

PLANNING APPLICATIONS COMMITTEE

10 DECEMBER 2020

APPLICATION NO. **DATE VALID**

20/P1952 12/06/2020

Site Address: Wimbledon College of Art, 40 Merton Hall Road,
Wimbledon, SW19 3QA

Ward: Dundonald

Proposal: NEW FORECOURT LANDSCAPING, FAÇADE AND
ROOF ALTERATIONS TO THE THEATRE ANNEX
BUILDING. INSTALLATION OF NEW WINDOWS AND
CYCLE PARKING FACILITIES TO THE MAIN COLLEGE
BUILDING. ALTERATION TO CAMPUS SERVICES
EQUIPMENT.

Drawing Nos: 3606D_LBA_WCA_00_L_A_2100 (P3);
3606D_LBA_WCA_01_L_A_2101 (P3);
3606D_LBA_WCA_02_L_A_2102 (P3);
3606D_LBA_WCA_03_L_A_2103 (P1);
3606D_LBA_WCA_03_L_A_2113 (P1);
3606D_LBA_WCA_00_L_A_2260 (P1);
3606D_LBA_WCA_00_L_A_2270 (P1);
3606D_LBA_WCA_00_L_A_2271 (P1);
3606D_LBA_WCA_00_L_A_2280 (P1);
3606D_LBA_WCA_00_L_A_2281 (P1);
3606D_LBA_WCA_00_L_A_2282 (P1);
3606D_LBA_WCA_00_L_2800 (P1)

Contact Officer: Calum McCulloch

RECOMMENDATION

GRANT permission subject to conditions and S106 Agreement

CHECKLIST INFORMATION

Is a screening opinion required	No
Is an Environmental Statement required	No
Press notice	Yes
Site notice	Yes

Design Review Panel consulted	No
Number of neighbours consulted	76
External consultations	0
Internal consultations	3
Controlled Parking Zone	Yes - 5F

1. INTRODUCTION

- 1.1 This planning application has been brought before the planning committee due to the number and nature of representations received. Furthermore the application has been called in by Councillor Anthony Fairclough.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises the grounds of Wimbledon Art College on Merton Hall Road, Wimbledon. The site contains of a range of buildings that vary in architectural style and age. The buildings most relevant to this application are those directly fronting Merton Hall Road. This includes:
- Theatre Annex, a 1980s steel framed construction faced in brick with wide gables.
 - 'Main Building' – the original 1930s three storey building containing studio spaces.
 - Library Building – sited between the Theatre Annex and Main building.
 - Houses 1 and 2
- 2.2 Located at the front of the grounds between the Theatre Annex and the street is an open space containing cycle stands and a designated car park for staff.
- 2.3 The site is located within a predominantly residential area within the Merton Hall Road Conservation Area. Directly opposite the site are a set of period 2-3 storey semi-detached dwellings.
- 2.4 The site has a PTAL rating of 2. The nearest train station is Wimbledon Chase Station 500m to the south west of the site. A number of bus connections are available near to the site on Kingston Road.
- 2.5 There are 7 nos. of on-site car parking spaces, as well as 2 disable parking bays. The site located within a Controlled Parking Zone (CPZ) with parking restrictions between Mondays and Friday 8.30am - 6.30pm.

3. CURRENT PROPOSAL

- 3.1 The application is seeking the following:
- Renovation of the forecourt fronting Merton Hall Road including:
 - Removal of railings on the boundary
 - Installation of low level planters to define the public/private boundary
 - Retention of existing mature trees.
 - Installation of security gates at either end of the new forecourt
 - Removal parking bays and replaced with a more accessible open space.
 - Redistribution of the majority of cycle bays to north and south of the site
 - Installation of outdoor lighting
 - Improvements to the Theatre Annex elevation fronting Merton Hall road through:

- Installation of larger windows and door openings
- Incorporation of canopies and extension of eaves
- Re-painting the façade
- Improvements to roofs:
 - Overall of roof works of the Theatre Annex building upgrading the thermal and acoustic performance and installing automated rooflights within the new gable roofs.
 - Remedial roof works to the Theatre, New Studio, Main Building and Houses
- A range of internal reconfigurations and enhancements to meet the educational needs of the school. As part of this, a Local Exhaust Ventilation unit would be installed in line with the consolidation of workshop space within the theatre annex.
- Replacement of all existing PVC and metal framed windows on the Main Building with aluminium double glazed windows.

3.2 The proposed works aim to help enable the college to “create an integrated performance environment and to facilitate more collaboration between design, acting, technical arts and performance courses and build a stronger student community”.

