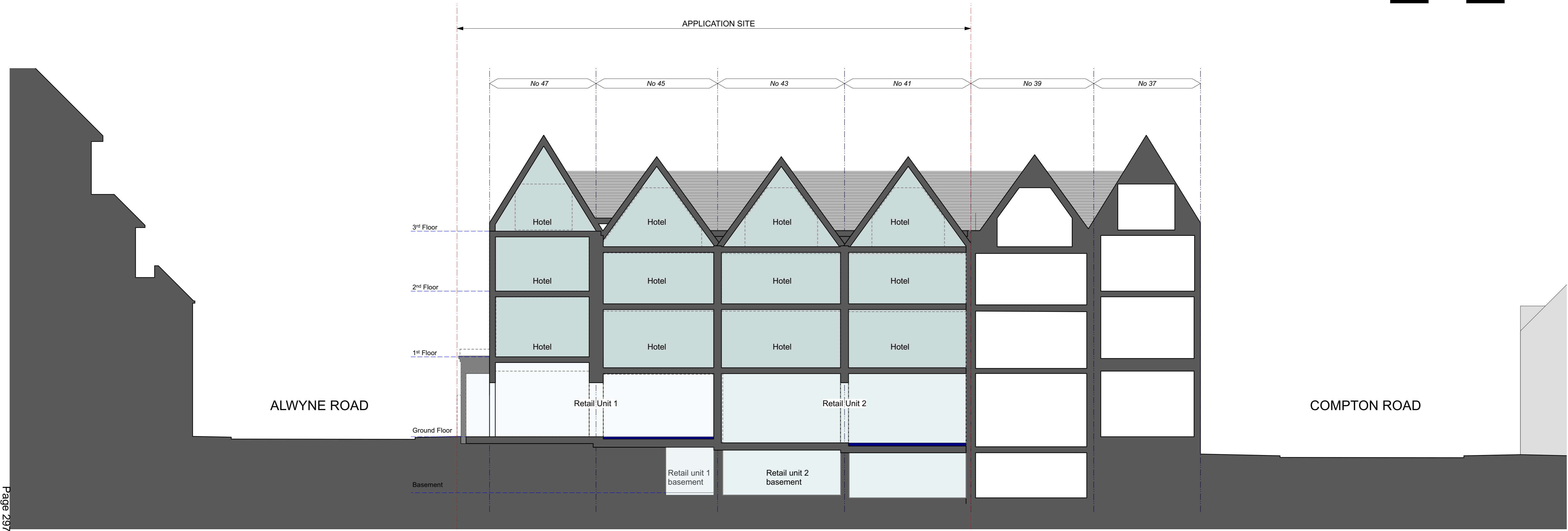


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PLANNING

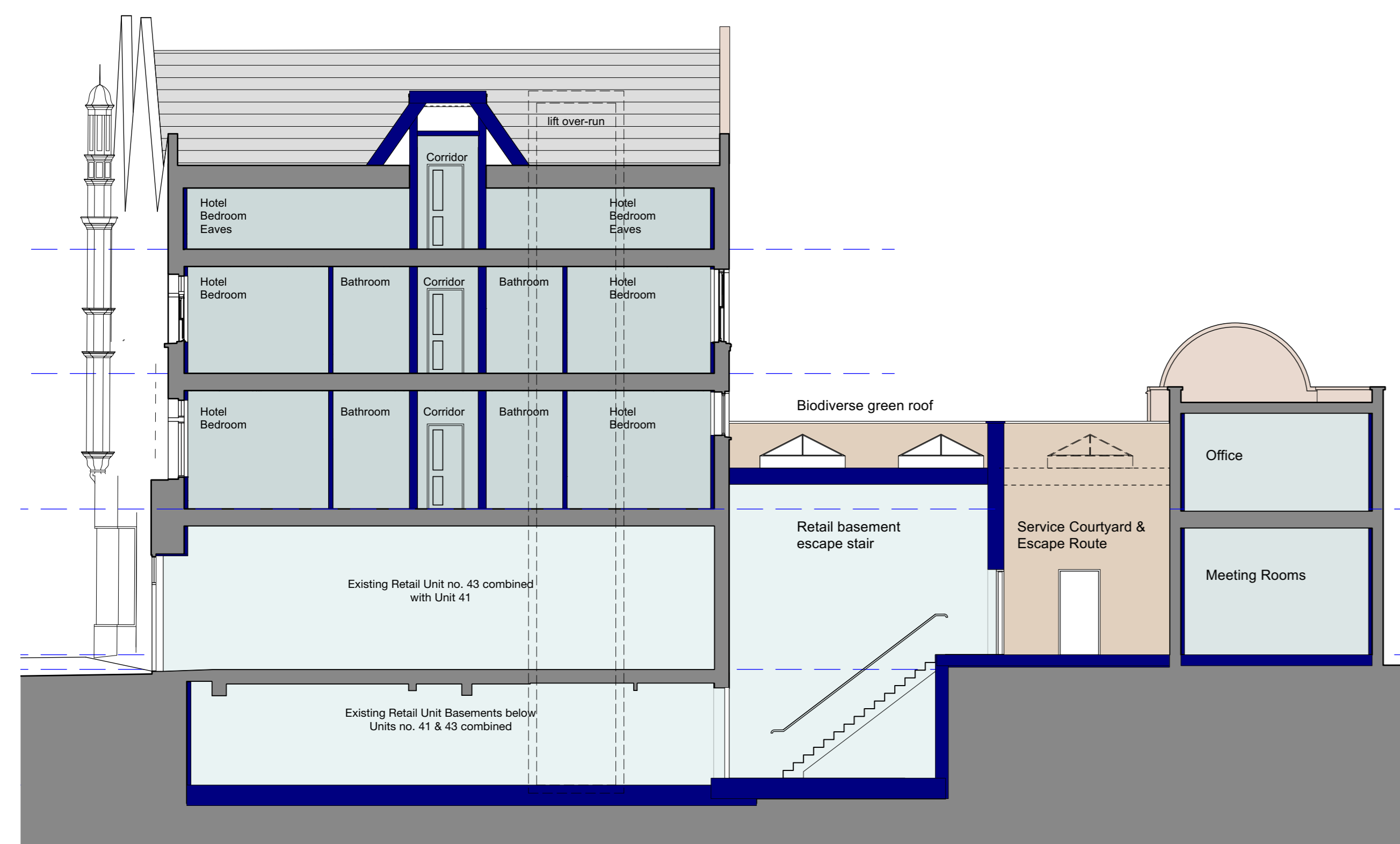
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| PROJECT 41- 47 WIMBLEDON HILL RD WIMBLEDON SW19 7NA | | |
| DRAWING PROPOSED REAR ELEVATION DETAIL | | |
| CLIENT WALLHILL LIMITED | | |
| SCALE 1:50 @ A1 | DRAWN PW | |
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ELEVATION DETAIL - Rear Elevation

