

**PLANNING APPLICATIONS COMMITTEE
18 OCTOBER 2018**

APPLICATION NO.
18/P3154

DATE VALID
23/08/2018

Address/Site Southey Bowling Club, 557 and 559
Kingston Road, Raynes Park, SW20 8SF

Ward Dundonald

Proposal: APPLICATION FOR VARIATION OF CONDITION 2 (APPROVED DRAWINGS) ATTACHED TO LBM PLANNING APPLICATION 15/P4083, TO ALLOW FOR ADDITIONAL DORMER WINDOWS AND A/C UNITS RELATING TO THE DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE WITH ERECTION OF 9 HOUSES WITH NEW ACCESS FROM KINGSTON ROAD; ERECTION OF NEW BOWLS CLUB BUILDING AND ASSOCIATED FACILITIES, INCLUDING A NEW CHANGING ROOM BUILDING AND RELOCATION OF GROUNDSMAN'S STORE USING EXISTING ACCESS TO LOWER DOWNS ROAD.

Drawing Nos L2494/02 Rev F, L2494/05 Rev J,
L2494/08 Rev D, L2494/09 Rev D,
L2494/41 Rev K, L2494/49 Rev J,
L2494/57 Rev J and CL59/M002 Rev A.

Contact Officer: Tim Lipscomb (0208 545 3496)

RECOMMENDATION

Grant Permission subject to conditions and deed of variation to s.106 legal agreement.

CHECKLIST INFORMATION

- Heads of Agreement: Deed of variation to s.106 under 15/P4083
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 96
- External consultations: No
- Controlled Parking Zone: Yes (Zone A1)

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee at the request of Councillor Kirby.

2. SITE AND SURROUNDINGS

- 2.1 The application site is backland plot (5,600 square metres) that is located to the rear of houses fronting Kingston Road, Abbott Avenue and Lower Downs Road. Vehicular access to the site has historically been via a driveway from Lower Downs Road. Pedestrian access to the site is also available via a pedestrian/bicycle path that links Abbott Avenue and Kingston Road.

- 2.2 The site is currently a construction site with the 9 dwellings and Clubhouse building permitted under application 15/P4083 and varied under application ref. 17/P3005.

- 2.3 Previous to the site being a construction site, the layout and use was as follows:

The site is used by the Southey Bowling Club and includes a bowling green and multiple club buildings that are single storey in scale. Excluding the bowling green, the majority of the site is hardstanding and buildings, with some scattered trees which are not covered by a Tree Preservation Order. The existing clubhouse building (211 square metres gross internal space) is located at the western apex of the site, backing onto the path and has a licensed bar. The Club currently has approximately 160 Members (around 60 being playing Members). Other timber changing room/pavilion buildings surround the bowling green, located at the eastern end of the site. A maintenance store and water reservoir are also located at that end of the site. A car parking area for approximately 30 cars is located in the middle of the site.

- 2.4 The site also includes the dwelling at 557 Kingston Road, which is being redeveloped pursuant to the permission granted under application ref.17/P4345

- 2.5 The application site is not in a conservation area. The site is located in a controlled parking zone. The PTAL for the site varies from 4 on the Kingston Road frontage to 2 where dwellings, the subject of this application, are to be built.

- 2.6 The bowling green is the only part of the site designated as open space under the Sites and Policies plan. The entire site is designated in the Merton Sites and Policies Plan 2014 as 'Site Proposal 74'. The site proposal identifies the site for potential residential development however safeguards the bowling green stating that there should be no loss of sporting facilities for which there is demand.

- 2.7 The adjoining built form is wholly Edwardian terrace residences, two storeys in scale. Many of these dwellings have converted their lofts with roof dormers to create additional living accommodation within the roofspace.
- 2.8 It is of note that the development approved under applications refs. 15/P4083 and varied under 17/P3005 is currently underway on site.