4. PLANNING HISTORY

- 4.1 16/P0962: REPLACEMENT WINDOWS TO GROUND, FIRST AND SECOND FLOORS OF BLOCK C - Granted 18/05/2016
- 4.2 14/P0158: ATTACHED TO LBM PLANNING APPLICATION 13/P2055 DATED 23/12/2013 RELATING TO THE DEMOLITION OF EXISTING STRUCTURES WITHIN SCULPTURE YARD AND ERECTION OF A TWO - STOREY BUILDING TO PROVIDE ADDITIONAL STUDIO SPACE. - Granted 04/12/2014
- 4.3 14/P0091: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 2 & 5 ATTACHED TO LBM PLANNING APPLICATION 13/P2055 DATED 27.08.2013 RELATING TO THE DEMOLITION OF EXISTING STRUCTURES WITHIN SCULPTURE YARD AND ERECTION OF A TWO - STOREY BUILDING TO PROVIDE ADDITIONAL STUDIO SPACE. - Granted 17/03/2014
- 4.4 13/P2678: APPLICATION FOR CONSERVATION AREA CONSENT FOR THE DEMOLITION OF EXISTING STRUCTURES WITHIN SCULPTURE YARD - Granted 03/10/2013
- 4.5 13/P2055: DEMOLITION OF EXISTING STRUCTURES WITHIN SCULPTURE YARD AND ERECTION OF A TWO - STOREY BUILDING TO PROVIDE ADDITIONAL STUDIO SPACE. - Granted 03/10/2013
- 4.6 09/P0570: APPLICATION FOR THE RENEWAL OF TEMPORARY PERMISSION TO RETAIN BUILDINGS 'A', 'B' 'C' AND 'D' AND THE RETENTION OF TEMPORARY BUILDINGS 'E', 'F' AND 'G', ALL FOR FIVE YEARS - Granted 23/06/2009

- 4.7 07/P0401: DISPLAY OF NON ILLUMINATED INDIVIDUAL LETTERING ON FRONT ELEVATION AND SIGN ON FRONT ENTRANCE PIER - Granted 28/03/2007.
- 4.8 06/P2030: ERECTION OF EXTENSION TO EXISTING THEATRE AND ENTRANCE FOYER TO HOUSE NEW STUDIO AND ARCHIVE ROOM, INCLUDING REFURBISHMENT OF EXISTING THEATRE - Granted 30/10/2006
- 4.9 06/P1209: APPLICATION FOR A CERTIFICATE OF LAWFULNESS IN RESPECT OF THE PROPOSED REPLACEMENT OF WINDOWS AND DOORS WITH UPVC WINDOWS AND DOORS - Certificate issued 17/07/2006
- 4.10 05/P0403: ERECTION OF A NEW ENTRANCE FOYER EXTENSION - Granted 18/04/2005
- 4.11 04/P1716: ERECTION OF A SINGLE STOREY BUILDING FOR USE AS A SCULPTURE STUDIO. - Granted 24/09/2004
- 4.12 03/P1082 - VARIATION OF A CONDITION OF PREVIOUS PLANNING PERMISSION TO ALLOW RETENTION OF SEVEN BUILDINGS ON THE SITE FOR A FURTHER TEMPORARY PERIOD. - Granted 14/07/2003.
- 4.13 01/P1137: RELOCATION OF EXISTING BUILDING AND STORAGE UNITS AND THE PROVISION OF TEMPORARY BUILDINGS DURING THE CONSTRUCTION OF NEW STUDIO GIVEN APPROVAL IN FEBRUARY 2001 (REF 00/P2195). - Granted 21/08/2001
- 4.14 00/P2195: ACCOMMODATION, EXHIBITION AND LECTURE SPACE AND A CANTEEN, INVOLVING DEMOLITION OF EXISTING SINGLE-STOREY BUILDINGS. ERECTION OF A NEW LIFT SHAFT ENCLOSURE ON THE ROOF OF THE MAIN BUILDING. - Granted 02/03/2001
- 4.15 00/P2203: CONSERVATION AREA CONSENT FOR DEMOLITION OF STUDIO AND WORKSHOP BUILDINGS IN CONNECTION WITH THE ERECTION OF NEW STUDIO ACCOMMODATION. - Granted 02/03/2001
- 4.16 00/P2195 - ERECTION OF A PART SINGLE-STOREY AND PART TWO-STOREY BUILDING IN THE NORTHERN PART OF THE SITE TO PROVIDE ADDITIONAL STUDIO ACCOMMODATION, EXHIBITION AND LECTURE SPACE AND A CANTEEN, INVOLVING DEMOLITION OF EXISTING SINGLE-STOREY BUILDINGS. ERECTION OF A NEW LIFT SHAFT ENCLOSURE ON THE ROOF OF THE MAIN BUILDING. - Granted 21/02/2001.
- 4.17 99/P0457: ERECTION OF NEW STUDIO ACCOMMODATION WITHIN A PART SINGLE AND PART TWO STOREY BUILDING IN THE NORTHERN PART OF THE SITE, INVOLVING DEMOLITION OF EXISTING SINGLE-STOREY BUILDINGS, TOGETHER WITH ERECTION OF NEW LIFT ENCLOSURE AT REAR OF MAIN BUILDING. - Refused 22/07/1999. Appeal dismissed 08/02/2000
- 4.18 99/P0468: CONSERVATION AREA CONSENT FOR DEMOLITION OF STUDIO AND WORKSHOP BUILDINGS IN CONNECTION WITH THE ERECTION OF NEW STUDIO ACCOMMODATION. - Refused 23/07/1999. Appeal dismissed 08/02/2000

