

PLANNING APPLICATIONS COMMITTEE
18th March 2021

<u>UPRN</u>	<u>APPLICATION NOS.</u>	<u>Item No:</u>	<u>DATE VALID</u>
	20/P3606		30/10/2020
	20/P3607		30/10/2020
Site Address:	Gate House Lodge & associated buildings Morden Hall Park Morden Hall Road Morden SM4 5JD		
Ward:	Ravensbury		
Proposal:	A) 20/P3606 CHANGE OF USE OF MORDEN LODGE AND ANCILLARY OUTBUILDINGS FROM RESIDENTIAL (C3) TO FOREST PRIMARY SCHOOL (F1) INCLUDING AN ANCILLARY GROUNDKEEPER'S FLAT (C3) ON THE FIRST FLOOR OF MORDEN LODGE; INVOLVING INTERNAL AND EXTERNAL REPAIRS, RESTORATION AND ALTERATION TO THE EXISTING BUILDINGS AND THE ERECTION OF NEW ANCILLARY STRUCTURES.		
	B) 20/P3607 APPLICATION FOR LISTED BUILDING CONSENT FOR THE CHANGE OF USE OF MORDEN LODGE AND ANCILLARY OUTBUILDINGS FROM RESIDENTIAL (C3) TO FOREST PRIMARY SCHOOL (F1) INCLUDING AN ANCILLARY GROUNDKEEPER'S FLAT (C3) ON THE FIRST FLOOR OF MORDEN LODGE; INVOLVING INTERNAL AND EXTERNAL REPAIRS, RESTORATION AND ALTERATION TO THE EXISTING BUILDINGS AND THE ERECTION OF NEW ANCILLARY STRUCTURES.		
Drawing No.'s:	WP-0739-A-001-P-00 Rev P0 (Location Plan) Amended 03.03.21; WP-0739-A-0100-P-00 Rev P3 (Proposed Masterplan) Amended 09.03.21; WP-0739-A-0207-E-XX Rev P1 (Proposed Elevations Animal Enclosure) Amended 24.11.20; WP-0739-A-0108-P-X Rev P1 (Proposed Plans Animal Enclosure Ground and Roof) Amended 24.11.20; WP-0739-A-0206-E-XX Rev P0 (Proposed Elevations Bike Store); WP-0739-A-0107-P-X Rev P0 (Proposed Plans Bike Store Ground and Roof); WP-0739-A-003-P-00 Rev P0 (Block Plan Proposed) Amended 03.03.21; WP-0739-A-0111-P-X Rev P0 (Proposed Plans and Elevations Covered Walkway Gallery); WP-0739-A-0205-E-XX Rev P0 (Proposed Elevations Growing Tunnel & Plant); WP-0739-A-0106-P-X Rev P2 (Proposed Plans Growing Tunnel Ground and Roof) Amended 03.03.21; WP-0739-A-0101-P-X Rev P0 (Proposed Plans Morden Lodge Basement and Ground); WP-0739-A-0102-P-X Rev P0		

(Proposed Plans Morden Lodge First Floor and Roof); WP-0739-A-0201-E-XX Rev P0 (Proposed Elevations Morden Lodge); WP-0739-A-0109-P-X Rev P2 (Proposed Plan Parking Area) Amended 03.03.21; WP-0739-A-0110-P-X Rev P3 (Proposed Plan and Elevation Access from South) Amended 09.03.21; WP-0739-A-0204-E-XX Rev P0 (Proposed Elevations Potting Shed); WP-0739-A-0104-P-X Rev P0 (Proposed Plans Potting Shed Ground and Roof); WP-0739-A-0203-E-XX Rev P0 (Proposed Elevations Project Space); WP-0739-A-0105-P-X Rev P0 (Proposed Plans Project Space Ground and Roof); WP-0739-A-0202-E-XX Rev P0 (Proposed Elevations Stable); WP-0739-A-0103-P-X Rev P0 (Proposed Plans Stable Ground, First and Roof); WP-0739-A-0303-S-XX Rev P0 (Proposed Section Stable).

Documents: Addendum Energy Statement by Maven Sustainability Limited (dated 05/02/2021); Flood Risk Assessment ref 2005540-01 (dated January 2021); Biodiversity (including Bats, Water Vole & Reptiles) Survey Report (dated October 2020 Rev 1); Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement ref AR4391 (dated 28/10/20); Travel Plan ref 2064/FF (dated October 2020).

Contact Officer: Catarina Cheung (020 8545 4747)

RECOMMENDATION

- A) 20/P3606 – Grant Permission Subject to Section 106 Obligation or any other enabling agreement, and relevant conditions.**
 - B) 20/P3607 – Grant Listed Building Consent subject to Conditions.**
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CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes – Listed building and Departure from the Development Plan.
- Design Review Panel consulted: No
- Number of neighbours consulted: 53
- Controlled Parking Zone (CPZ): The site is not within a CPZ, but the western side of Morden Hall Road (opposite the site) is CPZ M2
- PTAL: 5
- Archaeological Zone: Tier 2
- Conservation Area: Wandle Valley Conservation Area. Morden Hall Park is also included on the National Register of Historic Parks and Gardens, Grade II Listed.
- Environment: Metropolitan Open Land, Morden Hall Park Open Space, the Upper River Wandle running through the park is designated a Metropolitan Site of Importance for Nature Conservation and Morden Hall Park forms part of a Green Corridor.
- Flood Zone: The Gatehouse Lodge building is located in Flood Zone 1, but in close proximity, running east of the site's boundary is the River Wandle which lies within Flood Zone 2-3.

- Designated open space: Yes, Morden Hall Park
- Listed Building: Yes, Grade II

1. INTRODUCTION

- 1.1 The application is being brought to the Planning Applications Committee for determination as the proposal is considered a departure from the development plan.

