

PLANNING APPLICATIONS COMMITTEE 18 OCTOBER 2018

APPLICATION NO. **DATE VALID**
17/P1314 27.03.2017

Address/Site The William Morris & The 1929 Shop, 18 & 20 Watermill Way
Colliers Wood, London, SW19 2RD

Ward Abbey

Proposal: Alterations and extensions to existing public house and
restaurant involving partial demolition works and new outdoor
dining facilities, and new brewery and ancillary shop

Drawing Nos; Site location plan and drawings; L (--)001A, L (--)002P,
L (--)003F, L (--)004G, L (--)005, L (--)006H, L (--)007A,
L (--)008 & L (--)013A.

Contact Officer: Leigh Harrington (020 8545 3836)

RECOMMENDATION

Grant planning permission subject to conditions.

CHECKLIST INFORMATION.

- Heads of agreement: NO
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Design Review Panel consulted: No,
- Number of neighbours consulted: 96
- Press notice – Yes
- Site notice – Yes
- External consultations: Two, EA & CAMRA
- Archaeological Priority Zone – Yes
- Controlled Parking Zone - Yes
- Number of new jobs created: 10 full time and 9 part time

1 INTRODUCTION

1.1 The application has been brought before the Committee due to the level of public interest.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises The William Morris Pub, The 1929 Shop and the area immediately surrounding these two buildings, also known as 18 & 20 Watermill Way SW19 2RD. The site is located within the heritage site known as Merton Abbey Mills in Colliers Wood, and is designated within the Wandle Valley Conservation Area (Sub Area 3: Merton Priory). Both buildings are locally listed, as are many of the surrounding buildings within Merton Abbey Mills.
- 2.2 The William Morris building is currently used as a public house, and includes a function room with roof terrace on the first floor, and outdoor seating at the front and rear of the pub along the River Wandle. At ground level, The 1929 Shop building is split into two components. The eastern section of the building is used for Retail/Shops whilst the western section adjacent to the William Morris Pub is a Restaurant. The first floor of the building is used as Office. The two buildings are physically connected at ground level by a shared entrance. Both buildings are two storeys in height and industrial in character.
- 2.3 The site is bound to the south by Watermill Way and to the east by 'The Long Shop'. Three, four-storey residential buildings are located on the southern side of Watermill Way opposite the site. Two of these buildings have commercial uses at ground level. The eastern boundary of the site is the bank of the River Wandle, which flows north from this location.
- 2.4 The bank of the river is designated within a Green Chain and Green Corridor under the Merton Sites and Policies Plan. The site contains five large trees/tree groups, four of which are protected by formal Tree Preservation Orders. The four trees protected include three Lime trees and one Sycamore Tree, in the public seating area adjacent to the River Wandle.
- 2.5 The site lies approximately half a mile south west of Colliers Wood and half a mile south east of South Wimbledon Underground Stations. By road the site is accessed directly off the A24 Merantun Way onto Watermill Way where there is a car park for customers. The site is designated within the Colliers Wood Town Centre.

3. CURRENT PROPOSAL

- 3.1 The proposal under consideration is for alterations and extensions to the existing public house and restaurant involving partial demolition works and new outdoor dining facilities, and new brewery and ancillary shop. Much of the proposal has been previously approved by members in 2016 but not implemented.
- 3.2 The proposal involves alterations and extensions to the existing public house and restaurant including remodelling the existing riverside terrace to improve the bar, restaurant and outdoor dining facilities of The William Morris pub. The proposal will also involve the establishment of a micro-brewery and an

ancillary shop selling the products of the brewery. The net increase in floor area is 76m².