- 4.19 98/P1333: REPLACEMENT OF 1.3 METRES HIGH METAL RAILINGS ON STREET FRONTAGE (28 METRES LENGTH) WITH 1.8 METRES HIGH RAILINGS TO MATCH THE REST OF THE BOUNDARY TREATMENT (VARIATION OF PLANNING PERMISSION REF:98/P0139 DATED 31/03/98). - Granted 27/01/1999
- 4.20 98/P0139: REPLACEMENT OF TIMBER FENCING FRONTING MERTON HALL ROAD WITH 1.3 OR 1.8 METRES HIGH BLACK PAINTED METAL RAILINGS, GATES AND SECTION OF FACING BRICK WALL. - Granted 31/03/1998
- 4.21 94/P0982: EXTENSION OF EXTERNAL FIRE ESCAPE TO REAR OF DETACHED THEATRE HOUSE TO SERVE SECOND FLOOR LEVEL INVOLVING NEW DOOR OPENING WITHIN EXISTING ROOF LEVEL DORMER WINDOW (RETENTION). - Granted 04/10/1996
- 4.22 96/P0137: ERECTION OF A SINGLE STOREY SIDE EXTENSION AND THREE STOREY ENCLOSED STAIRCASE PLUS ALTERATIONS TO SOUTHERN ELEVATION ADJOINING LIBRARY TO PROVIDE AN IT RESOURCE CENTRE. - Granted 11/04/1996
- 4.23 96/P0139: CONSERVATION AREA CONSENT FOR MINOR ALTERATIONS TO SOUTHERN ELEVATION ADJOINING LIBRARY INCLUDING REMOVAL OF WINDOWS AND COLUMNS IN CONNECTION WITH PROPOSED SIDE EXTENSION TO PROVIDE IT RESOURCE CENTRE. - Granted 11/04/1996
- 4.24 95/P0326: CONSTRUCTION OF A DOUBLE SIDED ENTRANCE RAMP WITH BALUSTRADES TO MAIN SCHOOL ENTRANCE TO PROVIDE IMPROVED ACCESS FOR DISABLED PEOPLE. - Granted 05/06/1995
- 4.25 95/P0737: ALTERATIONS TO ROOF AND GROUND FLOOR EXTENSION OF EXISTING SCULPTURE STUDIO. - Granted 06/11/1995
- 4.26 95/P0326 - CONSTRUCTION OF A DOUBLE SIDED ENTRANCE RAMP WITH BALUSTRADES TO MAIN SCHOOL ENTRANCE TO PROVIDE IMPROVED ACCESS FOR DISABLED PEOPLE. - Granted 05/06/1995
- 4.27 94/P0721: ERECTION OF A SINGLE STOREY MODULAR STOREROOM BUILDING AT REAR OF SCHOOL. - Granted 08/12/1994
- 4.28 93/P1048: FIRST FLOOR EXTENSION ABOVE EXISTING GROUND FLOOR TOILET BLOCK TO FORM ADDITIONAL OFFICE AND KITCHEN ACCOMMODATION. - Granted 01/09/1993
- 4.29 93/P1182: ERECTION OF A SINGLE STOREY MODULAR BUILDING AT REAR OF PROPERTIES IN BRAESIDE AVENUE. - Granted 05/11/1993
- 4.30 92/P0156 - RETENTION OF EXISTING HUTTED TEACHING BUILDINGS TO NORTH WEST OF MAIN BUILDING RETENTION OF THREE STORAGE BUILDINGS NEAR SOUTH WEST BOUNDARY ADJACENT TO THE QUADRANT ERECTION OF NEW TEACHING STUDIO TO SOUTH EAST OF LOCK-UP GARAGES OFF BRAESIDE AVENUE INVOLVING DEMOLITION OF EXISTING SCULPTURE STORAGE STRUCTURE AND ERECTION OF NEW STORAGE SHELTER ON SOUTH EASTERN SIDE OF MAIN BUILDING. - Granted section 316 permission 25/06/1992.