2. SITE AND SURROUNDINGS

- 2.1 Morden Hall Park lies east of Morden Hall Road, there are a number of pedestrian and vehicular access points into the park from Morden Hall Road.

- 2.2 The park is located within the Wandle Valley Conservation area and is included on the National Register of Historic Parks and Gardens as Grade II listed.

- 2.3 Morden Hall Park comprises a number of buildings and structures within its grounds, both statutory and locally listed, this application concerns the Gate House Lodge, a detached residential building, which is sited toward the southern end of the park, currently accessed via the (private) gate facing Morden Hall Road roundabout.

- 2.4 Gate House Lodge is a Grade II statutory listed building, the Historic England's list entry provides the following description:

Villa. Early C19. Stucco. Slate low hipped roof to eaves. 2 storeys. 3 windows wide. Central projecting porch with slender fluted Doric columns; cornice; panelled door, arched decorative fanlight. Square headed windows, corniced to ground floor; sashes and glazing bars to ground floor; French casements to first floor; margin glazing; iron window guards; bracketted eaves. Interior not inspected. Illustrated in Stanley C Ramsay's Small Houses of the Late Georgian Period.

- 2.5 The Gate House Lodge is currently in residential use and has been occupied by the same tenant for the past 30 years. The single family vacated the property in September 2019 and it has been vacant since. The property is a 4 bedroom detached dwellinghouse (advertised by Savills as a 5 bedroom property, the front dressing room can be independently accessed for use as a separate bedroom – further information on this in Section 3) with a total GIA of approximately 414sqm set within 3 acres of land for their private use.

- 2.6 It is noted that the registered address of the application property is "Gate House Lodge" on the Council's internal mapping system. However, Historic England's listing refers to this property as "Morden Lodge". To remain consistent with the address of the application as it was advertised, the application property shall be described as Gate House Lodge within this report.

- 2.7 Morden Hall Park is Grade II Listed on the National Register of Historic Parks and Gardens, it is owned and managed by the National Trust. Morden Hall Park is a designated Open Space, Metropolitan Open Land and designated Grade I as a Site of Importance for Nature Conservation (SINC). The River Wandle which runs through the Park is identified as a SINC of Metropolitan importance.

- 2.8 The entire "Morden Estate" (including Morden Hall Park) is managed by the National Trust, it comprises a wide range of property types, including: covenants, private residential, offices, manor houses and park land. Morden Hall Park encompasses a rose garden, parkland, hay meadows, woodland and wetlands which are free for the public to access. However, the various residential buildings (which their own garden areas) in the Estate are privately let and accessed, which includes the Gate House Lodge.

- 2.10 The Park is sited within an Archaeological Priority Zone, Tier 2.
- 2.7 According to the Environmental Agency's flood map, the Gate House Lodge is located in an area with a low probability of flooding, Flood Risk Zone 1. However, the River Wandle running east of the site's boundary lies within Flood Zone 2-3 (medium to high probability of flooding).
- 2.11 The site has a PTAL rating of 5 (measured on a scale of 0 to 6b, 0 being the worst). The site is not located within a CPZ, but the western side of Morden Hall Road (opposite the site) is CPZ M2.
- 2.12 Morden Hall Road and the roundabout form part of TfL's red route.

3. CURRENT PROPOSAL

- 3.1 The proposal seeks full planning permission (20/P3606) and Listed building consent (20/P3607) for the change of use of the residential building and its grounds (Class C3) to a primary school (Class F1) with an ancillary groundkeeper's flat.
- 3.2 As mentioned above in para 2.8, Morden Hall Park is owned and managed by the National Trust. The application is accompanied by a supporting letter from National Trust's Estate Manager (dated 12/10/2020) explaining the letting process of Gate House Lodge:
 - In September 2019 Morden Lodge became vacant after a single family had occupied it for the previous 30 years. As Morden Lodge has traditionally been a residential property, it was our intention to re-let it for residential use. Savills were appointed to find a tenant, we were led by them with regard to rent but were flexible.
 - Due to the size/condition/configuration of the property, no tenant was found. The Lodge and its grounds require comprehensive refurbishment before it can be re-occupied.
 - The National Trust relies heavily on its let properties to provide income to support its conservation work and it was clear that without significant investment and possible remodelling of Morden Lodge, finding a residential tenant willing to pay a market rent was going to be impossible.
 - Consideration was given to subdividing the Lodge into small flats. However, this would require substantial funds to facilitate the conversion work and we were unsure whether associated internal & possible external alterations to this listed building would be acceptable from a heritage perspective.
 - After a period of unsuccessful marketing we took the decision to try and find a commercial tenant willing to take the premises on and run it as a day nursery or school. It was our belief that this was the best way to secure: a tenant, investment in to the building and its ground, allow greater public access, provide income to the Trust and to crucially secure Morden Lodges' long term future.
 - The school would have an ancillary groundkeeper's flat which retains a residential use on site. Their proposed operation would have no conflict with our garden centre operation as their drop off and pick up time would be outside the plant nursery operating hours.
- 3.3 A further letter is provided by Savills with a marketing brochure of the property, it concludes:
 - The rental value of Morden Lodge was in the region of £6,000pcm.
 - Unable to find a suitable tenant at this level of rent. Over the period of 8 months this was reduced in stages down to a low point of £4,500.
 - Savills only received one offer from a suitable tenant in June 2020 for £2,000pcm, through negotiation this offer was increased to £3,500pcm. However, the rental value was deemed too low and rejected by the National Trust.

