

PLANNING APPLICATIONS COMMITTEE

18th August 2022

Item No:

UPRN

APPLICATION NO: 21/P3286

DATE VALID: 07/09/2021

Address/Site: 9 Hamilton Road, South Wimbledon, SW19 1JD

(Ward): Abbey

Proposal: ALTERATIONS AND ERECTION OF A SINGLE STOREY REAR EXTENSION TO FACILITATE CONVERSION OF SINGLE DWELLINGHOUSE INTO 3 x SELF-CONTAINED FLATS

Drawing Nos: 1394 300; 1394 301; 1394 302; 1394 303; 1394 304; 1394 305; 1394 306; 1394 307; mk 1b; DAS 9 Hamilton road rev a

Contact Officer: Jivan Manku (020 8545 4859)

RECOMMENDATION

Grant Permission subject to conditions and S106 Agreement.

CHECKLIST INFORMATION

- Heads of Agreement: Yes – Permit Free
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 8
- External consultations: No
- Conservation area: No
- Listed building: No
- Tree protection orders: No
- Controlled Parking Zone: Yes

1. INTRODUCTION

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

2. **SITE AND SURROUNDINGS**

2.1 The application relates to a two storey, detached dwelling located on the east side of Hamilton Road, South Wimbledon. The brick and tile dwelling is set back from the road by an area of hardstanding. The site does not lie within a Conservation Area. The site surroundings comprise other residential plots.

3. **PROPOSAL**

3.1 The application seeks planning permission for the erection of a single storey rear infill extension and conversion of the single dwelling to 3 x self-contained flats.

3.2 The single storey rear extension would have a depth of 1.5 metres and a width of 1.2 metres infilling the space alongside the recently constructed rear extension. The works would also comprise of converting the dwelling to a three bed, four person, self-contained flat on the ground floor, a one-bed, two person self-contained flat on the first floor and a studio flat on the loft floor. The recently approved and built outbuilding would be ancillary to the proposed ground floor flat.

4. **PLANNING HISTORY**

- 20/P2158 - APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE PROPOSED ERECTION OF A GROUND FLOOR REAR AND SIDE INFILL EXTENSION, FIRST FLOOR WINDOW ALTERATIONS, LOFT CONVERSION INCLUDING REAR DORMERS AND VELUX AND RAISING PARAPET WALLS - Issue Certificate of Lawfulness - 17/09/2020
- 20/P2948 - ERECTION OF A GROUND FLOOR REAR AND SIDE EXTENSION AND FIRST FLOOR SIDE EXTENSION - Refuse Permission - 18/01/2021
- 21/P0516 - ERECTION OF A SINGLE STOREY REAR AND SIDE EXTENSION - Refuse Permission - 21/05/2021
- 21/P0523 - ERECTION OF A SINGLE STOREY REAR AND SIDE EXTENSION, FIRST FLOOR SIDE EXTENSION - Grant Permission subject to Conditions - 20/05/2021
- 21/P2267 - APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE PROPOSED ERECTION OF A SINGLE STOREY OUT BUILDING TO BE USED AS A GAMES ROOM, INCIDENTAL TO THE MAIN DWELLING HOUSE - Issue Certificate of Lawfulness - 25/08/2021

5. **POLICY CONSIDERATIONS**

5.1 National Planning Policy Framework 2021

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 6 Building a strong, competitive economy
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment

5.2 London Plan 2021

- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D14 Noise
- H1 Increasing housing supply
- H10 Housing size mix
- G4 Open space
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

5.3 Merton Core Strategy (July 2011)

- CS6 - Wimbledon Sub Area
- CS8 - Housing Choice
- CS9 - Housing Provision
- CS11 - Infrastructure
- CS14 - Design
- CS15 - Climate Change
- CS18 - Active Transport
- CS19 - Public Transport
- CS20 - Parking, Servicing and Delivery

5.4 Merton Sites and Policies Plan (July 2014)

- DM H2 - Housing mix
- DM D1 - Urban Design and public realm
- DM D2 - Design considerations in all developments
- DM D3 – Alterations and extensions to existing buildings
- DM T1 - Support for sustainable transport and active travel
- DM T2 - Transport impacts of development
- DM T3 - Car parking and servicing standards

6. **CONSULTATIONS**

6.1 Standard 21-day site notice procedure and 8 neighbouring properties were notified of the proposed development as part of the consultation process on 18/10/2021. 8 objections were received from neighbouring properties and 1 objection was received from Councillor Eleanor Stringer. The objections are as follows:

7a Hamilton Road:

- The development would visually impact the neighbouring properties;
- The number of windows and their sizes will cause noise and light pollution for neighbours;
- Will cause negative environmental impacts and the waste facilities could potentially attract rodents;
- No fire suppression has been proposed;
- Development would result in an increase to parking within the area
- Future development issues in relation to the outbuilding

31 Hamilton Road:

- The look of the property with its recently constructed extensions and alterations is totally out of keeping with the remainder of properties adjacent and those in the remainder of the road;
- There is an issue of height, light and general overlooking of No. 9. The windows are large and not in keeping with the existing properties;
- Development would result in an increase to parking within the area

21 Hamilton Road:

- The family home has already been considerably extended, in the view of neighbours very unsympathetically, and there is an outstanding issue as to whether the extension is in fact within permitted development guidelines as it is believed to be more than 4m beyond the original demised premise of the house. This concern has been raised with the relevant planning officer but I understand has not yet been clarified. Nevertheless, the developers have proceeded with the extension at both ground and first floor level. As a result there is a considerable overlooking and daylight issue for neighbours on both sides;
- The developer has argued the impact is less as the dwelling is detached. However, there is only a 10cm gap between the properties;
- There is no fireproofing between the flats;
- The refuse arrangements are unclear;
- Future development issues in relation to the outbuilding.

11 Hamilton Road:

- The existing property with its extensions is overbearing and intrusive for the residents of the houses on either side of it but also for residents which can see the development;
- The windows look directly into the rear garden of No. 11 allowing no privacy at any time of the day;
- The rear extension is supposed to be 2.95 metres high but it actually measures to 3 metres and has additional height from the skylight;
- Will cause negative environmental impacts and the waste facilities could potentially attract rodents;
- There is no fireproofing between the flats.

5 Hamilton Road:

- Hazards for prospective tenants as the design of the studio flat is poor;

- Privacy issues for studio flat and neighbouring properties due to the floor to ceiling windows which have been installed;
- The proposed refuse facilities appear to be insufficient to accommodate three separate flats. The bin store and cycle store and their location at the front of the property would be out of keeping with the rest of the road;
- It is difficult to understand the internal living spaces for each of the flats due to the poor plans which have been submitted;
- The proposed development as built is out of keeping with the existing dwelling and wider area in terms of its character and appearance;
- Future development issues in relation to the outbuilding;
- The existing property is visually intrusive, overbearing and causes a strong sense enclosure to both Nos. 7 and 11 Hamilton Road, with the games room having the same impact on No. 11;
- It appears a gate has now been erected between the main property and the outbuilding. This lends itself to the concern I mentioned previously, that the purported 'games room' would in fact be used as another self-contained dwelling.

13 Hamilton Road:

- The existing extensions are blocking light into my garden and my views out of it. I also believe it is higher than it was permitted to be;
- The extension overlooks my property – particularly my garden so my privacy is compromised;
- There would be issues with parking and noise.

1 Hamilton Road:

- The development will lead to an overconcentration at the property with consequent impact on noise and privacy for neighbouring properties;
- The outbuilding was given permission based on its ancillary use to the main dwelling. With a proposed 3-bed ground floor flat which would have limited space, the outbuilding could possibly be used as an extension to the living space which would increase noise levels;
- The proposed bin store and cycle store are incongruous to the street scene;
- A commercial eurobin rather than a standard wheelie bin will be provided for the occupants of the flats but it would not be practical within the residential area;
- There is already a stress on parking along the road. This development would add to the existing parking problems.

8 Hamilton Road:

- There is already a stress on parking along the road. This development would add to the existing parking problems.

Councillor Eleanor Stringer:

- Residents of the area are concerned about the direct impact on their light, and concerns about this setting a precedent for such dramatic changes in other houses in this historic area.

Council Highway Officer:

- No objection, subject to conditions and informatives: H9, INF9 and INF12

Council Waste Officer:

- Shared bin arrangement proposed is acceptable. Kerbside waste collection arrangement acceptable.

7. PLANNING CONSIDERATIONS

7.1 The planning considerations for the proposed development would include the following:

- Principle of Development
- Design, Character and Appearance
- Neighbour Amenity
- Standard of Accommodation
- Outdoor Amenity
- Housing Mix
- Highway, Traffic and Parking
- Refuse
- Sustainable Development

7.2 Principle of Development

7.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stated that when determining a planning application, the development plan must be regarded, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise.

7.2.2 The National Planning Policy Framework, London Plan Policy H1 and the Council's Core Strategy Policy CS8 and CS9 all seek to increase sustainable housing provision and access to a mixture of dwelling types for the local community, providing that an acceptable standard of accommodation would be provided. Policy H2 of the London Plan 2021 states that incremental intensification of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites. Policy CS 14 of the Core Strategy also states that schemes involving dwelling conversions that result in the loss of an existing family sized unit must incorporate the re-provision of at least one family sized unit - a family sized unit is one which has at least 3 bedrooms.

7.2.3 The proposal would consist of a small rear infill extension and conversion of the single dwelling to a three bed flat, a one bed flat and a studio flat. In principle, the conversion of the dwelling to increase the number of dwellings can be considered acceptable, as long as a family sized unit (3+ bed) is maintained on site in accordance with Policy CS14. As such, the principle of development would be considered acceptable and compliant with the policies above. Whilst the principle of the conversion is considered acceptable, the scheme is also subject to the following criteria being equally fulfilled and compliant with the policies referred to above

7.3 Design, Character and Appearance

7.3.1 The National Planning Policy Framework sets out that achieving high quality places and buildings is fundamental to the planning and development process. It also leads to improvements in the quality of existing environments. It states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- 7.3.2 The regional planning policy advice in relation to design is found in the London Plan (2016), in Policy 7.4 - Local Character and 7.6 - Architecture. These policies state that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design.
- 7.3.3 Planning policy DM D2 (Design considerations in all development) of Merton's Site and Policies Plan 2014 seeks to achieve high quality design and protection of amenity within the Borough. Proposals are required to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of the surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area.
- 7.3.4 The site currently benefits from a roof extension, first floor side extension, single storey side/rear extension and single storey outbuilding to rear. The works are currently under construction and the application also seeks planning permission for the erection of an infill single storey extension to the rear with a depth of 1.5 metres and width of 1.2 metres. The works under construction are being implemented under a previous planning permission and Certificate of Lawfulness applications. The infill extension would be minimal compared to the existing extensions which are currently under construction and is therefore considered to be acceptable within its setting. Officers note the objections raised with the design and scale of the works that have been carried out, however, the works carried out have been undertaken under a previous planning permissions and Certificate of Lawfulness applications. Overall, the design, character and appearance of the development is considered to be acceptable.

8 Neighbouring Amenity

- 8.1.1 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.
- 8.1.2 A number of objections received have referred to the extensions under construction. The existing extensions under construction are all subject to a previous planning permission and Certificate of Lawfulness approvals. The proposal would effectively combine these extensions, with the additional infill extension to the north-east corner. The proposed infill extension would not cause additional harm to the neighbouring properties due to its size and proximity in comparison to the existing extensions which are under construction. The additional depth on the north-east corner of 1.5 m would match the height of the existing extensions and would maintain the same separation distance from the north side boundary. Other main reasons for objections are as follows:
- Increase in parking demand
 - Potential future development in relation to converting the outbuilding to yet another self contained flat
 - Poor design for flats
 - Bin and cycle store location
 - Privacy issues for studio flat

- 8.1.3 The available space for each of the flats would be compliant with the minimum space standards as detailed in the London Plan. There would be no possibility for additional parking as the applicant will be entering into a legal agreement to restrict additional parking being permitted along Hamilton Road.
- 8.1.3 Although concerns have been raised relating to the design of the flats, there would be ample levels of natural light entering each of the flats through windows and rooflights. As such, the living conditions for future occupants of each flat would have adequate living space and therefore considered acceptable.
- 8.1.4 Due to the recent developments which have been approved via various individual planning application and certificate of lawfulness applications at the site it is understandable the adjoining properties may be apprehensive about any future development regarding the outbuilding. However, the proposed use of the outbuilding would be ancillary to the ground floor flat only and there have been no applications regarding any proposed change of use to an additional unit. If this were to be the case in the future, the same planning process would be followed and any proposed development would be assessed on its own merits. As such, the outbuilding's proposed use as being ancillary to the ground floor flat would be acceptable.
- 8.1.5 The loft extension which has been built does not appear to be consistent with the approved plans as per application reference 20/P2158 as the side facing windows (as built) are not obscurely glazed. For the loft extension to be compliant with permitted development guidelines, these side facing windows would need to be obscurely glazed. As such, a condition will be attached to the application to ensure the windows are rectified.

