

PLANNING APPLICATIONS COMMITTEE

25 April 2019

APPLICATION NO.

DATE VALID

19/P0219 and 19/P0220 16/01/19

Address/Site

West Lodge, 4 West Side Common, Wimbledon, SW19 4TN

Ward

Village

Proposal:

LISTED BUILDING CONSENT AND PLANNING PERMISSION FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION/GARDEN ROOM AND EXCAVATION OF BASEMENT LEVEL SWIMMING POOL BENEATH REAR GARDEN WITH ACCESS VIA GARDEN ROOM; ERECTION OF A DORMER WINDOW TO REAR ROOF SLOPE; ERECTION OF A DETACHED TWO STOREY DOUBLE GARAGE WITH GUEST ROOM AND ACCESS FROM CHESTER ROAD; AND REALIGNMENT OF ENTRANCE GATES OFF WESTSIDE AND INSTALLATION OF RAILINGS TO FRONT BOUNDARY WALL (ALONG WESTSIDE). DEMOLITION OF EXISTING GARAGE.

Drawing Nos:

P01, P04 – Rev C, P05 – Rev C, P06 – Rev A, P07 – Rev A, P08 – Rev C, P10 – Rev A, PK02.

Contact Officer:

Anna Woodward (020 8545 3112)

RECOMMENDATION

GRANT Listed Building Consent subject to conditions

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION.

Heads of agreement: - Nil

Is a screening opinion required: No

Is an Environmental Statement required: No

Has an Environmental Impact Assessment been submitted – No

Press notice – Yes

Site notice – Yes
Design Review Panel consulted – No
Number of neighbours consulted – 4
External consultations – Historic England
PTAL Score – 0
CPZ – VSW
Archaeological Priority Zone – Yes, Tier 2

1. **INTRODUCTION**

1.1 The application has been brought before the Planning Application Committee for consideration due to the number of objections received.

2. **SITE AND SURROUNDINGS**

2.1 The application site comprises a large two storey (with loft space) detached dwelling located at the corner of West Side Common and Chester Road. There is a detached garage located on the south side of the site. Vehicle access is from both West Side Common (into a garage) and Chester Road. There are large brick walls surrounding the site.

2.2 The east of the site is bordered by a large grassed common area between the site and West Side Common.

2.3 There are several large trees on the site.

2.4 The dwelling is Grade II statutorily listed (entry list no. 1193969).

2.5 The site is located within the Merton (Wimbledon West) Conservation Area. The site is also located within the Tier 2, Cannizaro Park Archaeological Priority Zone.

3. **CURRENT PROPOSAL**

3.1 This application seeks listed building consent and planning permission for the demolition of the side lean-to at the rear and the erection of a single storey rear extension. The extension would be 5.2m wide and would project 9m from the existing rear wall, on the north side of the building.

3.2 The proposal also includes the excavation of a basement in the rear garden to be accessed via the proposed rear extension. The basement would contain a swimming pool, gym, WC, storage space, plant and lower garage.

3.3 A new detached double garage is proposed in the north west corner of the

site. This would also have a guest room in the roof space, and would provide access to the basement beneath.

- 3.4 A new vehicle crossover is proposed on Chester Road to provide access to the garage, and the kerb would be reinstated where there is an existing crossover closer to the intersection.
- 3.5 New railings are proposed to be installed to the wall along Westside.
- 3.6 The vehicle access from Westside Common is proposed to be moved along from the side boundary, and a new gate installed. The application does not involve the formation of a new vehicle access from West Side, over common land, to the site.
- 3.7 It is proposed to demolish the existing detached garage in the south west corner of the site.
- 3.8 A new dormer is proposed to be erected on the rear roofslope of the dwelling.
- 3.9 An outdoor fire place and patio is proposed on the north side of the site.
- 3.10 Minor internal works are also proposed to the dwelling.