- 4.31 89/P0966: ERECTION OF A SINGLE STOREY EXTENSION AT REAR TO ENCLOSE A GAS FIRED FURNACE. - Granted 13/09/1989
- 4.32 89/P0173 - ERECTION OF SINGLE STOREY EXTENSION AT REAR TO ENCLOSE A GAS FIRED FURNACE. - Granted section 316 permission 29/03/1989.
- 4.33 MER763/83 - ERECTION OF NEW BUILDINGS AND PROVISION OF NEW PARKING AREAS AT FRONT AND SIDE INVOLVING DEMOLITION OF EXISTING TEMPORARY BUILDING ON SITE. - Granted section 316 permission 27/10/1983.
- 4.34 MER975/70 - EXTENSION OF SINGLE STOREY SCULPTURE STUDIO AND 26 CAR PARKING SPACES. - Deemed consent 14/01/1971.
- 4.35 MER643/65 - ERECTION OF AN EXTENSION AT 1ST AND 2ND FLOOR LEVELS LINKING THE EXISTING MAIN BUILDING AND THEATRE TO PROVIDE ADDITIONAL ACCOMODATION. - Deemed consent 04/11/1965.
- 4.36 18/P0585 - REPLACEMENT OF WELDING BAY ROOF - Grant Permission subject to Conditions - 26/03/2018

5. CONSULTATION

- 5.1 Consultation was carried out by way of site notice erected at the site and letters sent to neighbouring properties.
- 5.2 Six objections were raised by local residents on the following grounds:
 - Concerns that the choice to paint the Theatre Annex dark grey would be out of character with the surrounding Conservation Area
 - Concerns that the dark metal grey roofing would be out of character with the surrounding Conservation Area
 - Concerns that the public space at the front of the site alongside the removal of fencing will result in anti-social behaviour.
 - Concerns over light pollution out of character with the street
 - Concerns that the development would increase traffic levels over and above the existing levels caused by schools in the area.
 - Concerns over the loading and unloading arrangements for deliveries with associated adverse impact on traffic.
 - Concerns that in a recent meeting to residents the college indicated that there would be an uplift from 800 to 1100 students and the intention to open up the theatre for wider community use resulting which will have associated adverse impacts on traffic and parking.
- 5.3 One objection was received from the John Innes Society raising the following points:
 - Concerns that the dark coloured roof and brick and grey façade colour would not be aesthetically pleasing.
 - Concerns that the use of darker surfaces will result in increased heat, energy consumption and associated carbon emissions.
- 5.4 One representation was received from the Friends of Wimbledon Town Centre

noting the following concerns:

- The black frontage, with black steel roof and windows, proposed for Wimbledon College of Art would make a negative impact on the Conservation Area and detract from the special character of the area.
- The black frontage would detract dramatically from the 'good example of the modernist architecture of the 1930s period' that is the c1935 building of the Wimbledon School of Art. The black paint proposed is not only inappropriate for the Conservation Area, it is one which is likely to show up water marks and bird excrement. The characteristics of the proposed development are inconsistent with the beautiful Edwardian houses on the opposite side of Merton Hall Road, and with the buildings and grounds of Wimbledon Chase School.
- Concerns about security issues – the lack of security lighting and the open forecourt. These two factors present risks for illegitimate users of the college site and for local residents and possibly also the children, parents and staff of Wimbledon Chase School.
- One representation was submitted highlighting the opportunity of the development to integrate artificial swift nests.

5.5 Met Police (Designing Out Crime Officer):

- Due to the venue being an educational premises, this application was passed onto the local Counter Terrorism Safety Officer, who has no comments regarding the layout and design.
- The use of the main entrance with a reception area for entry into the campus is of benefit security-wise
- Concerns the refurbishment of the forecourt may allow those with criminal intent to use the openness to the building to gather and therefore the chance of an increase in crime and or antisocial behaviour. This may be mitigated with CCTV coverage and security team moving on any ne'er-do-wells. A robust management policy and procedure needs to be in place especially for out of hours use.
- The cycle parking is to the north of the site with a designated entrance. The bicycles should be within dedicated cycle stores with appropriate CCTV and stands secured into concrete foundations.
- Lighting across the entire development should be to the required British Standards, avoiding the various forms of light pollution (vertical and horizontal glare). It should be as sustainable as possible with good uniformity. Bollard lights, under bench and architectural up lighting are not considered as good lighting sources for SBD purposes. 'Discreet columns nestled in within the trees is worry as lighting columns can be surrounded by vegetation after a few years growth unless a robust and costly maintenance plan of lobbying is organised. White light aids good CCTV colour rendition and gives a feeling of security to staff, students and visitors. The public space lighting should also meet the current council requirements.
- The design of planters should eliminate their use as impromptu seating especially those adjacent to the pavement. The soft landscaping at the front of the campus in the planters should not provide hiding places from implements used in crime and or illicit substances.

