

PLANNING APPLICATIONS COMMITTEE  
26<sup>th</sup> March 2015

**Item No: 08**

<b><u>UPRN</u></b>	<b><u>APPLICATION NO.</u></b>	<b><u>DATE VALID</u></b>
	15/P0099	07/01/2015
<b>Address/Site</b>	The Bell House, Elm Grove, Wimbledon, London, SW19 4HE	
<b>Ward</b>	Hillside	
<b>Proposal:</b>	Demolition of existing building and erection of a part single, part two, part three storey building to provide seven studio offices and associated site works.	
<b>Drawing Nos</b>	4485 A 01B, A02D, D30, D31, D32, D33, D34, D35, Design and Access Statement, Transport Statement	
<b>Contact Officer:</b>	Sue Wright (0208 545 3981)	

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## **RECOMMENDATION**

**GRANT Planning Permission subject to legal agreement – permit free**

## **CHECKLIST INFORMATION.**

Is a screening opinion required: No  
Is an Environmental Statement required: No  
Has an Environmental Impact Assessment been submitted – No  
Press notice – No  
Site notice – Yes  
Design Review Panel consulted – No  
Number of neighbours consulted – 25  
PTAL score – 2  
CPZ – W1

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### 1. **INTRODUCTION**

The application has been brought before the Planning Applications

Committee for consideration due to the number of representations received.

## 2. **SITE AND SURROUNDINGS**

- 2.1 The existing building is currently in use as B8 storage. It sits within a small business park containing a number of different commercial operators. It is not located within one of the Council's designated industrial locations, however it does form part of one of the Borough's smaller scattered employment sites. Vehicular and pedestrian access to the site is via Elm Grove.
- 2.2 Elm Grove is mainly formed of residential properties with commercial premises concentrated at the southern end of the cul de sac abutting the railway line into Wimbledon. The rear and side boundaries of the application site to the north east and north west are with a terrace of 3 houses numbered 9, 10 and 11 Elm Grove and 12 Elm Grove, which is converted into flats.
- 2.3 The existing building is 4m to eaves level and 7.65m to the ridge line of the sloping twin pitched roof, which is gabled at one end and hipped on the side abutting the garden of 12 Elm Grove.

## 3. **CURRENT PROPOSAL**

- 3.1 The proposal is for demolition of the existing storage building which directly abuts the rear boundary and erection of a part ground, part first and part 2 storey building to provide seven B1 studio offices with a Gross Internal Area of 730 sq metres (560 sq m within the 7 individual units).
- 3.2 The north east elevation of the proposed building steps back in stages from the rear and side garden boundaries of the neighbouring residential properties in Elm Grove. The rear wall at ground floor level would be separated by a yard area, cycle storage area and a right of way from the rear gardens of the residential properties at 9, 10 and 11 Elm Grove. There would be 4m separation at first floor level from the rear boundary, and 8.4m at second floor level. .
- 3.3 The proposed building is of a modern flat roofed design and would be set at a variety of heights, ranging from 4.1m to a maximum height of 9.45m. The proposed materials are a mixture of render, brickwork and wooden boarding.
- 3.4 An earlier proposal, planning application 13/P2162, was placed on the March 2014 Planning Applications Committee (PAC) agenda but was then withdrawn. This was for a development identical to one previously

approved at PAC – 07/P3518 – except for a change in materials on the northeast elevation. Bearing this in mind, the case officer was originally minded to recommend approval, albeit with reservations about its impact on the outlook to adjoining residential properties (the building met BRE tests in relation to daylight and sunlight). However, since the withdrawal of that application from the March agenda, the Development Control Manager and North Team Leader have visited the site to view it directly from the perspective of adjoining properties, standing within their garden areas. Acceptability in terms of impact on outlook is somewhat subjective and neither officer considered that the increase in bulk and change in form would be acceptable in terms of impact on adjoining gardens without a reduction in the massing of the building, particularly at the northern end, where it replaces a hipped roof element with a building of substantially greater bulk.