4. **PLANNING HISTORY**

The following applications are the relevant site history:

97/P1131: INCREASE IN HEIGHT OF SIDE BOUNDARY WALL FACING CHESTER ROAD – Permission granted subject to conditions 28/11/1997.

95/P1144: DEMOLITION OF EXISTING SINGLE STOREY KITCHEN AND ERECTION OF TWO STOREY EXTENSION AND CONSERVATORY – Permission granted subject to conditions 27/09/1996;

93/P0113: ERECTION OF KITCHEN EXTENSION ENLARGEMENT OF DORMER WINDOW AND ALTERATIONS TO ELEVATIONS – Permission granted subject to conditions 11/07/1993.

5. **CONSULTATION**

- 5.1 Public consultation was undertaken by way of site and press notice and by post sent to neighbouring properties.
- 5.2 In response to consultation for the planning permission and listed building consent, 18 letters of objection were received to each (Listed Building and

Planning Permission). The letters raised the following concerns:

Traffic/Highways

- Lack of information provided at the outset of the application;
- Loss of parking in CPZ not justified. Parking is at a premium particularly during the weekends and during the week at drop off/pick up times;
- Concerns regarding visibility splays from the proposed garage, and a pinch point where exiting the garage;
- Proposal would alter traffic flows in Chester Road;
- The site already has access onto Westside Common and therefore doesn't need an additional access onto Chester Road.

Heritage/Character

- The proposed garage and part demolition of the existing boundary wall will adversely affect the Conservation Area;
- Proposed works will alter the appearance of the site from Chester Road and will permanently impact the character of the area;
- Proposal sets an adverse precedent in the area;
- Basement beneath historic garden will irreversibly impact the environment;
- Proposed rear extension will be visible from the street above the boundary wall and will cause harm to the view of the property;
- The garden room extension should not result in the removal of part of the original building;
- The relationship of the garden room extension to the rear bay window is unfortunate with the extension obstructing it;
- The design of the proposed garage doesn't relate to the host dwelling;
- The proposed dormer design on the garage is awkward and results in a boxy roof form. The proposed staircase would be visible from the street and is considered inappropriate to the site;
- The proposed garden room, garage and outdoor fire place will result in the northern boundary being dominated by built form;
- The proposed basement extends partially under the listed building;
- Insufficient detail relating to foundation design in terms of the wall and building;
- No public benefits have been provided by the applicant, and the development would cause material harm to the interests of the public;
- No justification for the substantial loss of trees and no details of planting provided;
- Loss of the trees will harm public amenity.

Residential amenity

- Residential quarters on top of the garage will overlook No. 2A Chester Road, particularly from the outdoor staircase;
- Windows at the rear of the proposed garage will overlook No. 2A

Chester Road.

Procedural Matters

- The application includes the provision of a new access over Council land, therefore Certificate B should be signed;
- The realignment of the accessway across the Wimbledon Common requires permission from the Conservators;
- Concern that property 50m away from the subject site was not consulted.

Other

- Concerns around the relocation of the street light and BT box.

5.3 Historic England were consulted on the application and gave their authorisation to LBM to approve the works if it see fit.

5.4 The Council's Conservation Officer was consulted and provided the following comments:

"The plans have been amended to address the issues I raised.

The underground pool and basement has been moved away from the Listed Building in line with our Basement Policy and Guidance. The changes to the existing basement under the house have been minimise. The concerns regarding the position of the new garage and its impact on the street scene has been addressed by moving the garage away from the boundary in line with the neighbouring garage. The removal of the existing garage of no architectural merit on the other side of the garden is of benefit.

Internally the changes that are proposed are mainly to remove modern interventions when the house was divided into three separate dwellings. Other changes proposed will have little impact on the original fabric of the building.

Reinstatement of railings on top the wall on the front boundary will be an enhancement."