9 Standard of Accommodation

9.1.1 Policy D6 of the London Plan 2021 requires housing development to be of the highest quality internally and externally, and should satisfy the minimum internal space standards (specified as Gross Internal Areas -GIA) as set out in Table 3.1 of the London Plan. Table 3.1 provides comprehensive detail of minimum space standards for new development; which the proposal would be expected to comply with. Policy DMD2 of the Adopted Sites and Policies Plan (2014) also states that developments should provide suitable levels of sunlight and daylight and quality of living conditions for future occupants.

Flat No.	Type of dwelling	No. of persons	GIA (m³)	Minimum GIA (m³) required
1	3-bed	4	76.8	74
2	1-bed	2	51.2	50
3	Studio	1	40.3	39

9.1.2 The table above demonstrates each of the flats is compliant with the minimum space standard for new development. Furthermore, each of the flats has a sufficient level of sunlight and outlook through the windows and rooflights. As such, the proposal is considered to have an acceptable standard of accommodation.

10 Outdoor Amenity

10.1.1 Policy D6 of the London Plan 2021 states where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq. m of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq. m should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.

10.1.2 The proposed ground floor flat would utilise the entire amenity space available at the application site which is approximately 45 sq. m. In addition to this, the recently built outbuilding would also be used solely by the occupants of the ground floor flat. The other two flats would not have any available amenity space at the application site. However, Haydon Road Recreation Ground is approximately 200m from the site therefore this could be used as an open area for the occupants of the flats as it is within walking distance. Achieving private outdoor amenity space for flats part of house conversions can be difficult to achieve due to the potential overlooking issues with adding balconies at first floor and above. On balance, whilst it is a shortfall with the lack of provision of outdoor space for the first and second floor flats, it is not considered to warrant refusal of the application.

11 Housing Mix

11.1.1 Policy H10 of the London Plan 2021 and Policy DM H2 of the Merton SPP 2014 favours development proposals where they contribute to meeting the needs of different households by providing a mix of dwelling sizes.

11.1.2 The proposal consists of a three bed, four person, self-contained flat on the ground floor, a one-bed, two person self-contained flat on the first floor and a studio flat on the loft floor. This mix of dwelling sizes complies with the policies above and provides a range of accommodation for small families, couples and people intending to live alone.

12 Highway, Traffic and Parking

12.1.1 London Plan Policies T3, T4, T5 and T6, Merton Core Planning Strategy (2011) Policies CS20 (Parking, Servicing and Delivery) of the Adopted Merton Core Planning Strategy (2011) DM T2 (Transport Impacts of Developments) and Merton SPP Policies DMT1, DMT2 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 impact the surrounding highway network and provide appropriate levels of parking.

12.1.2 The proposal would include cycle storage for three cycles which would be located at the front of the property. This would be considered sufficient for the area and the proposed flats.

12.1.3 The site is located within Controlled Parking Zone S2 and currently benefits from an existing off road parking space to the front which is accessed via the vehicular crossover. No additional parking is proposed and considering the site is within a CPZ, it is agreed this is acceptable subject to the applicant entering into a legal agreement restricting the occupants of the flats obtaining parking permits, in line with policy.

13 Refuse

13.1.1 Policy SI6 of the London Plan and Policy CS 17 of the Merton Core Strategy require developers to provide waste facilities appropriate in relation to the size and type of the development.

13.1.2 Submitted plans indicate a 660L communal recycling bin, a 360L communal waste bin and a 23L food waste bin would be provided for the flats. These would be located within a bin store

at the front of the property. The Council's waste officer has reviewed the proposed arrangement and confirms this would be acceptable as long as the bins are presented at the kerbside.

14 Sustainable Development

14.1.1 New building works must comply with the Mayor's and Merton's objectives on carbon emission, renewable energy and sustainable design and construction, green roofs and sustainable drainage as detailed in the London Plan (2011) – Chapter 5 and the Council's LDF Core Planning Strategy (2011 – Policies CS15 and CS16). Whilst no details have been submitted up front with the application, any permission would require a condition that would ensure that the details on how this reduction was to be met were explained in greater detail. Therefore, with such a condition, the proposal would comply with Policy CS15 of Merton's Core Planning Strategy 2011. A condition to this effect is recommended (condition 10).

15 CONCLUSION

15.1 Subject to conditions and the legal agreement restricting the occupants of the flats from obtaining parking permits in the Controlled Parking Zone, the proposed development is acceptable in respect of the planning considerations above. The development would not be considered to cause harm to the amenity of the neighbouring properties or character and appearance of the host dwelling and wider area.

16 RECOMMENDATION

Grant planning permission subject to conditions and S106 Agreement:

1. A1 Commencement of development (full application): 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. A7 Approved Plans: The development hereby permitted shall be carried out in accordance with the following approved plans: 1394 300; 1394 301; 1394 302; 1394 303; 1394 304; 1394 305; 1394 306; 1394 307; mk 1b; DAS 9 Hamilton road rev a.

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

3. B3 External Materials as Specified: The facing materials to be used for the development hereby permitted shall be those specified in the application form 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: 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. C04 Obscured Glazing: Before the development hereby permitted is first occupied, the loft extension side facing windows shall be glazed with obscure glass and non-opening below a finished floor height of 1.7 metres and shall be permanently maintained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of nearby properties and to comply with the following Development Plan policies for Merton: policy 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. H09: The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 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.

6. E06 Ancillary Residential Accommodation: The existing outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as ground floor flat, 9 Hamilton Road.

Reason: To safeguard the amenities of neighbouring residents, to prevent the unauthorised introduction of an independent use and to ensure compliance with the following Development Plan policies for Merton: policies D3 and 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. 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 nearby 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.

8. 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: policies T4 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

9. 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 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.

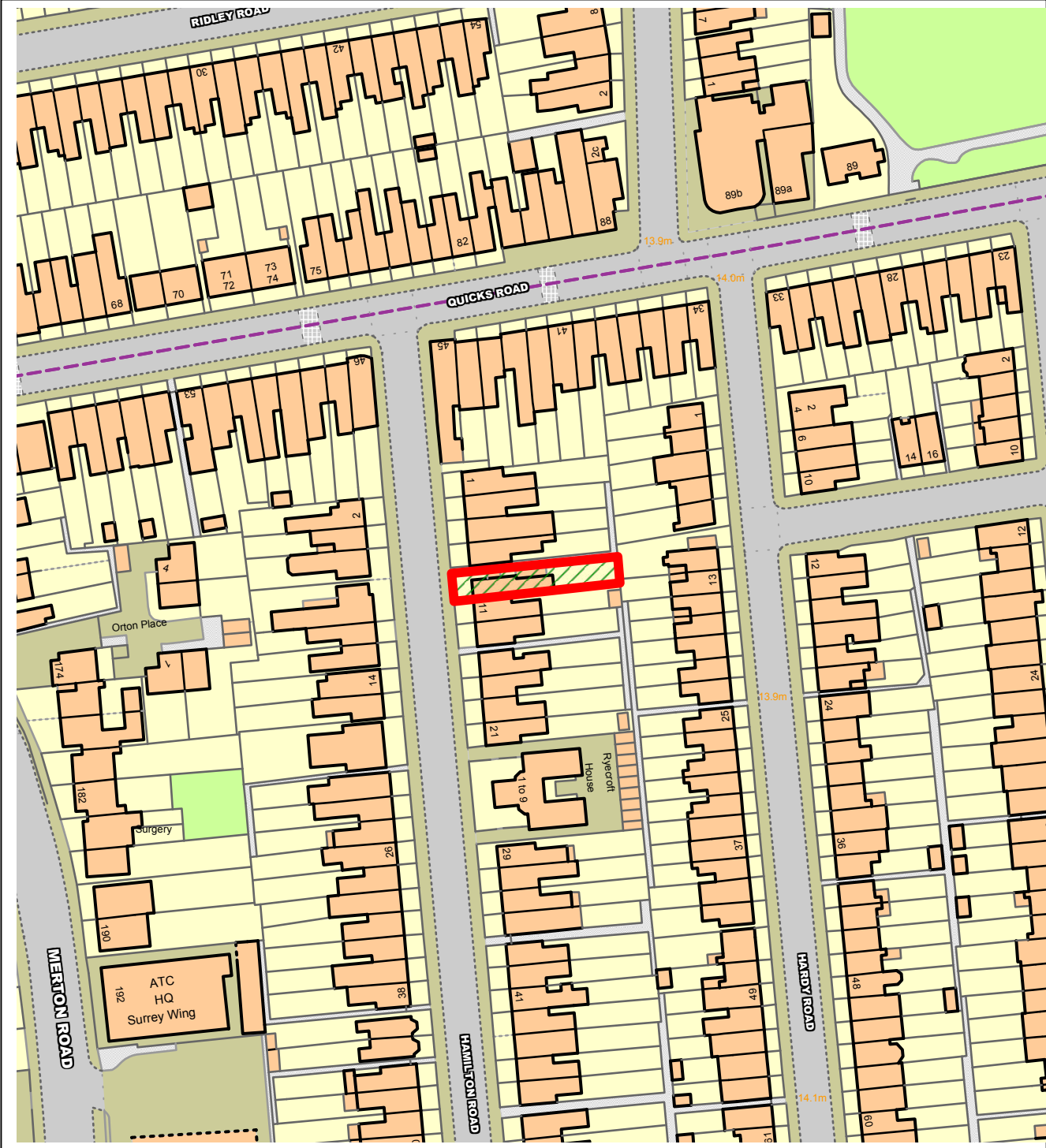
10. No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water 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 SI 2 and SI 3 of the London Plan 2021 and Policy CS15 of Merton's Core Planning Strategy 2011.

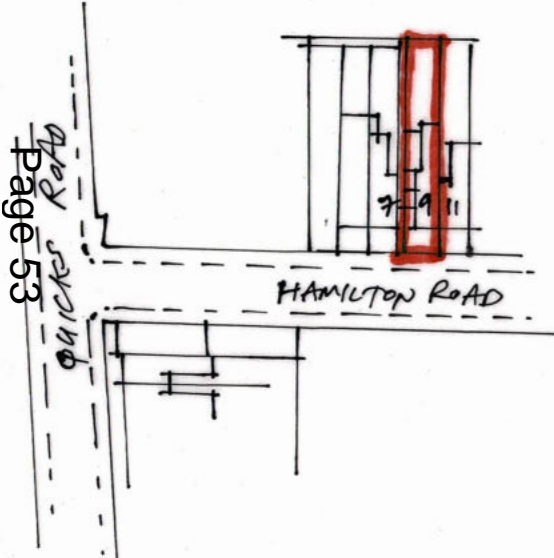
Informatives:

1. INFORMATIVE: You are advised to contact the Council's Highways team on 020 8545 3700 before undertaking any works within the Public Highway to obtain the necessary approvals and/or licences. Please be advised that there is a further charge for this work. If your application falls within a Controlled Parking Zone this has further costs involved and can delay the application by 6 to 12 months.
2. 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.