- 3.5 The current proposal differs from the 07/P3518 and 13/P2162 in some important respects, namely:
- a storey has been removed from the north-west end of the building adjacent to the gardens of 11 and 12 Elm Grove
  - the top storey has been moved a further 2.4m away from the boundary with rear gardens of 9 and 10 Elm Grove
  - the high level rear windows that were directly facing the gardens of 9 and 10 Elm Grove have been removed and replaced with rooflights on the flat roof
  - the front line of the building has been moved forward to the site boundary. The site now encompasses an additional rectangle of land in the south-west corner that the applicant is negotiating to purchase

#### 4. **PLANNING HISTORY**

- 4.1 LBM Ref 13/P2162 – demolition of existing building and erection of 9 studio office units. This comprises a scheme which is almost identical to one previously approved at Planning Committee in 2008 (following on from 3 earlier approvals for similar schemes). Officers nonetheless considered the impact on the outlook of adjoining properties to be unacceptable. Further discussion with officers has resulted in this application being held in abeyance whilst the current application the subject of this report is considered, which makes reductions to the bulk and massing of the proposed building relative to neighbouring residential properties.
- 4.2 LBM ref - 07/P3518 - Demolition of existing building and erection of a three storey building to provide nine studio offices and associated site works – Granted Planning Applications Committee - 03/10/2008

- 4.3 LBM Ref - 06/P2441 - Demolition of existing building and erection of three studio offices and associated site works – Granted at Planning Applications Committee - 02/03/2007
- 4.4 LBM Ref - 05/P2266 - Demolition of existing building and erection of a part single part two storey building to provide a warehouse/assembly area and meeting/showroom on ground floor with offices at first floor – Granted under delegated powers on 15/11/2005
- 4.5 LBM Ref - 00/P2075 - Demolition of existing industrial building and erection of a two storey building for storage/distribution and office purposes – Granted under delegated powers on 23/5/01

## 5. **CONSULTATION**

- 5.1 The application has been advertised by standard site notice procedure and letters of notification to the occupiers of neighbouring properties.
- 5.2 In response to the consultation, 4 letters from residents adjoining the site and 1 from a commercial occupier within Elm Grove industrial estate were received which are as follows:

### 9, 10, 11 and 12 Elm Grove

- Height will affect daylight, sunlight and outlook and will feel oppressive at ground floor and in rear garden area, should not be taller than existing building, should be a plan showing existing impact on overshadowing as well as proposed, does not meet separation distances in Merton's SPG Two large windows shown on the north-west elevation should be obscure glazed and fixed for privacy
- Materials- render and timber – are out of character with residential buildings nearby, brick would be preferable.
- Should be a single storey building with accommodation in a hipped roof, with a parking/loading bay within the curtilage
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- Extending the building will exacerbate existing problems with the narrow access resulting in many deliveries parking in Elm Grove, will increase traffic and cause further obstruction, no staff parking bays or delivery/loading bays provided for new offices - insufficient operational parking contrary to policy, travel plan appears unenforceable
- Unsuitable environment for increasing pedestrian footfall – conflict with heavy vehicles and forklift trucks
- Offices should be located in town centre
- Same developer built business units at 7 Elm Grove then converted to residential, concerned that if residential is the long term strategy should be

- part of a cohesive plan for the whole estate
- Loss of storage space for Curtis Print and Packing who use Bell House for storage will increase lorry traffic in the street- more deliveries
- Restrictions should be placed on hours of operation and deliveries for protection against disturbance at anti-social hours
- Impact on tree in garden of no. 12
- 12 and 13 Elm Grove are misdescribed in the Design and Access Statement as late 20<sup>th</sup> Century instead of late Victorian, existing building mis-described as 2.5 storey
- where will construction parking and deliveries take place?
- Demolition – is there asbestos, what dust suppression measures would there be and restrictions on construction hours?
- Yard being created at the end of the gardens, but no information about materials or height, don't want security risk or loss of privacy

5.3 Occupier -units 3 and 4 Elm Grove Industrial Estate

Strongly objects to the increase in the building's footprint at the southerly corner on the basis that deliveries and emergency services already have difficulties with accessing their section of Elm Grove Industrial Estate and extending at this constricted point will affect the whole estate.