5.5 The Council's Transport Planner was consulted and provided the following comments:

"In order to create the proposed cross over the applicant would require:

1. *Relocate one parking bay to the location of the existing crossing. The existing crossing will need to be reinstated to full width.*
2. *Relocate lamp column and telecommunication box to a new location. (contact relevant authorities for costs).*

3. *To raise a Traffic Regulation Order for the relocation of the parking bay. (approximate cost £3,600)*

Informative: It is Council's policy for the Council's contractor to construct new vehicular access. The applicant should contact Council's Highway Team on: 0208 545 3829 prior to any work starting to arrange for this works to be done.

Recommendation: Subject to above I raise no objection for the proposed dropped kerb."

- 5.6 The Councils Drainage and Flooding Engineer was consulted in relation to the basement and provided the following comments as well as recommending conditions which have been included in the final recommendation at the end of this report:

"A site investigation was undertaken by Structa LLP between 8th and 21st August 2018. Groundwater was encountered at depths of 4.0m and 4.5m bgl during the intrusive investigation. During the subsequent monitoring programme, groundwater was recorded at depths of between 3.47m and 3.65m bgl. It should be noted, that groundwater levels will vary due to seasonal fluctuation.

In terms of proposed drainage, the infiltration rates are however considered adequate to provide permeable gravel construction for the new drive. The structural additions proposed will result in an increase in impermeable area in the region of 75m² and subsequent increase in surface water run-off. Therefore, to mitigate this it is proposed to attenuate flows for all storms up to and including the 1in100 year event + 40% allowance for climate change to 5.0l/sec."

- 5.7 The Councils Structural Engineer was consulted in relation to the basement and provided the following comments in addition to the recommendation of a condition which has been included in the recommendation at the end of this report:

"I have now reviewed the submitted CMS, SI Report and the supplementary drawings. These documents demonstrate that the proposed basement can be built safely without adversely affecting the surrounding natural and built environment."

- 5.8 The Councils Tree Officer was consulted and provided the following comment in addition to the conditions included in the recommendation at the end of this report:

"No arboricultural objection is seen to the proposed development provided

the trees are to be retained during the course of works.”

6. **POLICY CONTEXT**

- 6.1 London Plan (July 2016)
 - 5.13 - Sustainable Drainage
 - 7.4 - Local Character
 - 7.6 – Architecture
 - 7.8 – Heritage and Architecture
- 6.2 Adopted Merton Sites and Policies Plan (July 2014)
 - DM D1 - Urban design and the public realm
 - DM D2 - Design Considerations in All Developments
 - DM D3 - Alterations and extensions to existing buildings
 - DM D4 - Managing heritage assets
 - DM F2 - Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
 - DM O2 - Nature Conservation, Trees, hedges and landscape features
 - DM T2 - Transport impacts of development
 - DM T3 - Car parking and servicing standards
 - DM T4 - Transport infrastructure
 - DM T5 - Access to the Road Network
- 6.3 Merton Core Planning Strategy (July 2011)
 - CS.13 - Open space, nature conservation, leisure and culture
 - CS.14 - Design
 - CS.15 - Climate Change
 - CS.16 - Flood Risk Management
 - CS.20 - Parking, Servicing and Delivery
- 6.4 NPPF (2019)
- 6.5 The Planning (Listed Buildings and Conservation Areas) Act 1990

7. **PLANNING CONSIDERATIONS**

- 7.1 The planning considerations for the proposal relate to the impact of the proposal on the character and appearance of the listed building along with the surrounding area including the Conservation Area, the impact upon neighbour amenity, impact on highways and parking, impact on trees and basement provision.
- 7.2 Paragraph 192 of the NPPF outlines that, in determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of

heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

7.3 Amendments

- 7.3.1 Following discussions with the applicant, the scheme was amended. The basement was relocated further away from the original building, the garage was adjusted to align with the neighbouring garage and the outdoor fire place was reduced in height.

7.4 Character, appearance and heritage

- 7.4.1 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 require well designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings.

