

**PLANNING APPLICATIONS COMMITTEE
17 OCTOBER 2019**

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
(A) 18/P4017	29/10/2018
(B) 18/P4089	29/10/2018

Address/Site: Wandle House, 10 Riverside Drive, Mitcham,
CR4 4SU

Ward: Ravensbury

Proposal: (A) REMOVAL OF THE EXISTING LINK BETWEEN THE LISTED BUILDING AND THE OFFICE BUILDING. WORKS TO THE LISTED BUILDING ONLY: CONVERSION OF THE GROUND AND FIRST FLOOR LEVELS FROM OFFICE TO RESIDENTIAL USE TO PROVIDE 2 x ONE BEDROOM SELF-CONTAINED FLATS WITH STORAGE ROOMS AT THE LOWER GROUND FLOOR LEVEL, ADDITION OF AN EXTERNAL STAIRCASE TO THE EASTERN ELEVATION OF THE LISTED BUILDING AND SURROUNDING LANDSCAPING WORKS.
(B) LISTED BUILDING CONSENT FOR THE REMOVAL OF THE EXISTING LINK BETWEEN THE LISTED BUILDING AND THE OFFICE BUILDING. CONVERSION OF THE GROUND AND FIRST FLOOR LEVELS FROM OFFICE TO RESIDENTIAL USE TO PROVIDE 2 x ONE BEDROOM SELF-CONTAINED FLATS WITH STORAGE ROOMS AT THE LOWER GROUND FLOOR LEVEL, ADDITION OF AN EXTERNAL STAIRCASE TO THE EASTERN ELEVATION OF THE LISTED BUILDING AND SURROUNDING LANDSCAPING WORKS.

Drawing No.'s & Docs: (A & B) 01-02 Rev P3; 20-B1 Rev P4; 20-00 Rev P4; 20-01 Rev P4; 20-02 Rev P4; 20-R1 Rev P3; 21-01 Rev P4; 21-02 Rev P4; 21-03 Rev P4; 21-04 Rev P4; 21-05 Rev P3; 22-01 Rev P4; 9805-LA-01 Rev C; Design & Access Statement T03.NL.R3.01.DA Rev P02 (8th Oct 2018); Built Heritage Statement JCH00618 (September 2018); Flood Risk Report by RPS HLEF66506/001R (August 2018).

Contact Officer: Catarina Cheung (020 8545 4747)

RECOMMENDATION

- (A) Grant planning permission subject to conditions.**
(B) Grant listed building consent subject to conditions.

CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 28
- External consultations: 0
- Controlled Parking Zone: No
- Archaeological Zone: Zone 2
- Conservation Area: Wandle Valley
- Listed Building: Grade II
- Flood Risk Area: Zone 2
- PTAL: 2
- Trees: No Tree Preservation orders

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the nature and number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 Wandle House is a Grade II Listed building of four storeys (one level being lower ground) occupied by one existing residential unit on the second floor which is not self contained, office uses on the ground and first and storage space in the basement level. This building is linked by a glass walkway to a four storey 1960s office extension building. The Listed building is currently entered via the glass walkway. The office offers three entrances: one being through the glass walkway, and on the rear (southern) elevation two entrances from the ground and lower ground floor levels.
- 2.2 Historic England describes Wandle House as follows:
Detached house now offices. Circa 1795. Attributed to Robert Mylne. Brown brick, tuck pointed. Slate mansard roof to parapet. 2 storeys. Western elevation of 3 windows wide. Square gauged headed windows, sashes, glazing bars. Ground floor windows in semi-circular headed reveals. Stucco band between storeys. Cornice above first floor. Parapet with panels on balustrading. South facade with 2 storey segmental bay window. East return to road also of architectural interest. Present entrance through adjoining office block of 1963, which is not of special interest.
- 2.3 The site is located within Wandle Valley Conservation Area, sub-area Lower Mitcham: Watermeads and Station.
- 2.4 Along Riverside Drive and further north of the application site along Brookfields Avenue, are two storey residential semi-detached and terrace properties. It is also noted these surrounding streets are not included within the Conservation Area.

2.5 South of the application site lies Grove Mill, a three storey residential flatted development, and the Listed cottages 475-479 London Road known as 'Mill Cottages'. These form part of the setting of Watermeads Nature Reserve where the River Wandle passes through. This area is included within the Conservation Area.