- Difficulties in letting the property for residential use were due to: size of the outdoor space; condition of Morden Lodge and condition of outbuildings, all needing significant works, repairs and maintenance.
- 3.4 The decision to find a commercial tenant was not without an extensive period of residential advertisement and consideration of subdividing the property into smaller flats. However, this would have required greater intervention and alteration to the building which was likely to be unacceptable from a conservation perspective. The school would be able to facilitate the restoration of the main building and its outdoor ancillary structures to ensure its long term future and provide the necessary income to the National Trust for their wider conservation works to Morden Hall Park and the Estate.
- 3.5 Liberty Woodland School, who are to be relocated to this location from their existing site (a converted Edwardian villa in open grounds to the west of nearby Worcester Park) is described as a “forest primary school”. The primary school will accommodate a maximum of 132 children (20 children in reception and 7 mixed-age classes of 16-17 children) and 25 staff. The school manifesto describes the school as a new type of schooling experience which follows an outdoor education curriculum approach, focussing on social responsibility, community building, environmentalism and sustainability.
- 3.6 The change of use would involve the following:
- Gate House Lodge – Primarily internal repairs and restoration, remedial structural works as per the structural engineer’s report. Externally, railings would be installed to guard the lightwells toward the front elevation and the existing vent in the western basement window (toward the rear of the rear of the property) to be moved to the top left of that window pane.
- The main building will be converted into a school with an ancillary groundskeeper’s flat–
- The basement floor currently providing a storage/utility/gym and kitchen shall be converted to a school kitchen, food store, plant room and 3 drying rooms.
 - The living/dining/reception rooms on the ground floor converted to classrooms, a multipurpose & dining room, music room and a teaching kitchen (connected to the basement kitchen with a dumbwaiter).
 - The first floor bedrooms and bathrooms converted into 2 offices, a meeting room and staff room. The northern part (toward the rear) shall be converted into an ancillary groundskeeper’s flat of 40sqm, 1bed 1person unit, with one of the bathrooms at the rear converted to a kitchen.
- The 4 existing outbuildings will be retained, refurbished and converted as follows –
 - Stable building: 104sqm. Converted for use as an art studio. The ground floor will be a pottery workshop and library (capacity for 18 children) and the first floor an art studio (capacity for 16 children).
Minor external works to repair, refurbish and replace damaged or missing elements on the elevation and necessary structural repairs to strengthen the building. A lightweight pergola will be provided on the south east elevation to provide shelter to the outdoor workbench.
 - Potting shed: Converted to provide WCs and a space for outdoor sinks. Existing derelict/overgrown pergola would be replaced with a new translucent pergola roof on the south elevation for an outdoor art gallery. The northern roof will also be extended with a corrugated metal sheet to provide cover for new outdoor sinks.
 - Concrete shelter and well: restored, to be used as a project space.

- Garden workshop: 14sqm outbuilding. Restored, to be used as a project space.
- Erection of new ancillary structures, including –
 - A growing tunnel and renewable energy centre (62sqm) with an area of decking leading to the river and a raised planting bed area to its south;
 - An animal enclosure (45sqm);
 - New chicken coop;
 - Bike store (adjacent to the Stable building);
 - Covered walkway area with display boards (adjacent to the Garden workshop);
- Various boardwalk pathways (pinned sleepers) to be dotted around the grounds.
- Existing gravel paths remain unaltered.
- The main entrance to the school would be from Morden Hall Road, from the National Trust's overflow car park. An existing gate, amongst the overgrown vegetation, will be reopened for the school's use.
- A fence would be erected between the Gate House Lodge and Morden Cottage.

4. PLANNING HISTORY

- 4.1 20/P2208: PRE-APPLICATION ADVICE FOR CHANGE OF USE FROM C3 TO FULL TIME PRIMARY SCHOOL (D1) WITH ANCILLARY GORUNDKEEPER'S FLAT.
- 4.2 96/P0446: LISTED BUILDING CONSENT TO CARRY OUT EXTERNAL REPAIRS AND RESTORATION TO GRADE II LISTED BUILDING. – Listed Building Consent granted 12/07/1996
- 4.3 MER972/81: FORMATION OF VEHICULAR ACCESS. – Granted 12/02/1982. However, this was not implemented.

5. CONSULTATION

External

- 5.1 Public consultation was undertaken by way of letters sent to 53 neighbouring properties.
- 5.2 No objections were received.
- 5.3 17 letters of support were received:

Stephen Hammond MP

- The proposed outdoor forest primary school at Morden Lodge will provide a valuable contribution to the London Borough of Merton. I have had contact with Little Forest Folk since they opened their first children's nursery in Raynes Park in January 2015 and have seen them develop into an outstanding provider of "early years" education within the borough. They won a Queen's Award for Enterprise in 2018.
- The proposal will bring a vacant site back into use for the benefit of the borough, and will bring the listed lodge and stable buildings back into use from their current neglected state thus making sure these buildings and gardens are retained for the future.
- Provide a much needed educational facility for young children and will enable more families to have the opportunity for this increasingly sought-after educational experience which I have seen for myself.

- Bring a boost to the local economy by generating employment for around twenty-five people and provide the benefits of a local supply chain supporting other nearby businesses.

National Trust Estate Manager at Morden Hall Park (letter of support received during the public consultation, but this information provided by National Trust has been submitted earlier as part of the supporting justification for the application)

- Morden Lodge is a fantastic building and grounds and one that forms a valued part of the Morden Hall Park estate. As a conservation charity it is our job to ensure all our property is protected and conserved for the future and we believe that this application would meet that aim.
- The lodge has traditionally been used as residential accommodation and when it fell vacant in the summer of 2019, our initial reaction was to try and re-let as a residential use. Savills were appointed and extensive marketing undertaken, however due to a number of factors we were unsuccessful finding a tenant.
- Alternative uses were explored and a forest school seemed like the perfect fit – they were not the only tenancy applicants.
- Little Folk Forest's vision would provide the protection, restoration and survival of Morden Lodge. It will open up the private property to the local community;
- The income from Morden Lodge will go directly to help fund the conservation and upkeep of the Morden Hall Parks. Ensuring the property is let is essential to our financial ability to run the park, and without the change of use there is a worry that the property may sit vacant for a long period;
- Approval of this application will ensure the long term protection of Morden Lodge and its grounds as well as help provide the income that is vital to the operation and conservation of Morden Hall Park.