- 7.4.2 Policy DM D4 states that proposals affecting a heritage asset should conserve and enhance the significance of the asset as well as its surroundings. Policy DM D2 states that listed buildings are recognised for their exceptional heritage value and once a listed building is severely damaged, that historical connection is lost forever. Basements under a listed building are not acceptable whilst basements beneath the garden of a listed building are not permitted except on larger sites where the harm to the buildings structure or setting and the basement is substantially separate from the listed building, and the acceptability of such schemes will be assessed on a case by case basis.

- 7.4.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out at section 66 that in considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 7.4.4 Sites and policies Plan policy DMD4 requires:

- b) All development proposals associated with the boroughs heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves and where appropriate enhances the significance of the asset in terms of its individual architectural or historic interest which it possesses.

- 7.4.5 The Wimbledon West Conservation Area Appraisal notes that West Lodge was built in 1894 during the Domestic Revival Manner. It also states that it is the tallest building on West Side and therefore makes a substantial contribution to the vista of West Side from the Common.
- 7.4.6 Due to its design and location, the proposed single store rear extension is considered to be subordinate to the host dwelling, and generally sympathetic to the existing building fabric. It would have a flat roof and large glass sliding doors at the rear. From Chester Road it would appear as a brick wall of approximately 1.45m height above the existing boundary wall and 8.45m depth. It would project from below the existing pitched roof of the single storey part of the dwelling, therefore leaving this characterful pitched roof fully intact. The pitched roof with the circular window facing Chester Road is a key visual element from this street which will remain.
- 7.4.7 The demolition of the existing garage is considered to be acceptable as it isn't considered to be of any particular architectural merit as confirmed by the Council's Conservation Officer. It is set back from the front boundary by 30m and from West Side Common by 50m. As such, it is not considered that it has a strong impact on the character of the streetscape or surrounding area and its demolition is not considered to cause harm to the Conservation Area or the setting of the Listed Building.
- 7.4.8 The proposed garage, due to its design and positioning on the site to be in line with the garage at No. 2A Chester Road, and 11m away from the listed building, is not considered to cause harm to the character of the subject site, the setting of the Listed Building or the streetscape of Chester Road. It has a traditional roof form and the scale is subordinate to the Listed building on the site. Materials would also match the host dwelling. It would be higher than the outbuildings at No. 2A, however, it is considered in the context of the scale of the host dwelling, and the varied streetscape it is in keeping with the character. The proposal is therefore considered to preserve the character of the Conservation Area.
- 7.4.9 To allow for the creation of the vehicle access towards the west side of the site, part of the boundary wall along the Chester Road frontage would be removed. It is considered that this will not cause harm to the appearance of the site, or the streetscape of Chester Road as it is at the western corner of the site, away from the Listed building and the common.
- 7.4.10 The proposed dormer to the rear roofline of the dwelling is considered to be minimal in scale and in keeping with the proportions and character of the host listed building. It is set low on the roofline, and would align with the windows below.

- 7.4.11 The proposed outdoor fireplace has been reduced in height during the process of this application so that the main structure won't be visible over the fence. It is considered that as this is a small structure in scale, and it is set away from the listed building, it won't cause harm to the appearance of the building, the subject site or the character of the surrounding area.
- 7.4.12 The basement beneath the garden is considered to be located far enough away from the listed building so as to maintain its integrity, as confirmed by the Council's Conservation Officer. The Council's Structural Engineer has considered the basement and is satisfied that it can be constructed safely.
- 7.4.13 The relocation of the access to West Side Common is considered to be a minor change, and will not substantially alter the character of this frontage. The principle of the proposed railings to be installed on top of the existing brick wall, and new access gate is considered to be acceptable as there was originally railings above this and therefore it will be an enhancement to the site. However, it is recommended that a condition is imposed requiring further details of the design/materials to be provided to LBM, approved and implemented prior to occupation to ensure the design is of a high quality and will be in keeping with the setting of the listed building.
- 7.4.14 The proposed internal changes to the listed building are mainly to remove modern interventions when the house was converted into three separate flats. The other changes proposed would have little impact on the original fabric of the building and are therefore considered to be acceptable. Historic England were consulted, and gave the authority to LBM's Conservation Officer to confirm if the proposal was acceptable or not.
- 7.4.15 As such, it is considered that the proposed works to the site and listed building will be in keeping with the character of the surrounding Conservation Area and will not cause harm to the character, setting and integrity of the Listed Building, therefore complying with Policies DMD2, DMD3 and DMD4 of the Sites and Policies Plan 2014, Policy 7 and 8 of the London Plan and the NPPF (2019).