NORTHGATE SE GIS Print Template

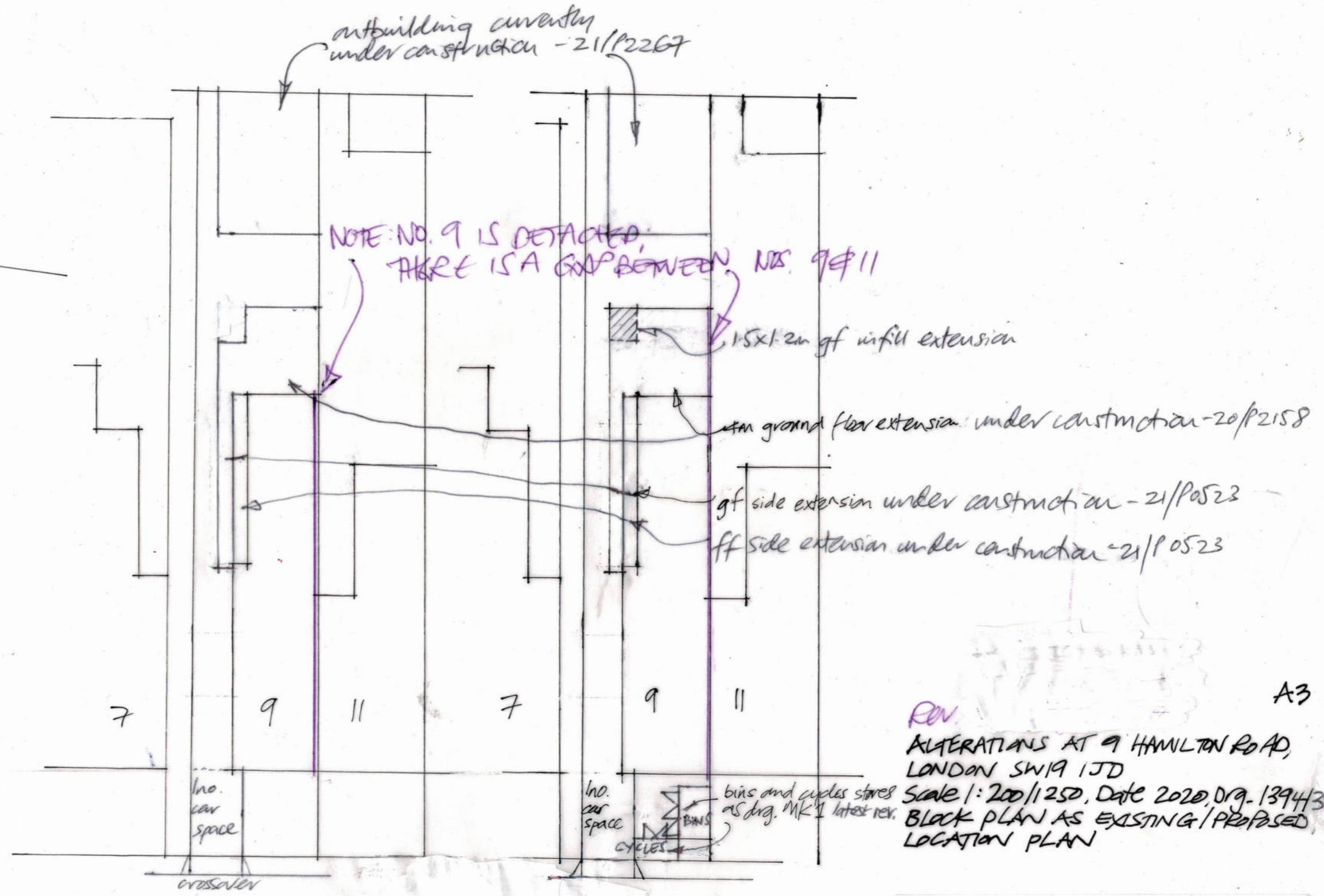


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Scale 1:1250

LOCATION PLAN 1:1250



outbuilding currently under construction - 21/P2267

NOTE: NO. 9 IS DETACHED; THERE IS A GAP BETWEEN NOS. 9 & 11

1.5x1.2m gf infill extension

4m ground floor extension under construction - 20/P2158

gf side extension under construction - 21/P0523

ff side extension under construction - 21/P0523

no. car space

no. car space

bins and cycles stores as diag. MK1 latest rev.

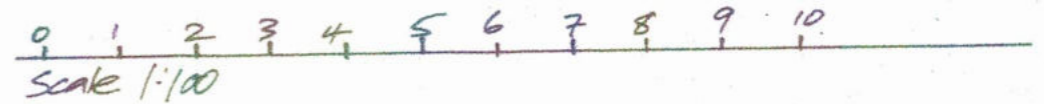
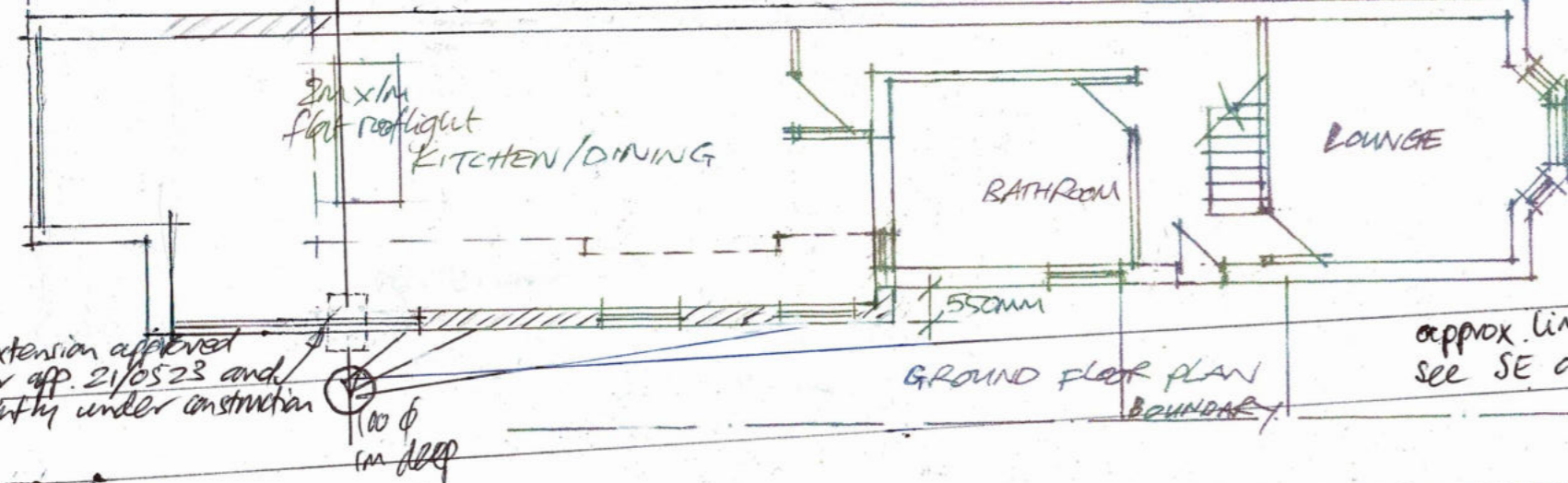
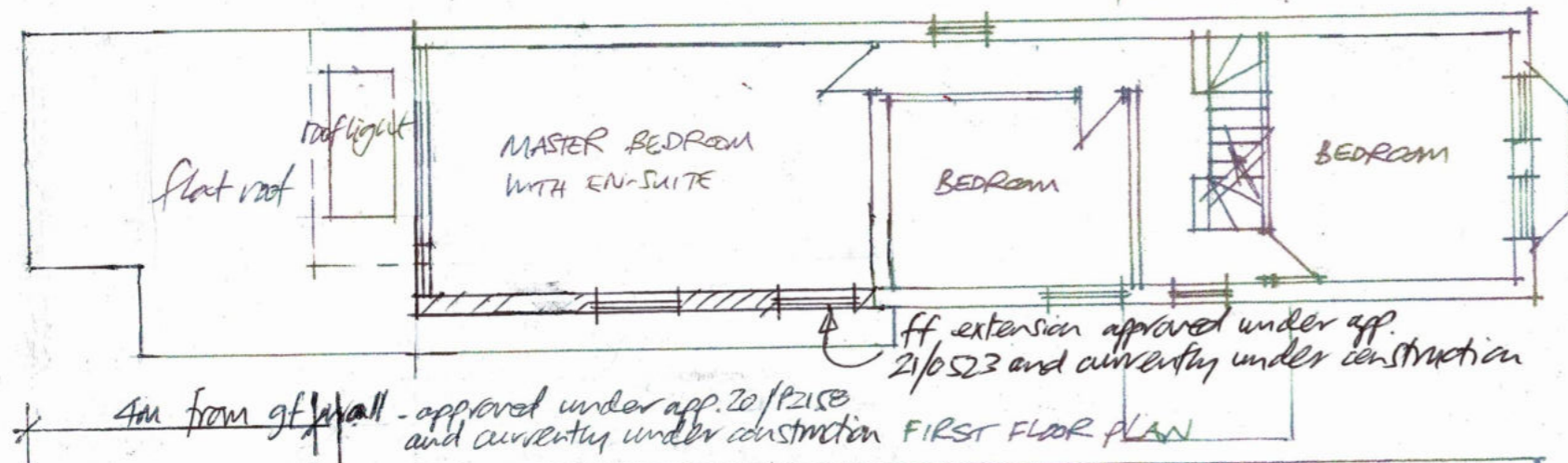
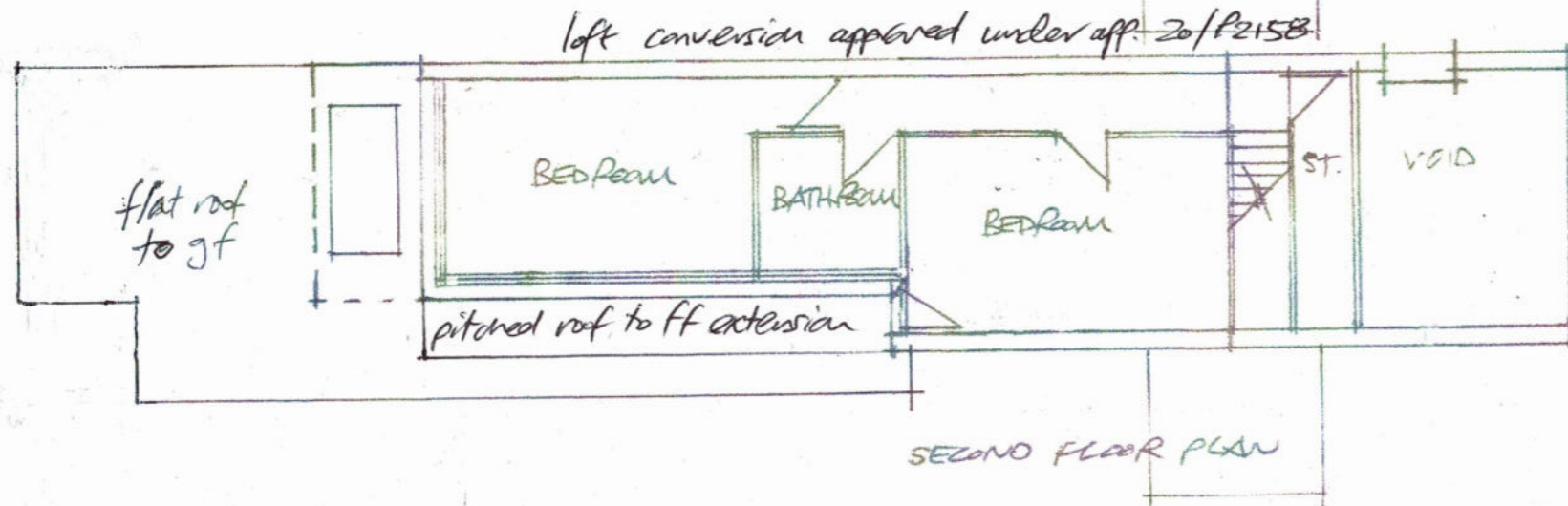
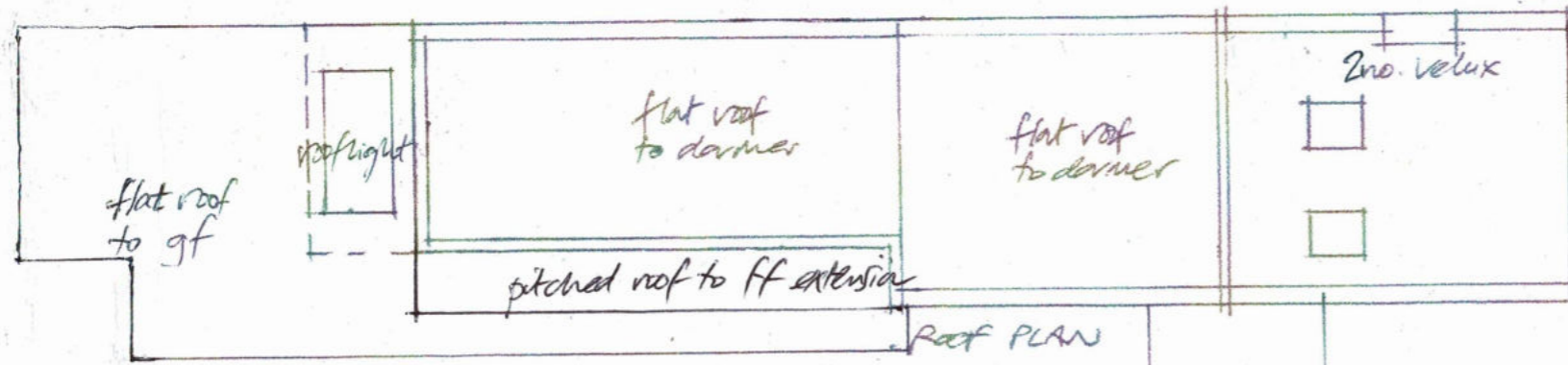
Block plan as existing