Others:

- The existing house and grounds has seen better days, please to see it will be renovated and used;
- Pleased to see access to the school will be via the National Trust overflow car park as it is too dangerous from the existing gate and roundabout;
- Perfect location for a forest primary school;
- Great asset to Merton and for all local families and their children;
- The forest school would go a long way in helping keep Merton as one of the greenest boroughs while providing an additional first class educational facility;
- Enhance the site and connect with wider sustainability and educational initiatives in both Morden Hall Park and the wider borough.
- Able to cycle to the proposed site, the site also benefits from transportation links to travel to work;
- Positive impact to the local area by creating jobs and opportunities;
- Variety of education offerings add value to the borough;
- Outdoor teaching methods are a very COVID friendly approach;
- Bring financial benefits to the local area;
- Will help free some spaces in the very oversubscribed main stream schools in the local area;
- Having a forest school on this site would be a very gentle way of continuing to look after a treasure building in Merton;
- As children will be on school buses disruption to the local community will be minimal.

- 5.4 Thames Water – with regard to waste water network, sewage treatment works infrastructure capacity, water network and water treatment infrastructure capacity, no objections are raised to the planning application.

But, advice provided by Thames Water which shall be attached to any grant of permission as informatives to remind the applicant of where to seek further information if required.

- 5.5 Environmental Agency – Initially, an objection was raised due to the submitted FRA not complying with the requirements for site-specific flood risk assessments therefore inadequately assessing the development's flood risks. In particular, the FRA fails to consider how a range of flooding events (including extreme events) will affect people and property. The design concept document also details a pontoon and an area of decking which is not addressed in the FRA, the pontoon is an encroachment in FZ3b and the decking is also in FZ3b. This could affect the functionality of the floodplain by changing the flow path or reduce the capacity.

An updated Flood Risk Assessment (by Ardent; ref 2005540-01; dated January 2021) was submitted. Following review of this, the Environment Agency have removed their objection. They are pleased that the pontoon and decking have been removed from the proposal and are in favour of ecological enhancements as set out in the biodiversity report.

- 5.6 Historic England – on the basis of the information provided, we do not considered it is necessary to for this application to be notified to Historic England under the relevant statutory provisions.

- 5.7 GLAAS – no further archaeological requirement.

- 5.8 Secure by Design – following initial comments provided by the Designing Out Crime officer (Met Police), a site visit was carried out with the applicant, agent and Met Police to discuss the security enhancements for the site, including:

- Gates of car park would be locked outside of the hours 10-4pm, however the Little Forest School (LFF) would unlock and manage when needed for school drop off and pick up;
- Emergency access gate linked to fire alarm and manual override. Inner gate to have fire brigade padlock;
- Northern gates (from the overflow car park) would be locked with camera doorbell, staff would go and let people in and not a buzzer system.
- Limited deliveries, mainly supermarket, would be received from the northern main entrance.
- CCTV recommended, and infrared;
- Groundskeeper will live on site;
- Reserve to east of the River Wandle is very overgrown so no easy access;
- Floodlighting is not required. Wayfinding light to main exit to be considered for staff working after dark;
- Bike store well overlooked from buildings and outdoor teaching areas. Bike theft from schools is common so outdoor activity will help deter thieves;
- Solar panels on bike store and plant room are valuable materials for theft, ensure they will not be easy to reach and to use security screws;
- Alarms are not easy to install with Listed Buildings given the need to protect the historic fabric. However, a live-in groundskeeper would help mitigate break in risk and locks should be upgraded where possible without damaging fabric;
- Fences along river to be 1.1m;
- Fence along Morden Hall Road, recommendation for a trellis to be added for security;
- LFF are welcome to keep in touch with the Designing out Crime officers for any queries.

5.9 Transport for London

1. The site of the proposal is on the A297 Morden Hall Road, which forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN, and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN.
2. The site has a mixed Public Transport Access Level (PTAL) of 3, 4 and 5, on a scale ranging from 0 to 6b where 6b represents the greatest level of access to public transport services.
3. TfL understands that the proposals entail the conversion of a lodge into a primary school of up to 132 pupils and 25 staff with an ancillary groundkeeper's flat.
4. A total of 4 minibus parking bays, 6 staff parking bays and 6 parent/visitor bays including 1 Blue Badge parking space are proposed. Considering the good PTAL of the site, a reduction in car parking in order to encourage active and sustainable travel, as required by the new London Plan, should be considered.
5. It is noted that using the roundabout access may impose risks of vehicles waiting on the TLRN to enter the site while the gates open and therefore exacerbate issues of congestion at this location. For this reason, the roundabout access should not be used for large deliveries, which should use the access on the A297 Morden Hall Road.
6. TfL also requests that a priority system is implemented to give priority to incoming vehicles in order to prevent them from waiting on the A297 Morden Hall Road.
7. In accordance with new London Plan Policy T7, TfL requests that a Delivery and Servicing Plan (DSP) is submitted to and approved by Merton Council in consultation with TfL prior to occupation.
8. Construction Logistics Plan should be secured by condition.
9. A total of 36 cycle parking spaces within a secure shelter are proposed, which accords with policy T5 of the new London Plan. All cycle parking should be designed and laid out in line with the guidance contained in chapter 8 of the London Cycling Design Standards (LCDS).
10. It is supported that refuse collection will be undertaken on site.
11. Details of proposed construction access arrangements should be provided to TfL to confirm impacts on the A297 Morden Hall Road and the surrounding transport network. Please note that any impact/changes to TfL Assets/Infrastructure will require approval from TfL.
12. The Travel Plan accompanying the planning application should be secured by condition.
13. The footway and carriageway on the A297 Morden Hall Road must not be blocked during the conversion. Temporary obstructions during the conversion must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A297 Morden Hall Road.
14. All vehicles associated with the conversion must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.