3. CURRENT PROPOSAL

3.1 This application seeks planning permission and Listed building consent for the following proposed works:

- Demolition of the existing glass walkway to separate the Listed structure from the office extension;
- The western elevation of the office building would be made good with materials to match the existing following removal of the link, and a new entrance door provided on the ground floor;
- Landscaping proposed around the vicinity of the site and a communal garden (measuring 46.9sqm, which does not include the area of surrounding hedge) provided at the rear of the building for the use of the 3 units;
- 3 car parking spaces at the rear would be dedicated for the flats, with cycle and refuse storage.

Works specific to the Listed building:

Internal

- Lower ground floor level: insertion of partition to create a storage area for the existing second floor flat;
- Ground floor level: wall of existing bathroom moved to increase bathroom size and doorway west of the room blocked up to divide the proposed bedroom and living/kitchen/dining area;
- First floor level: new partition walls to create entrance to Flat 2 and moving of the doorway to the bedroom slightly north;
- Second floor: no alterations.

External

- The elevation covered by the glass walkway is currently rendered, this would be removed to expose the brickwork/replace with matching brick;
- New entrance doors on the east elevation for each flat;
- A new glass extension with staircase attached to the east elevation of the Listed building.

3.2 The proposed scheme of accommodation for the units would be as follows:

Flat	No. of beds	No. of persons	No. of storey's	Proposed GIA
1	1	2	1	69.72
2	1	2	1	68.28
3*	1	2	1	53.21

3.3 * Flat 3 is currently a non-self-contained unit being entered via the glass walkway. Whilst the conversion would not materially alter the flat's internal

layout, the glass extension would allow the unit to be self-contained with independent access away from the shared walkway with the office building.

3.4 There are no internal changes proposed to the office building.

4. PLANNING HISTORY

4.1 11/P3157: APPLICATION FOR LISTED BUILDING CONSENT FOR THE INSTALLATION OF A STAIRLIFT, A MOTORISED ENTRANCE DOOR TO FACILITATE DISABLED ACCESS; ALTERATIONS TO INTERNAL DOORS, PARKING SPACES AND THE INSTALLATION OF A DISABLED W.C AT GROUND FLOOR LEVEL

– Granted Listed Building Consent 30/12/2011

4.2 11/P2129: APPLICATION FOR LISTED BUILDING CONSENT FOR THE INSTALLATION OF VERTICAL WHEELCHAIR HOIST AND MOTORISED ENTRANCE DOOR TO FACILITATE DISABLED ACCESS.

– Granted Listed Building Consent 19/09/2011

4.3 11/P2044: INSTALLATION OF VERTICAL WHEELCHAIR HOIST AND MOTORISED ENTRANCE DOOR TO FACILITATE DISABLED ACCESS.

– Granted 19/09/2011

4.4 A number of extension works proposed to the office building. Approved in the 1960s: MIT4258(D) granted 02/01/1964 and MIT4258 allowed at appeal; and refused MIT4258(O). Illuminated

4.4 MIT4887A: RETENTION OF TWO BUILDINGS UNTIL 31/10/1965

– Granted 29/12/1964

4.6 MIT5267: ILLUMINATED SIGN UNTIL 31/03/1966

– Granted 01/10/1964

4.7 Applications were granted for two office buildings: MIT4887, approved in 1963; and for 8 dwellinghouses: MIT1212, approved in 1963.

5. CONSULTATION

External

5.1 Public consultation was undertaken by way of letters sent to **28** neighbouring properties, Conservation Area site notice and press notice in the local paper. 8 representations were received during the initial consultation of the proposal. Summary of comments/objections are as follows:

Consultation process

- Only one notification of the planning application was displayed which is apparent only if one is looking for it, hardly fulfils the spirit of publicising. Unaware whether a notice was published in the local press but, even so this method is outdated as few people read the local paper;
- Our opinion that all residents of Brookfields Avenue and Riverside Drive should be formally notified by post of all planning applications regarding this site;

Principle of development: loss of office space and proposed residential use

- Does not think you can touch a listed building and would not like flats there;
- The applicant should be quizzed as to their long-term intentions for the site as a whole and if there is a hidden agenda;
- Does the development fulfil policies in meeting the needs of more office space? ;
- Changing retail office space for residential will affect the social community impact for this area;
- Supporting residential development elsewhere in the borough, a balance between house and retail development should be considered;
- Unsure of what kind of storage will be provided on the lower level.