Block plan as proposed

Scale 1:200

REV A3 ALTERATIONS AT 9 HAMILTON ROAD, LONDON SW19 1JD Scale 1:200/1250, Date 2020, Drg. 1394/306 BLOCK PLAN AS EXISTING / PROPOSED, LOCATION PLAN

Rights to Light/Party Wall Act/CDM Reg's may apply Do not scale any drawing, use figures ONLY: see below M Kay Architectural Services Spire Cottage, Billeragh West, Araglin, Co. Cork, P61 EK40, EIRE T: 07812 685 598 mickkay4@gmail.com / Copyright: Mick Kay



REV
 ALTERATIONS AT 9 HAMILTON ROAD,
 LONDON, SW19 1JD
 Scale 1:100, Date 2020, Drg. 1394/300
 PLANS AS EXISTING

A3

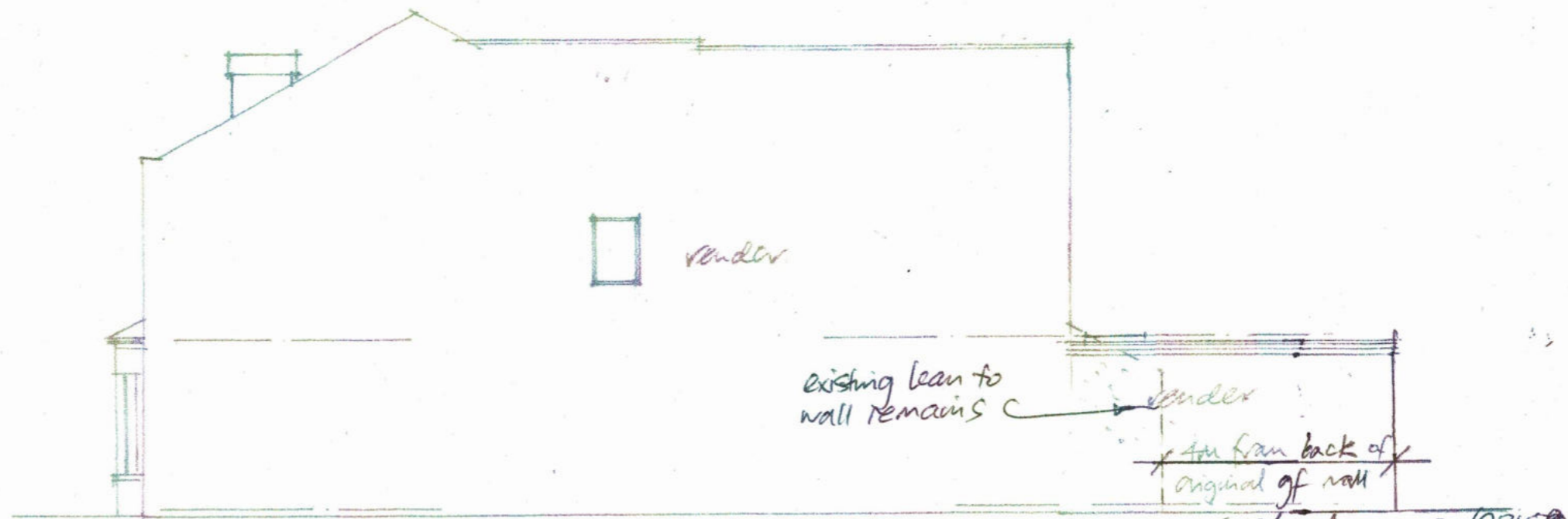
Rights to Light/Party Wall Act/CDM Reg's may apply
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M Kay Architectural Services
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 mickkay4@gmail.com / Copyright: Mick Kay 2020
 SCALE FOR PLANNING ONLY

of extension approved
 under app. 21/0523 and
 currently under construction

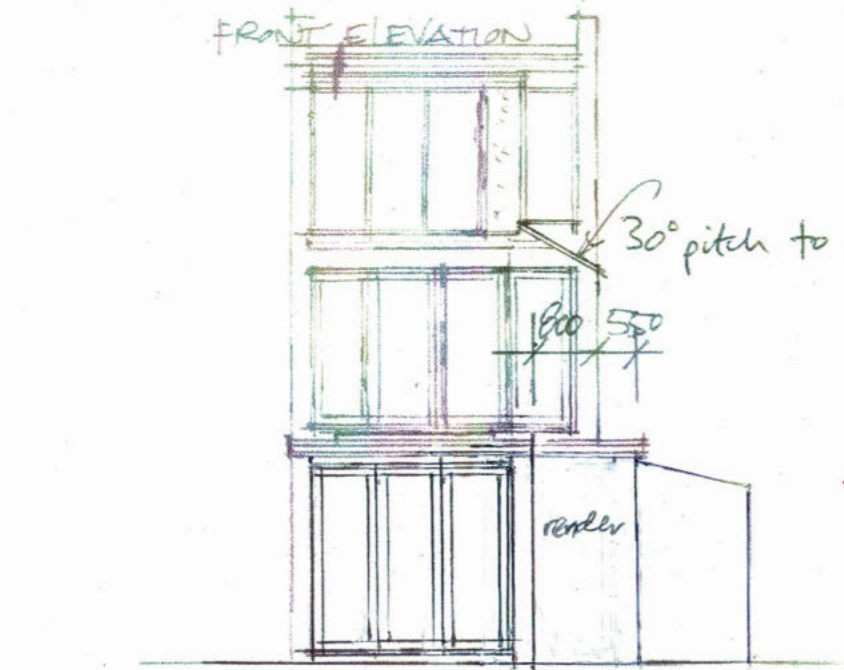
approx. line of back sewer;
 see SE drgs. for exact location



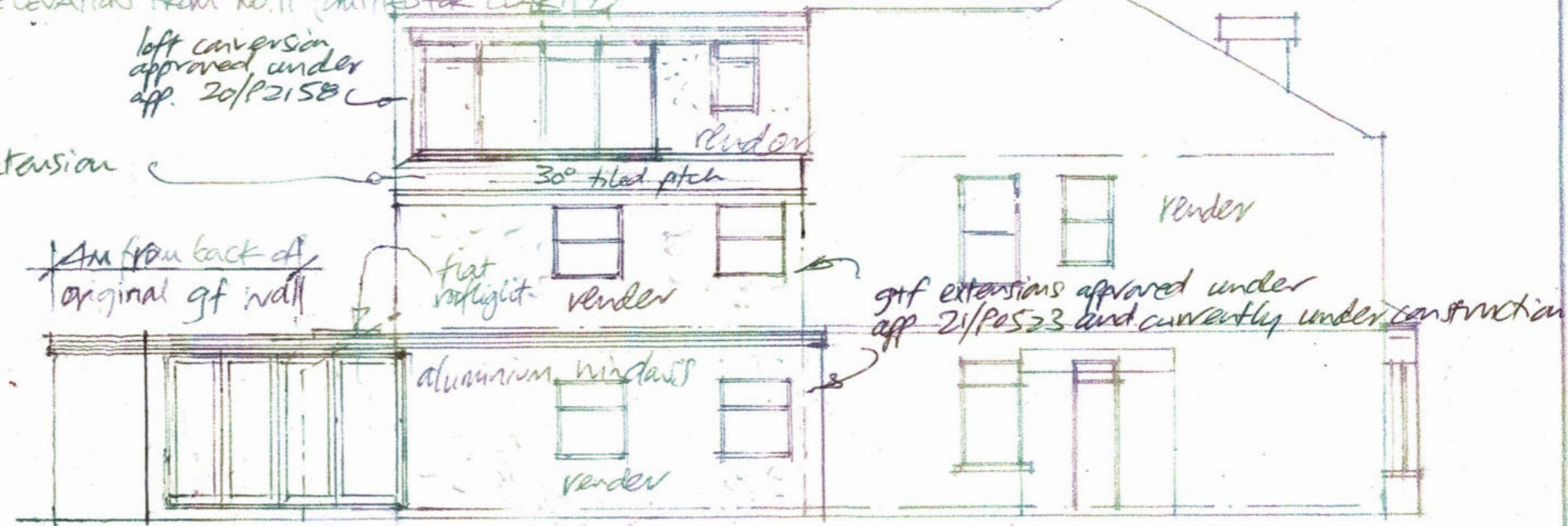
FRONT ELEVATION



SIDE ELEVATION FROM NO. 11 (OMITTED FOR CLARITY)



REAR ELEVATION



SIDE ELEVATION FROM NO. 7

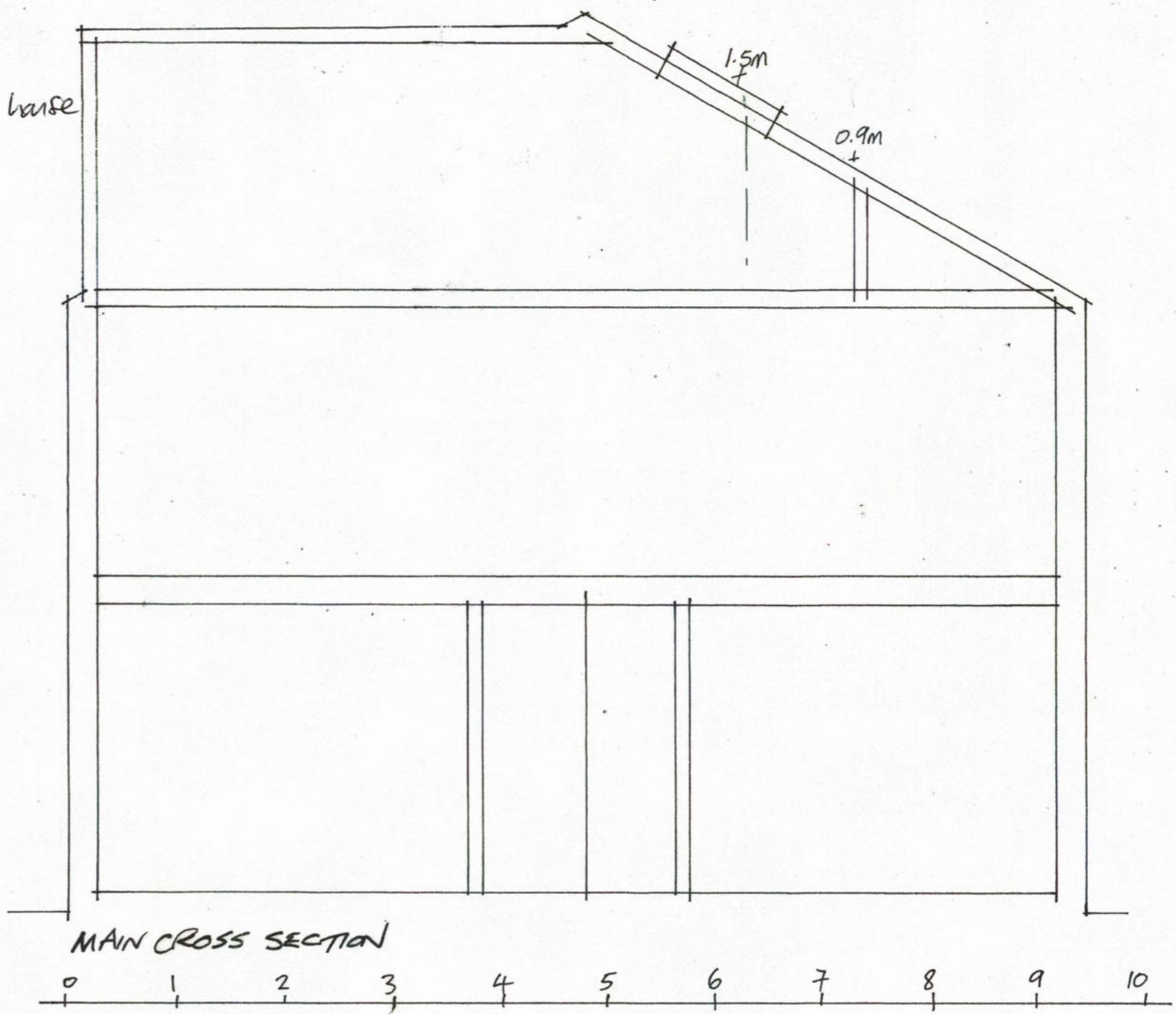
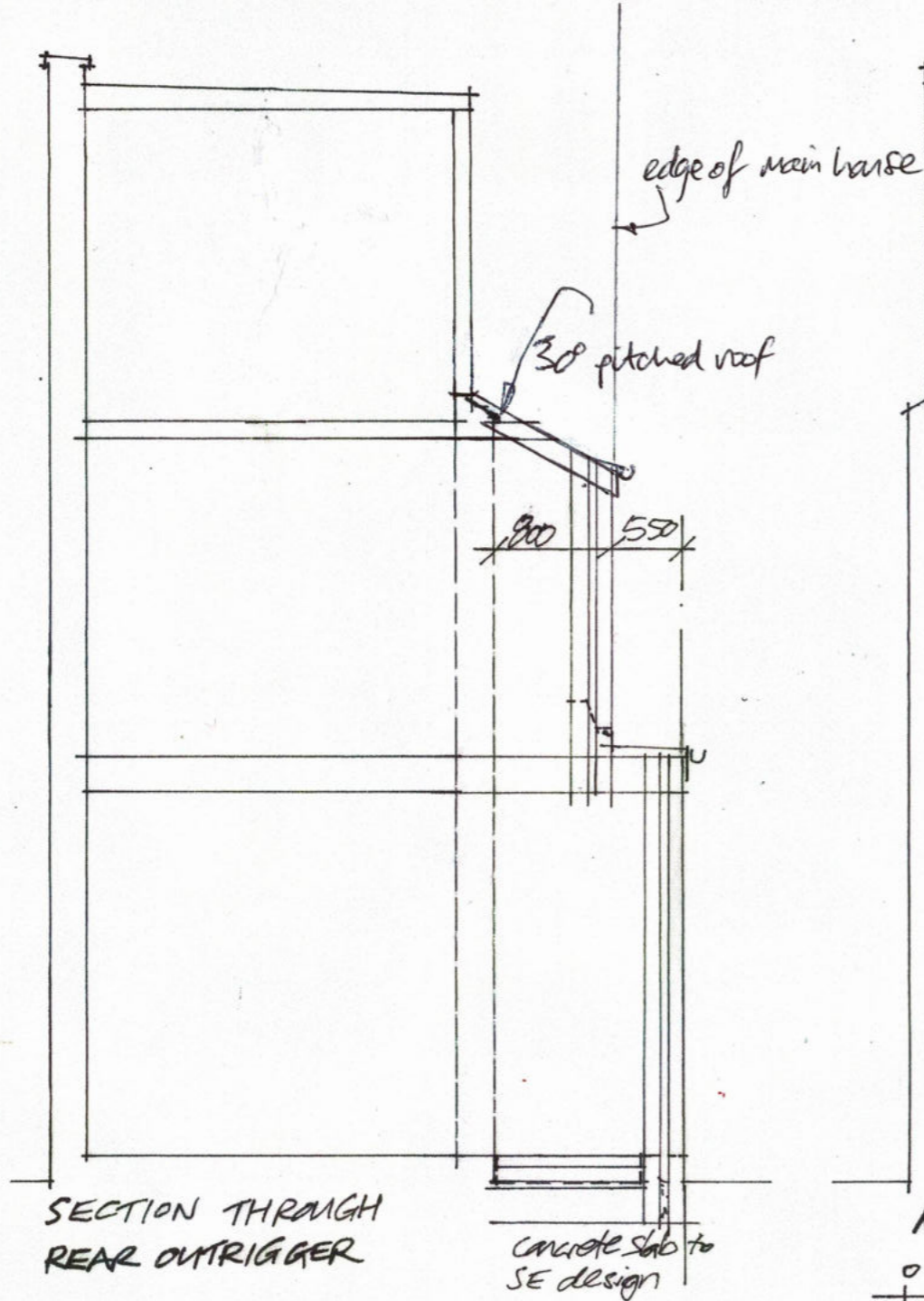