- CCTV should be installed to cover the entire site. Any lighting fixtures and the landscaping should not be in conflict with the CCTV cameras field of view.

5.6 **Conservation Officer:** The Council's Conservation Officer raised concern over the removal of the metal Crittall Windows in the 1930s Main School Building. They note the windows appear to be in very good condition. Usually people remove original Crittall because they are in bad condition and won't close properly. The officer suggests the applicant considers retaining the original windows. Otherwise they should provide detailed drawings of the proposed windows to make sure they look right. The Conservation Officer has no other objection to the scheme overall, except notes the painted brick may appear too dark.

5.7 **Tree Officer:** The arboricultural report confirms that there will be a lot of disturbance within the root protection area of the 2 trees fronting the site. The report also advises that there are methods for installing the various additional items in a manner that will minimise the potential impact on the tree. The report concludes that a detailed Arboricultural Method Statement and supervision should be required by condition. It would be preferable if the brick planters were removed from the layout altogether, and the area left as open grass. The plans are not sufficiently detailed for me to understand exactly what is intended to be installed within the root protection area of these trees. However, given the assurances of the report, I would recommend attaching the following planning conditions: Condition F5; Design of Foundations - No work shall be commenced until details of the proposed design, material and method of construction of the foundations of any structure to be installed within 14 metres of the two Horse Chestnut trees marked T1 and T2 on the Tree Protection Plan shall be submitted to and approved in writing by the LPA and the work shall be carried out in accordance with the approved details; Condition F8.

5.8 **Council's Transport Officer:** The Council's Transport Officer raises no objections subject to the following conditions:

- Disabled bays (with EVCP) maintained.
- Cycle parking maintained.
- The applicant enters into a Unilateral Undertaking which would restrict future occupiers of all units from obtaining an on-street residential parking permit to park in the surrounding controlled parking zones to be secured by via S106 legal agreement.
- Demolition/Construction Logistic Plan (including a Construction Management plan in accordance with TFL guidance) should be submitted to LPA for approval before commencement of work.

5.9 **Council's Environment and Health Officer:** No objections subject to conditions.

6. POLICY CONTEXT

National Planning Policy Framework (2019)

- Section 8 - Promoting healthy and safe communities
- Section 11 – Making effective use of land
- Section 15 – conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

London Plan (2016)

- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 3.18 Educational Facilities
- 7.21 Trees and woodlands

Merton Core Strategy (2011)

- CS 14 Design
- CS 13 Open space, nature conservation, leisure and culture
- CS20 Parking, Servicing and Delivery

Merton Sites and Policies Plan (2014)

- DM C1 Community facilities
- DM C2 Education for children and young people
- DM D2 Design considerations in all developments
- DM D3 Alterations and extensions to existing buildings
- DM D4 Managing Heritage assets
- DM O1 Open space
- DM O2 Nature conservation, trees, hedges and landscape features
- DM T2 Transport Impacts of Developments
- DM T3 Car Parking and Servicing Standards

7. PLANNING CONSIDERATIONS

The key planning considerations are:

- Principle of enhancing facilities at Wimbledon College of Art
- Design, Character and Appearance of the Merton Hall Road Conservation Area
- Neighboring amenity
- Trees
- Transport and parking
- Noise

- Sustainability

Principle of enhancing facilities at Wimbledon College of Art

- 7.1 Development plan policy supports the enhancement of educational facilities to meet the needs of young people. Merton Core Strategy CS11 (Infrastructure) notes the council will support improvement of infrastructure in the Borough, including supporting multi use of social, and educational facilities. SPP policy DM C2 part a) notes “Development proposals for new schools and/or improved education facilities for children (≥5) and young people will be supported, particularly where new facilities are required to provide additional school places in an area to meet an identified shortfall in supply. The NPPF Paragraph 91 also supports development that promotes social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other. Also relevant is Merton Core Strategy Policy CS 12 which supports development that provide an adequate level of employment in the Borough.
- 7.2 The proposal is considered to accord with the principle of the policies above. The proposed development would improve the general environment for staff and students to meet its teaching requirements which would accord with development plan policies promoting the enhancement of educational facilities for young people. The proposals also contribute to the College’s vision of becoming more outward facing and better used by the local community. The reconfiguration of the forecourt would make the College more welcoming to the local community and would help to promote social interaction not just for students but with the wider community. The development also helps to maintain the viability of the College as a leader in higher education which helps preserve the staff employment levels on site. The principle of development is considered to be acceptable as policies at both a local and national level support the enhancement of educational facilities.