Design and appearance

- The reinstatement of Wandle House as a standalone building puts right from of the damage inflicted in the 1960s by the office development, this element will enhance the Conservation area;
- Disappointed by the limited attention paid to opportunities to enhance the landscape, there is scope for the car parking area to be softened and landscaped.
- Considers the demolition of the link walkway a significant loss to the Grade II Listed building and is irresponsible and immoral;
- The removal of the existing glass walkway will make the new setting and access to Wandle House undesirable in a visual aesthetically way compared to presently having a continuous building feel and appearance;
- Loss of screening when the glass building is removed and will cause visual intrusion and protective sound barrier to adjacent area;
- Screening should be provided in place of the lost glass building;
- Applicant is seeking comments on a “draft” printed heritage statement;
- Concerned that the plans are not considering the site as a whole.

Traffic, parking and highway

- Parking has become more difficult in recent years, these roads, and the junction in particular, simply cannot take more residents and thus more traffic and increased pressure on parking.

Neighbouring amenity and noise

- Disruption and noise which would arise from construction;
- Increase and worsen noise and air quality for the residents;
- Unclear of future plans for the office building as this will cause overlooking into neighbouring gardens.

5.2 Following amendments a 14 day re-consultation was undertaken and 3 representations were received. Summary of new comments/objections are as follows:

Consultation process

- Poorly consulted along Riverside Drive. The development would deeply affect the housing and worsening of social behaviour by building more flats.

Design and appearance

- The reinstatement of Wandle House as a standalone building puts right from of the damage inflicted in the 1960s by the office development, this element will enhance the Conservation area;
- Disappointed by the limited attention paid to opportunities to enhance the landscape, there is scope for the car parking area to be softened and landscaped;
- Great visual and aesthetic impact caused by loss of the existing walkway that provides a continual frontage from Riverside Drive;
- Loss of visual impact along the office building is significant and there is insufficient coverage and planting mitigations to reduce the visual impact;
- The proposed rear common open space seems small and tiny for the proposed 3 flats to use and is disproportionate to the number to flats being proposed.

Traffic, parking and highway

- Potential increase in traffic along Riverside Drive, the cars parking along the adjacent Wandle House offices will be increased and further impacted along the footway with cars mounting the kerbs;
- Has there been a review of resident parking permit adjacent to Wandle House to the London Road/Riverside junction, in order to deter constant use of the street by non-residents and commuters using the Mitcham Tram Stop. This is further accumulation on the amount of traffic and accessibility along the residential road;
- The proposed front and side elevations seems to be unrealistic, in terms of covering the main vehicular entrance with new trees. Previously, the use of the car park was one way system. This is fundamental change to the entrance use, and there are no considerations to the adjacent owners;
- The re-arrangement of the entry has poor visibility by Riverside Drive users and to pedestrians and will cause safety issues.

Neighbouring amenity and noise

- Significant change in highways and transport issues relating to vehicular entrances/exits, which will impact noise and air quality to the adjacent residents;

Accessibility

- Removing the glass walkway would remove the disabled access;
- Plans do not match with the proposed arrangement for the loss of current disabled access and disabled car parking arrangements.

5.3 **Historic England** – gives authorisation for the Listed Building Consent to be determined by the local authority.

Internal

5.4 **Conservation officer** – The removal of the existing stair link is a positive enhancement which would re-establish the importance of the Listed building, providing it its own independent setting from the office block. Converting the

offices to residential would also be in line with its historic use, so would be welcome.

- 5.5 **Transport officer** – The site lies in within PTAL 2 which is considered poor. A poor rating suggests that only a few journeys could be conveniently made by public transport. The site is not located within a CPZ and consequently the surrounding streets do not contain parking restrictions.

Three car parking spaces are provided including one disabled bay. 7 cycle parking spaces shown which is excessive for the number of flats proposed. The location of the refuse measures 23m from the highway which exceeds by 3m however, Transport planning would accept the location proposed.