Rev.
ALTERATIONS AT 9 HAWLETON ROAD,
LONDON SW19 1SD
Scale 1:100, Date 2020, Dwg. 1394/301
ELEVATIONS AS EXISTING

A3

Rights to Light/Party Wall Act/CDM Reg's may apply
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SCALE FOR PLANNING ONLY



ALTERATIONS AT 9 HAMILTON ROAD,
 LONDON SW19 1TD
 Scale 1:50, Date 8/2020, Dwg. 1394/302
 SECTIONS AS EXISTING

A3

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SCALE FOR PLANNING ONLY

REAR Boundary

walls to be prefabricated,
pre finished insulated panels

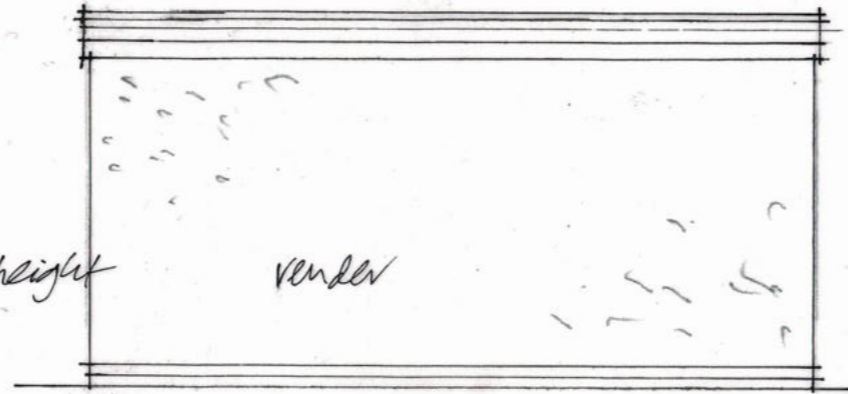
2 no. 1500x1000
flat rooflights ← 2.5m height

GAMES ROOM
4.8 x 6.5m EXTERNAL = 31.2m²
no sleeping accommodation
no kitchen
no bathroom
max. 2.5m height
exempt building Regs.
if less than 30m² internal
area (26.84m²) and
constructed mainly of
non combustible materials

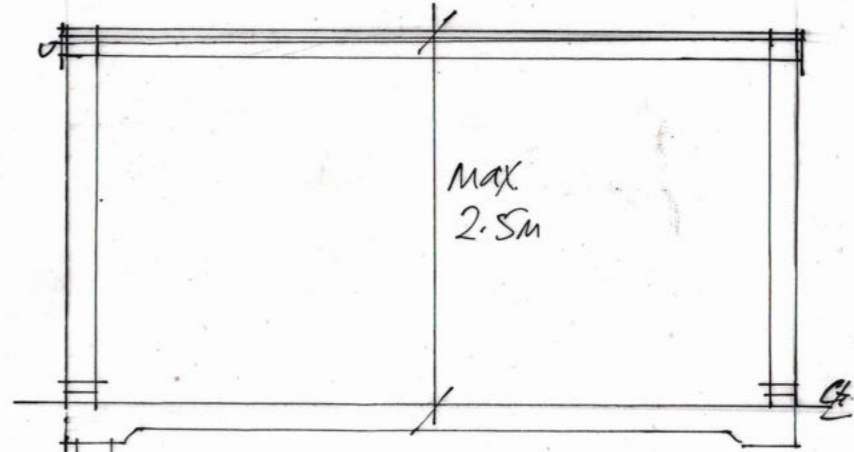
Boundary

11

Boundary

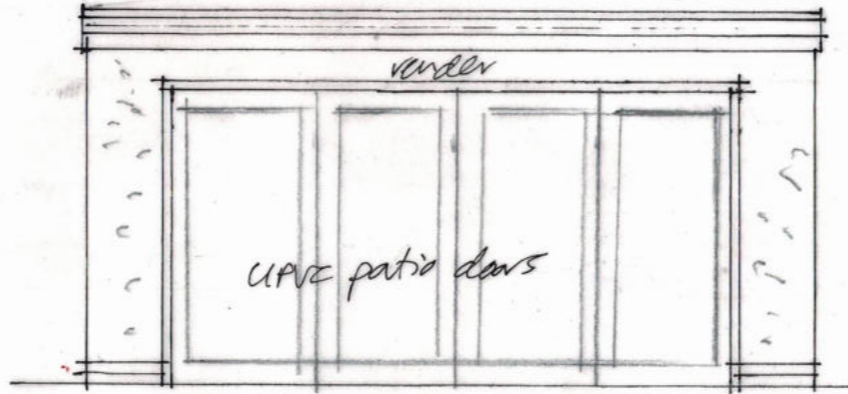


REAR ELEVATION 1:50

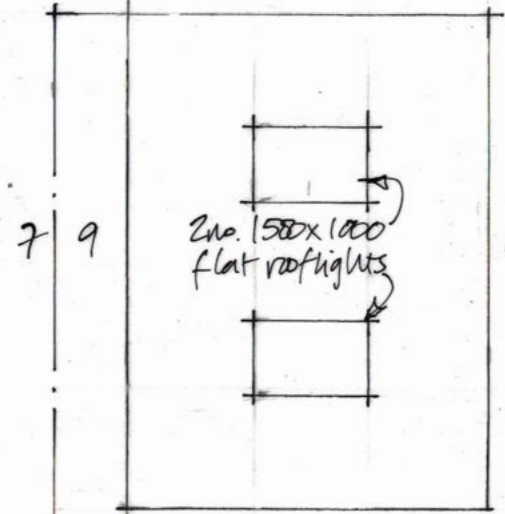


CROSS SECTION 1:50

capitals if required



FRONT ELEVATION FROM GARDEN 1:50



ROOF PLAN 1:100

PLAN (see diag. 1394/306 for location) 1:50

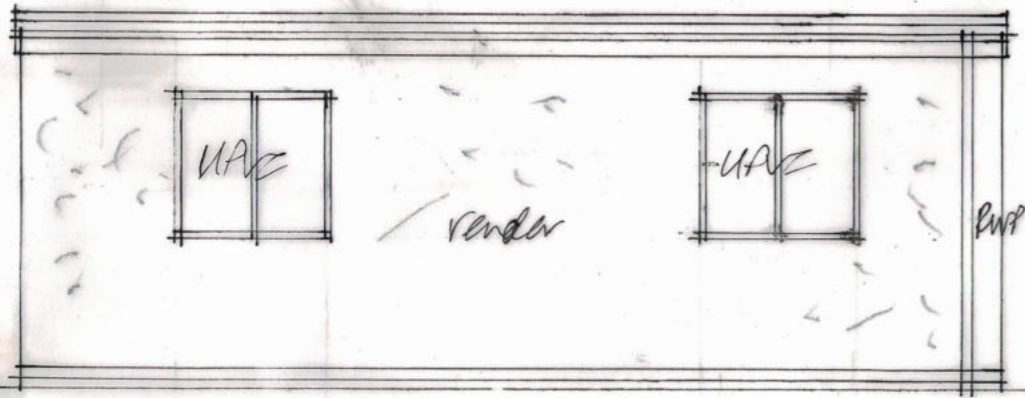
Page 57

A3

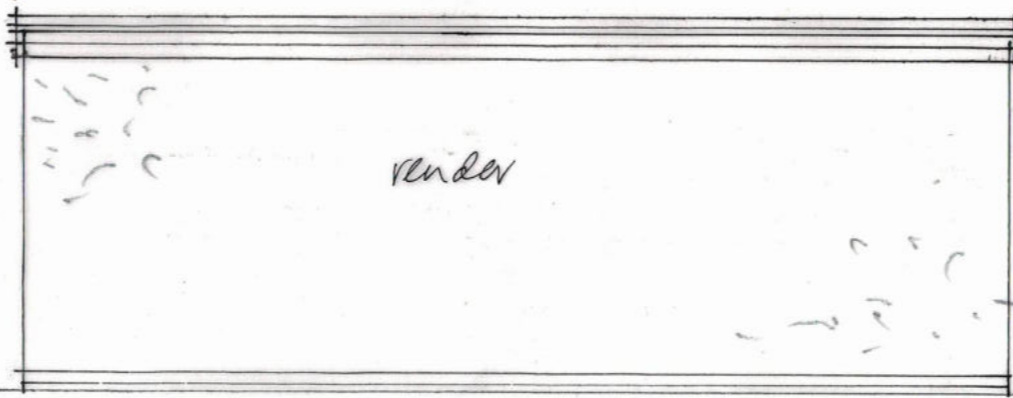
ALTERATIONS AT 9 HAMILTON ROAD,
LONDON SW19 1JD
Scale 1:50/100, Date 6/21, Dwg. 1394/307
PLAN, SECTION, ELEVATIONS OF
GAMES ROOM IN REAR GARDEN