7.5 Neighbouring amenity

- 7.5.1 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.
- 7.5.2 The proposed single storey extension to the host dwelling is located adjacent to the Chester Road boundary of the site. It will be separated

- from neighbouring properties by at least 21m. Due to this separation distance and its single storey nature, it is considered it won't cause harm to adjoining occupiers. Therefore not causing harm to adjoining occupiers.
- 7.5.3 The proposed dormer to the rear roof slope is not considered to result in unreasonable overlooking impacts to adjoining properties as it is sufficiently setback from boundaries. There is also already a window at roof level, therefore the additional overlooking from a bedroom will not be significant.
- 7.5.4 The proposed garage would be located 3m from the west boundary where there is an outbuilding in the front garden of No. 2A Chester Road. There are existing trees along this boundary to be retained which will partially screen the new structure. Due to its location, adjacent to the front garden of No. 21 which is not the main amenity area of this property, it is not considered it will cause unreasonable impacts on the amenity of this property. The window at roof level facing west towards No. 2A is proposed to be obscured glazed and a condition is recommended requiring this. As such, it is not considered there will be undue overlooking impacts from this. There is an external stairwell proposed up the west side of the garage but there is no terrace, therefore, it is not expected that undue overlooking impacts will result from this.
- 7.5.5 Overall, the proposal would result in additional built form well contained within the host site, without causing harm to the surrounding neighbouring occupiers, in compliance with Policy DMD2.
- 7.6 Transport, parking and highways
- 7.6.1 The proposal involves creating a new vehicle crossing at the north west corner of the site onto Chester Road and reinstating the existing crossing from Chester Road. This will result in the loss of two parking spaces where the new vehicle crossing is created, and the creation of a parking space where the kerb is reinstated. Therefore, resulting in a net loss of one space. The Councils Transport Planner has confirmed this will be acceptable in this location and will not cause material harm to the transport or parking environment as there is not a significant shortfall of parking spaces in the surrounding streets. This approval will be subject to the applicant covering the costs of relocating the existing lamp column and telecoms box as well as the relocation of the parking bay. Conditions are recommended to ensure this. No objection was raised by the Transport Planner to the relocation of the vehicle access to Westside Common.
- 7.7 Basements

7.7.1 SPP Policy DMD2(b) sets out the criteria that basement proposals must meet. The basement is sufficiently separated from the listed building so as to not cause risk to the foundations or the integrity of the building. It will not cover more than 50% of the garden of the site. No lightwells are proposed. It will not cause harm to any trees of particular value. A sustainable drainage scheme and ground investigation was provided and is discussed below. The Council's Structural Engineer and Flood Risk Engineer have raised no objection to the proposed works. As such, it is considered that subject to appropriate conditions requiring further details of the basement scheme for approval, the proposal will meet SPP Policy DMD2(b).

7.8 Drainage

7.8.1 A site investigation was provided with the application which indicated the depth of groundwater on the site. This was reviewed by the Council's Drainage and Flooding Engineer who recommended a condition requiring a final scheme to reduce the potential impact of groundwater ingress both to and from the proposed development to be submitted to and approved by the Council prior to development.

7.8.2 The proposed extensions will result in an increase in impermeable area of approximately 75m² and a subsequent increase in surface water run-off. Therefore, to mitigate this, the applicant proposes to attenuate flows for all storms up to and including the 1 in 100 year event + 40% allowance for climate change to 5.0l/sec. Subject to a condition requiring a detailed scheme for the provision of surface and foul water drainage, the proposed development was supported by the Council's Drainage and Flooding Engineer.