Therefore, no objections raised subject to the amendment of the bicycle store and car parking to be maintained as shown.

- 5.6 **Climate change officer** – The development does not include detailed information on how it will meet Merton and the London Plan's sustainability requirements. The applicant should submit details on how the development will meet sustainability policy objectives, either within the submitted Design and Access Statement or in a separate energy/sustainability statement. This should include a breakdown of how emissions reductions are achieved at each level of the energy hierarchy.

Local authorities are required to limit the number of pre-commencement conditions placed on applications but in this instance should the applicant consent, it would be appropriate to place a pre-commencement condition on this application in order to allow the application to proceed. However, I would strongly advise that sufficient due diligence is undertaken in order to determine that the conditions can be met before the applicant agrees to the imposition of the pre-commencement condition. If planning approval is granted it would be on the understanding that the applicant will be able to discharge the condition recommended. It is also important that any renewable energy technologies that would be incorporated in order to meet the targets are shown on the plan, therefore if technologies such as Air Source Heat Pumps or solar PV panels are to be incorporated these should clearly be marked on the plans.

- 5.7 **Flood risk officer** – A flood risk assessment has been produced by RPS (dated August 2018). The site is located in Flood Zone 2 and is not shown to be at risk of surface water flooding outlines, as per the EA's flood risk maps. A topographic survey noted that the ground floor level of the existing building is 21.27mAOD. The in-channel flood level for the 1 in 100 year +35%Climate Change is 19.57mAOD.

No residential accommodation is proposed in the basement level. Safe access and egress from the site is available to the north/west onto Riverside Drive and via Brookfields Avenue. Flood resistance measures are recommended, as per the FRA, to defend the basement area if possible.

No objection raised, conditions have been recommended for attachment to any grant of permission.

- 5.8 **Tree officer** – During the initial review of the landscaping scheme, there was scope for more trees to be planted and species/locations were recommended by the Tree officer. Following amendments to the landscaping plan incorporating her suggestions, there are no further objections raised and it is now considered acceptable.

6. POLICY CONTEXT

- 6.1 NPPF - National Planning Policy Framework (2019):
Part 5 Delivering a sufficient supply of homes
Part 12 Achieving well-designed places
Part 16 Conserving and enhancing the historic environment
- 6.2 London Plan 2016:
3.3 Increasing housing supply
3.4 Optimising housing potential
3.5 Quality and design of housing developments
5.1 Climate change mitigation
5.2 Minimising carbon dioxide emissions
5.3 Sustainable design and construction
5.12 Flood risk management
5.13 Sustainable drainage
5.17 Waste Capacity
6.3 Assessing effects of development on transport capacity
6.9 Cycling
6.13 Parking
7.4 Local character
7.6 Architecture
7.8 Heritage assets and archaeology
- 6.3 Merton Sites and Policies Plan July 2014 policies:
DM D1 Urban design and the public realm
DM D2 Design considerations in all developments
DMD3 Alterations and extensions to existing buildings
DMD4 Managing heritage assets
DM E1 Employment areas in Merton
DM F1 Support for flood risk management
DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
DM H2 Housing Mix
DM O2 Nature Conservation, Trees, hedges and landscape features
DM T2 Transport impacts of development
DM T3 Car parking and servicing standards
- 6.4 Merton Core Strategy 2011 policy:
CS 8 Housing choice
CS 9 Housing provision

CS 12 Economic development
CS 14 Design
CS 15 Climate change
CS 17 Waste management
CS 18 Transport
CS 20 Parking servicing and delivery

6.5 Supplementary planning documents

London Housing SPG 2016

Technical Housing standards – nationally described space standards 2015

Historic England Energy Efficiency and Historic Buildings – Application of Part L of the Buildings Regulations to Historic and Traditionally Constructed Buildings

Historic England Advice Note 8 – Sustainability Appraisal and Strategic Environmental Assessment

7. PLANNING CONSIDERATIONS

7.1 The key planning considerations of the proposal are as follows:

- Principle of development
- Design and impact upon the character and appearance of the area
- Impact upon neighbouring amenity.
- Standard of accommodation.
- Transport, parking and cycle storage.
- Refuse
- Sustainability

Principle of development: Loss of office space and change of use to residential

Loss of offices

7.2 Merton's Policy DM E1 seeks to ensure that there is an adequate supply of suitable sites and premises in locations that optimise opportunities and co-locational advantages for businesses and minimise negative effects on other users.