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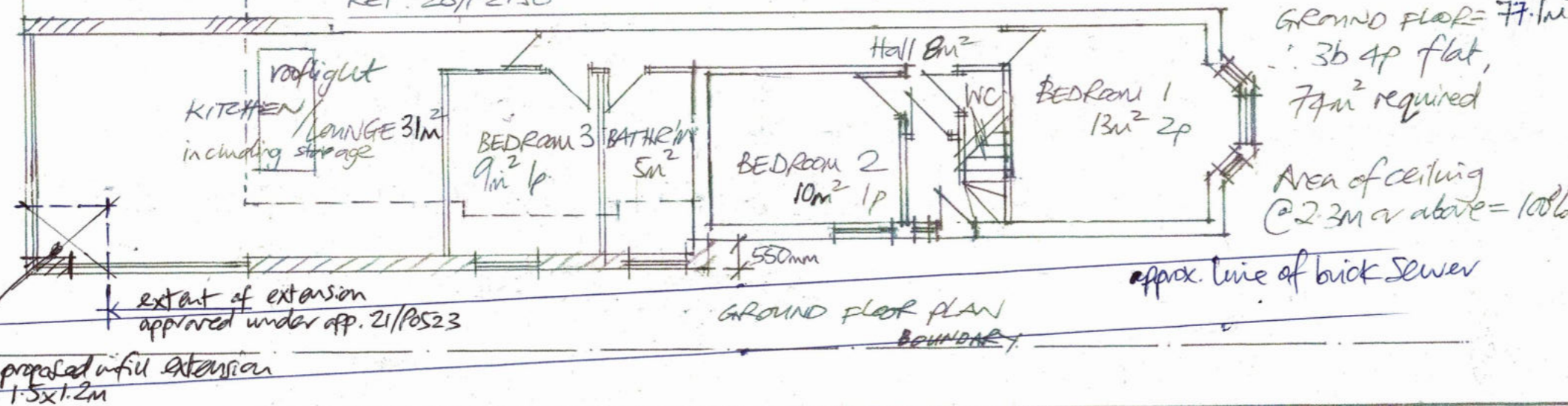
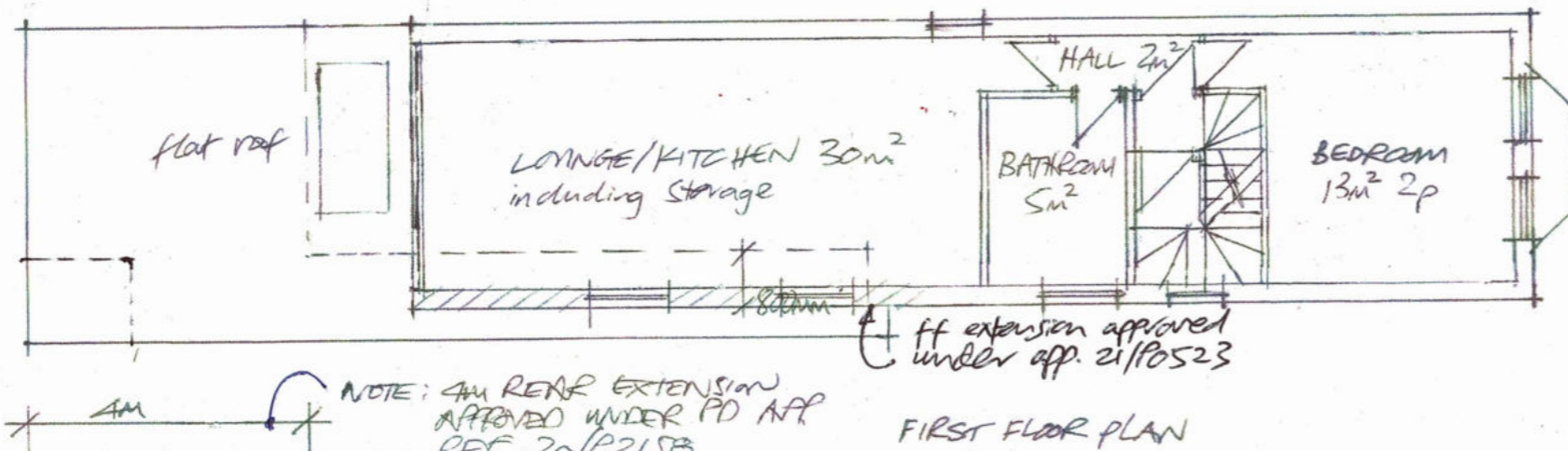
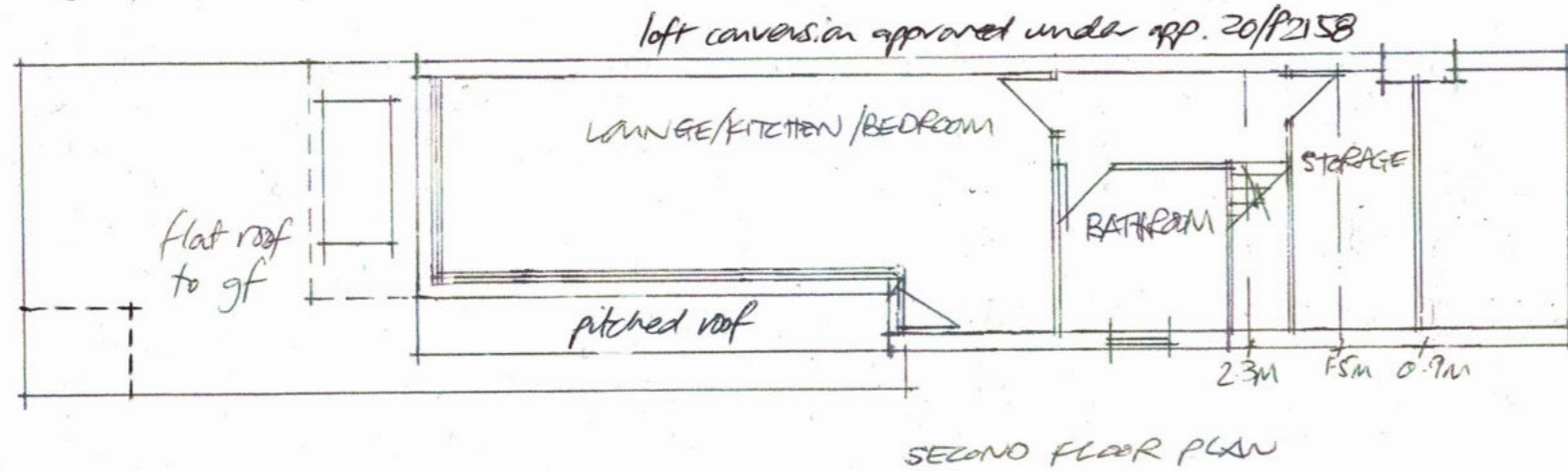
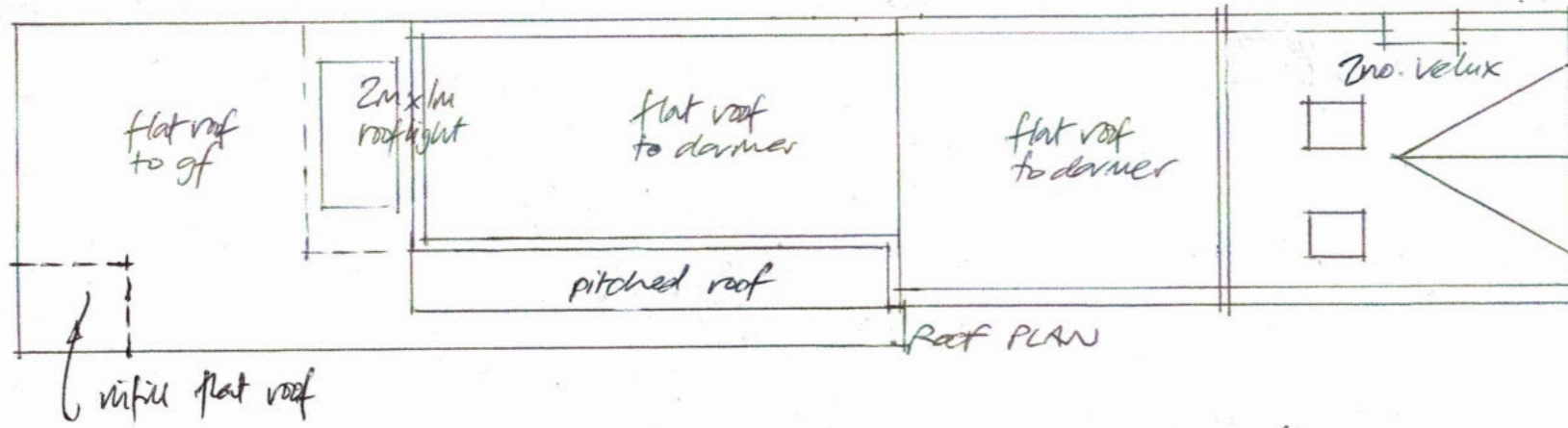
CAN BE SCALED FOR PLANNING ONLY



SIDE ELEVATION FROM NO. 7 1:50
Scale 1:100
Scale 1:50



SIDE ELEVATION FROM NO. 11 1:50

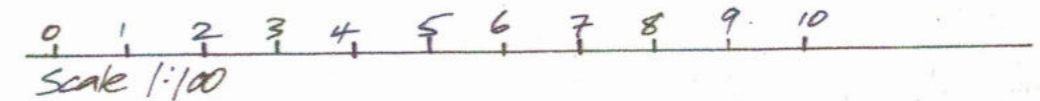


SECOND FLOOR = $38.8m^2$ plus $1.8m^2$ limited headroom, between 0.9 and 1.5m, counted as 50%
 $= 40.6m^2$ ∴ studio flat with bathroom, $39m^2$ required minimum

Area of ceiling @ 2.3m = $34.3 / 40.6 = 78\%$ ∴ OK

FIRST FLOOR = $55m^2 - 5m^2$ for stairs/access = $50m^2$,
 ∴ no. 1b2p flat, $50m^2$ required

Area of ceiling @ 2.3m = 100%



GROUND FLOOR = $77.1m^2$
 ∴ 3b 4p flat, $77m^2$ required

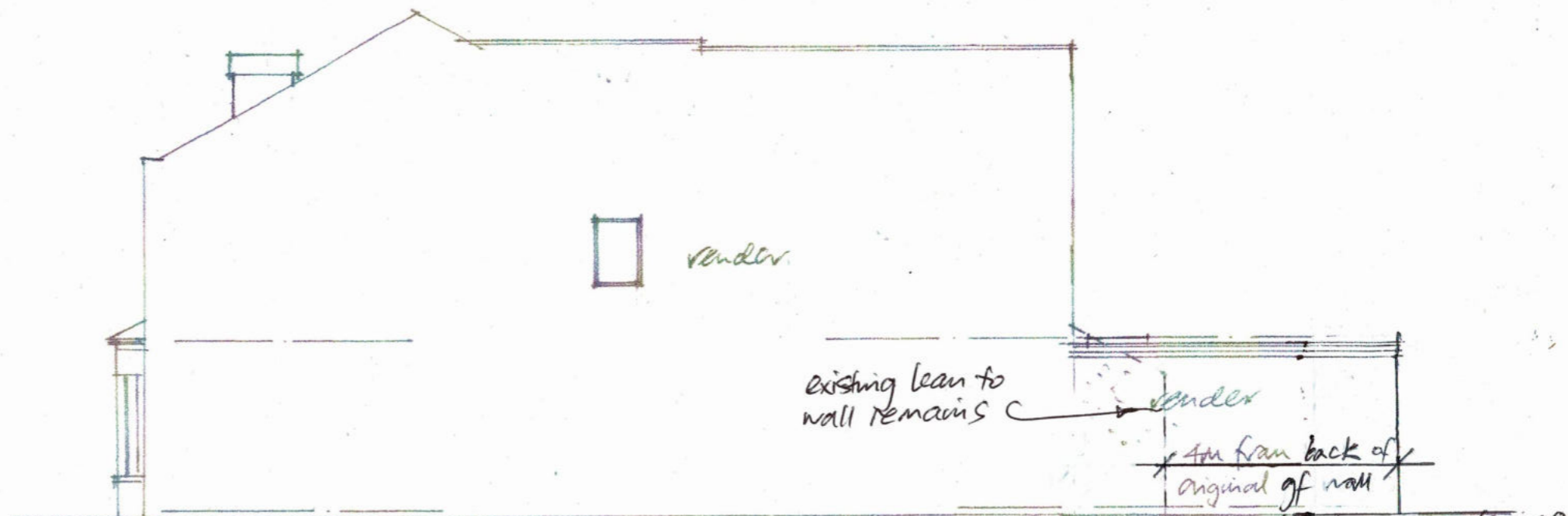
Area of ceiling @ 2.3m or above = 100%

Plans
 ALTERATIONS AT 9 HAMILTON ROAD,
 LONDON, SW19 1JD
 Scale 1:100, Date 2020, Drg. 1394/303
 PLANS AS PROPOSED FOR
 FLAT CONVERSION AND GROUND FLOOR
 REAR INFILL EXTENSION AS