3. PROPOSAL

- 3.1 The proposal is for the variation of Condition 2 (approved plans) of application ref. 15/P4083 to allow the addition of small dormer windows to residential units 1, 4 and 8, to allow for the provision of an externally mounted AC unit to the eastern elevation of the approved Clubhouse building and to provide single storey extensions to the rear of all of the residential units (whereas previously under application ref. 17/P3005 there were conservatories to the rear of each of the residential units).
- 3.2 The scheme also proposes the changes listed below, however, these have been previously approved under application 17/P3005, which varied the original permission.

Club house building

- An increase in the height of the eaves and ridge of the proposed Club House building (eaves would rise from 5.1m to 5.675m and the ridge from 6.9m to 7.69m).
- The insertion of a false door to the southwest elevation of the Club House building.
- Insertion of fire escape door at first floor level to the northwest elevation of the Club House building.
- The provision of pitched roofs to the out-shots to the each side of the Club house building (as opposed to flat roofs to these out-shots)
- Minor change to the layout of the WC at ground and first floor level in the Club House building.
- The previous permission included discrepancies in the plans in that the exact position of the Club House building varied by approximately 1m between plans. The current application seeks to regularise this and clarify the position of the Club House building. There would be a space of 1m between the Club House building and the eastern site boundary (the previous permission showed the building to be located on the boundary line with other plans showing the 1m separation).

Changing rooms

- An increase in eaves height from 2.078m to 2.25m and an increase in ridge height from 3.3m to 3.554m.
- The provision of an external entrance ramp to the southwest elevation of the changing rooms.
- Minor change to the proposed roof form, to be partly gabled as opposed to a mono-pitch.
- The inclusion of a dedicated disabled access changing room.

- The change to the footprint of the building to allow for a greenkeeper's equipment store, as opposed to the store being a separate building.
- The insertion of rooflights to the roofslope.

Residential development

- Very minor changes to positions and sizes of windows to the residential units (these changes relate to ground floor and first floor side facing windows only – all side facing first floor windows would continue to be obscurely glazed).

Other:

- The plans show that three parking spaces for disabled users would be provided around the Clubhouse building, whereas previously four were proposed.

The above changes have previously been approved. The remainder of the proposed development would remain the same as permitted under 15/P4083, including access routes and road layout.

4. PLANNING HISTORY

- 4.1 MER443/68 - SINGLE STOREY EXTENSION - Grant permission subject to conditions.
- 4.2 WIM6979 - ERECTION OF AN INDOOR BOWLING RINK, LOCKER, BUFFET AND TOILET ACCOMODATION – Grant permission subject to conditions.
- 4.3 93/P0179 - ERECTION OF SINGLE STOREY DETACHED TOILET BLOCK - Grant permission subject to conditions.
- 4.4 02/P0859 - ERECTION OF SINGLE STOREY MALE AND FEMALE CHANGING ROOMS - Grant Permission subject to Conditions.
- 4.5 09/P0328 - ERECTION WITHIN CLUB GROUNDS OF A MARQUEE, SIZE 10 METRES x 4 METRES x 3 METRES HIGH – Grant permission subject to conditions.
- 4.6 15/P4083 - DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE WITH ERECTION OF 9 HOUSES WITH NEW ACCESS FROM KINGSTON ROAD; ERECTION OF NEW BOWLS CLUB BUILDING AND ASSOCIATED FACILITIES, INCLUDING A NEW CHANGING ROOM BUILDING AND RELOCATION OF GROUNDSMAN'S STORE USING EXISTING ACCESS TO LOWER DOWNS ROAD. Grant Permission Subject to Section 106 Obligation or any other enabling agreement. 19-12-2016.
- 4.7 17/P3005 - APPLICATION TO VARY CONDITION 2 (APPROVED PLANS) ATTACHED TO LBM PLANNING PERMISSION 15/P4083 RELATING TO THE DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF

SITE WITH ERECTION OF 9 HOUSES WITH NEW ACCESS FROM KINGSTON ROAD; ERECTION OF NEW BOWLS CLUB BUILDING AND ASSOCIATED FACILITIES, INCLUDING A NEW CHANGING ROOM BUILDING AND RELOCATION OF GROUNDSMAN'S STORE USING EXISTING ACCESS TO LOWER DOWNS ROAD. Grant Permission Subject to Section 106 Obligation or any other enabling agreement. 13-03-2018.