7.3 The office space within the Listed building are currently vacant. Some of the offices within the 1960s block are being occupied by the owners, but the building not wholly let. However, these would remain as existing and the application does not include the adjacent office block, therefore this element is not assessed.

7.4 The site is not within a Town Centre nor is it in an area of high PTAL. It is not considered the loss of the approximately 148sqm of office floorspace within the Listed building would not be detrimental to local employment.

7.5 Surrounding the building is wholly residential so its change of use would be in keeping with the local area. Historically, the Listed building was residential so its change of use would be reverting back to its original use. This is supported by the Conservation officer.

Increasing housing

- 7.6 The National Planning Policy Framework, London Plan Policy 3.3 and the Council's Core Strategy Policy CS8 and CS9 all seek to increase sustainable housing provision and access to a mixture of dwelling types for the local community, providing that an acceptable standard of accommodation would be provided. Policy 3.3 of the London Plan 2016 also states that boroughs should seek to enable additional development capacity which includes intensification, developing at higher densities.
- 7.7 The development seeks to provide further residential units within the Listed Building through change of use of the ground and first floor office levels. The principle of doing so is considered acceptable and in line with policies to increase provision of additional homes and seeking opportunities through intensification of the site.
- 7.8 Whilst the use of the listed building as a wholly residential development would be acceptable, the scheme is also subject to all other criteria being equally fulfilled and compliant with the policies referred to above.

Character and Appearance

- 7.9 Policy DM D2 of Merton's Sites and Policies Plan requires development to relate 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 and to use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting. The requirement for good quality design is further supported by the London Plan London Plan Policies 7.4 and 7.6 and Merton's Core Strategy Policy CS14.
- 7.10 The separation of the Listed structure from the office building is considered hugely positive, and it would relate historically to the original larger villa building, which sat independently within its own expansive plot, known as 'Wandle Grove'. Whilst objections have been raised concerned about the loss of continued frontage between the Listed building and the office block, there is no reasonable justification as to why the two should be connected. They are of stark differing styles where clearly the office building bears no architectural merit, and reintroducing the Listed building on its own would positively contribute and enhance the Riverside Drive streetscene, the Conservation Area and the character and setting of the Listed Building.
- 7.11 The external glass extension on the eastern elevation is considered appropriate as it is a distinguishable modern intervention which does not attempt to falsely replicate the existing architecture. Its scale is subordinate to that of the main dwelling and would not be considered inappropriately dominant.
- 7.12 In this proposal, a landscape plan has also been proposed around the Listed building to enhance its new independent setting. The Trees Officer was consulted on the landscaping and considers the amended scheme acceptable.

Neighbouring Amenity

- 7.13 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.

Wandle House, office building

- 7.14 Whilst the glass walkway would be demolished removing the central access, this would be replaced with a new entrance door from the street level so would remain accessible from Riverside Drive. Alternatively, there are 2 entrances at the rear of the office building.

- 7.14 The glass extension for the Listed building would not prejudice the continued operation of the 1960s block as offices, the separation would provide both elements with independent access. The windows on the western elevation of the offices would be infilled with matching brickwork, leaving only one on the second floor level which serves the stairwell, therefore, it is not considered the glass extension would have an unduly impact in terms of light or outlook.

8 Riverside Drive

- 7.15 There is a separation distance of approximately 8.5m between the Listed building and number 8 Riverside Drive. The glass extension is proposed on the east elevation of the Listed building, and as it does not project beyond the building lines of the Listed building, it would not be visible toward number 8. No further external alterations are proposed toward the Listed building. Therefore, impact in terms of light and outlook are not considered to be unduly harmful.

26 Riverside Drive

- 7.16 It is unlikely number 26's amenity would be impacted in terms of light, outlook or privacy as the proposed extension and conversion of the Listed building would not be visible toward the neighbouring occupiers, obscured by the office building.