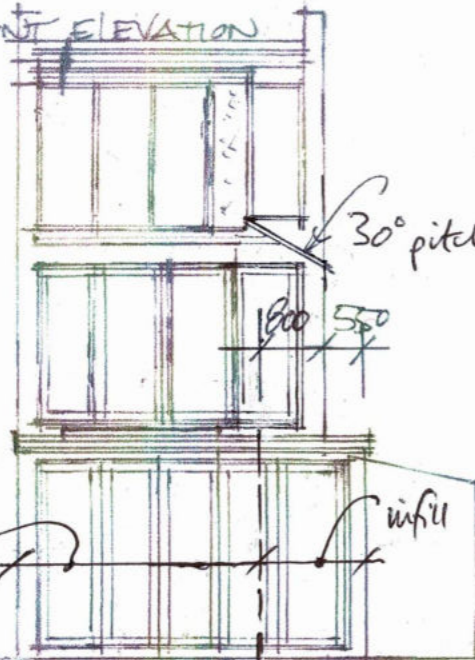
Rights to Light/Party Wall Act/CDM Reg's may apply
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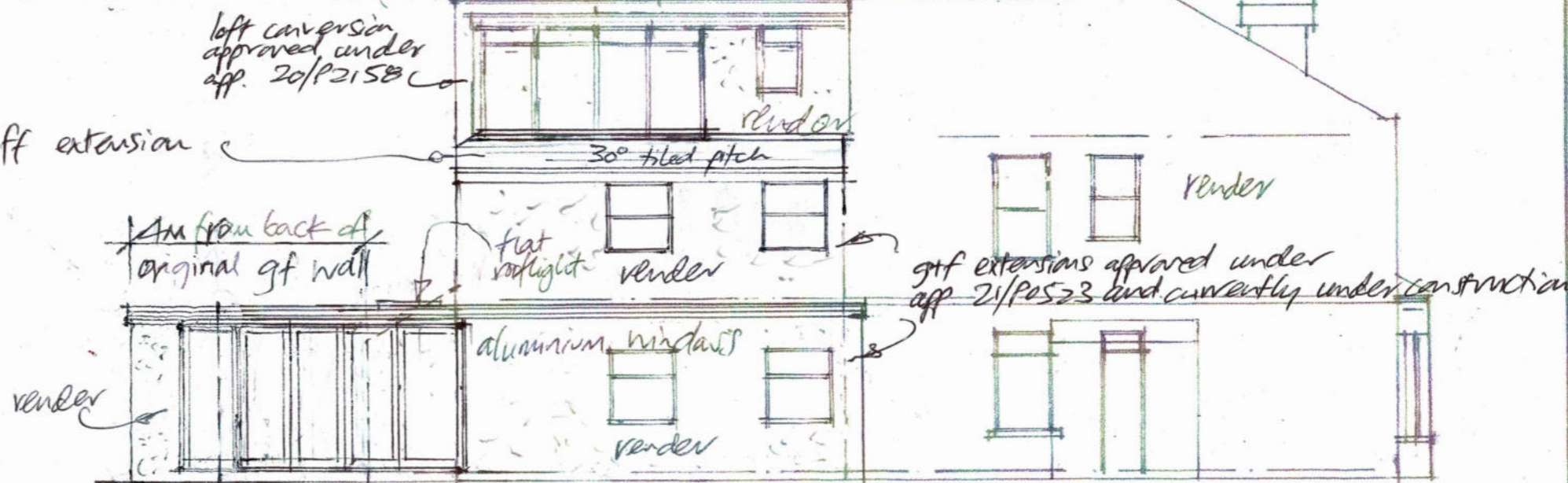
FRONT ELEVATION



SIDE ELEVATION FROM NO. 11 (OMITTED FOR CLARITY)



REAR ELEVATION



SIDE ELEVATION FROM NO. 7

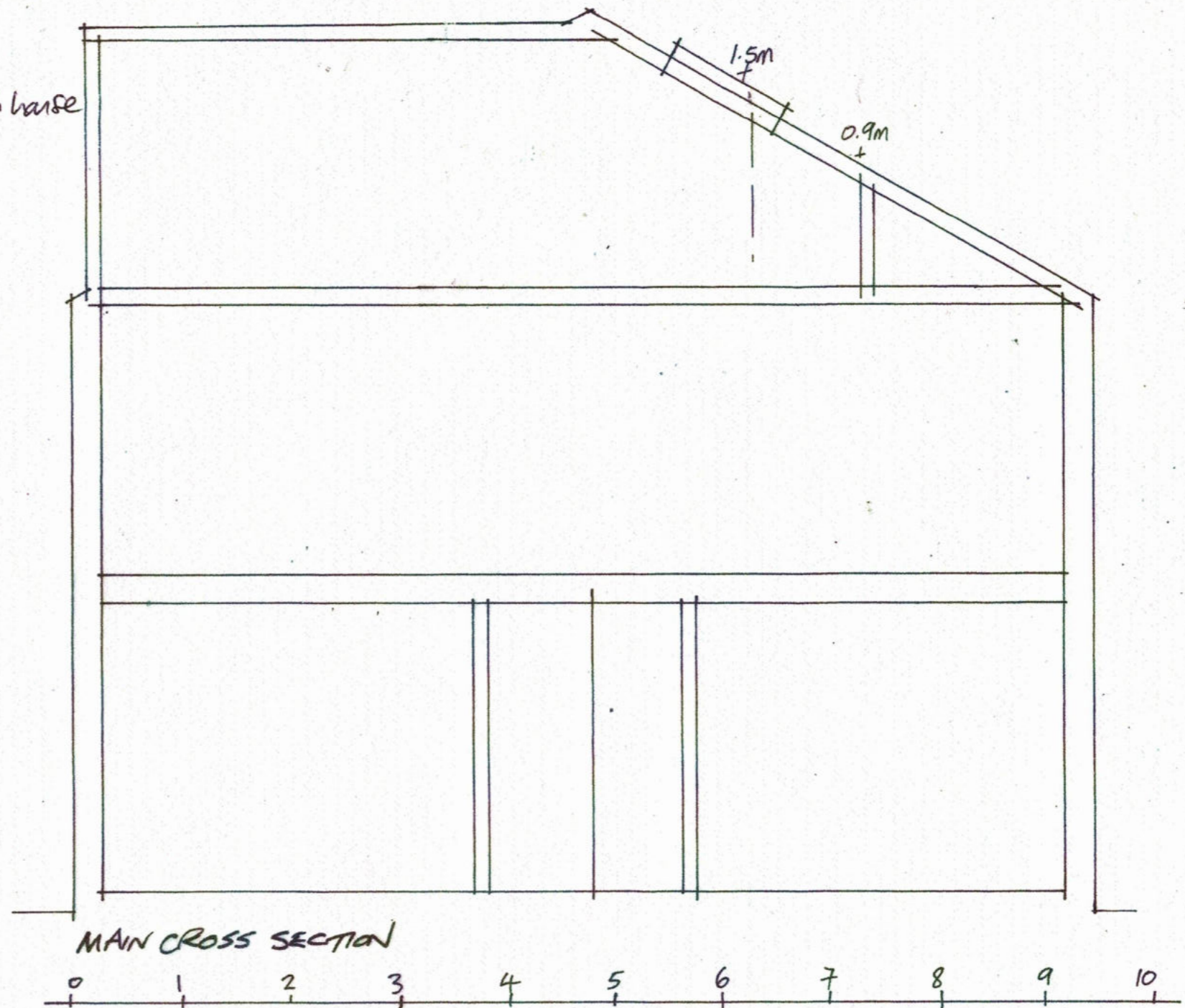
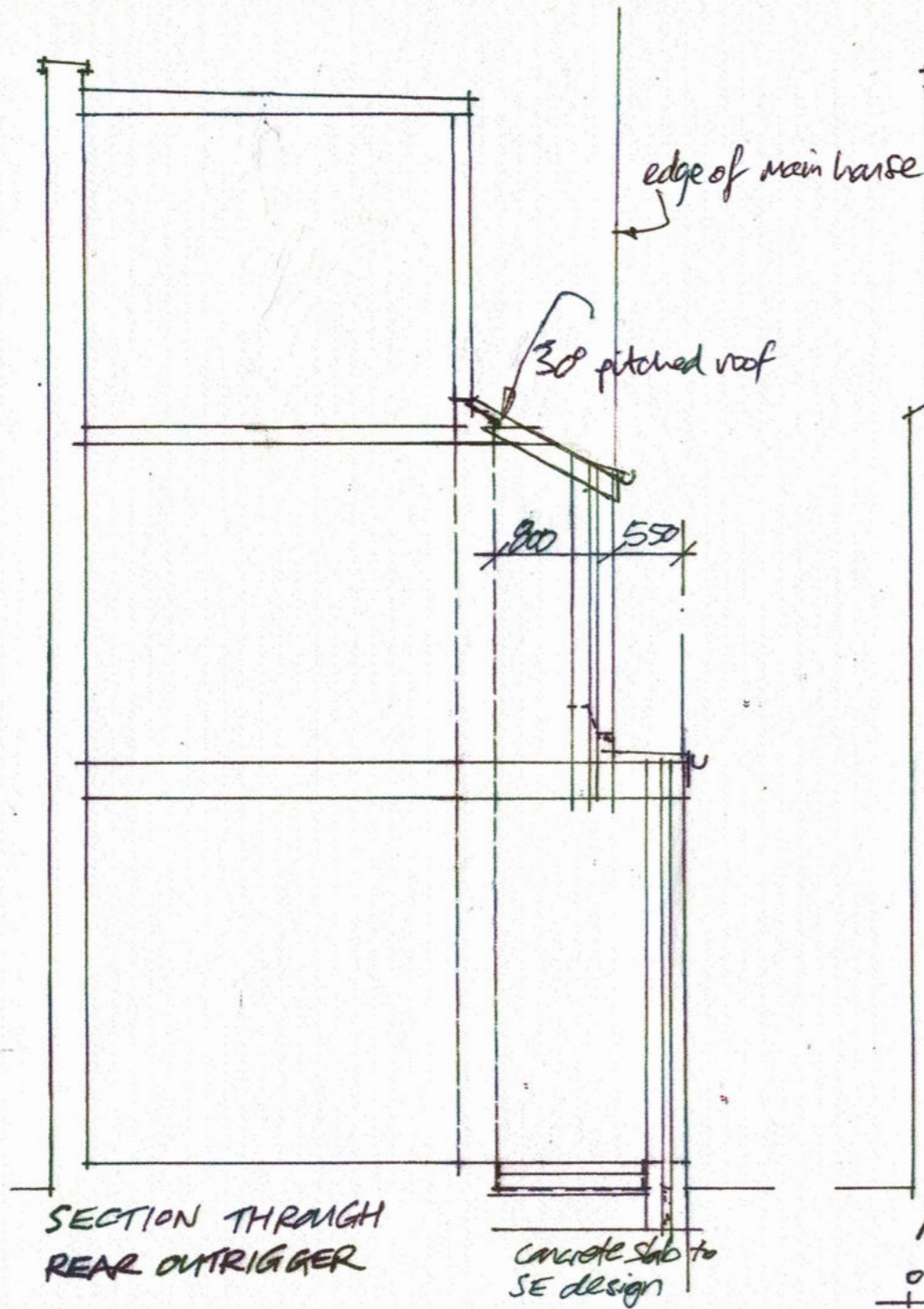
0 1 2 3 4 5 6 7 8 9 10
Scale 1:100

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approved under app. 20/P2158 and currently under construction

