

**Merton Council**  
**Planning Applications Committee**  
**14 May 2020**  
**Supplementary Agenda**

11 Modifications Sheet

1 - 6

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## Planning Applications Committee 14<sup>th</sup> May 2020 Supplementary Agenda (Modifications Sheet)

### Item 5. 2 Church Lane Merton Park, SW19 – 19/P3400 – Merton Park Ward.

Page 11 Drawing number list amended as follows:

101; PL03 Rev G; PL04 Rev G; PL08 Rev G; PL05 Rev H; PL07 Rev G; PL09 Rev G; PL10 Rev G; PL11 Rev H; PL23 Rev G; PL24 Rev G; PL25 Rev H; PL27 Rev G; PL90; PL91; 738.1B.

Current proposals (page 12) and Planning considerations (page 25).

Table to replace existing table at paragraph 3.4 and 7.40

Standard of accommodation (External) - Amended table and paragraph 7.41

	Level	Type	Proposed Amenity area (sqm)	Required amenity area (sqm)	Compliant
Unit 1	Ground	3b4p	25	7	Yes
Unit 2	Ground	2b3p	44	6	Yes
Unit 3	Ground	1b2p	10	5	Yes
Unit 4	First	3b4p	12.5	7	Yes
Unit 5	First	1b2p	6.1	5	Yes
Unit 6	First	1b2p	6	5	Yes
<b>Unit 7</b>	<b>Second</b>	<b>2b4p</b>	<b>7</b>	<b>7</b>	<b>Yes</b>
<b>Unit 8</b>	<b>Second</b>	<b>2b3p</b>	<b>7</b>	<b>6</b>	<b>Yes</b>

The amended second floor plans (PL05 Rev H and PL25 Rev H, received 07.05.20) provide Units 7 and 8 with 7sqm of external amenity. For Unit 8 this is an increase of 0.5sqm (from 6.5sqm) and would continue to be compliant. But, for Unit 7, an increase of 0.5sqm (from 6.5sqm) would make this compliant with the minimum standards. This amendment would not alter the projection of the balcony.

Paragraph 7.41 is amended as follows:

*As demonstrated by the table above, all units would comply with the minimum space standard for external amenity.*

Further condition to be added:

Condition 17 (noise) – 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 the associated noise level of the specified air source heat pump will not be likely to give rise to noise nuisance to neighbouring occupiers. The approved air source heat pump shall be installed and permanently maintained as such thereafter so as to ensure its operation does not exceed any threshold that may be imposed. Reason for condition: To protect the amenities of neighbouring occupiers and to comply with policy DM D2 (Design Considerations in all

Developments) and DM.EP2 (Reducing and Mitigating noise) and policy 7.15 of the London Plan.

## **Item 6. AELTCC Church Road Wimbledon SW19 – 20/P0420 – Village Ward**

### Update to the paragraph 5.6 (page 68)

#### 5.6 Councils Climate Officer

- 5.6.1 The Energy Strategy has been reviewed. If the applicant proposes to use the bespoke model, they will need to provide supporting evidence to demonstrate how emissions have been calculated compared to the NCM approach so that the figures in the energy statement can be verified. The applicant will need to provide the bespoke model used to calculate these figures and any supporting bespoke simulations/ profiles.
- 5.6.2 The applicant has provided SAP 10 outputs and the GLA's SAP conversion spreadsheet but the emissions calculated using SAP 10 haven't been incorporated in the report other than being briefly summarised in section 8. If the applicant is using the SAP 10 conversion factors for the NCM modelling, the NCM figures included in the report should be updated to reflect this (the report should be based on either the SAP 10 or SAP 2012 results, not a combination of both, and should confirm which factors have been used).
- 5.6.3 Whether the TSR building is considered to be major or minor, in line with Merton's Core Strategy, all minor and major development, including major refurbishment, will be required to demonstrate the following unless developers can robustly justify why full compliance with the policy requirements is not viable:
- 5.6.4 How development proposals are making the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
1. Be lean: use less energy
  2. Be clean: supply energy efficiently
  3. Be green: use renewable energy
- 5.6.5 The applicant has not demonstrated that they have maximised on-site savings from energy efficiency in the TSR building as the proposed building fabric specification is worse than the notional building regulations standard. It is my understanding that the TSR building will be used as flexible office space throughout the year so fabric efficiency should be maximised to minimise energy demand and carbon emissions.
- 5.6.6 The requirements above can however be secured via pre-commencement and pre-occupation conditions to ensure that the development meets policy requirements.