Character and Appearance of the Merton Hall Road Conservation Area

- 7.3 Policy DM D2, DMD3 and DM D4 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 (including conservation areas), 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 and protection of heritage assets is further supported by the London Plan London Plan Policies 7.4 and 7.6, 7.8 and Merton’s Core Strategy Policy CS14.
- 7.4 Wimbledon College of Art is sited within the Merton Hall Road Conservation Area and contributes to a strong sense of place. The original 1930s Main Building is particularly attractive adding significantly to the character and appearance of the surrounding Conservation Area. The Theatre Annex by contrast is relatively utilitarian and the existing forecourt with its railings and car park which has a neutral contribution to the street scene.

- 7.5 The enhancements to the Theatre Annex involve enlarging the windows, extending the eaves. These alterations will add some character to the building and modernise its appearance. It is also proposed to paint the brick a dark grey. Whilst this alteration would provide some contrast with the red brick surroundings, the applicant are able to make this alteration under Part II, Class C of the General Permitted Development Order 2015 (as amended). Officers therefore cannot reasonably object to the colour of the bricks to be painted.
- 7.6 The forecourt enhancement involves removal of car parking spaces and existing front boundary and creation of a more cohesive open space with suitable areas for congregation, as well as the installation of low rise planter beds and railings to the front of the site. The existing mature trees would be retained, with additional multi-stem trees added. A clear boundary between the public realm and the semi-private grounds of the college would remain through the provision of railings and planting fronting Merton Hall Road with the principle access to the grounds remaining in line with the Theatre Annex entrance. The forecourt would be resurfaced in high quality permeable block paving which vary in material to differentiate between different spaces. The works together with the proposed alterations to the Theatre Annex would increase legibility of the college buildings, create an enhanced sense of openness and arrival to the benefit of the street scene and Conservation Area.
- 7.7 There would be some impact on the character of the 1930s Main School Building through removal of the original metal crittal windows, as highlighted by the Conservation Officer's comments. However, the new windows would not appear incongruous as they would still incorporate horizontal and vertical transoms reflective of the original windows. Some weight is also given to the benefit of additional light into studio spaces resulting from the reduction in the number of transoms. Notwithstanding, a condition is added to this planning permission requiring the details of the windows proposed as requested by the Conservation Officer.
- 7.8 Overall, the proposed development is considered to enhance the character and appearance Merton Hall Conservation Area and street scene. The proposal therefore is compliant with Policy DM D2, DMD3 and DM D4 of Merton's Sites and Policies Plan in this respect.

Neighbouring Amenity and Site Security

- 7.9 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. Policy DMD2 also requires developments to provide layouts that are safe, secure and take account of crime prevention and are developed in accordance with Secured by Design principles.
- 7.10 Those likely to be impacted by the development are residents of Merton Hall Road facing the application site, namely nos. 51-81 (odds). The principle concern relating to development is the potential impact from noise and light generated from the façade alterations to the theatre annex and forecourt enhancements.
- 7.11 With regard to light, the preliminary lighting strategy in the D&A statement

shows that subtle lighting would be provided which enhances accessibility and frames buildings and spaces without resulting in undue glare upon the wider area and will remove the need for high glare security lighting on the main building. The draft Forecourt Management Plan also notes that ancillary lighting (landscaping lighting such as that of trees, planting, under seating areas etc.) is proposed to have a curfew at 20:00pm. Lighting for Health and Safety purposes will remain on, (such as lighting illuminating pathways, steps etc) but incorporation of low glare. On this basis, the proposed lighting is considered acceptable in principle and would unlikely cause harm to the amenity of nearby residents. However, the Council's Environment and Health Officer has recommended external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary. Officers also note the Designing Out Crime Officer's point that lighting across the entire development should be to the required British Standards, avoiding the various forms of light pollution (vertical and horizontal glare). To ensure that appropriate lighting is incorporated and no unnecessary, a condition requiring a detailed scheme of lighting has been added to this recommended approval.