7.8.3 The Council's Structural Engineer reviewed the application including the Construction Method Statement and Site Investigation Report and confirmed that the basement could be built without causing harm to the surrounding natural and built environment. A condition was recommended requiring additional more detailed documents to be provided prior to commencement of development to ensure there won't be undue harm in terms of the stability of neighbouring land, buildings and the road.

7.9 Archaeology

As the subject site is within a Tier 2 Archaeological Priority Zone and as a basement construction is proposed, it is recommended that a precautionary condition is imposed requiring a desktop archaeological investigation to be submitted to LBM (in consultation with Historic England) for approval prior to the commencement of development.

7.10 Trees and Landscaping

The application includes a Tree Survey and Arboricultural Report which notes a number of trees for removal and protection measures for those to be retained. The trees for removal are not considered to offer significant amenity value, and as such, this is accepted. Mature trees on site are to be protected which includes the 'Tree of Heaven' Species standing at 18.5m in height. The Council's Tree Officer has confirmed support to the proposal subject to compliance with the details and measures for the protection of the existing trees in the Arboricultural Impact Assessment submitted. Suitable conditions are recommended to ensure compliance with these measures. Further, as the report identifies the removal of landscaping in the front garden, a condition is recommended requiring a landscaping plan to be submitted to LBM for approval prior to occupation. The landscaping plan will include new tree planting.

8. **CONCLUSION**

- 8.1 The proposed extensions, new outbuilding, changes to vehicle access arrangements and boundary treatments are considered to be sympathetic to the Grade II listed host dwelling, and the character of the surrounding Conservation Area. The changes to car parking and vehicle access is not considered to cause harm to the transport/parking environment as it will result in the loss of one parking space in an area that is not over capacity. Therefore, the proposal would comply with London Plan policies 5.13, 7.4, 7.6 and 7.8, Core Strategy policy CS13, CS14, CS16 and CS20 and SPP Policies DMD2, DMD3, DMD4, DMF2, DMO2, DMT2, DMT3, DMT3 and DMT5.
- 8.2 It is therefore recommended to grant planning permission and listed building consent subject to conditions.

RECOMMENDATION 1 (19/P0219)

Grant planning permission subject to compliance with the following conditions:

1. A.1 Commencement of Development
2. A7 Approved Plans
3. B3 External Materials Samples to be provided
4. C04 Obscured Glazing (Opening Windows) – south elevation window Garage
5. C08 No Use of Flat Roof

6. E06 Ancillary Residential Accommodation
7. F01 Landscaping/Planting Scheme
8. Details of boundary treatment: Prior to the commencement of development, further details of the proposed boundary wall/railings to be installed shall be provided to and approved by LBM.

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.

9. Archaeology
Prior to commencement of development of the extension and building works hereby permitted, a written scheme of investigation (archaeology) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of preserving any archaeological features on site, in accordance with Policy DM D4 of the Sites and Policies Plan 2014.

10. Tree Protection
The details and measures for the protection of the existing trees as specified in the approved document 'BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan' dated February 2019 shall be fully complied with. The methods for the protection of the existing retained trees shall fully accord with all of the measures specified in the report and shall be installed prior to the commencement of any site works and shall remain in place until the conclusion of all site works.

Reason: To protect and safeguard the existing trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and DM 02 of Merton's Sites and Policies Plan 2014.

11. Site Supervision (trees)
The details of the approved 'BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan' shall include the retention of an arboricultural expert to monitor and report to the Local Planning Authority not less than monthly the status of all tree works and tree protection measures throughout the course of the demolition and site works. A final Certificate of Completion shall be submitted to the Local Planning

Authority at the conclusion of all site works.

Reason: To protect and safeguard the existing trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and DM 02 of Merton's Sites and Policies Plan 2014.