- 3.3 For the previous consent the proposed micro-brewery was to be housed within the ground level of the existing William Morris pub. For this proposal the existing William Morris public house will be the tap room/bar for the new micro brewery. Internal alterations will create an informal dining and pub area over two storeys with a mezzanine area over the brewery bar.
- 3.4 This proposal will now see the micro-brewery created on the footprint of the existing wooden clad beer cellar structure that sits to the south of the William Morris building. This new 6.2m x 10.8m building would be linked to the pub and feature a north south ridge line with a height of 6.7m above eaves with a height of 2.9m.
- 3.5 Following concerns of officers relating to the functional outward appearance of the design of the micro brewery building the applicants have submitted a revised material palette whereby the building would be clad in punched steel cladding that would feature William Morris style floral patterns to reflect the historical heritage of the site.
- 3.6 Improvements will be undertaken to the western façade of the William Morris Pub where there is existing dining at ground level (this section is not part of the original building). The improvements involve new windows, balustrades and material finishes that will upgrade the appearance of the existing extension as well as improve viewing opportunities to the River Wandle from the internal dining/seating areas. Externally a permanent roof for the decking area is proposed to be sited over the terrace and around the retained trees to allow for year long outdoor use.
- 3.7 The rear (western side) of The 1929 Shop will house the restaurant section of the proposal with a double sided bar to serve both the terrace and the restaurant. There will also be an ancillary brewery shop selling the bottled beers and brewery related merchandise within the 1929 Shop. Externally, a permanent roof for the decked area is to be constructed over the terrace so that this area can be used throughout the year for additional seating.
- 3.8 The two buildings are to be connected by an internal 'boulevard' which will separate the more formal eating area adjacent to the kitchen within the 1929 Shop, and the more relaxed bar area/informal dining area. There will be two main entrances, situated at either end of the main boulevard, one being accessible from the market end (north) and the other from Watermill Way (south). Servicing for the building will be via Watermill Way where there will be 'back-of-house' entrances for both the kitchen and micro-brewery.
- 3.9 Originally all four trees protected by TPOs were proposed to be removed. This has been reduced to one tree, with the Sycamore tree in the northern corner of the site to be removed. The new roof canopy will be cut around the trunk of the three remaining Lime trees to allow for their retention.

- 3.10 No change to the first floor of The 1929 Shop is proposed, and no change is proposed to the eastern section of the ground level of The 1929 Shop, which will remain in use as Shops/Retail.

4. PLANNING HISTORY

- 4.1 The Merton Abbey Mills precinct has an extensive site history. The following is the relevant planning history applicable to the two buildings associated with this application.

'The 1929 Building':

- 4.2 15/P0615 Planning permission granted by PAC for alterations and extensions to the existing public house and restaurant including remodelling the existing riverside terrace to improve the bar, restaurant and outdoor dining facilities of The William Morris pub. The proposal will also involve the establishment of a micro-brewery and an ancillary shop selling the products of the brewery. Not implemented.
- 4.3 08/P1532 - Planning permission granted for the construction of an additional storey to the existing two storey building to provide 12 new business units (use within class b1) with an external escape stair to the south elevation and alterations to extract ventilation to ground floor commercial units. Not implemented.
- 4.4 94/P0906 - - Planning permission granted for the change of use of first floor of unit 7 (1929 shop), from office to retail use.

4.5 The William Morris Pub':

- 4.6 98/P0086 – Planning permission refused for the erection of a single storey extension with roof terrace. Reason for refusal;
Excavations which are required for the construction of the proposal would likely to result in the loss of a protected tree of amenity value through root disturbance/severance which would be detrimental to the character of the Wandle Valley Conservation Area contrary to Policies EB2, EN10 and EN11.
- 4.7 89/P1458 –Advertising consent granted for the display of 6 non-illuminated and one externally illuminated signs

5. CONSULTATION

- 5.1 The application was advertised through the display of a site notice, press notice and individual consultation letters. As a result of this consultation, letters have been received from five neighbouring residents raising the following concerns:

- The proposed extension to the south of the existing pub looks intrusive, unsightly, out of character and represents a significant extension by the side of the river