15. No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>.

Internal

- 5.10 Future Merton Policy – The London Plan and Merton’s Local Plan contains policies that resist the loss of housing and these planning applications would result in the loss of one home.

While the current proposal is a departure from the development plan as it represents the loss of one dwelling contrary to Policy CS9 of Merton’s core planning strategy, I consider that there may be material considerations that might outweigh the loss of one home:

- There are structural issues and repairs required to bring the building back into use (including residential use) to the standard required by Grade II listing.
- Attempts have been made to lease this property as residential for over a year; this has been unsuccessful in part due to the investment required to repair the structural issues.
- The proposal for a school would provide investment to address the issues of repair and structural matters in the Listed Building, and would bring it back into use as it has been vacant since 2019.
- It also seems to me that, should the school eventually vacate the property, the building could revert to provide a home in the future.

At the current time, the proposals would not fulfil a recognized need for primary school places in the area. However it seems clear that attempts have been made to bring this Grade II building forward for residential use during the past two years and without these fairly significant structural repairs that are necessary, the building could very well remain vacant and in a state of disrepair and therefore not be used for anything.

I consider that the proposed use of the school and the loss of one home is acceptable in this particular circumstances as it provides investment to address the structural issues / repairs and bring the building back into a viable use to a high standard appropriate to the Grade II listing. Should the school move to another location in the future, there is scope for the property to be used as a single home again, particularly as the investment will have been made to address the structural issues that may have prevented it continuing in residential use at this time.

- 5.11 Conservation officer – Much of the proposed works were discussed on site during the pre-application meeting.

Some concern was raised about installing steel beams in the Gate House Lodge building. A further supporting report was provided by the applicant’s structural engineer to confirm the remedial works required in the basement ceilings using the steel beams. With this, the Conservation officer considers that suitable rationale has been provided and as are required to strengthen the building to ensure its future, they will have to be fitted. The LPA shall require further information on how this will be carried out and how it will visually impact on the ceilings. It would be important that the original timber supports are retained as an acknowledgement of how it was.

Most of the fire upgrade works for the doors look to be suitable. Fireproof glass is to be added above the doorway in the hallway (ground floor), the LPA are to be provided with details as to how this will be fitted.

Overall, the works are respectful of the Grade II Listed building and I think that a change of use to a Forest School will bring this property back into a beneficial use.

5.12 Ecology – The site is identified on Merton Maps as having the following environmental designations (SPP 2014):

- Located within Wandle Valley MOL (CS13, DM01)
- Located within Green Corridor GC13 (CS13, DM02)
- Located within Morden Hall Park Open Space (CS13, DM02)
- Located within Wandle Valley Regional Park (CS5, CS13, CS para 21.13, DM01)
- Directly adjacent to the Upper River Wandle SINC of Metropolitan importance (CS13, DM02)

A Biodiversity Survey Report has been provided with the application, dated October 2020. A Phase 1 habitat survey was carried out in July 2020 and due to the findings from these site visits, further surveys were undertaken in July, August and September 2020 for bats, water voles and reptiles. The methodology, findings and recommendations of the surveys are considered appropriate.

The report identifies that the proposed development is likely to have some habitat loss and will impact on protected species, for which further pre-work actions, mitigation and enhancement measures have been recommended. Provided these measures are conditioned and carried out by the applicant, the report concludes that there should be no significant adverse effects on biodiversity on site.

It should be noted that the report identifies that the proposal will impact on a bat roost on the site, which would be illegal without being granted a license from Natural England. Therefore no works can commence until a bat mitigation license (EPSL) has been applied for and granted by Natural England. The report states that a bat license can only be applied for once planning consent has been granted and all relevant ecology conditions have been discharged.

The recommendations in Section 6 of the report will need to be included as suitably worded conditions should the application be recommended for approval, to accord with CS13 and DM01.

The recommendations in Section 7 of the report also need to be incorporated into the landscape plan to ensure ecological enhancements are provided on site. The landscape plan should be developed in collaboration with the project's ecologist to ensure enhancements provided on site are towards net biodiversity gain, in line with the NPPF.

5.13 Transport officer –

Vehicular Access: The site of the proposal is on the A297 Morden Hall Road, which forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN, and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN.

The main access to the school will be via the Morden Hall overflow car park entrance where school parking will be located.

It is noted that using the roundabout access may impose risks of vehicles waiting on the TLRN to enter the site while the gates open and therefore exacerbate issues of congestion at this location. For this reason, the roundabout access should not be used

other than for fire appliances. All deliveries should access the site from the main entrance off Morden Hall Road (A297).

PTAL: The site lies part within a PTAL 3 and part PTAL 5 location which represents a 'very good' score as defined by Transport for London (TfL).

School parking: School parking and minibus drop off and pick up facilities are proposed in the Morden Hall Park Overflow car park via agreement. A total of 4 minibus parking bays, 6 staff parking bays and 6 parent/visitor bays including 1 Blue Badge parking space are proposed. It is anticipated that 25% of staff will travel by car or car share. Therefore, 6 staff parking spaces is considered appropriate for the maximum 25 staff that are expected when the school is at full capacity.