473a London Road

- 7.17 There would be a separation of approximately 30m between the proposed glass extension and the rear neighbour 473a London Road, with such a distance in between, there is unlikely to be issues raised in terms of overlooking, overshadowing or outlook. The windows toward the rear elevation of the Listed building would serve living areas instead of office spaces, however, the separation distance would remain reasonable at 24m, so, would unlikely raise issues in terms of privacy.

Standard of accommodation : Internal

- 7.18 Policy 3.5 of the London Plan 2016 requires housing development to be of the highest quality internally and externally, and should satisfy the minimum internal space standards (specified as Gross Internal Areas –GIA) as set out in Table 3.3 of the London Plan. Table 3.3 provides comprehensive detail of minimum space standards for new development; which the proposal would be expected to comply with. Policy DMD2 of the Adopted Sites and Policies Plan

(2014) also states that developments should provide suitable levels of sunlight and daylight and quality of living conditions for future occupants.

Flat	No. of beds	No. of persons	No. of storey's	Proposed GIA	Required GIA	Compliant
1	1	2	1	69.72	50	Yes
2	1	2	1	68.28	50	Yes
3	1	2	1	53.21	50	Yes*

7.19 Demonstrated by the table above, the proposed units would meet the minimum space standards as set out in the London Plan.

7.20 As mentioned under paragraph 3.3, Flat 3 is currently a non-self-contained unit being entered via the glass walkway, the glass extension would allow the unit to be self-contained with independent access away from the shared walkway with the office building. The conversion would not materially alter the flat's internal layout, this would remain the same, however, it is noted the unit would nonetheless meet the minimum space standards.

Standard of accommodation : External

7.21 In accordance with the London Housing SPG and Policy DMD2 of the Council's Sites and Policies Plan, it states that there should be 5sqm of external space provided for private outdoor space for 1-2 person dwellings and an extra 1sqm provided for each additional occupant.

7.22 A communal area of outdoor amenity has been provided for the 3 flats, this area would measure around 46sqm and would exceed adopted standards.

Transport, parking and cycle storage

7.23 Core Strategy Policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, street parking or traffic management. Cycle storage is required for all new development in accordance with London Plan Policy 6.9 and Core Strategy Policy CS18. It should be secure, sheltered and adequately lit and Table 6.3 under Policy 6.13 of the London Plan stipulates that 1 cycle parking space should be provided for a studio/1 bedroom unit and 2 spaces for all other dwellings.

7.24 The site has a PTAL of 2 and is not located within a Controlled Parking Zone. 3 parking spaces have been designated at the rear for the 3 self-contained units. The Council's Transport officer has been consulted and raises no objection to this provision, providing on-site parking would alleviate the need to park along the surrounding streets. Conditions have been recommended by the Transport officer including the provision of amended cycle storage units for approval by the LPA and maintenance of the car parking spaces.

Refuse

7.25 The London Plan Policy 5.17 and Merton Core Strategy Policy CS17 require new developments to show capacity to provide waste and recycling storage

facilities. An appropriate location for refuse storage has been indicated on the plans in accordance with these policies, and a condition will be attached ensuring that the refuse provision is provided as indicated on the plans prior to occupation of the development.

Sustainability

- 7.26 All new developments comprising the creation of new dwellings should demonstrate how the development will comply with Merton's Core Planning Strategy (2011) Policy CS15 Climate Change (parts a-d) and the policies outlined in Chapter 5 of the London Plan (2016). As a minor development proposal, the development is required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day.
- 7.27 With the absence of detailed information relating to how the development will meet sustainability requirements, the Climate Change officer has suggested that a pre-commencement condition be attached requiring the need to achieve said London and Local plan policies (paragraph 5.6). However, the proposed works in this application relate to a Listed building where more sensitive refurbishment would need to be undertaken in comparison to, i.e. a new build. Therefore, it is a matter of planning judgement as to the weight placed on the delivery of sustainability targets and the extent which the works required to meet such standards can be carried out, without inflicting unacceptable alteration to the character and appearance of the Listed building. So, whilst achieving reduced carbon emissions and water targets are of importance, it is noted in this instance some flexibility should be permitted with a tailored energy strategy, to be read in line with an approved schedule of works, which aim for the building to be improved in terms of energy efficiency as far as is reasonably practicable without prejudicing the character of the building or increasing the risk of long-term deterioration.

