

**intinMerton Council**  
**Planning Applications Committee**  
**10 December 2020**  
**Supplementary Agenda**

16 Modification Sheet

1 - 6

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## **Planning Applications Committee 10<sup>th</sup> December 2020 Supplementary Agenda - Number Three Modifications Sheet.**

### **Item 5. Garages Rear of 30-40 Barnes End, KT3 – 20/0781 – West Barnes Ward.**

No modifications.

### **Item 6. YMCA, 196-200 The Broadway SW19 – 20/P1738 – Abbey Ward.**

No modifications.

### **Item 7. 95 Devonshire Road SW19 – 20/P1399 – Colliers Wood Ward.**

#### Amendment to paragraph 3.1, page 152

Removal of bullet point: Provision of a window on the first floor rear elevation to serve the existing bedroom of Flat 4.

There is a window in the existing situation – this can be seen from the photographs to be shown in the presentation for Planning Committee.

#### Additional representation, paragraph 5.1, page 153

From a neighbouring property who has previously objected, raising the following (new and past) concerns:

- Impact on Devonshire Road: parking, sewage, noise inconvenience of building works, 22 people living at 95
- Impact on Myrna Close and 93/97 Devonshire Road: privacy due to new windows and French doors overlooking back of house; roof extension will block out light; months and months of noise
- Impact on 93 Devonshire Road: mess, noise, dirt from building works; privacy of garden; use of their side alley for building works could result in damage and security risk; basement dig out could affect damage and soil and water level of 93 and 97, as was the case of the recent Chelsea house collapse due to digging up of the basement.

A letter of complaint was received, dated 7<sup>th</sup> December, addressed to the Chief Executive from neighbouring occupiers who have previously objected. Concerns were raised about not being notified of the Planning Applications meeting and issues in relation to the impact of the development, including: the proposed number of flats, right to light & privacy toward 93, Japanese knot weed, cellar and sump, waste/sewage, rubbish, noise, access for building works.

On 7<sup>th</sup> December, the neighbours confirmed receipt of the Committee notification letter. The neighbours' original objections have been included in paragraph 5.1, page 153, of the report. Their issues raised in the letter, are not dissimilar, and have been assessed in the report with appropriate conditions attached.

**Item 8. 30 Lancaster Gardens, SW19 – 20/P2276 – Village Ward.**

Amend paragraph 3.1 to read:

The application proposes the demolition of the existing building and erection of a replacement six - storey detached dwelling arranged over 4 floors (basement, ground, first and second floors). The house would incorporate dormers on the front, rear and side roof slopes and a rear first floor balcony.

Amend paragraph 7.22 to read:

The house is considered to be acceptable in terms of its design and appearance. The house would have a traditional design comprising red brick elevations, hipped roof with handmade clay tile, and vertical sliding sash timber windows. The dormers located on the front, rear and side elevations are not overly large and set back from the roof eaves and in from the flank walls.

Add condition:

C3 (Obscure Glazing (Fixed Windows))

**Item 9. Wimbledon College of Art, 40 Merton Hall Road, SW19 – 20/P1952 – Dundonald Ward.**

Amendment to paragraph 5.3, bullet point 2 (representation from the John Innes Society)

- Core Strategy Policy CS15 notes that all minor and major developments will be required to demonstrate how it is sited and designed to withstand the long term impacts of climate change, particularly the effect of rising temperatures and mechanical cooling requirements. In this application, the use of dark coloured external surfaces will increase heat absorption and therefore more mechanical cooling will be required. The use of darker surfaces will result in increased heat, energy consumption and associated carbon emissions.

Additional paragraph between paragraph 5.4 and 5.5

5.4 - An additional letter objection was received from the occupier of a property on Griffiths Road during the week commencing 7<sup>th</sup> November. The objector noted the following main points:

- Concerns over UAL's refusal to come up with a creative alternative to the swathe of black facade for its buildings which would be out of keeping with the Conservation Area
- The buildings were originally built in terracotta brick for the very reason of enhancing the Conservation Area.
- Notes that the use of black is imposing and uninviting in reality. We already have Pinnacle House on Hartfield Road to testify to that depressing colour.
- Contrary to Merton's design guide for this Conservation Area, the applicant has not attempted to restore, clean or replicate the terracotta colour which is the dominant colour on the road and which renders this area distinct in the quality of its detailed and ornate Edwardian houses.
- Concern that the steel Black roofs and window frames are also too stark for the area. Insulation and better energy efficiency can be achieved with brick and tiles.
- Concerns over security. The proposal of removing the railing and opening up the forecourt to the street, increasing the risk of anti-social behaviour and drinking, especially as groups leave Kingston Road and its pubs to return to Wimbledon through Merton Hall Road.

#### Amendment to paragraph 7.5

The enhancements to the Theatre Annex building involve enlarging the windows, extending the eaves and replacing the existing tiled roof with a ridged profile metal composite roof. The metal ridge roof is considered acceptable given the roof slope would not face directly towards the street and because it would accord suitably with the workshop aesthetic of the building. It is also proposed to paint the brick frontage a dark grey. Taken in the round, these alterations will help modernise the appearance of the College, create a more active frontage with a distinctive in appearance that contrasts positively against buildings in the surrounding area. It should be noted the applicant are able alter the colour of the brick to dark grey under Part II, Class C of the General Permitted Development Order 2015 (as amended). Officers therefore cannot reasonably refuse the proposal based on the colour of the brick.

