

Planning Applications Committee 18th June 2015

Supplementary Agenda (Modifications Sheet).

Item 5. Phoenix House, 2a Amity Grove, SW20 0J (Ref. 15/1214) (Raynes Park Ward)

Drawings (Page 9)

Plan numbers update as follows

602/010B; 011P4; 012P3; 013P3; 014P3; 015P4; 030P3; 031P3; 050P3; 051P4; information to justify loss of D1 use; Basement Construction Methodology Statement; Land Contamination Report; Flood Risk and SUDS Assessment Design and Access Statement”

Current proposals (Page 13)

Amend first sentence in paragraph 3.9 as follows (cycle parking increased and relocated):

“The development is provided with sixteen cycle parking spaces with thirteen lockers provided in the communal entrance lobby at the front of the site and three lockers adjacent to the rear boundary. There are five off street car parking spaces, with three car parking spaces at the front of the site and two located to the rear of the site”.

Planning considerations (Page 30)

Amend first sentence in paragraph 7.79 as follows:

The proposed residential accommodation is provided with a refuse and recycling store to the front of the proposed building.

Recommendation (Page 34-42)

Condition 2 documents list to be amended as follows: “602/010B; 011P4; 012P3; 013P3; 014P3; 015P4; 030P3; 031P3; 050P3; 051P4; information to justify loss of D1 use; Basement Construction Methodology Statement; Land Contamination Report; Flood Risk and SUDS Assessment Design and Access Statement”

Amend Condition 12 as follows:

(Restriction on use) The ground floor premises shall only be used for purposes found within planning use classes A1, A2 B1 or D1 (excluding use as a children’s day nursery, a place of worship or for religious instruction) of the Schedule to the Town and Country Planning (Use Classes Order) 1997), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. Reason for condition: The Local Planning Authority would wish to retain control over any change of use of these premises to these uses in the interests of safeguarding the amenities of the area and to ensure compliance with the following Development Plan policies for Merton: policy of the London Plan 2015, policy of Merton’s Core Planning Strategy 2011 and policy of Merton’s Sites and Polices Plan 2014.

Amend Condition 19 as follows:

(replace “...any part of the development...” with “...the proposed new dwellings”)

Amend Condition 22 as follows:

(Replace “No part of the development hereby approved shall be occupied until evidence has” with “Prior to first occupation of the proposed new dwellings evidence shall have”)

Amend Condition 26 as follows:

Replace “Development shall not commence until a Parking Management Strategy has been submitted in writing for approval to the Local Planning Authority” with “Prior to first occupation of the proposed new dwellings or the commercial floor space a Parking Management Strategy shall have been submitted to and approved in writing by the Local Planning Authority”.

Additional condition:

The applicant shall enter into a Section 278 Agreement with the Council in order to adjust highway parking restrictions outside the application site. All approved works, and necessary signage and restrictions on delivery and car parking shall be completed prior to the occupation of any part of the approved development. Reason for condition: In the interests of the safety of pedestrians and vehicles and to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011.

Item 6. 14 Burley Close, Streatham SW16 (Ref. 14/P1008) (Longthornton Ward).

Current proposals (page 58).

Paragraph 3.3. Insert at end of paragraph.

The communal living kitchen area would have an “L” shaped layout formed by removing an internal wall and creating an archway into the area described on the existing plans as an office, and which had previously been proposed as a further bedroom under the refused scheme (14/P0787). The overall floorspace of this area would be around 41-42 sq.m (the floorspace of the kitchen/living area of the refused scheme was 30-31 sq.m).

Planning considerations (64)

Paragraph 7.9. Amend end of paragraph. Last sentence amended to read:
The amended layout for the proposed accommodation would form a large open plan kitchen/living room. The refused scheme provided slightly less space overall for kitchen and living purposes than required for a 6 person house under the London Housing SPG. Given the proposals were for an 8 person HMO the shortfall in space and its provision, in one rather than two separate spaces, lead the Planning Inspector to conclude that residents, and potentially their guests, would be likely to rely on the use of bedrooms for relaxation and leisure time activities and that the bedrooms were not of a size that could reasonably accommodate this.

Additional sentences:

The amended proposals reduce the number of persons in the HMO from 8 as previously proposed, to 7, a reduction of 12.5%, while the shared living/kitchen space would be increased by around 33%. While there is no minimum standard in

the London Housing SPG for living/kitchen space for a 7 person dwelling the significant increase in the amount of space of available, compared to the refused scheme, is considered to achieve, on the basis of space alone, a suitable standard of internal environment for future occupiers.

While the space is not divided so as to provide separate kitchen/dining and living spaces the configuration of the space provides for potentially separate activities to be conducted at the same time given the spacious “L” shaped layout. It may be judged appropriate in this instance to apply the design guide flexibly and that the “L” shaped communal living area is acceptable given the level of occupancy (1 more person than if the house were to change to an HMO under permitted development) and preferable to sub-division.

Item 7. Upton Court, 2 The Downs, West Wimbledon, SW20 8JB (Ref 14/P0615) (Raynes Park Ward).

No modifications.

Item 8, Eagle House, High Street Wimbledon, SW19 5EF (Ref 14/P3027 q& 14/P3029)(Village Ward).

Recommendation (page 113-114)

The detailed wording of Condition 10 on page 113 is as follows;

‘The plant and machinery shown on the approved plans shall not be installed unless or until details of sound insulation/attenuation measures have been submitted to and approved by the local planning authority which ensure that any noise from the plant and machinery is 10 dB(A) below the background night time noise level of 30dB(A), measured at the nearest window to any adjoining residential property . The plant shall be installed in strict accordance with the approved sound insulation/attenuation measures prior to first occupation of any of the residential units hereby approved and shall thereafter be retained. No plant other than that shown on the approved plans shall be installed without the prior written approval of the local planning authority.’