12. Drainage scheme

No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority and in consultation with Thames Water. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at the restricted rate of no more than 5l/s in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

13. Basement Groundwater

No development approved by this permission shall be commenced until a final scheme to reduce the potential impact of groundwater ingress both to and from the proposed development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall address the risks both during and post construction. Should dewatering be required during construction, the detailed Construction Method Statement will need to address the measures to minimise silt dispersal and pollutants detail where waters will be discharged to. This shall be informed by site specific ground investigation including groundwater monitoring results.

Reason: To ensure the risk of groundwater ingress to and from the development is managed appropriately and to reduce the risk of flooding in compliance with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2011, policy CS16 of Merton's Core Planning Strategy 2011 and policies, DM D2 and DM F2 of Merton's Sites and Polices Plan 2014.

14. Basement (structural)

No works shall commence on site until the below documents have been submitted to and approved in writing by the planning authority:

- a) Ground Movement Analysis (Vertical and Horizontal) including any

heave or settlement analysis, and Damage Category Assessment with detailed calculations in relation to the highway and adjacent buildings;

- b) Detailed Construction Method Statement produced by the respective Contractor/s responsible for piling, ground anchors, temporary propping works, excavation and construction of the basement. This shall be reviewed and agreed by the Structural Engineer designing the basement;
- c) Detailed design calculations of the secant bored piled retaining wall supporting the highway and adjoining properties in the temporary phase, load bearing piles, ground anchors/butresses stabilising the southern retaining wall, and temporary propping works. The design of the piled wall retaining the highway boundary shall be carried out in accordance with Eurocodes. We recommend assuming full hydrostatic pressure to ground level and using a highway surcharge of 10 KN/m² for the design of the retaining wall supporting the highway;
- d) Detailed design calculations of the piles and the internal reinforced concrete lining retaining wall in the permanent phase;
- e) Propping and de-propping sequence of the temporary works produced by the appointed Contractor;
- f) Construction sequence drawings produced by the appointed Contractor;
- g) Temporary works drawings and sections of the designed basement retaining walls;
- h) 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 actions required for different trigger alarms.

Reason: To ensure the basement is structurally sound, will not lead to instability and to protect neighbourhood amenity during all stages of the proposal, in compliance with the following Development Plan policies for Merton: policy DM D2 of Merton's Sites and Policies Plan 2014.

15. Parking and access

The applicant is required to cover the costs of the following and this must be completed prior to occupation:

- (a) Relocate one parking bay to the location of the existing crossing before creating the new crossing. The existing crossing will need to be reinstated to full width.
- (b) Relocate lamp column and telecommunication box to a new location. (contact relevant authorities for costs).
- (c) To raise a Traffic Regulation Order for the relocation of the parking bay. (approximate cost £3,600)

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policy CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.

Informative: It is Council's policy for the Council's contractor to construct new vehicular access. The applicant should contact Council's Highway Team on: 0208 545 3829 prior to any work starting to arrange for this works to be done.

INFORMATIVES:

- 1. *You are advised to contact the Council's Highways team on 020 8545 3700 before undertaking any works within the Public Highway to obtain the necessary approvals and/or licences. Please be advised that there is a further charge for this work. If your application falls within a Controlled Parking Zone this has further costs involved and can delay the application by 6 to 12 months.*
- 2. *No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).*
- 3. *No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.*

RECOMMENDATION 2 (19/P0220)

Grant Listed building consent subject to the following conditions:

1. A.1 Commencement of Development
2. A7 Approved Plans
3. B1 External Materials to be Approved
4. Details of boundary treatment: Prior to the commencement of development, further details of the proposed boundary wall/railings to be installed shall be provided to and approved by LBM.

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.

INFORMATIVES:

1. INF 17 Listed Building – in conjunction with planning permission
2. INF18 Listed building – permission may be required for additional work

[Click here](#) for full plans and documents related to Planning Permission application 19/P0219

[Click here](#) for full plans and documents related to Listed Building Consent application 19/P0220

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