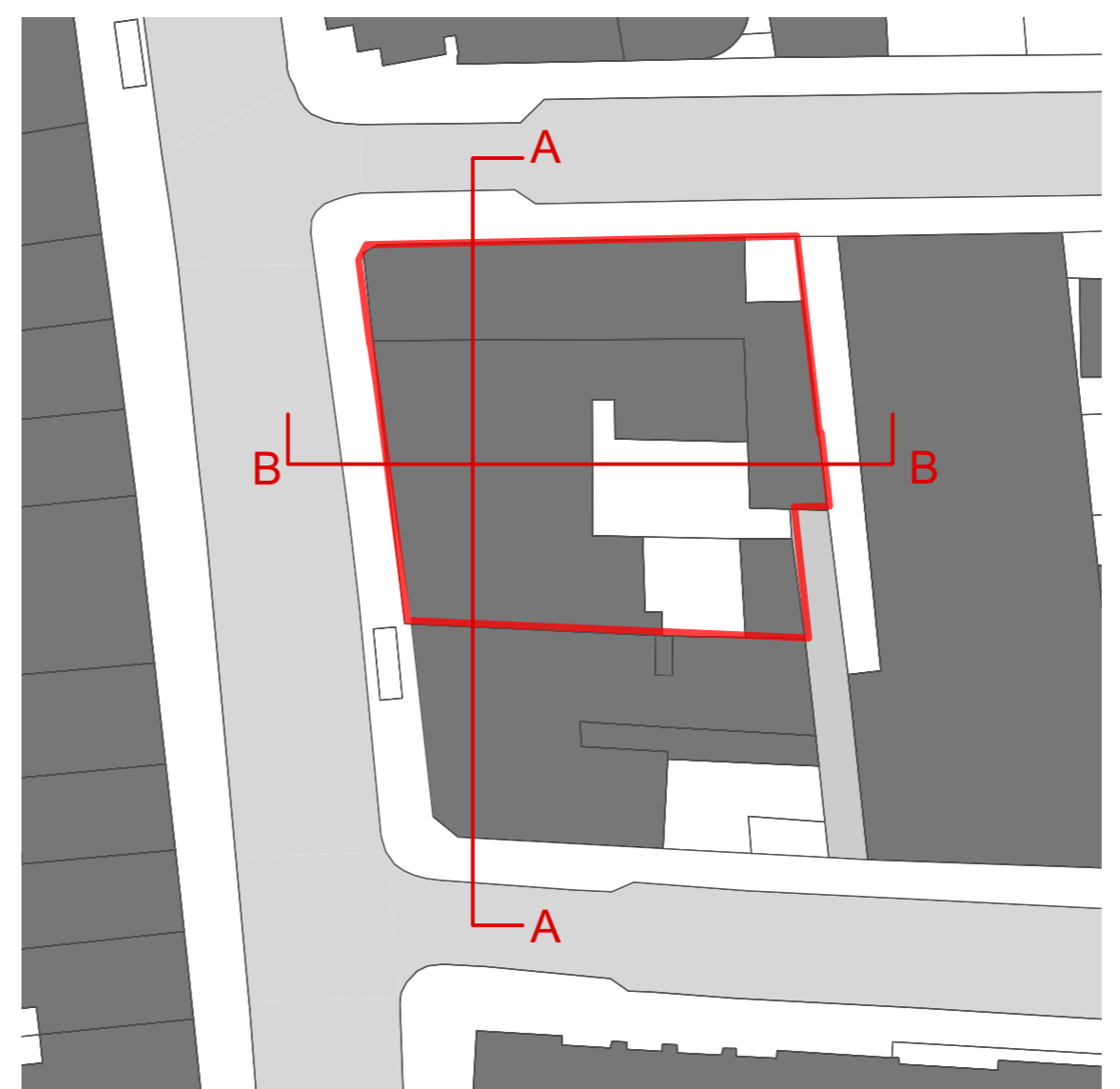


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Existing Longitudinal Section A - A



Existing Transverse Section B - B



Reference Plan

PLANNING

| REV. | DATE | DESCRIPTION |
|--|---------------|-------------|
| PROJECT 41- 47 WIMBLEDON HILL RD WIMBLEDON SW19 7NA | | |
| DRAWING PROPOSED SECTIONS | | |
| CLIENT WALLHILL LIMITED | | |
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