8. LISTED BUILDING CONSIDERATIONS

- 8.1 London Plan policy 7.8 states that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate and to incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology. Merton SPP Policy DMD4 and Core Strategy CS14 require proposals which affect a heritage asset or its setting to conserve and enhance the significance of the asset as well as its surroundings to enhance local character and distinctiveness, and in Listed Buildings, internal features such as fireplaces, panelling, ceilings, doors and architraves as well as the proportion of individual rooms may also be of significance.
- 8.2 The considerations of the Listed Building Consent relate to the impact of works toward the historic fabric and integrity of the Listed building.
- 8.3 The eastern elevation would consist of the removal of the render in order to reintroduce the brick finish, this is considered acceptable. Appropriately conditioned requiring a detailed schedule of works will inform whether the

removal of the render would reveal brick or if reclaimed bricks would need to be sourced, if so, these would be required to be approved by the Local Planning Authority.

- 8.4 Internally, there is minimal disturbance to the layout of the rooms. Works involving insertion and infilling of partition walls and repositioning of a doorway are minor, and are not considered to be detrimental to the Listed building. As mentioned above, notwithstanding the assessment of heritage assets provided in the “Built Heritage Statement” (September 2018) a schedule of works would be attached as condition to any grant of permission to ensure features of historic interest are continually recorded, and sympathetically treated whilst carrying out refurbishment and internal/external building works.
- 8.5 Consequently, it is considered that the proposed conversion and erection of a glass extension with external staircase would respond positively toward the Listed building, its appearance and wider setting within the Conservation Area and that the Listed building would be enhanced by returning it to a detached building. Works to the interior of the building would be minimal, retaining much of the existing layout, and in the officers judgment the proposals would not have a detrimental impact toward its fabric and that impacts can be reasonably regulated by condition.

9. CONCLUSION

- 9.1 The proposed scheme would provide the opportunity to reinstate the Listed building as its own independent structure, and to provide an enhanced landscaped area around the development to positively contribute to the Riverside Drive streetscene and wider Conservation area. The replacement glass stairwell extension is considered appropriate as it would be an enhancement from the existing glass walkway, whilst overtly modern, it would not detract from the character of the Listed building but would preserve its appearance not being of style which falsely imitates the original such that it might otherwise diminish the main building. Furthermore, no significant issues would arise in terms of impact toward neighbouring amenity and traffic. Works to the fabric of the building may be adequately controlled by condition and, as a matter of judgement, it is considered that the historic character of the building overall would be enhanced.
- 9.2 Overall, it is considered the proposal complies with the principles of the policies referred to under Section 6, and it is recommended to grant planning permission and listed building consent subject to the attachment of conditions.

RECOMMENDATION

(A) Grant planning permission

Subject to the following conditions:

1. A1 Commencement of development
2. A7 Approved plans
3. B1 External materials to be approved
4. B5 Details of wall/fences
5. C07 Refuse & recycling implementation
6. D11 Construction hours
7. F02 Landscaping, implementation as shown on plans, pre-occupation
8. H04 Provision of vehicle parking, provided as shown on plans, pre-occupation
9. H06 Cycle parking details to be submitted, pre-occupation
10. Non-standard – pre-commencement sustainability condition
11. Non-standard – flood risk condition requiring the details and mitigation recommendations submitted in the application's Flood Risk Assessment to be carried out
12. NPPF Note to applicant – approved schemes
13. INF – planning permission in conjunction with Listed building consent 18/P4089
14. INFS: Flood risk and climate change

(B) Grant listed building consent

Subject to the following conditions:

1. A5 Listed Building Consent
2. A7 Approved Plans
3. N01 Start on site
4. N03 Works to match – safeguard architectural or historic interest
5. N07 Access for recording
6. N08 – where appropriate, demolition within and around the Listed building should be carried out by hand or by hand-held tools to ensure the least disturbance and damage to the fabric
7. N15 (Further details) to be approved prior to works commencing – requiring a detailed schedule of works in terms of refurbishment/building works needed to deliver the conversion, new and reused materials to be specified
8. INF 17 Listed building – In conjunction with planning permission 18/P4017
9. INF 18 Listed building – Permission may be required for additional work

[Click here](#) for full plans and documents related to this application (A)

[Click here](#) for full plans and documents related to this Listed Building application (B)

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