6. **POLICY CONTEXT**

6.1 The relevant policies within the Merton Adopted Site and Policies Plan (July 2014) are:

DM E1 Employment areas in Merton  
 DM E3 Protection of scattered employment sites  
 DM D1 Urban design and the public realm  
 DM D2 Design considerations in all development  
 DM EP2 Reducing and mitigating noise  
 DM T1 Support for sustainable transport and active travel  
 DM T2 Transport impacts of development  
 DM T3 Car parking and servicing standards  
 DM R2 Development of town centre type uses outside town centres

6.2 The relevant policies within the Adopted Core Strategy (July 2011) are:

CS7 - Centres  
 CS12 - Economic development  
 CS14 - Design  
 CS18 – Active Transport  
 CS19 – Public Transport  
 CS20 - Parking, Servicing and Delivery

7. **PLANNING CONSIDERATIONS**

- 7.1 The principal planning considerations related to this application are the principle of development, impact upon neighbouring amenity, design, traffic and highways and impact upon trees.
- 7.2 PRINCIPLE OF DEVELOPMENT
- 7.2.1 The principle of the development has been previously accepted by Planning Applications Committee through the granting of planning applications 06/P2441 and 07/P3518. Neither permission has been implemented and they are no longer extant, therefore they do not provide a 'fallback' planning position. However, the planning history of the site is still relevant to the consideration of the application.
- 7.2.2 Planning History  
Planning application 06/P2441 (see appendix 1 for plans) set the initial precedent for redevelopment of the site when members of the Planning Applications Committee resolved to approve a scheme on the 5<sup>th</sup> February 2007 to demolish the existing building and erect a three storey building accommodating three office units. Although the design of the building retained an element of pitched roof to the rear, it also introduced a new gable end rising up vertically on the boundary with no 12 and a new second floor element taller than the existing ridge height of the building.
- 7.2.3 Members of the Planning Applications Committee agreed to approve planning application 07/P3518 on 03/10/2008 (see appendix 2 for plans). Planning application 06/P2441 was still an extant permission at the time, offering a fall-back position. The main difference between 06/P2441 and 07/P3518 related to a sub-division of the floorspace from 3 larger units into 9 smaller ones as well as a change from the pitched roof element at the rear to a series of vertical set backs, with the same massing at second floor as 06/P2441).
- 7.2.4 A further application was submitted in 2013 - LBM Ref 13/P2162 – comprising a scheme almost identical to 07/P3518. Nonetheless, officers considered the impact on the outlook of adjoining properties to be unacceptable. Further discussion with officers has resulted in this application being held in abeyance whilst the current application the subject of this report is considered, which makes reductions to the bulk and massing of the proposed building relative to neighbouring residential properties.
- 7.2.5 Changes to Site Context  
Since the approval of 07/P3518, the changes in relation to the physical context of the site are as follows. The application site building is now in use for storage. The essence and function of the business estate remains similar to 2007 except that prior approval has recently been granted for

the change of use of the Crownall Works, which sits to the south side of the commercial estate entrance, from office to residential (14/P4055, granted Dec 2014) . Within Elm Grove, no 7, on the opposite side of the road, has been redeveloped (06/P1361). The development involved the demolition of existing workshop and converted houses and the erection of a 4 storey office building (Class B1) and associated parking, and the erection of three detached blocks of flats of 3, 4 & 5 storey's in height containing 36 flats (private & affordable). The owner has taken advantage of prior approval mechanisms to obtain prior approval for the change the use of the B1 units to residential. It should be noted that the redevelopment of 7 Elm Grove was approved permission subject to the residential element being car free (not entitled to apply for car parking permits). In relation to Crownall Works, 6 parking bays are available in front of the building for the proposed residential units.

#### 7.2.6 Planning Policy

At the time of the original planning approval back in 2007, the main policy document was the Unitary Development Plan (UDP). This has been replaced by the Merton Adopted Core Planning Strategy (2011) and the Merton Adopted Sites and Policies Plan (July 2014). The site is a scattered employment site and the relevant policies contained within the new policy documents are Merton's Sites and Policies Plan DM E1 (Employment areas in Merton), DM E3 (Protection of scattered employment sites), DM R2 (Development of town centre type uses outside town centres), CS7 Centres and CS12 Economic Development. Despite recent policy changes, there are no material changes in the new planning policies which would alter the acceptability of the principle of change of use from storage to small office units on this existing employment site.

7.2.7 The site is currently being used for storage purposes. The redevelopment of the site would provide modern purpose built employment floorspace, helping to achieve the aims of Policy CS12 which seeks to protect and improve scattered employment sites for small and growing businesses. It is not considered to be 'major' office development that should be directed towards town centres. The change of use from storage is considered to be likely to result in better, more diverse employment opportunities.