The proposed parking layout is acceptable.

School Cycle Parking: 36 cycle parking (secure & covered) spaces for staff and pupils are provided which accords with policy T5 of the new London Plan.

Traffic Generation: The school is expected to generate 54 vehicle movements in both the AM and PM peak hour. These movements will be at a well-established access that is used for National Trust events and peak season visitors when vehicle movements are in excess of those generated by a primary school. Morden Hall Park and Garden Centre are open between the hours of 1000 and 1600, therefore the vehicle movements associated with the school opening and closing times will not coincide with National Trust visitor movements.

Travel Plan: The school to use the submitted Travel Plan to take part in the TfL STARS accreditation process. An initial target is for the Travel Plan Coordinator to set the school up on the programme, upload necessary documentation, and understand what measures and initiatives can be put in place in order to achieve a target of at least a bronze level status.

The details of the travel plan should be subject to detailed agreement and monitoring over a five year period. A sum of £2,000 (two thousand pounds) is sought to meet the costs of monitoring the travel plan over five years, secured via the Section 106 process.

Refuse: Refuse collection will take place from a collection point on the northern side of the car park by a private contractor.

Recommendation: The proposed development will not have detrimental severe impact on the surrounding highway network in terms of capacity or highway safety.

No objections are raised subject to the following conditions:

- Parking as shown maintained;
- Cycle parking (secure and undercover) maintained;
- In accordance with new London Plan Policy T7, TfL requests that a Delivery and Servicing Plan (DSP) is submitted to and approved by Merton Council in consultation with TfL prior to occupation;
- 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;
- A sum of £2,000 (two thousand pounds) is sought to meet the cost of monitoring the travel plan over five years, secured via the S106 agreement.

- 5.14 Highways officer – It is noted the access to this site is on TfL network. Conditions have been recommended should the application be minded for approval.
- 5.15 Tree officer – No arboricultural issues raised but a condition has been recommended.
- 5.16 Climate Change – Overall, the proposals relating to energy and water are to insulate where feasible for a grade 2 listed building, but the opportunities to put in wall insulation are limited. The proposal for the heating is a ground sourced heat pump using the River Wandle as a heat source. PV panels are not suitable for the main building, but are proposed on some of the other buildings. Efficient appliances to reduce water use are proposed.

Following the request of further information, the Climate Change officer is satisfied that the applicant has provided sufficient information to demonstrate that at design stage they have exceeded Merton's policies in relation to climate change. A condition has been recommended which deals with a mixed use building, and shall be worded in line with the submitted energy statement.

- 5.17 Flood risk – The site is primarily located in Flood Zone 1 and the proposal is for a change of use. As far as flood risk is concerned, I would recommend a drainage condition to ensure that their final proposal is suitable.

Please also note that there is a proposed boardwalk over the main river so the Environmental Agency will need to be consulted as they will require a Flood Risk Activity permit for it.

- 5.18 Waste services – The applicant has stated the following within the sustainability statement:
- A centralised bin store will be provided between the former Stable block (art studio) and the western boundary. The waste will be moved from the school to the collection point in the northern side of the car park where they will be collected by a private contractor.
 - Food waste will be composted onsite.
 - In addition, where possible all materials will be minimised and recycled by the children (as an example the children will deconstruct and melting recycled plastic using an extruding machine so it can be recycled into useful items such as plant pots, chopping boards, etc.
 - Internal storage for recyclables will be provided to each building.

Business premises in Merton Council do not receive a waste collection service through their Business Rates. For any proposal for a commercial unit development/conversion, LBM recommends applicants to identify the type of business(es) intended and identify proposed waste generation. – This is satisfied

It is recommended for applicants to identify and approach an approved waste collection contractor for the specific waste to discuss the waste arrangement.

At this stage, I believe applicant has provided all that is needed to approve the waste management arrangement onsite. LBM are happy to work with developers where required in the course of the development.

6. POLICY CONTEXT

6.1 NPPF - National Planning Policy Framework (2019):

- Part 8 Building a strong, competitive economy
- Part 9 Promoting sustainable transport
- Part 12 Achieving well-designed places
- Part 14 Meeting the challenge of climate change, flooding and coastal change
- Part 15 Conserving and enhancing the natural environment
- Part 16 Conserving and enhancing the historic environment

6.2 London Plan 2021:

Relevant policies include:

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D8 Public realm
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D13 Agent of Change
- D14 Noise
- H8 Loss of existing housing and estate redevelopment
- S1 Developing London's social infrastructure
- S3 Education and childcare facilities
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G3 Metropolitan Open Land
- G4 Open space
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- G8 Food growing
- SI 2 Minimising greenhouse gas emissions
- SI 5 Water infrastructure
- SI 8 Waste capacity and net waste self-sufficiency
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T6.5 Non-residential disabled persons parking
- T7 Deliveries, servicing and construction

6.3 Merton Sites and Policies Plan (SPP) July 2014 policies:

Relevant policies include:

- DM C1 Community facilities
- DM C2 Education for children and young people
- 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
- EM EP2 Reducing and mitigating noise
- DM F1 Support for flood risk management

DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
DM O1 Open space
DM O2 Nature conservation, trees, hedges and landscape features
DM T1 Support for sustainable transport and active travel
DM T2 Transport impacts of development
DM T3 Car parking and servicing standards
DM T5 Access to road network

6.4 Merton Core Strategy 2011 policy:

Relevant policies include:

CS 3 Morden Town Centre
CS 9 Housing provision
CS 11 Infrastructure
CS 13 Open space, nature conservation, leisure and culture
CS 14 Design
CS 15 Climate change
CS 16 Flood risk management
CS 17 Waste management
CS 18 Transport
CS 19 Public Transport
CS 20 Parking servicing and delivery

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 Listed Building and Conservation area
- Impact on neighbouring amenity
- Standard of accommodation
- Transport, parking and cycle
- Refuse
- Sustainability
- Others

7.2 **Principle of development**

Loss of residential accommodation

7.2.1 London Plan Policy H8 states that the loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace.

7.2.2 Merton Core Strategy CS 9 seeks to support the provision of well-designed housing located to create socially mixed and sustainable neighbourhoods, including the redevelopment of poor quality existing housing and not support proposals that result in a net loss of residential units, or net loss of affordable housing units.

