

Merton Council

Planning Applications Committee

26 September 2019

Supplementary agenda

16b Supplementary Agenda - Modifications

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Planning Applications Committee 26th September 2019 Supplementary Agenda (Modifications Sheet)

Item 5. 18 Belvedere Grove Wimbledon SW19 – 19/P0818 – Village Ward

Consultations (page 13)

One additional representation has been received from Cornerstone Architectural Design Ltd who were the architects for the neighbouring scheme at 20 Belvedere Grove, objecting on the following grounds:

1. Crown roof design: This type of design was expressly refused when it was proposed for the scheme at 20 Belvedere Grove.
2. We note the rear gable has been stepped back as the rear elevation rises but it is still considered overbearing for the site.
3. Concern how the proposed drainage will work on the boundary with number 20. We assume there must be a box gutter of some description to avoid any drainage over sailing the boundary line with number 20.

Officer response:

1. The Crown roof has been addressed in section 7.2.3 of the officer's committee report.
2. The impact of the proposed rear gable on amenity is addressed in section 7.3-7.34 of the officer's committee report.
3. Drainage issues have been addressed in section 5.33, Conditions 7 and 8 and Informatives 1 and 2 of the officer's committee report..

Item 6. 120 The Broadway, Wimbledon SW19 – 19/P2523 - Trinity Ward

One additional letter of objection has been received on the grounds of:

- Poor quality design that is cold and oppressive/monolithic which removes the natural stepping up towards the larger Chorus building from the two-storey red terracotta Victorian buildings on the other side
- Excessive use of glazing and negative impact of proposed extension on nearby Conservation Area/Grade II Listed Wimbledon Theatre

Conditions

Following request from Chair and Vice-Chair of the Planning Committee, Condition 3 (samples of materials) is amended to include 'in consultation with Chair and Vice-Chair of the Planning Committee':

Condition 3 (amended wording):

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, in consultation with Chair and Vice-Chair of the Planning Committee. 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.

Item 7. 18 Commonsides West, Mitcham CR4 – 19/P0544 – Figges Marsh Ward

No modifications.

Item 8. High Path Estate, South Wimbledon SW19 – 19/P1852 – Abbey Ward. Consultations (page 61).

Additional representation: One additional representation has been received from a neighbouring resident, objecting on the following grounds:

1. Standard of Accommodation:
 - i) Inadequate Sanitary Provision - Lack of provision of toilets and bathrooms for some units.
 - ii) Kitchen/Diner/Living Rooms – There should be provision in all flats to separate the kitchen from the living room.
2. Design, materials, setbacks, Parisian roofs:

The use of dull, depressing colours including grey and black should be avoided. Setbacks that use the same or similar materials to the main building or additional glass are less visible as they do not draw the eye by being different but blend in to the main building.
3. Air quality:

The height of the buildings on High Path opposite the Harris Academy Wimbledon could lead to trapping (canyon effect) and funnelling of exhaust fumes from passing traffic and the traffic.

Officer response:

1. *Section 8.7 of the officer's committee report assesses the layout for the proposed development of each property.*
 - i) *The provision of bathrooms and toilets have been assessed and considered to accord with the Mayors Housing SPG 2016.*
 - ii) *It is acceptable for proposed schemes to provide shared kitchen/dining and lounge spaces providing these accord with both the National Housing standards which looks at minimum space standards and the Nationally Described Space Standards which looks at internal layout of properties. Officers are satisfied that the proposals are acceptable and in line with these standards.*
2. *Section 8.9 of the officer's committee report assesses the appearance of the proposed development for each of the building typologies. Officers have undertaken an assessment of the proposed materials within section 8.9 of the report and consider the proposed materials be acceptable. Comments received from the Design Review Panel is also in support of the use of materials and architectural treatments for this proposed phase 2 development.*
3. *In terms of air quality the proposed development is accompanied by several conditions and an obligation within the s106 legal agreement to deal with air quality matters. This issue is not up for consideration in this reserved matters application.*

Checklist information Page 49

Amended as follows:

- Is a screening opinion required – No
- Number of jobs created – Approximately 15 jobs

Introduction Page 51

Amended as follows:

- Para 1.1.7 – Amend document and plan dates as follows: NPPF 2019, London Plan (2016) and Estates Local Plan (2018).
- Para 1.1.9 – the paragraph should refer to the s106 obligations (as well as conditions) as these are included in the list referred to.

Policy context. Pages 62 and 63.