Revs.
ALTERATIONS AT 9 HAWLTON ROAD,
LONDON SW19 1SD
Scale 1:100, Date 2020, Drg. 1394/304
ELEVATIONS AS PROPOSED FOR
FLAT CONVERSION & REAR G/F INFILL EXTENSION **A3**
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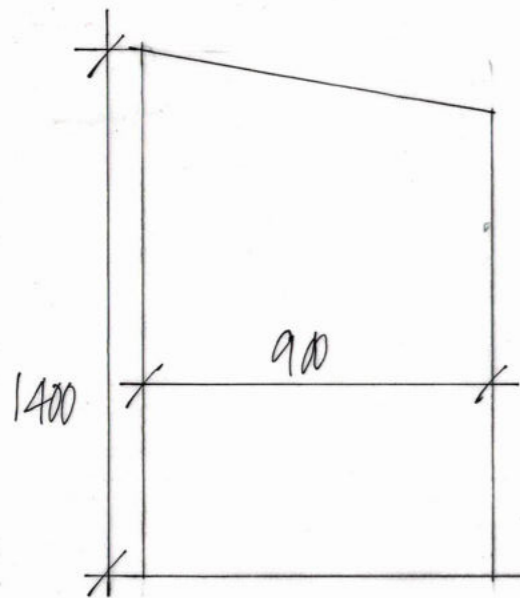


OPERATIONS AT 9 HAMILTON ROAD,
 LONDON SW19 1TD
 Scale 1:50, Date 8/2020, Dwg. 1394/305
 SECTIONS AS PROPOSED -
 no alterations

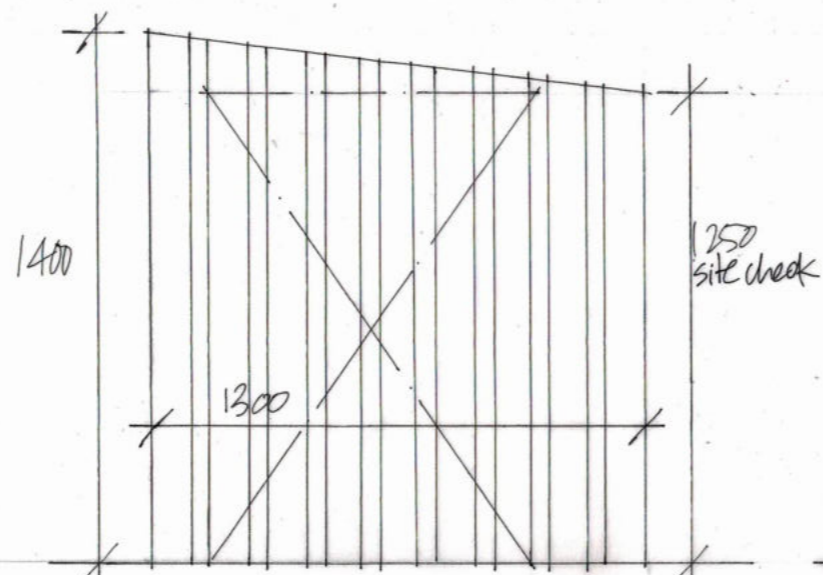
A3

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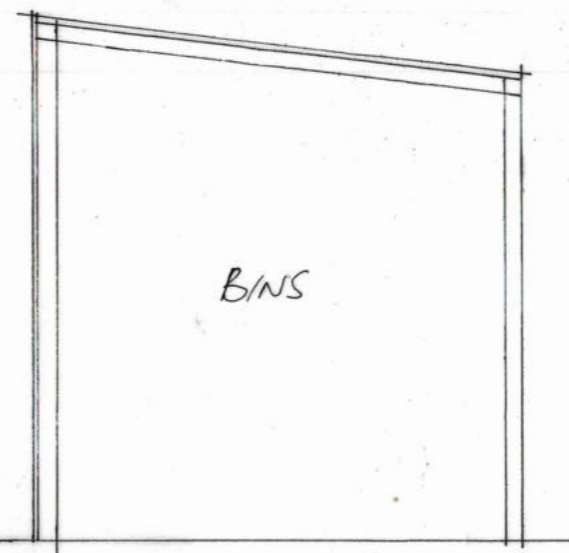
SCALE FOR PLANNING ONLY



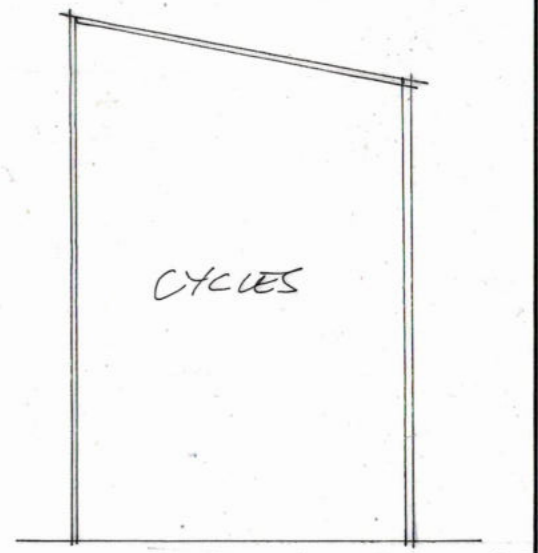
SIDE ELEVATIONS



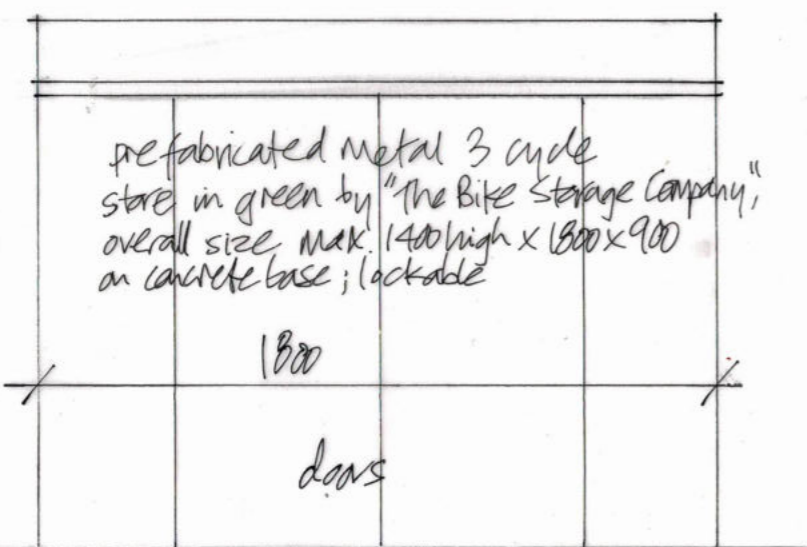
SIDE ELEVATIONS



SECTION THROUGH BINS STORE

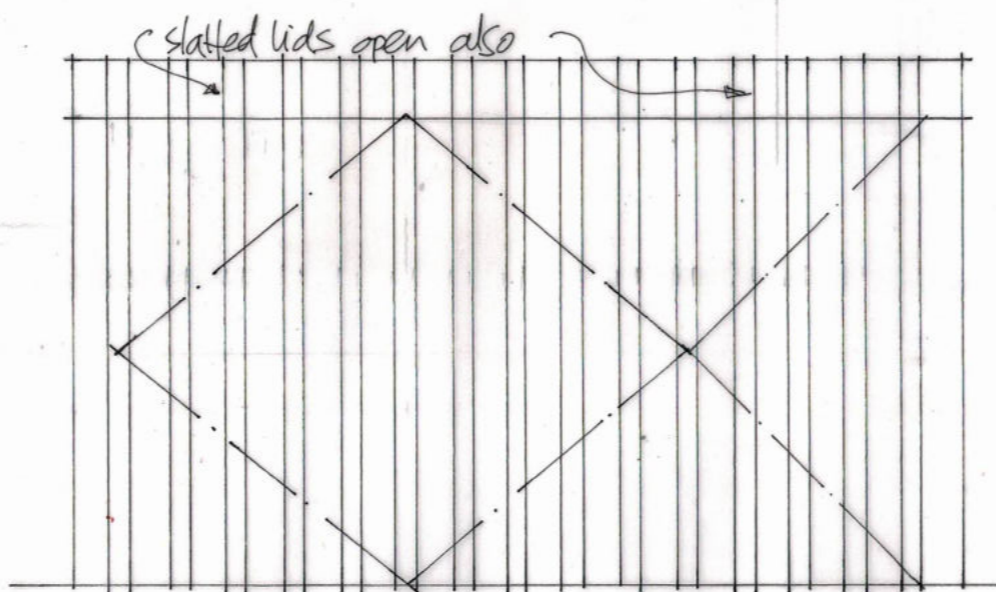


SECTION THROUGH CYCLE STORE



FRONT ELEVATION

pre fabricated metal 3 cycle store in green by "The Bike Storage Company", overall size max. 1400 high x 1800 x 900 on concrete base; lockable

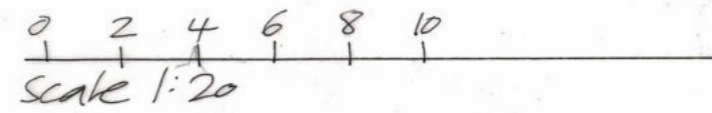


FRONT ELEVATION

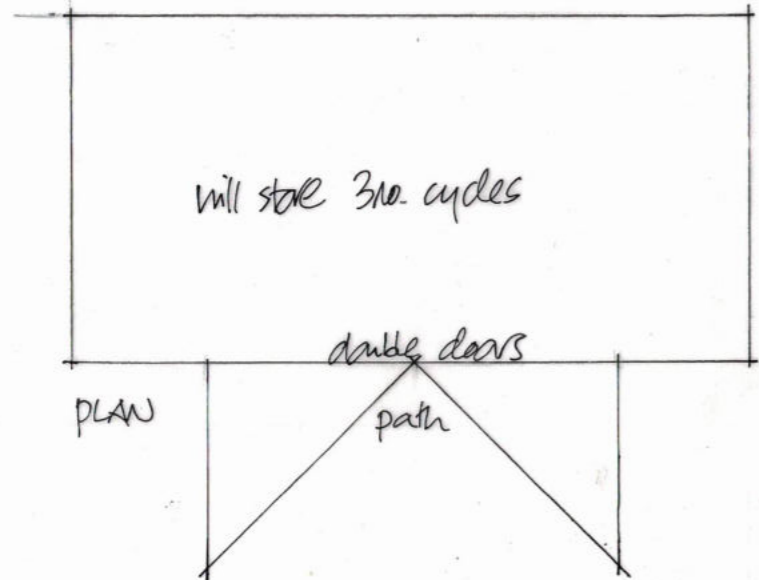
construction:
 100x25mm softwood slats on
 50x25mm sw battens/frame
 with 75x75mm corner posts
 and bracing; all treated/stained green;
 front double opening doors for 660L bin
 front single opening door for 360L & 23L bins
 double top opening lid for 660L bin
 single top opening lid for 360L bin,
 concrete base, 5mm ventilation gaps between slats

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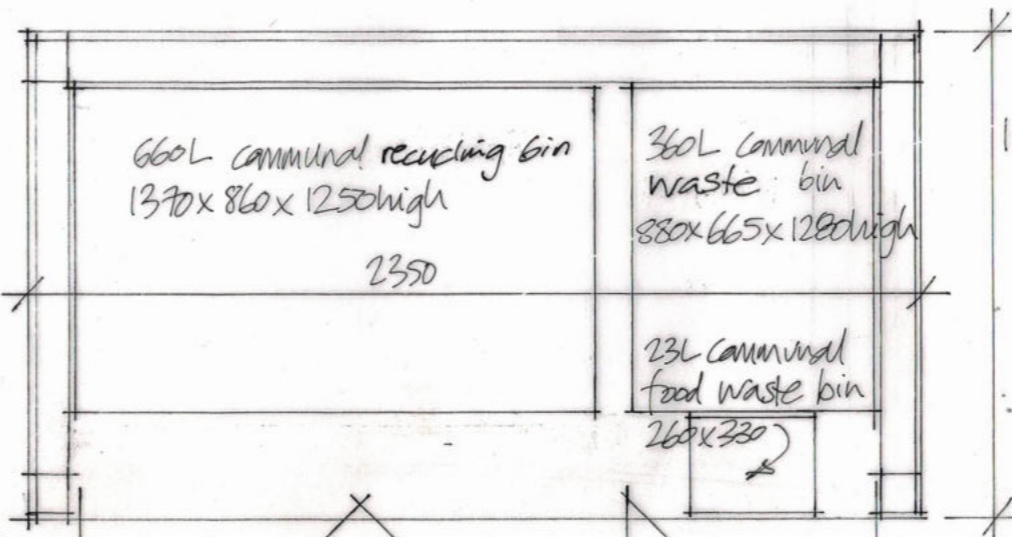
A3



B^{1/2} Mirror
 Revs. R/20 Sections added
 BIN STORAGE & CYCLE STORAGE
 Scale 1:20 Date 2020 Drg. MK1 A/B



PLAN



PLAN

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