- 4.8 17/P3578 - APPLICATION FOR DISCHARGE OF CONDITIONS 3 (EXTERNAL MATERIALS) 4 (SURFACE MATERIALS) 5 (BOUNDARY WALL & FENCES) 11 (SOUNDPROOFING) 12 (VENTILATION) 14 (LANDSCAPING) 18 (ACCESS) 22 (CONSTRUCTION LOGISTICS PLAN) & 23 (DRAINAGE) ATTACHED TO PLANNING APPLICATION 15/P4083 RELATING TO THE DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE WITH ERECTION OF 9 HOUSES WITH NEW ACCESS FROM KINGSTON ROAD; ERECTION OF NEW BOWLS CLUB BUILDING AND ASSOCIATED FACILITIES, INCLUDING A NEW CHANGING ROOM BUILDING AND RELOCATION OF GROUNDSMAN'S STORE USING EXISTING ACCESS TO LOWER DOWNS ROAD. Grant Discharge of Conditions 26-04-2018.
- 4.9 17/P4345 - DEMOLITION OF EXISTING DWELLING HOUSE AND THE ERECTION OF 2 STOREY RESIDENTIAL BLOCK COMPRISING 1 x THREE BEDROOM APARTMENT ACROSS GROUND FLOOR AND 1 x TWO BEDROOM APARTMENT OVER FIRST AND SECOND FLOORS. Grant Permission Subject to Section 106 Obligation or any other enabling agreement. 29-01-2018.
- 4.10 18/P0858 - APPLICATION TO DISCHARGE CONDITIONS 14 (LANDSCAPING), 15 (LANDSCAPING) AND 16 (TREES) ATTACHED TO LBM PLANNING APPLICATION 15/P4083 RELATING TO THE DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE WITH THE ERECTION OF 9 HOUSES WITH NEW ACCESS FROM KINGSTON ROAD; ERECTION OF NEW BOWLS CLUB BUILDING AND ASSOCIATED FACILITIES, INCLUDING A NEW CHANGING ROOM BUILDING AND RELOCATION OF GROUNDSMAN'S STORE USING EXISTING ACCESS TO LOWER DOWNS ROAD. Grant Discharge of Conditions 29-03-2018.
- 4.11 18/P1609 - APPLICATION FOR DISCHARGE OF CONDITION 3 (external materials) ATTACHED TO PLANNING PERMISSION 15/P4083 RELATING TO THE DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE WITH ERECTION OF 9 HOUSES WITH NEW ACCESS FROM KINGSTON ROAD; ERECTION OF NEW BOWLS CLUB BUILDING AND ASSOCIATED FACILITIES, INCLUDING A NEW CHANGING ROOM BUILDING AND RELOCATION OF GROUNDSMAN'S STORE USING EXISTING ACCESS TO LOWER DOWNS ROAD. Grant Discharge of Conditions 02-07-2018.

5. CONSULTATION

5.1 Standard 21-day site notice procedure and individual letters to neighbouring occupiers. Representations have been received from 8 individuals, raising objection on the following grounds:

- Query whether dormers are really necessary.
- Loss of privacy as a result of the proposed dormers.
- Noise pollution from AC units.
- Air pollution from AC units
- Query whether the bowling club needs air conditioning.
- Concern that applicant is land grabbing on the access path between Kingston Road and Abbot Avenue. Suggestion that this area be provided with lighting and nice paving.
- Concern that fence between the site and the adjacent alley way providing access to the rear of properties on Abbot Avenue has been blocked during the construction works, which amounts to trespass. This also presents a security risk.
- Request that planning officers intervene and ensure that the boundary fences are reinstalled immediately.