7.2.8 The existing buildings are approx. 544sqm storage (B8) use, the new office buildings will be approx. 732sqm B1(a) use, divided into seven smaller studio offices. Office units 1-6 range from approx.71-82sqm each, with office 7 being 117sqm. It is expected that these offices will operate as a series of small units suitable for small businesses given the subdivision of the proposed building. The principle of development of the site for office uses has previously been established through the planning history and while none of these planning permissions are currently extant, the decision to support office development in this location is a material

consideration.

7.2.9 Under permitted development rights, most of the site (500sqm out of 544sqm) could change to office use without the need for planning permission. The investment to redevelop the site is welcomed over a change of use of the existing building as it creates modern, purpose-built business space which will be more attractive to and more suitable for business growth and retention in the borough. Therefore, in this particular case it is considered reasonable to assess the proposal against the uplift in floorspace of 232 sqm as most of the site (500sqm) could be used as offices immediately without the need for planning permission (i.e. under permitted development rights). More than 80% of the borough's businesses are small and medium sized enterprises and this proposal will assist with delivering several of the key components of growth of Merton's Economic Development Strategy 2012, including support for new business and established small businesses (Merton's Economic Development strategy 2012: [www.merton.gov.uk/econdevstrategy](http://www.merton.gov.uk/econdevstrategy) ). Policy DM.E3 sets out the detailed approach to the protection of scattered employment sites like this one as set out in paragraph 4.36 "*Based on Merton's characteristic, a sustainable future for the borough relies on maximising opportunities for employment and local businesses, in some cases by prioritising business and jobs over high value alternative uses. Without this approach, Merton would not be able to support a diverse local economy and promote a commercially viable, thriving mix of employment, which increase jobs and services to local people. Scattered employment sites are valuable to local communities in providing services and local jobs whilst reducing the need to travel, helping create and maintain a robust local economy and achieving sustainable, mixed use communities.*"

7.2.10 Merton has lost a significant number of offices to residential since the introduction of the new prior approval process in 2013. Since 2013, 157 offices in Merton have applied for prior approval to change to residential use and more than 88 offices have already been lost to residential use. The majority of these are in the Wimbledon area (where residential land values are higher). Businesses, business groups and the Council have identified the threat of this loss of office floorspace on business growth and retention in Merton.

Although the site is assessed as being PTAL 2 by Transport for London, this appears to be a case where the TfL PTAL model does not reflect the reality of the site's accessibility:

- The PTAL model jumps from 2 (poor access) at the site to 6a (the highest level of accessibility in Merton) at the junction of Elm Grove and Worple Rd 100m away; within Elm Grove itself the PTAL levels jump from 2 to 5 in 23 metres (*less than the length of this office!*)



- the site is 8 minutes walk from Wimbledon Town Centre's designated boundary in Merton's Policies Map 2014 (as assessed on TfL's journey planner) with access to shops, train, tram and bus facilities.

7.2.11 Given the small additional office floorspace arising from this planning application (232sqm) compared to what could take place immediately under permitted development and the principle of office development being established on this site, a sequential test and impact assessment are not appropriate nor proportionate for this proposal in accordance with policy DM.E1.

7.2.12 Overall, on economic development grounds, this proposal is strongly supported in accordance with policies CS7, CS12, DM.E1 and DM.E3 and it will help support the delivery of the council's Economic Development Strategy 2012 ([www.merton.gov.uk/econdevstrategy](http://www.merton.gov.uk/econdevstrategy)). It is very similar to a number of previously granted proposals to redevelop the storage building for office use. It would be appropriate to impose a condition which would prevent a loss of the B1(a) units to residential use through any future potential amendments to the prior approval process and permitted development.

### 7.3 RESIDENTIAL AMENITY

7.3.1 As noted in the proposal description, as a result of discussion and negotiation with Council officers, the current proposal has been reduced in bulk compared to the previously approved scheme and the almost identical one being held in abeyance, in order to reduce impact on outlook from adjoining residential occupiers namely -.