- There is room within the existing footprint for the brewery equipment and still have plenty of space for the bar and restaurant areas without having to build this extension.
 - We want assurances that all due measures are being taken to ensure noise and smell pollution are kept to a minimum.
 - Smells should be treated internally.
 - Fermentation process 20 feet from residential properties is objectionable and endangers natural 'ambience'.
 - To disregard the character of the whole Merton abbey area by introducing one small brewery will encourage others to follow and the entire character along with the history will be destroyed for good
 - Need to preserve the heritage and character of Merton Abbey Mills and do not commercialise it.
 - There is no public road access to the site from Merantun Way and the roads are designed for Bennet's Courtyard.
 - Would seek assurances that any damage to the by HGVs road is promptly and properly repaired.
 - The height of the new extension would block views.
- 5.2 One letter generally supporting the proposals but subject to some concerns raised above relating to road conditions, height and smells.
- 5.3 Environment Agency.
No objection. Following a site visit by their officers to obtain a better understanding of the site, the Agency is satisfied that the development will not be extending further than the line of the existing building towards the river and will not prevent access for maintenance or cause a detriment to biodiversity and have removed their earlier objection. The applicants have been advised that they must apply to the Agency for a Flood Risk Activity Permit for works in proximity to a river.
- 5.4 Historic England
Did not wish to make any comments.
- 5.5 LBM Environmental Health.
No objection subject to a condition that the method of odour control be submitted and approved before operations commence.
- 6 POLICY CONTEXT**
- 6.1 London Plan 2016.
4.7 (Retail and town centre development), 7.6 (Architecture), 7.8 (Heritage assets and archaeology), 7.14 (Improving air quality) & 7.15 (Reducing noise)
- 6.2 Merton Core Planning Strategy 2011.
CS 1 (Colliers Wood), CS 7 (Centres), CS 14 (Design), CS 12 (Economic development), CS 13 (Open space, nature conservation, leisure and culture), CS 18 (Active Transport) & CS 20 (Parking and servicing).
- 6.3 Merton Sites and Policies Plan 2014.

DM R1 (Location and scale of development in Merton's town centres and neighbourhood parades), DM R5 (Food and drink/leisure and entertainment uses), DM D2 (Design considerations in all developments), DM D3 (Alterations and extensions to existing buildings), DM D4 (Managing Heritage Assets), DM EP 2 (Reducing and mitigating noise), DM EP 4 (Pollutants), DM E1 (Employment areas in Merton) & DM O2 (Nature conservation, trees, hedges and landscape features),

7. PLANNING CONSIDERATIONS

- 7.1 The key issues arising from the application are the impacts of the use on the local area and the impact on neighbour amenity, appearance as well as the impact on the Conservation Area and Listed Buildings.

Expansion of pub/restaurant use & implementation of micro-brewery use.

- 7.2 London Plan Policy 4.4, SPP Policy DM E1 and Core Strategy Policy CS 12 all seek to promote employment opportunities both locally and regionally. SPP Policy DM E1 stipulates that new uses should have parking and access appropriate to the site and its surroundings, not unacceptably affect the operation of neighbouring businesses, traffic movement, road safety or local amenity.

- 7.3 Core Strategy Policy CS1 and CS7 encourages an improved mix of uses within Colliers Wood, inclusive of restaurants, cafes and uses commensurate with its retail offer as a district centre, that will contribute to the vitality and viability of the Colliers Wood centre. The policy encourages development that will raise awareness of heritage assets, recognising their positive contribution to regeneration and development. SPP Policy DM R1 and DM R5 stipulates that new development in town centres is to be commensurate with the scale and function of the centre, and must maintain the character and amenity of the area.

- 7.4 The proposal will involve alterations and extensions to the established pub and restaurant use on site, providing for an improved pub/bar/restaurant facility that will create additional employment and leisure opportunities. The micro-brewing industry is a rapidly expanding market and officers consider that the implementation of a new micro-brewery within The William Morris building will bring renewed vitality and recognition to the Colliers Wood town centre and Merton Abbey Mills heritage precinct. The use links to the industrial history of the Merton Abbey Mills heritage area, and is considered by officers to be of a scale commensurate with the pub/restaurant and surrounding retail/office development.

Parking and servicing.

- 7.5 SPP Policy DM E1 and Core Strategy policy CS 20 stipulate that new uses should have parking and access appropriate to the site and its surroundings and not unacceptably affect the operation of neighbouring businesses, traffic movement and road safety.

- 7.6 There are no opportunities for on street parking on the public highway in the vicinity and Watermill Way is a private road with restricted access. Residents living at the development have off street parking with restricted access so there will be no impact on resident parking. The proposal results in a net increase in floor area of 76m² and hence the proposal is not considered to place additional parking stress on the area. Objectors raised concerns relating to heavy vehicles using the site and damaging the road surface. The existing pub is already serviced by typically 3.5 tonne lorries. The overall site is not suitable for larger HGV traffic and the normal everyday operational needs of the proposal will not require vehicles larger than those already servicing the public house. Given the constrained nature of the site and the access to it, conditions relating to construction logistics and parking of construction vehicles.
- 7.7 Core Strategy policy CS 18 promotes active transport methods through the provision of cycle storage and a condition requiring the provision of a 10 bicycle toast rack to provide secure cycle parking for employees and visitors is recommended.