5.2 LBM Environmental Health Officer:

Further to your consultation and further information in relation to the above planning application, should you be minded to approve the application then I would recommend the following planning condition:-

- 1) Noise levels, (expressed as the equivalent continuous sound level) LAeq (15 minutes), from the new air conditioning units combined shall not exceed LA90-10dB at the boundary with any residential property.
- 2) A post confirmation noise survey shall be undertaken following completion of the development to ensure the specified levels are achieved, if not achieved additional mitigation shall be installed so the levels are achieved before use.

Reason: To protect the amenities of the occupiers in the local vicinity.

6. POLICY CONTEXT

6.1 National Planning Policy Framework 2018:

2. Achieving sustainable development
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change

- 6.2 London Plan (2016) policies:
- 3.4 Optimising housing potential
 - 3.5 Quality and design of housing developments
 - 3.8 Housing choice
 - 5.1 Climate change mitigation
 - 5.2 Minimising carbon dioxide emissions
 - 5.3 Sustainable Design and Construction
 - 5.13 Sustainable drainage
 - 6.3 Assessing effects of development on transport capacity
 - 6.9 Cycling
 - 6.13 Parking
 - 7.2 An inclusive environment
 - 7.4 Local character
 - 7.6 Architecture
 - 7.14 Improving air quality
 - 7.19 Biodiversity and access to nature
 - 7.21 Trees and woodlands
 - 8.2 Planning Obligations
- 6.3 LDF Core Planning Strategy (July 2011)
- CS8 Housing Choice
 - CS9 Housing provision
 - CS13 Open space, nature conservation, leisure and culture
 - CS11 Infrastructure
 - CS14 Design
 - CS15 Climate Change
 - CS16 Flood Risk Management
 - CS18 Active Transport
 - CS20 Parking, Servicing and Delivery
- 6.4 Sites and Policies Plan and Policies Map (July 2014)
- DM H3 Support for affordable housing
 - DM O2 Nature Conservation, Trees, hedges and landscape features
 - DM D2 Design considerations in all developments
 - DM F1 Support for flood risk management
 - DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
 - DM T1 Support for sustainable transport and active travel
 - DM T2 Transport impacts of development
 - DM T3 Car parking and servicing standards
 - DM T5 Access to the Road Network
- 6.5 Other guidance:
- Mayor of London Housing SPG March 2016
 - DCLG: Technical housing standards - nationally described space standard March 2015

7. **PLANNING CONSIDERATIONS**

7.1 Key Issues for consideration

- 7.1.1 Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. The local planning authority can grant such permission unconditionally or subject to different conditions, or they can refuse the application if they decide that the original condition(s) should continue.
- 7.1.2 The main planning considerations concern the addition of dormer windows to residential plots 1, 4 and 8 and the provision of an externally mounted AC unit to the eastern elevation of the Clubhouse building.
- 7.1.3 The remainder of the proposal, including the layout of the residential development and access arrangements would remain as per 15/P4083 (and varied under application ref. 17/P3005, which allowed for the change in height of the clubhouse and changing room buildings addition of conservatories to the residential units and changes to fenestration).
- 7.1.4 Therefore, the key issues for assessment relate solely to the provision of these three dormer windows and the AC units.

7.2 Visual amenity

- 7.2.1 The National Planning Policy Framework (NPPF) states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The regional planning policy advice in relation to design is found in the London Plan (2015), in Policy 7.4 - Local Character and 7.6 - Architecture. These policies state that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design.
- 7.2.2 Policies DMD2 and DMD3 seek to ensure a high quality of design in all development, which relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. Core Planning Policy CS14 supports this SPP Policy.
- 7.2.3 The main visual change proposed is the provision of dormer windows. These dormers are fairly limited in terms of scale and it is considered that they would have a very limited impact on visual amenity or the character of the area over and above the approved schemes. Officers consider that it would be unreasonable to withhold permission on the basis of design.
- 7.2.4 The provision of single storey extensions as opposed to conservatories would not have a greater impact on visual amenity than the approved

conservatories, as they are of a similar scale and the design of the proposed single storey extensions would complement the approved houses.