- a storey has been removed from the north-west end of the building adjacent to the gardens of 11 and 12 Elm Grove
- the top storey has been moved a further 2.4m away from the boundary with rear gardens of 9 and 10 Elm Grove
- the high level rear windows that were directly facing the gardens of 9 and 10 Elm Grove have been removed and replaced with rooflights on the flat roof

7.3.2 The relationship between the application site and the residential properties fronting Elm Grove is an intimate relationship. The existing building directly abuts the rear or side garden boundaries of 9, 10, 11 and 12 Elm Grove, therefore the existing outlook would change. The proposed building has been designed with various setbacks at the upper levels to seek to reduce its impact upon neighbouring amenity, taking into account the Council's SPG guidance on new development located directly to the rear of residential gardens. Although the guidance is intended to relate to new residential development, there is no reason why it should not equally apply to commercial buildings. The guidance requires a 4m separation at first floor and 6m at second floor. The proposal provides 4m at first floor

and 8.4m at second floor, in excess of the guidance. The proposed building would run parallel with the rear gardens of 9 - 11 Elm Grove. The proposed building would be distanced 15.8m away from these neighbours at first floor level and 20.2m at second floor level. In addition, the proposal meets the BRE Daylight and Sunlight requirements, taking into account the appropriate point from which the 25 degree angle should be taken. In relation to overshadowing, there would be insufficient difference between the overshadowing that currently occurs from the existing building and the proposed building to warrant any further revisions or refusal.

- 7.3.3 The assessment of impact on outlook and whether a building is too oppressive is a more subjective matter. The height of the second floor element is a maximum of 1.8m higher than the apex of the existing storage building. In addition, the existing building has a hipped roof form where it abuts the side boundary of the communal garden of no.12. Although there have been previous approvals on this site for a similar building but with a greater massing, current officers had some residual concerns about impact on outlook. For that reason, where the existing roof is hipped, behind the rear of no. 11 and along the side boundary of no.12, the massing now reduces to a two storey building with a part hipped roof which has no greater impact than the existing building that it replaces. Behind the rear of 9 and 10, the second floor is set back to the line of the current apex with a flat roof rather than a sloping roof to the closer first floor element, such that the massing is slightly reduced for the first 8.4m away from the rear garden boundaries relative to the existing situation, only increasing in height by 1.8m at a point 8.4m away from the boundary. The second floor element which is closer to the rear boundary sits behind existing commercial premises. As a consequence of these changes, not only are officers happy that the proposals are acceptable in relation to Merton's SPG and BRE guidelines on daylight, sunlight and overshadowing but that there is insufficient impact on outlook to warrant refusal.
- 7.3.4 In terms of any impact on privacy, the previous approval contained numerous high level obscure glazed windows on the rear elevation facing towards 9, 10 and 11 Elm Grove. The current application has no rear facing windows except for 2 at the far right hand side of the north-east elevation which face towards a commercial unit. In order to avoid any oblique overlooking, these windows will be required to be both obscure glazed and fixed.
- 7.3.5 In relation to use of the rear area between the building and gardens, the cycle store will be contained in a fully enclosed building to avoid disturbance, and the rear yard area will only be accessible to unit 1 rather than being a general common space. Details of the boundary treatment to this area will be required by condition.

#### 7.4 Design

- 7.4.1 The existing building has no architectural merit and, is in a poor condition. The proposed new building uses a combination of brickwork, timber boarding and render to create interest and break up the bulk of the building. The two storey section of the building to the north-west end would be clad in brickwork, with timber clad front and rear elevations at the other end. The remainder of the building would be in render, and it would have a stained timber glazing system. Overall the proposed building is considered to be of an acceptable design, which will improve upon the dilapidated appearance of the existing building.

#### 7.5 Trees

- 7.5.1 The tree located in the rear garden of 12 Elm Grove does not have high public amenity value that is worthy of protection, due to its size and species and the fact that it cannot be clearly seen from the public domain. The tree is not protected by TPO and the site is not located within a conservation area. The location of the existing building would mean that the roots of the tree are already affected by the foundations of the existing building, therefore it is unlikely that the tree would be adversely affected by the new building.

#### 8.0 Traffic and Parking

- 8.1 The proposal seeks to provide 7 small office units within an existing business park. The development is intended to be car free, therefore a legal requirement would be required and there would be a condition requiring a detailed travel plan. The concerns of neighbours have been noted regarding the existing parking problems in and around the estate with unorganized and restricted parking and problems with large vehicles entering and exiting the business park. The proposal would replace the existing storage building with 7 small office units - the proposal is considered relatively modest in size and would not generate significant changes to highway conditions. It should be noted that the majority of floorspace within the existing building (500 sq m) could be changed to office use from storage without the need for planning permission.
- 8.2 As noted previously, although the site is assessed as being PTAL 2 by Transport for London, this appears to be a case where the TfL PTAL model does not reflect the reality of the site's accessibility since the PTAL model jumps from 2 (poor access) at the site to 6a (the highest level of accessibility in Merton) at the junction of Elm Grove and Worple Rd 100m away; within Elm Grove itself the PTAL levels jump from 2 to 5 in 23 metres, and the site is 8 minutes walk from Wimbledon Town Centre's