Amend as follows:

- Para. 7.1.2
- NPPF 2019 relevant sections are:
 - Achieving sustainable development
 - Delivering a sufficient supply of homes
 - Building a strong, competitive economy
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Making effective use of land
 - Achieving well-designed places
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
- Para. 7.1.4 – Add the following policies:
 - 2.14 Areas of Regeneration
 - 3.14 Existing Housing
 - 5.6 Decentralised Energy in Development Proposals
 - 5.9 Overheating and Cooling
 - 5.10 Urban Greening
 - 5.11 Green Roofs and Development Site Environs
 - 5.12 Flood Risk Management
 - 5.14 Water Quality and Wastewater Infrastructure
 - 5.15 Water Use and Supplies
 - 5.17 Waste Capacity
 - 5.18 Construction, Excavation and Demolition Waste
 - 7.18 Protecting Open Space and Addressing Deficiency
 - 7.1 Lifetime Neighbourhoods
 - 7.7 Tall buildings
 - 7.13 Safety, Security and Resilience to Emergency
 - 7.19 Biodiversity and Access to Nature
 - 7.21 Trees and Woodlands

Para 7.1.6 – to add

- DMD4 (Heritage Assets)

- DM T1 (Sustainable Transport and Active Travel)
- DMO1 (Open space)

Planning considerations Page 77

Amend as follows:

8.6.39 – should be 9,900 sqm

Recommendation. Page 83

Amend as follows.

- Para. 8.8.14 – In Phase 2, 5 trees are to be removed, and 27 trees planted.
- Para. 8.8.15 – All 5 trees to be removed are Category C trees.
- Para. 8.8.16 - 27 trees to be planted.

Page 89 – to add

- Planning Condition 1 and 2 – The wording should be amended to allow Enabling Works

1. Sample of materials

No above ground works (other than Enabling Works) shall commence 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 and approved in writing by the Local Planning Authority. 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.

2. Sample of surfacing

No above ground works (other than Enabling Works) shall commence until details and samples of the surfacing materials of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas, roads and footpaths have been submitted in writing for written approval by the Local Planning Authority. 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.

Item 9. Southey Bowling Club, 72 Lower Downs Road, Raynes Park SW20 – 19/P1809 – Dundonald Ward.

Existing drawing of Jack shed uploaded 25/09/2019, 'L2494/SK91' – this was originally received during the validation stage on 24/09/2019.

Supporting email received from agent 18/09/2019 concerning the later inclusion of the shed, uploaded 25/09/2019.

Item 10. 6 Parkside Gardens, Wimbledon SW19 – 19/P0140 – Village Ward

Planning considerations. Page 127.

Paragraph 11.4

Additional information relating to paragraph 11.4 of the committee report in terms of the basement percentage coverage of the front and rear gardens. The basement would cover 48% and 19% of the front and rear garden areas respectively.

Amended Drawing

The proposed south elevation has been amended (updated annotation of all windows that are required to be obscured glazed). Planning drawing 02_09 Rev B (SEPT) therefore amends drawing 02_09 (SEPT 2019).

The list of the proposed drawings are amended as follows:

01 01, 02 00 Rev A (SEPT 2019), 02 01 Rev A (SEPT 2019), 02 02 Rev A (SEPT 2019), 02 03 Rev A (SEPT 2019), 02 04 Rev A (SEPT 2019), 02 05 Rev A (SEPT 2019), 02 06 Rev A (SEPT 2019), 02 07 Rev A (SEPT 2019), 02 08 Rev A (SEPT 2019), 02 09 Rev B (SEPT 2019) and 02 24 (SEPT 2019).

Reason for amendments – The existing house has existing side facing windows facing 5 Parkside Gardens. Therefore, the clear glazed windows as shown on the amended plan (02_09 Rev B (SEPT)) are not considered to be materially different than the established situation. Therefore, there would be no additional overlooking when compared to the existing arrangement.

Recommendation Page 128

Planning condition 7 (obscured glazing) to be updated to reflect the amended plan.

Consultation

Paragraph 5.3.2 – replace 28.5 hrs with 8.5 hrs.

Updated Basement Reports

The applicant has updated their basement reports to reflect the amended plans (i.e. relocation of the basement away from the boundary with 5 Parkside Gardens). The Councils Structural Engineer has confirmed no objection to the updated reports subject to the condition below:

No works will commence on site until the below documents have been submitted and agreed by the Planning Officer.