7.2.5 The AC unit would have a limited visual impact and no objection is raised on this basis.

7.2.6 As set out above in this report, the other changes to the approved plan (listed at paragraph 3.2 have previously been granted permission).

7.2.6 The proposal is considered to be acceptable in terms of visual amenity.

7.3 Residential amenity

7.3.1 Policy DM D2 seeks to ensure that development does not adversely impact on the amenity of nearby residential properties.

7.3.2 The proposed dormer windows would all be at a high level (in excess of 1.7m above finished floor level), with steeply angled windows facing almost skywards. There would be no opportunity for overlooking at this height and no objection is raised on this basis.

7.3.3 The proposed single storey extensions would be no more harmful than the conservatories previously granted permission.

7.3.4 The proposed AC unit has the potential to cause noise disturbance to neighbouring occupiers. The proposed AC unit would be separated from the residential alleyway to the eastern side of the site by just 2m (separated from the rear of the closest residential gardens by 3.3m). The application is accompanied by a Noise Assessment which sets out that the noise level at the closest noise sensitive receptors would be less than the background noise level. The Noise Assessment recommends the use of an acoustic screen in order to minimise noise disturbance.

7.3.5 It is of note that the AC units are proposed for use in the main hall of the clubhouse only to facilitate functions. Under application ref. 15/P4083 Condition 11 required soundproofing of the Clubhouse to ensure that there would not be unreasonable noise disturbance. This soundproofing stipulated that to minimise disturbance by way of amplified music that windows and doors would need to be kept closed. Therefore, in order to provide ventilation to the function space, the applicant's now require air conditioning in place of being able to simply open windows and doors.

7.3.6 The Council's Environmental Health Officer has considered the proposal and concludes that the impact would not be harmful to neighbouring amenity, acceptable subject to an overall limit on noise levels.

7.3.7 The proposal is considered to be acceptable in terms of residential amenity.

7.4 Affordable Housing

7.4.1 Since the grant of the previous planning permission, 15/P4083, the Government reinstated rules exempting small sites from affordable housing obligations following the Court of Appeal decision in the case of West Berkshire District Council and Reading Borough Council v Secretary of State for Communities and Local Government. Therefore, this scheme would not require a financial contribution towards affordable housing as it proposes only 9 units.

7.5 Other matters

7.5.1 The scheme proposes the reduction of one disabled parking. The previous scheme proposed 32 parking spaces (4 of which would have been for disabled users) to serve the bowling club. The current scheme proposes 31 parking spaces (3 of which would be for disabled users).

7.5.2 The London Plan requires at least 6% of the parking spaces proposed to be for disabled users, which equates to 1.92 spaces. Therefore, whilst a reduction in parking for disabled users is not ideal, it would meet the relevant policy guidance and would be acceptable in planning terms. This arrangement would be as per that approved under application ref. 17/P3005.

7.5.3 The issues raised by objectors have been carefully considered. As outlined above in this report, there would not be an opportunity for overlooking from the proposed dormer windows and the AC units would not generate a materially harmful level of noise.

7.5.4 Concerns have been raised by residents to the effect that activity associated with construction work has taken place beyond the site boundary. This matter has been investigated by planning officers and while activity such as making the suite secure during construction may have encroached onto neighbouring land this is not a material planning consideration and cannot form the focus for the assessment of this proposal. These are effectively private civil matters between landowners that have no bearing on the planning merits of the case.

7.6 S.106 requirements

7.6.1 The previous application was subject to a legal agreement to restrict parking permits and to secure affordable housing. The affordable housing contribution is no longer required (see above for details) and a legal agreement which suitably restricts the issuing of parking permits is required.

8. Conclusion

8.1 The changes to the approved scheme are considered to be acceptable in planning terms for the reasons set out above.

RECOMMENDATION

Grant Permission Subject to a Section 106 Obligation or any other enabling agreement to restrict parking permits and the following conditions.