## Climate Change (Page 82) - New additional paragraphs (Sustainability)

- 7.10.4 The AELTC have submitted an Energy Strategy Statement report with the application. They have further submitted an Energy Masterplan to the Council, outside of the current planning application. This is currently being reviewed by the Council's Climate Change Officers and is something which has been in the pipeline for progression. The report has been prepared to consider options for the development of a building energy consumption Master Plan to work in conjunction with the Wimbledon Master Plan in relation to future developments. Details are provided for the two individual buildings proposed under the current application (media building and ancillary TSR building) in the Energy Statement.
- 7.10.5 The intention is to provide improved efficiency in the operation of the Estate for both existing stock and new facilities as they are developed by the AELTC. The aspiration is to develop a robust and definitive approach to energy efficiency solutions to sustain the running of The Club and The Championships in a way that minimises the impact on the environment.
- 7.10.6 The AELTC state that a recent review of the Wimbledon Master Plan has placed a new emphasis on energy and carbon consumption in conjunction with the original goals of developing and refurbishing the existing 43-acre site for the benefit of Championships visitors, members, players, and employees. The development and implementation of a Wimbledon Energy Master Plan is required to support the delivery of the Wimbledon Master Plan, to meet the requirements of planning policy and also to provide financial benefits for the AELTC with regards to maintenance of the spaces. It is also an opportunity for the AELTC to reduce its carbon footprint and minimise the impact of development and construction works on the environment.
- 7.10.7 Historically construction and refurbishment projects have only considered the space within the individual project scope and not the overall Estate. This has led to the provision and use of energy on an elemental basis, resulting in dedicated plant for each building and supplementary cooling systems to individual areas within these spaces. This results in the simultaneous operation of multiple energy consuming assets, with consequential inefficiency and increased maintenance requirements.
- 7.10.8 The forecast expansion of the accommodation areas requires a reconsideration on the provision, distribution and use of energy systems across the site in a strategic and holistic manner with a view to improving efficiencies in operation, reducing maintenance requirements and carbon emissions. The current proposal for the media building and ancillary building would connect to Court No. 1 district energy generation plant, air source heat pumps and pv panels. In addition, both proposed buildings have been designed with flat roofs and will accommodate solar panels (60 for the media building).
- 7.10.9 Given the scale of the Club site and the Energy Master Plan intentions, and the continuous need for improvements/enhancements to facilities, this approach is considered acceptable.

7.10.10 The Councils Climate Officer has considered the applicants updated Energy Statement and confirmed that planning conditions can be imposed to ensure that the development is policy compliant. Conditions are therefore recommended.

#### Additional planning conditions/informative

#### Conditions

15. No part of the development hereby approved shall commence until an updated energy statement and supporting evidence has been submitted to and approved in writing by the Local Planning Authority in line with the requirements set out in the climate change comments provided by email on 13<sup>th</sup> May 2020.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply the following Development Plan policies for Merton: policy 5.2 of the London Plan 2016 and policy CS15 of Merton's Core Planning Strategy 2011.

16. Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until a Post-Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the non-residential development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good', and evidence demonstrating that the development has achieved not less than a 35% improvement in CO2 emissions reduction compared to Part L 2013 regulations, has been submitted to and acknowledged in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply the following Development Plan policies for Merton: policy 5.2 of the London Plan 2016 and policy CS15 of Merton's Core Planning Strategy 2011.

#### Informative:

4. Carbon emissions evidence requirements for Post Construction stage assessments must provide:
  - Detailed documentary evidence confirming the Target Emission Rate (TER), Building Emission Rate (BER) and percentage improvement of BER over TER based on 'As Built' BRUKL model outputs; **AND**
  - A copy of the Building Regulations Output Document from the approved software. The output documents must be based on the 'as built' stage of analysis and must account for any changes to the specification during construction.

- A BREEAM post-construction certificate demonstrating that the development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good'

**Item 7. 28 Lauriston Rad Wimbledon SW19 – 19/P3324 – Village Ward.**

No modifications.

**Item 8. 87 Robinson Road Tooting SW17 – 19/P2287 – Colliers Wood Ward.**

No modifications

**Item 9. Appeals. Summary of recent decisions.**

No modifications.

**Item 10. Enforcement. Summary of cases.**

No modifications.

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