- designated boundary in Merton's Policies Map 2014 (as assessed on TfL's journey planner) with access to shops, train, tram and bus facilities with excellent connections to local and regional destinations.
- 8.3 In addition, Elm Grove is located within a controlled parking zone and the existing parking restrictions would not offer suitable parking provision for new employees of the new units, thus promoting more sustainable modes of transport to the site.
- 8.4 The Council's transport section do not consider that the proposed increased footprint of the building at the southern end will prejudice the free flow of traffic using the estate. A construction management plan would be required by condition.
- 9.0 Community Infrastructure Levy (CIL)
- 9.1 The proposed development is liable to pay both Mayoral CIL, the funds for which will be applied by the Mayor towards the Crossrail project and Merton CIL.
- 10.0 **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**
- 10.1 The proposal is for minor commercial development and does not constitute Schedule 1 or Schedule 2 development, therefore there are no requirements in terms on EIA submission.
- 10.2 As the floorspace of the new building will be over 500 sqm it will be required to meet BREEAM Very Good under Policy CS15 of the Merton Adopted Core Planning Strategy (July 2014).
10. **CONCLUSION**
- 10.1 There have been no significant changes in the context of the site or the thrust of planning policy compared to the previous planning approval 07/P3518. The current proposal has a reduced massing compared to that scheme and would provide valuable, modern, purpose built employment floor space which is even more welcome in policy terms given the substantial loss of office space within the Borough as a result of the recently introduced changes to permitted development by Central Government, allowing change of use from office to residential through a prior approval process. The continued B1 use would be protected from further changes of this type by condition. The impact on the amenity of adjoining residential properties and traffic and highway conditions is considered to be acceptable, subject to a parking permit free agreement. The proposal is acceptable and would be in accordance with development

plan policies and is recommended for approval subject to conditions.

## **RECOMMENDATION**

### GRANT PLANNING PERMISSION

Subject to the completion of a Section 106 Agreement covering the following heads of terms:-

1. Designation of the development as permit-free and that on-street parking permits would not be issued for any of the businesses.
2. The developer agreeing to meet the Councils costs of preparing, drafting and monitoring the Section 106 Obligations.

And the following conditions:

1. A1 Commencement of Development (full application)
2. A7 Drawing numbers.
3. B1 Materials to be submitted
4. C3 Obscured Glazing – fixed Windows

Before the building/extension hereby permitted is first occupied, the windows in the North East elevation of the Building shall be glazed with obscure glass and fixed shut and shall be permanently maintained as such thereafter.

5. No additional windows other than as hereby approved on north-east and north-west elevations
6. C6 Refuse & Recycling (details to be submitted)
7. C7 Refuse & Recycling (implementation)
8. C8 No use of flat roof
9. D1 Hours of use
10. D9 No external lighting without submission and approval of details
11. D11 Construction Times

12. Full details of enclosed cycle store
13. Cycle parking to be implemented
14. Non Standard condition Work Place Travel, Delivery and Servicing Plan
15. L6P BREAM (Pre-commencement)
16. L7 BREAM (Pre-occupation)
17. Full details of rear boundary treatment to be submitted prior to commencement
18. Demolition method statement detailing: -
  - (1) The method of demolition
  - (2) Measures to identify and remove asbestos
  - (3) Measures to prevent nuisance from dust, noise and any other effluvia to surrounding properties
19. Construction management plan – parking, deliveries, etc
20. M1P contaminated land – investigation
21. M2 Contaminated land - remedial measures
22. M3 Contaminated land - validation report
23. No plant, machinery, ventilation or air conditioning systems shall be installed without submission and approval of details, which shall not increase the background noise level by more than 2dB(A) 5minute Laeq when measured at the boundary of the nearest residential property and shall be sited to minimise visual impact. Installation and maintenance of the equipment shall thereafter be carried out in accordance with the details approved.
24. Notwithstanding the provisions of the GPDO (as amended) and any future alteration, revisions or modifications, no change of use from B1 to residential shall be permitted without the need for planning permission.