- a) Detailed Demolition Method Statement submitted by the Contractor responsible for the demolition of the existing property.
- b) Detailed design calculations, structural drawings and erection sequence drawings of the façade retention system submitted by the respective Consultant/Contractor responsible for the design/installation works.

- c) Detailed Construction Method Statement and construction/excavation sequence produced by the respective Contractors responsible for the piling, excavation and construction of the permanent retaining wall. This shall be reviewed and agreed by the Structural Engineer designing the basement.
- d) Temporary Works drawings produced by the responsible Contractor.
- e) Movement monitoring report produced by specialist surveyors appointed to install monitoring gauges to detect any movement of the highway/neighbouring properties from start to completion of the project works. The report should include the proposed locations of the horizontal and vertical movement monitoring, frequency of monitoring, trigger levels, and the contingency measures for different trigger alarms.

Recommendation. Page 130.

Condition 23 – amended as per the above wording.

Item 11. 225-231 Streatham Road Streatham SW16 – 19/P0866 – Graveney Ward.

Planning considerations - Massing and heights (page 153):

Paragraph amended as follows:

7.5.8 In terms of overall height, it is noted that the proposed building would be marginally lower than the building previously approved under application ref. 16/P3598. The currently proposed building is 6 storeys and the approved building is 5 storeys. However, the previous scheme included a mono-pitch roof, which resulted in a greater overall height than the current 6 storey scheme, which has a flat roof as opposed to a mono-pitched roof (the approved scheme has a maximum height of 19.7m, whereas the current scheme has a maximum height of 19.6m). It is concluded that the impact on the streetscene would be similar to the previously approved scheme. Given the above, it is considered that the massing and heights would be acceptable in townscape terms.

Planning considerations - Standard of accommodation (page 158):

Paragraph amended as follows:

7.7.3 Dual aspect units are encouraged, under Standard 29 of the London Housing SPG, given the higher standard of living they offer, which includes better ventilation, increased daylight, increased sunlight hours and the ability to choose which side of the unit to open windows (when noise, odour or other nuisance is being generated on a particular side). North facing single aspect units are specifically discouraged by the SPG. Most units achieve some degree of dual aspect which has been achieved by utilising a grid layout, open walkways to the rear, thus facilitating rear windows to the units. Three of the proposed 28 units would not have dual aspect living areas but at least one bedroom would be dual aspect. 25 of the 28 units would have dual aspect living areas.

RECOMMENDATION (page 165):

Amend first Head of term for S106 as follows:

Grant planning permission subject to the completion of a S106 agreement with the following heads of terms:

1. The provision of 8 x Shared Ownership, or 2 x Social Rent / 1 x Shared Ownership on site. Failing that, a cash in lieu payment of £741,647 to provide affordable housing elsewhere in the borough; The applicant shall provide Merton Council with the cash in lieu payment in the event a registered housing provider has not purchased the affordable units within six months of at least 75% of the market units being **sold**, during that period the units identified as affordable units shall not be let or otherwise occupied unless to a registered housing provider;

Conditions. Page 173.

Additional condition.

Full details of tree planting and surface treatment to the Streatham Road and The Bungalows frontages to the site shall be submitted to and approved by the local planning authority before any part of the development is occupied. The works shall be implemented in accordance with such details as are approved and completed before occupation of any part of the development.

Reason. To ensure the satisfactory appearance of the development, to ensure the forecourt and adjoining space to the development provides an accessible and inclusive environment and to comply with policies 7.2 and 7.5 of the London Plan, policy CS.14 of the Merton Core Planning strategy and policies DM.D1 and DM.D2 of the Merton Sites and Policies Plan.

Item 12. 22 West Side Common, Wimbledon SW19 – 19/P2414 – Village Ward.

No modifications.

Item 13. 41-47 Wimbledon Hill Road, Wimbledon SW19 – 19/P1947 – Hillside Ward.

This item has been withdrawn from the agenda.

Item 14. TPO 741 – 43 Lancaster Road, Wimbledon SW19 – Village Ward.

No modifications.

Item 15. Planning Appeal decisions.

No modifications.

Item 16. Enforcement summary (page 227).

Amend entry for Burn bullock as follows:

Burn Bullock, 315 London Road, Mitcham CR4.

Very little has changed or happened in recent months other than the Fire Brigade inspected the building earlier this month (September 2019) and concluded that from a fire hazard prospective the building was safe.

The local Police have advised that the people living in the building are squatters.

The Council have not received any specific further complaints alleging a breach of planning control and as such, no planning enforcement action is considered necessary to be taken at this time.