Education for children and young people

7.2.3 Merton SPP Policy DM C2 seeks to ensure there are sufficient school places of a suitable modern standard to meet statutory requirements while also ensuring sufficient choice of school places and a sufficient number of children's day care facilities. DM C2(a) specifies: 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.

- 7.2.4 Merton Core Strategy Policy CS 11 seeks to support the provision and improvement of infrastructure of the borough for those living, working and visiting Merton and to accommodate population growth by supporting education services in the expansion and provision of schools to meet the anticipated increased number of children in Merton, including to enable primary school children to be educated within walking distance of their homes.
- 7.2.5 Local and London Plan policies are focused on resisting the loss of residential accommodation and this objective is given greater weight in light of the adopted new London Plan which sets housing targets for Merton at more than double current targets (annual target increased from 411 to 918). However, the Council's adopted plan is also proactive in promoting opportunities to improve education provision for children and young people.
- 7.2.6 The application sets up a tension between adopted policies that seek to safeguard existing housing and those that promote the conservation and enhancement of Listed buildings and important heritage assets. Against this is the backdrop of the need or otherwise for school places and adopted policies that seek to promote and enhance the borough's social infrastructure.
- 7.2.7 The scheme for the change of use of Gate House Lodge, is considered a departure from the development plan as it represents the loss of one dwelling contrary to Policy CS9 of Merton's Core planning strategy and Policy H8 of the new London Plan. However, in this instance, there are a number of material considerations identified, by officers and supported by the Council's Policy officer, which it may reasonably be concluded would outweigh the loss of one dwelling:
- There are structural issues and repairs required to bring the building back into use (including residential use) to the standard required of a Grade II listing.
 - Attempts have been made to lease this property as residential for over a year; this has been unsuccessful in part due to the investment required to repair the structural issues.
 - The proposal for a school would provide investment to address the issues of repair and structural matters in the Listed Building, and would bring it back into use as it has been vacant since 2019.
 - Should the school eventually vacate the property, the building could revert to provide a home in the future.
- 7.2.8 The Children, Schools & Families department have confirmed there is no sufficiency requirement for additional primary school provision in the borough, but note that this is a unique provision. While the need for school places in this location does not immediately outweigh the need for housing, attempts have been made to bring this Grade II building forward for residential use during the past two years and without fairly significant structural repairs, the building could remain vacant and in a state of disrepair. Thus, an institutional use such as is proposed provides a mechanism by which the building can benefit from a measure of restoration while at the same time enhancing the social infrastructure of the area.
- 7.2.9 It is considered in this particular instance that the proposed change of use to a school and the loss of one home, coupled with the investment to address the structural issues / repairs to bring the building back into a viable use and of a high standard appropriate

to the Grade II listing, which in turn would enhance the social infrastructure of the area, may be supported without unduly compromising the application of the Council's adopted policy to safeguard housing more generally. Should the school move to another location in the future, there is scope for the property to be used as a single home again, particularly as the investment will have been made to address the structural issues that may have prevented it continuing in residential use at this present time.

7.3 Design and impact on character and appearance of the Listed Building and Conservation area

- 7.3.1 The NPPF states that developments should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Developments should ensure that they are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 7.3.2 Policies CS14, DMD1 & DMD2 require that new development reflect the best elements of the character of the surrounding area, or have sufficient distinctive merit so that the development would contribute positively to the character and appearance of the built environment. Policy DM D2 of Merton's SPP 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.
- 7.3.3 London Plan Policy HC1 states development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 7.3.4 The approach of the proposed works to the buildings seek primarily to preserve, restore, refurbish and repair where possible and undertake only essential structural changes to ensure the structural stability of the building.

Morden Lodge

- 7.3.5 Externally, there is little proposed to the building. The Heritage statement highlights: "the only external change beyond like-for-like repairs using traditional materials, will be the reversible insertion of a small ventilation duct that replaces a pane of glass in the window to the basement laundry room". This can be seen in the proposed elevation drawing WP-0739-A-0201-E-XX Rev P0. It is considered this change will be very minor, a vent already exists in this window pane so would not be a new element, and being a basement window it would be predominantly hidden from view and further concealed by the climbing plants which surround it. The external like-for-like decorative repairs using traditional materials, such as lime mortars and paints, will help enhance and preserve the appearance of the building and halt decay in areas such as the front steps and porch.

7.3.6 The proposed elevation drawing also show railings, to match the existing, installed to guard the front lightwells of the basement. The Design and Access statement also highlights that the roof will be checked for missing slates and to reinstate where required.

7.3.7 Internally, the Ground floor:

- In the principal rooms of the villa, no changes are proposed other than minor repairs;
- Replacement of the carpet in the existing reception room (which will be used as a music room);
- Insertion of new double fire doors to match the original. This is detailed in the Design and Access statement. The existing doors are missing and despite a thorough search have not been found. It is proposed that a new set of doors is constructed in the original Victorian style to match the existing ground floor door. The glass in the arch above this doorway will be upgraded to fireproof glass, which will not require removal of the existing but the fireproof glass will be added to the rear of this to preserve the original whilst providing the required fire protection. This is considered a sympathetic approach;
- Remodeling of the modern kitchen fittings and cupboards and installation of a dumb-waiter, which will take food from the basement working kitchen to the ground floor teaching kitchen.