Neighbour amenity.

- 7.8 SPP Policy DM E1 also stipulates that new uses should not unacceptably affect local amenity. Objections have related largely to concerns about fumes and odours from production and noise from the brewery, expansion of the bar/pub use and associated ancillary activities.
- 7.9 Odour and health issues; SPP Policy DM EP4 seeks to minimize pollutants and to reduce concentrations to levels that have a minimal adverse effect on people and the local area. The applicant has proposed two options for the management of odour, both of which have been considered by LBM Environmental Health to be effective measures to filter out and reduce fumes and odours from the production system. These two systems are:
- (1) Dedicated filtration system which involves the use of a canopy type extract system complete with carbon filters similar to the systems used within commercial style kitchens connected to a dedicated duct mounted extract fan. Make-up air would be provided via appropriately sized air inlet louvres or
- (2) Vapour Condenser System (applicant's preferred option): A stainless steel vapour condenser unit is mounted to the vapour outlet of the copper boiling vessel. Cold water is then connected to the outer jacket of the condenser. As water vapour from the boiling vessel rises within the inside of the condenser, it is cooled by the effect of cold water in the outer jacket and which in turn condenses to water. This water is then drained via the condensate return tube. This type of device is very effective in removing odours and will be the preferred option in minimising aromas as a result of the boiling process.
- 7.10 In view of the above it is considered that a planning permission for the micro brewery could be conditioned so as to ensure that it operated in a manner that would be unlikely to give rise to odours or health issues arising from the proposal.

Noise.

- 7.11 SPP Policy DM EP 2 requires that noise generating developments should be appropriately located so as to minimise impacts on noise sensitive land uses. The bar/restaurant use with existing roof terrace and outdoor dining/seating is an established use on site, and the proposed enhancements to the facility are not considered to result in additional noise impacts beyond current levels. It is noted that the roof/outdoor dining is located adjacent to the River Wandle, directing noise towards the river and industrial estate beyond, rather than the residential buildings to the south and east. The proposed roof over the outdoor seating area will help reduce existing noise levels from the outdoor dining.
- 7.12 All brewing equipment is to be installed within the new micro brewery building. The brewing process is generally very quiet as much of the equipment is used for storage of the various stages of production with some pumping between tanks and some agitation during brewing. The production operations and cleaning of equipment will be confined to the hours of 7am to 7pm. Any ventilation equipment will be sized, complete with suitable attenuation to ensure any generated noise due to plant is at a level unlikely to give rise to harm to local residents. These factors mean that the proposal is not considered to raise concerns of noise being generated above those levels which can be expected from the usual operation of the existing pub/restaurant use and surrounding commercial operations of the Merton Abbey Mills precinct.

Design and appearance

- 7.13 The proposed contemporary roof sheltering that will connect the two buildings provides for a clear distinction between old and new. The height of the roofed structure is single storey and set well below the height of the two host buildings, and is therefore not considered to be visually dominating or overbearing on the host buildings.
- 7.15 The existing front entrance to The William Morris Pub is proposed to be remodelled as part of works to install a new entrance for this building and the 1929 building. The modifications to the western façade of The William Morris Pub that includes new floor to ceiling glazing will update the appearance of the existing addition and improve views from the internal dining/seating areas to the River Wandle. Overall officers consider that there is to be no loss of significant heritage fabric.
- 7.16 Officers were unsupportive of the proposal's original rather functional design and use of standing seam metal cladding. The revised design now before members is considered more appropriate for its setting with the use of the perforated metal panels adding a 'lightness' to the overall design whilst the William Morris inspired patterning will relate back to the historical context of the site such that whilst modern in design it complements the heritage of the local area. The perforated metal screening, the design and patterning of which officers consider to be an integral part of the quality of the proposals, will be set over a glazed shell construction. This glazing has openable

windows and vents below the screen with glazed fenestration panels and doors on the south elevation allowing a view into the building. Mechanical plant for odour control etc will be set within the frame of the building and not readily visible from outside.