#### Amendment to paragraph 7.23

Merton Core Strategy CS 15 (Climate Change) seeks development that makes best use of resources and minimise CO2 emissions. The proposal is classed as a minor non-domestic development and therefore does not trigger the sustainability requirements under this policy. However, the application does include improvements to the buildings to make them more sustainable. The proposed works include new double glazed windows installed into the Theatre Annex Building and 1930s Main Building and improvements to the roof. These works will improve thermal insulation of the buildings helping to address the impact on Climate Change.

Amendment to wording of Conditions 9, 11 and 12 - Under Section 9

**9. Scheme of lighting:** No development shall take place until a scheme of lighting has been submitted to and approved in writing by the Local Planning Authority and any such approved external lighting in respect of a phase shall be positioned and angled to prevent/minimise any light spillage or glare that will affect any nearby residential premises. The approved scheme of lighting shall be implemented prior to first use of the proposed forecourt area.

**11. F02 Landscaping (Implementation):** Prior to first use of the proposed forecourt area, all hard and soft landscape works shall be carried out in accordance with the approved landscaping plan in accordance with condition 10. The works shall be carried out in the first available planting season following the completion of the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of same approved specification, unless the Local Planning Authority gives written consent to any variation. All hard surfacing and means of enclosure shall be completed before the development is first occupied.

**12. Forecourt Management Plan:** Prior to first use of the proposed forecourt area, a Forecourt Management Plan shall be submitted to and approved by the Local Planning Authority in consultation with the Met Police Designing Out Crime Officer. The management plan should detail measures to address potential anti-social behaviour and ensure there would be no adverse impact on nearby residents from noise or lighting.

**Item 10. 5 Parkside Avenue SW19 – 20/P2610 – Village Ward.**

No modifications.

**Item 11. Pollard Hill Estate, CR4 – 19/P4032 – Pollards Hill Ward.**

Additional representations (Page 225)

2 additional letters of objection, from residents who have previously objected, raising the following new grounds:

- loss of green spaces as a consequence of Bin Stores and the provision of new parking spaces
- In certain areas there will be a loss of parking spaces
- The communal bin stores would become a permanent visual stimulus as ‘a place’ to dump rubbish. This can be proven by the pilot scheme of communal bins at

Shropshire Close, it was never implemented over the whole estate as it was a complete failure.

- How can Moat manage 31 bin store sites when they have failed to manage the existing communal bin store on the estate?
- The application is submitted by Moat but is clearly a Merton Council application, which is being decided upon by officers from Merton Council.
- Officers of the Council have advised Moat what should be included in a planning application, indeed coaching them on how to get the application passed. The word collusion comes to mind.

**Item 12. Land on south side of Wyke Road, SW20 – 20/P0945 – Raynes Park Ward.**

Current Proposal (Page 239)

Replacement of table under paragraph 3.4 to separate units into their respective blocks and correct private amenity sizes:

Apartment Block 1			
Unit	Type	GIA	Private Amenity
Flat 1	2 Bed / 4 Person	87m <sup>2</sup>	21m <sup>2</sup>
Flat 2	2 Bed / 4 Person	87m <sup>2</sup>	13m <sup>2</sup>
Flat 3	2 Bed / 4 Person	87m <sup>2</sup>	13m <sup>2</sup>
Flat 4	2 Bed / 4 Person	87m <sup>2</sup>	13m <sup>2</sup>
Flat 5	2 Bed / 4 Person	87m <sup>2</sup>	13m <sup>2</sup>
Flat 6	2 Bed / 4 Person	87m <sup>2</sup>	14m <sup>2</sup>

Apartment Block 2			
Unit	Type	GIA	Private Amenity
Flat 7	1 Bed / 2 Person	53m <sup>2</sup>	29m <sup>2</sup>
Flat 8	2 Bed / 4 Person	73m <sup>2</sup>	11m <sup>2</sup>
Flat 9	3 Bed / 6 Person	140m <sup>2</sup>	32m <sup>2</sup>

Planning History (Page 242)

Insertion of additional paragraph (4.13):

4.13 17/P2295: Part use of land as a customer car park with new landscaping – Granted.

This permission relates to the MOT garage at nos. 2 – 4 Pepys Road, which sought permission to regularise the use of the western part of the site for vehicle parking through the introduction of formal bays and landscaping following an enforcement complaint. Permission was granted; however, it was not implemented and has

since lapsed. As such, the existing parking at this location does not benefit from planning permission. In addition, the lease between Raynes Park Motors and the applicant has since expired in January 2020 and is currently on a 6-month rolling lease, which shall be terminated should planning permission be granted.

### Consultation (Page 243)

Information added to paragraph 5.2 under the summary of objections to include additional representations received.

### 5.2

An additional 9 letters of objection have been received since the publication of the agenda. These are summarised as follows:

- Objections remain following revised scheme
- Narrow road and parking issues
- Loss of MOT spaces
- The site provides important green area and could be improved
- Many bird species living in site
- Impact of noise and disturbance during construction
- Increased pollution
- Noise, vibrations and pollution from trains to future occupants
- Would encroach on a cycle route
- Loss of privacy
- Loss of sunlight and daylight from development
- The site should be cleaned and enclosed rather than built on
- Additional traffic
- Increased stress from loss of trees
- Impact to health of Langham Court residents

### **Item 13. Planning Appeal Decisions.**

No modifications.

### **Item 14. Planning Enforcement Summary of current cases.**

No modifications.

### **Item 15. Urgent Item - Burlington Road – 19/P2387 – West Barnes Ward.**

No modifications.