- 7.12 The improvements to the forecourt are likely to result in some increase in noise relating to college activities. The draft Forecourt Management Plan notes that the college opening hours are between 8.30am and 21:30pm with onsite security to police noise issues between 8.30am and 22:00pm. Given that any uplift in noise will likely only occur during opening hours and the fact there would be onsite security to hand, the development is not considered likely to cause harm neighbour amenity from noise. The above must also be balanced with the existing situation, which is noise from cars using the car park and that the site is already utilised by students for amenity purposes.
- 7.13 As part of the development, new noise sources, specifically mechanical plant equipment, are to be introduced. This includes the installation of two replacement heat pumps at ground floor level serving the Theatre, and the installation of air source heat pumps located on top of the Main Building. Given the separating distance between the college grounds and neighbouring properties, the equipment is not considered to be harmful to nearby residential amenity from noise. The Council's Environmental Health Officer has raised no objections to the siting of new plant equipment but has recommended a standard noise limiting condition as a precautionary measure.
- 7.14 Concerns have been raised by some residents over the potential for increased impromptu gathering by unwanted individuals and antisocial behaviour. This concern is also noted by the Designing Out Crime Met Police Officer who makes the point this may be mitigated with CCTV coverage, security and a robust management in place especially for out of hours use. Officers consider it unlikely that the proposal would lead to anti-social behaviour provided suitable lighting is put in place and due to its location in a quiet residential area away from nearby urban centres with uses that can attract antisocial behaviour. That said, to address these concerns, a detailed Forecourt Management Plan is added as a condition to ensure appropriate measures are in place to address any antisocial behaviour. The plan will be approved in consultation with the Designing Out Crime Officer.
- 7.15 The enlargements to the windows in the Theatre Annex would increase

overlooking to a small degree towards residential properties on Merton Hall Road. However, this relationship is already present and given distance of the Theatre Annex from the street, this impact is not considered harmful.

- 7.16 Overall, the proposal is not considered to cause material harm to neighbouring amenity subject to conditions met.

Trees

- 7.17 London Plan Policy 7.21, Policy CS 13 and SPP policy DMO2 seeks to retain and enhance trees.
- 7.18 There are three mature trees located at the boundary of the school facing Merton Hall Road. These contribute significantly to the amenity of the Conservation Area and are protected to a degree due to their location in the Conservation Area. The trees are not subject to Tree Preservation Orders. The proposed enhancement to the forecourt would retain these trees which is supported. The supporting Tree Report advises there are methods for installing the various additional items in a manner that will minimise the potential impact on two trees located at the front of the site. The report advises a detailed Arboricultural Method Statement and supervision should be required by condition. The Council's Tree Officer has reviewed the proposal and raises no objection subject to conditions met. Some soft landscaping is proposed with tree planters, which will provide an overall enhancement.

Transport and parking

- 7.19 Policies CS20 (Parking, Servicing and Delivery) of the Adopted Merton Core Planning Strategy (2011) DM T2 (Transport Impacts of Developments) and (DM T3 (Car Parking and Servicing Standards) of the Adopted Merton Sites and Policies Plan (2014) require developers to demonstrate that their development would not adversely affect pedestrian and cycle movements, safety, the convenience of local residents or the quality of bus movements and/or facilities; on street parking and traffic management and provision of parking to the council's current standards.
- 7.20 The site currently accommodates eight car parking spaces including two disabled spaces. These spaces shall be removed to facilitate the proposed forecourt, with the exception of two disabled bays. The removal of parking is in line with the College's push for staff and students to utilise more sustainable transport alternatives, including travelling by public transport and/or cycling in order to minimise car usage. A move towards sustainable modes of travel is generally supported by the Council subject to there being no increase in parking pressure as a result of lost on-site parking. To ensure there would be no significant adverse impacts on local residents from parking, the applicant has agreed to enter into a legal agreement preventing the college from obtaining parking permits within the local CPZ.
- 7.21 Servicing would take place on Merton Hall Road. The transport statement demonstrates a 7.5 tonne box van can comfortably pull up on the double yellow lines and load / unload without obstructing traffic. The Council's Transport Planner has reviewed the proposal and deemed the servicing arrangement acceptable.

7.22 Overall the proposed development is considered acceptable with regard to transport and parking.

Sustainability

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

8. CONCLUSION

8.1 The principle for the proposed enhancements to Wimbledon College of Art are supported by Officers as they accord with development plan policies promoting the improvement of educational facilities, preserving employment and promoting community interaction. The proposed development would not cause material harm to neighbouring amenity subject to a detailed lighting scheme and forecourt management plan prior to first use. The scheme is considered to enhance the character and appearance of the Merton Hall Conservation Area and is acceptable in respect trees, transport and parking subject to conditions met and a unilateral undertaking for permit-free.