Conditions

1	A1 Commencement of development (full application)	The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of the issuing of planning permission ref 15/P4083 (the effective date is 19 December 2019).
		Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
2	A7 Approved Plans	The development hereby permitted shall be carried out in accordance with the following approved plans: L2494/04, L2494/05, L2494/06, PL08 A, L2494/08 A, L2494/09 A, 11A, 16B, 17B, L2494/20, 21, L2494/sk27 A, L2492/40 D, L2494/41 B, L2494/49 B and L2494/57.
		Reason: For the avoidance of doubt and in the interests of proper planning
3	B1 External Materials to be Approved	The development shall be carried out in accordance with details previously agreed under the discharge of Condition 3 under application ref. 18/P1609.
		Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
4	B4 Details of surface treatment	The development shall be carried out in accordance with details previously agreed under the discharge of Condition 4 under application ref. 17/P3578.
		Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.
5	B5 Details of Walls/Fences	The development shall be carried out in accordance with details previously agreed under the discharge of Condition 5 under application ref. 17/P3578.
		Reason: To ensure a satisfactory and safe development in accordance with the following

		Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.
6	C01 No Permitted Development (Extensions)	Notwithstanding the provisions Classes A and B, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension or enlargement of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.
		Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future Development plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
7	C02 No Permitted Development (Windows and Doors)	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission first obtained from the Local Planning Authority.
		Reason: To safeguard the amenities and privacy of the occupiers of nearby properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
8	C07 Refuse & Recycling (Implementation)	The residential development hereby approved shall not be occupied and the use of the Clubhouse building hereby approved shall not commence until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.
		Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling

		material and to comply with the following Development Plan policies for Merton: policy 5.17 of the London Plan 2016, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.
9	D01 Hours of Use (insert)	The bowling clubhouse hereby permitted shall operate only between the hours of 1100 to 2300 Monday to Saturday and 1200 to 2230 on Sundays.
		Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.
10	D03 Restriction on Music/Amplified Sound	No music or other amplified sound generated on the premises shall be audible at the boundary of any adjacent residential building so as to constitute a statutory nuisance.
		Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.
11	D04 Soundproofing of Building	No development on the recreational development hereby approved shall commence until a scheme for the soundproofing of the building to prevent the transmission of noise and vibration has been submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the clubhouse development shall not be occupied unless the measures have been approved and carried out in strict accordance with the approved details and those measures shall thereafter be retained for use at all times from the date of first occupation. Alternatively, the development shall be carried out in accordance with details previously agreed under the discharge of Condition 11 under application ref. 17/P3578.
		Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016 and policies DM D2, DM

		D3, DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.
12	D06 Kitchen Ventilation Extract Systems (New Build/Conversions)	<p>The use of the clubhouse hereby permitted shall not commence until detailed plans and specifications of a kitchen ventilation system, including details of sound attenuation for a kitchen ventilation extract system and odour control measures have been submitted to and approved in writing by the Local Planning Authority. The kitchen ventilation extract system shall be installed in accordance with the approved plans and specifications before the use commences and shall be permanently retained as such thereafter.</p> <p>Alternatively, the development shall be carried out in accordance with details previously agreed under the discharge of Condition 12 under application ref. 17/P3578.</p>
		Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and to ensure compliance with the following Development Plan policies for Merton: policies 7.14 and 7.15 of the London Plan 2016, policy CS7 of Merton's Core Planning Strategy 2011 and policies DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.
13	D10 External Lighting	Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary.
		Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.
14	F01 Landscaping/Planting Scheme	No development shall take place on the residential or recreational developments respectively until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of any building hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means