Additional conditions to be added as follows:

Condition 12: First floor north facing windows to unit 4 to be obscure glazed and fixed shut up to 1.7m above internal floor level and thereafter retained as such

Condition 13: West facing dormer window to unit 4 to be fixed and obscure glazed up to a height of 1.7m above internal floor level and thereafter retained as such.

Condition 14: No external lighting shall be installed without the prior written approval of the l.p.a.

The landscape masterplan is appended.

The proposed drawing numbers shown on page 101 are amended as follows:

Proposed – P/11O lower ground, P/12R ground, P/13Q first floor, P/14R second floor, P/15P roof plan, P/16F site plan, P/21K sections A-A and B-B, P/22Q sections C-C and D-D, P/23N sections E-E to G-G, P/24N sections H-H and I-I, P/25L sections J-J and K-K, P/26Q sections L-L and M-M, P/27P sections N-N and O-O, P/28R sections P-P and Q-Q, P/29E sections R-R and S-S, P/30B section T-T and boundary wall elevation, P/41A sections L-L and M-M, P/42A sections N-N and O-O, P/43A sections P-P and Q-Q, P/44 existing site plan

(amended to reflect superimposition of landscape masterplan on floor plans and adjusted position of refuse store in line with landscape masterplan).

Item 9. 27 Lindisfarne Road, West Wimbledon, SW20 0NW (Ref 15/P0940)(Village Ward).

Current proposals (page 144)

Paragraph 3.4 to read as follows:

It should be noted that the plans have been amended with the front elevation of the house closest to No.25 moved back 40cm from the street.

Consultation (page 145)

First sentence of Paragraph 6.1 to read as follows:

The application was publicised by a site notice and individual letters to occupiers of neighbouring properties.

Planning considerations (page 149).

Second sentence of paragraph 7.61 to read as follows:

Two of the trees are category C and U and the pear which is category B has been constrained on its canopy growth by one of the category U trees.

Sustainability requirements (page 149).

Second sentence of paragraph 8.1 to read as follows:

The house is expected to achieve not less than the CO2 reductions (ENE1), internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4.

Item 10. Car park land on the junction of Milner Road and Morden Road, South Wimbledon, SW19 3BH (Ref 15/P0377)(Abbey Ward).

Planning considerations (page 179)

Amend last sentence to paragraph 7.30.

The applicant has submitted an updated analysis of daylighting to the living accommodation in the flats in the converted block and the new residential block facing Milner Road. The analysis, which focuses on accommodation on the first three floors, confirms the rooms will receive good levels of daylight in accordance with BRE guidelines. Given the impact of the proposals on the flats on the upper floors would be less, all accommodation therefore fully satisfies BRE guidance.

Sunlight is only relevant to neighbouring residential windows which have a view of the proposed development and face within 90o of south, i.e. south of the east-west axis. Impact on sunlight is therefore not a consideration to the north facing windows in the converted block or those facing onto Milner Road .

Recommendation.

Page 195 and 196 – inserted in error.

Item 11. 20 Sheridan Road, Merton Park, SW19 3HP (Ref 15/P1218)(Merton Park Ward).

Site and surroundings (page 220).

The garden wall enclosing 4 sides of the playing field in Church Lane/Church Path, including an iron gate to Church Path is Grade II listed (the Character Assessment refers to it being part 16th, part 17th century). Part of the wall forms the rear boundary to 20 Sheridan Road.

Consultation (page 221-223).

Insert at end of paragraph 5.2

A further letter of representation was received from the John Innes Society raising concerns that the report did not;

- reference the fact that the area was covered by two Article 4 directions which relate to views from the street covering gates, fences, walls and other means of enclosure as well as hard surfacing.
- Give enough weight to locally listed buildings with five opposite the site
- Give enough weight to a Grade 11 listed wall at the rear of the site albeit not shown within the SPP schedule of listed buildings
- More people objected if the objections from the previously withdrawn scheme were carried over;
- Gable ends of the roof would not be permitted as hipped roof predominate;
- No chimneys shown on the drawings, large glass windows out of keeping with Arts and Crafts style of nearby houses, south facing windows will be too hot;
- Sustainability credentials in doubt through demolition of a sound house.

Paragraph 5.15 – Second sentence - amend to “flourishing”.

Insert paragraph 5.17.

Greater London Archaeological advisory service (GLAAS).

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

Although the site lies within an Archaeological Priority Area the works are too small scale to be likely to cause significant harm in this location.

No further assessment or conditions are therefore necessary.

Policy context (page 223)

Paragraph 6.1 insert 7.8 Heritage assets and archaeology.

Planning considerations (page 225)

Insert paragraph after 7.5.

The listed wall is some 50m from the rear of the house and it is a matter of judgement as to whether the demolition of one house and its replacement with a new house affects the character and setting of the listed structure. The London Plan places a duty on decision makers to ensure that development affecting heritage assets should conserve their significance. The Plan notes that the sensitive management of heritage assets in tandem with the promotion of the highest standards of modern architecture will be key to maintaining the blend of old and new that gives the capital its unique character. The wall frames the field to the south and, notwithstanding its modern design, the presence of a new dwelling would impact little on the backdrop to the wall created by the dwellings in Sheridan Road thereby preserving its setting.

No invasive works are proposed in proximity to the wall and given the statutory protection that is afforded to listed structures it is not considered necessary to attach specific conditions in this instance.

Item 12. Appeals.

No modifications.

Item 13. Enforcement.

No modifications.