9. RECOMMENDATION

9.1 Grant permission subject to conditions and legal agreement.

Legal Agreement

The applicant to enter into a legal agreement preventing the college from obtaining parking permits within the local CPZ.

Conditions

1. **A1 Commencement** of development (full application)
2. **A7 Approved Plans:** The development hereby permitted shall be carried out in accordance with the following approved plans: 3606D_LBA_WCA_00_L_A_2100 (P3); 3606D_LBA_WCA_01_L_A_2101 (P3); 3606D_LBA_WCA_02_L_A_2102 (P3); 06D_LBA_WCA_03_L_A_2103 (P1); 3606D_LBA_WCA_03_L_A_2113 (P1); 606D_LBA_WCA_00_L_A_2260 (P1); 3606D_LBA_WCA_00_L_A_2270 (P1); 3606D_LBA_WCA_00_L_A_2271 (P1); 3606D_LBA_WCA_00_L_A_2280 (P1); 3606D_LBA_WCA_00_L_A_2281 (P1); 3606D_LBA_WCA_00_L_A_2282 (P1); 3606D_LBA_WCA_00_L_2800 (P1); UTC-0466-P02-TSP; UTC-0466-P05-TPP

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **B1 External Materials to be Approved:** No development shall take place until details of windows to be used on all on the front elevation of the 'Main Building' (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014

4. **B3 External Materials as Specified:** Other than the materials required to be approved, the facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority.

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.

5. **F05 Tree Protection:** The details and measures for the protection of the existing trees as specified in the hereby approved document 'Arboricultural Impact Assessment' dated ' 3 Jun 2020' reference '0466-03-AIA ' shall be fully complied with. The methods for the protection of the existing 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 retained 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 policy O2 of Merton's Sites and Policies Plan 2014.

6. **F06 Design of Foundations:** No work shall be commenced until details of the proposed design, material and method of construction of the foundations of any structure to be installed within 14 metres of the two Horse Chestnut trees marked T1 and T2 on the Tree Protection Plan shall be submitted to and approved in writing by the LPA and the work shall be carried out in accordance with the approved details.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy DMO2 of Merton's Sites and Policies Plan 2014.

7. **F08 Site Supervision (Trees):** Appropriate supervision and monitoring shall be carried out as indicated in Appendix B of the approved 'Arboricultural Impact Assessment' dated '3 Jun 2020' reference '0466-03-AIA'. The arboricultural expert shall monitor and report to the Local Planning Authority within 5 days of each visit 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. The works shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

8. **Details of the boundary Treatment:** No development shall take place until details of all boundary wall fronting Merton Hall Road are submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details are approved and works to which this condition relates have been carried out in accordance with the approved details.

Reason: To ensure a satisfactory and safe development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

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

10. **F01 Landscape/Planting Scheme:** No development shall take place until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of any building hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.

11. **F02 Landscaping (Implementation):** All hard and soft landscape works shall be carried out in accordance with the approved landscaping plan in accordance with condition 9. The works shall be carried out in the first available planting season following the completion of the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of same approved specification, unless the Local Planning Authority gives written consent to any variation. All hard surfacing

and means of enclosure shall be completed before the development is first occupied.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy DMO2 of Merton's Sites and Policies Plan 2014.

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

Reason: To protect the amenity of residents in the nearby vicinity.

13. **Noise Limit:** Noise levels, (expressed as the equivalent continuous sound level) LAeq (15 minutes), from any new fixed external new plant/machinery shall not exceed LA90-10dB at the boundary with any residential property or noise sensitive premises.

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

14. **Demolition and Construction Method Statement:** No development shall take place until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period.

The Statement shall provide for:

- hours of operation
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative - displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of noise and vibration during construction.
- measures to control the emission of dust and dirt during construction/demolition
- a scheme for recycling/disposing of waste resulting from demolition and construction works

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

15. **Construction Logistics Plan:** 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.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

16. **Cycle Parking:** Prior to first use of the development, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first use of the development and thereafter retained for use at all times.

Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.

17. **Disabled Parking:** The disabled parking spaces shown on approved plan 3606D_LBA_WCA_00_L_2800 (P1) General Arrangement Landscape Plan shall be implemented prior to first use of the development. The disabled parking spaces shall electric vehicle charging points (EVCP). The parking spaces shall be retained permanently to serve the vehicles of occupiers.

Reason: To provide adequate parking provision and to promote the use of renewable energy and to improve air quality in accordance with Policies 6.13 and 7.14 of the London Plan 2016, Policy CS15 of the Core Planning Strategy 2011 and Policy DM T3 of the Sites and Policies Plan 2014.

18. **INFORMATIVE:** 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).

19. **INFORMATIVE:** 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.

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