		<p>of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.</p> <p>Alternatively, the development shall be carried out in accordance with details previously agreed under the discharge of Condition 14 under application ref. 18/P0858</p>
		<p>Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Policies Plan 2014.</p>
15	F04 Tree Survey Approved (insert)	<p>The development shall be carried out in accordance with details previously agreed under the discharge of Condition 15 under application ref. 18/P0858</p>
		<p>Reason: To enhance the appearance of the development in the interest of the amenities of the area and to comply with the following Development Plan policies for Merton: policies 7.5 and 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and O2 of Merton's Sites and Policies Plan 2014.</p>
16	F05 Tree Protection	<p>The development shall be carried out in accordance with details previously agreed under the discharge of Condition 16 under application ref. 18/P0858.</p>
		<p>Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.</p>
17	F08 Site Supervision (Trees)	<p>The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the</p>

		approved protection measures.
		Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.
18	H03 Redundant Crossovers	The development shall be carried out in accordance with details previously agreed under the discharge of Condition 18 under application ref. 17/P3578.
		Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.
19	H04 Provision of Vehicle Parking	The vehicle parking area shown on the approved plans shall be provided before the commencement of the buildings or use hereby permitted and shall be retained for parking purposes for occupiers and users of the development and for no other purpose.
		Reason: To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Policies Plan 2014.
20		The residential development hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use, and the use of the clubhouse hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development at all times.
		Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.
21	H08 Travel Plan	Prior to the use of the clubhouse building hereby permitted, a Travel Plan shall be submitted to and

		<p>approved in writing by the Local Planning Authority. The Plan shall follow the current 'Travel Plan Development Control Guidance' issued by TfL and shall include:</p> <ul style="list-style-type: none"> (i) Targets for sustainable travel arrangements; (ii) Effective measures for the on-going monitoring of the Plan; (iii) A commitment to delivering the Plan objectives for a period of at least 5 years from the first occupation of the development; (iv) Effective mechanisms to achieve the objectives of the Plan by both present and future occupiers of the development. <p>The recreational development shall be implemented only on accordance with the approved Travel Plan.</p>
		<p>Reason: To promote sustainable travel measures and comply with the following Development Plan policies for Merton: policy 6.3 of the London Plan 2016, policies CS18, CS19 and CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.</p>
22	H13 Construction Logistics Plan to be Submitted (major development)	<p>The development shall be carried out in accordance with details previously agreed under the discharge of Condition 22 under application ref. 17/P3578.</p>
		<p>Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.</p>
23	H17 Drainage	<p>Surface water from private land shall not discharge on to the public highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the surface water drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.</p> <p>Alternatively, the development shall be carried</p>

		out in accordance with details previously agreed under the discharge of Condition 23 under application ref. 17/P3578.
		Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2016, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.
24	L2 Code for Sustainable Homes - Pre-Commencement (New build residential)	No part of the new dwellinghouses hereby approved shall be occupied until evidence has been submitted to the council confirming that the development has achieved not less than the CO2 reductions (ENE1), internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4. Evidence requirements are detailed in the "Schedule of evidence Required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide. Evidence to demonstrate a 25% reduction compared to 2010 part L regulations and internal water usage rats of 105l/p/day must be submitted to, and acknowledged in writing by the Local Planning Authority, unless otherwise agreed in writing.
		Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with 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.
25	A Non Standard Condition	Other than for the purposes of maintenance and in the case of an emergency, the bowling clubhouse balcony hereby permitted shall not be used between the hours of 2100 to 1100 Monday to Sunday.
		Reason: To safeguard the amenities of the surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.
26	A Non Standard Condition	No part of the residential development hereby approved shall be occupied until the applicant has entered into a highways agreement with

		London Borough of Merton's Highway Team for the reconstruction and widening of the existing vehicle crossover with such works deriving from the agreement having been completed.
		Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policy DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.
27	A Non Standard Condition	Noise levels, (expressed as the equivalent continuous sound level) LAeq (15 minutes), from the new air conditioning units combined shall not exceed LA90-10dB at the boundary with any residential property.
		Reason: To protect the amenities of the occupiers in the local vicinity.
28	A Non Standard Condition	A noise survey shall be undertaken and submitted to the Council before first occupation of the non-residential part of development to verify to the satisfaction of the local planning authority that the specified levels are achieved. If the levels are not achieved then additional mitigation measures, to have first been submitted to and agreed in writing by the local planning authority shall be installed before first occupation and shall be retained and maintained thereafter.
		Reason: To protect the amenities of the occupiers in the local vicinity and to accord with Sites and Policies Plan policy DM.EP2

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