Trees.

- 7.17 SPP Policy DM O2 and Core Strategy policy CS 13 stipulate that new uses should protect and incorporate significant trees which make a positive contribution to the wider network of open spaces, and in this circumstance, the Wandle Valley Conservation Area. The amended design will retain three significant Lime trees along the River Wandle riverbank, with the new roof structure designed to be built around these trees with the use of mini pile foundations to avoid harm to the trees. These trees make a significant contribution to the character and amenity of the area. The removal of the one Sycamore tree has been considered by the LBM Tree Officer to be acceptable in this instance, due to the health of this tree and this was previously approved by members. Conditions will be implemented to ensure the ongoing protection of these trees prior, during and after construction.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.
- 8.2 As the floor area for the new building is less than 500m² it is classified as a Minor Non Domestic proposal in terms of sustainability and as such there are no policy requirements for climate change policies to be applied or for there to be any CO₂ or water targets beyond those required under Building Regulations.

9. CONCLUSION

- 9.1 Officers consider that the proposals would enhance the William Morris Pub and the surrounding conservation area and contribute to the ongoing viability of the Merton Abbey Mills precinct, creating an improved pub/restaurant/bar facility that will provide additional employment and leisure opportunities in the Colliers Wood town centre. Through the imposition of suitable conditions relating to the hours of operation and the use of odour controlling systems it is considered that the proposed micro-brewery use can operate without harming the amenity of neighbouring residents or having a negative impact on neighbour businesses. Consequently it is considered that the proposal accords with relevant planning policy and that subject to suitable conditions the proposal is recommended for approval.

RECOMMENDATION

Grant planning permission subject to planning conditions

- 1) A1 Commencement of works
- 2) A7 Built according to plans; L (--)001A, L (--)002P, L (--)003F, L (--)004G, L (--)005, L (--)006H, L (--)007A, L (--)008 & L (--)013A.
- 3) B2 Materials as specified.
- 4) C06 Refuse & Recycling (details to be submitted)
- 5) F05 Tree Protection
- 6) F06 Design of Foundations
- 7) F07 Trees – Notification of Start
- 8) N03 Works to Match
- 9) Non-standard condition The new section of wall on the eastern façade of The William Morris pub is to be replaced with refurbished metal Crittall windows from the western wall of the building following the demolition of the current building entrance, as shown on Approved Plan L006 Rev A. Reason: To safeguard the special architectural or historic interest of the listed building and to comply with the following Development Plan policies for Merton: policy 7.8 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, D3 and D4 of Merton's Sites and Policies Plan 2014. 10)
- 10) Hours of operation The use of the site for the active production of beer shall not operate outside of the hours of 7am to 7pm Monday to Sunday. Reason: To safeguard neighbour amenity and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2011, policy CS7 of Merton's Core Planning Strategy
- 11) Cycle Parking. Prior to occupation a 10 bicycle secure store is to be installed to accommodate cycle parking. These facilities shall be retained for the employees of and visitors to the development at all times. Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with policy CS18
- 12) Non standard condition; Prior to the commencement of the development a scheme detailing the method to control odour emissions from the brewing/boiling process shall be submitted and approved in writing by the planning authority. Thereafter, this method shall be used when during the brewing/boiling process. All equipment associated with this method shall be maintained to give maximum odour reduction for so long as the use remains. 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 2011, policy CS7 of Merton's Core Planning Strategy 2011 and Policies DM EP2 and DM EP4 of Merton's Sites and Polices Plan 2014.

- 13) H9 Construction vehicles. The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading/unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction
- 14) H13 Construction Logistics Plan to be submitted.
Prior to the commencement of the development hereby permitted, a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the first occupation of the development hereby permitted and shall be so maintained for the duration of the use, unless the prior written approval of the Local Planning Authority is first obtained to any variation.
- 15) E05 Restriction - Use of Premises. The micro brewery building hereby approved shall only be used for brewing and distilling purposes and for no other purpose, (including any other purpose within Class B1 of the Schedule to the Town and Country Planning (Use Classes Order) 1987), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
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