During the pre-application meeting, the Conservation officer commented that the dumb-waiter was not considered appropriate as it would require interference with the fabric of the building. The Heritage statement details: "Two or three Victorian joists will be trimmed and a small area of Victorian floorboards removed to accommodate this change but this is a previously altered area and the loss of material is small while allowing a much wider range of future uses for a structure of this size in this location. On balance, the impact will be neutral". And the Design and Access statement: "It is likely only one joist would need to be cut to achieve this." With these further details provided of how the works will be carried out, the Conservation officer acknowledges that the building is required to work for the applicants/school, and the intervention is considered reversible. A condition shall be attached requiring the removed floorboards to be retained so could be replaced at a later date, and suggests that the joist could be reused to form the opening.

7.3.8 The First floor:

- A partition provided to separate the groundskeeper's flat at the rear, the modern bathroom and WC fittings (in the existing larger bathroom) to be replaced with kitchen fittings utilising the same water and drainage connections.

7.3.9 The Basement:

The basement shall require structural repairs to provide strengthening and to reduce structural movement with the insertion of steel beams. Some concern was initially raised by the Conservation officer about the use of steel beams, however, a further supporting report was provided by the applicant's structural engineer to address the remedial works required in the basement ceilings. With this, the Conservation officer considers that suitable rationale has been provided and are required to strengthen the building to ensure its future so they will have to be fitted. Further noting that it would be important that the original timber supports are retained as an acknowledgement of the building's history.

- The various doors (i.e. plank door with strap hinges and door to the cold store) highlighted in the Heritage statement are to be retained in situ and restored where necessary;
- A partition provided in the utility/pantry/storage room (to be used as a food store), with a natural linoleum added to the floor.

7.3.10 Overall, the proposed external and internal works are considered respectful of the Grade II Listed Building and are focussed on preserving the building's existing features and fabric. The proposals would not have a detrimental impact on the character or appearance of the villa, or its internal layout, but would enhance and preserve its significance.

Outbuildings

7.3.11 The various outbuildings are regarded as being statutorily listed as a curtilage structures. Like the main building, there is careful consideration to sympathetically restore these buildings for re-use:

- The Stable, to be converted to a pottery workshop and art studio, shall require minor external works to repair, refurbish and replace damaged or missing elements on the elevation. Internally, reversible lightweight partitions and handrail & balustrade for the stairs, the steel beams required to strengthen the roof. A lightweight pergola will be erected on the south east elevation to provide shelter to the outdoor workbench – this will not be attached to the stable building.
- The Potting shed shall be converted to provide WCs and a space for outdoor sinks. The timber lintel over the door is considered inadequate and may be rotten, this shall be replaced with a concrete lintel. The existing derelict/overgrown pergola would be replaced with a new translucent pergola roof on the south elevation for an outdoor art gallery. The northern roof will also be extended with a corrugated metal sheet to provide cover for new outdoor sinks. The existing brick setts shall be made good.
- The area around the concrete shelter and well shall be used as a project space, no external changes are required to the structures but a safety mesh shall be installed in the well.
- Garden workshop to be used as a project space, the doors, windows and external finishing are dilapidated and shall be replaced, the corrugated asbestos roof removed and a corrugated metal butterfly roof installed.
- New ancillary structures include an animal enclosure, chicken coop, bike store, covered walkway area with display boards and a growing tunnel. The location of the growing tunnel is in an area where a glasshouse once existed (unknown when this was demolished), the Heritage statement describes that the growing tunnel is “a new interpretation of the glasshouse”.

7.3.12 The restoration of the existing outbuildings is considered to help enhance the setting of the Listed building as well as enhance their own significance and appearance. It is noted the new structures are limited and in one instance “recreates” something lost, they are located reasonably away from the villa and not of imposing scales so would not be considered harmful to the green setting of the grounds or setting of the Listed building.

7.4 Neighbouring amenity

7.4.1 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.

- 7.4.2 The site is well isolated within the grounds of Morden Hall Park. Ivy Lodge and Morden Lodge Cottage (which faces the roundabout), other detached residential buildings within Morden Hall Park, are comfortably set away from the application property and its grounds – noting the extensive tree and plant growth within the park provides additional screening and separation between the buildings.
- 7.4.3 Currently, the gates facing toward the roundabout of Morden Hall Road provides vehicular access for both the application property and the Cottage. The proposal involves erecting a new 1.8m fence to provide an enlarged garden for the Cottage. This is considered acceptable and would afford both users privacy, and would ensure the safety of children not wandering outside the school grounds.
- 7.4.4 Overall, it is not considered the proposal would have a harmful impact toward neighbouring amenity.

7.5 Standard of accommodation

Ancillary groundskeeper's flat

- 7.5.1 Whilst the offer of residential accommodation would be ancillary (for the groundskeeper) and not of a new offer of accommodation or a converted flat for separate let, it nonetheless provides a GIA of 40sqm.
- 7.5.2 The London Plan Policy D6 (Housing quality and standards), table 3.1, requires that a 1bedspace 1person flat provides an internal floor area of 39sqm. Therefore, the proposed ancillary flat would be suitably sized for its intended purpose.
- 7.5.3 A partition is to be provided on the first floor of Gate House Lodge to separate the groundskeeper's flat at the rear. The modern bathroom and WC fittings are to be replaced with kitchen fittings, utilising the same water and drainage connections. It is considered there would be little intervention required for this division and thoughtfully reuses the existing services with a reversible partition constructed to ensure no detrimental harm to the Listed building.

7.6 Transport, parking and cycle storage

- 7.6.1 Merton SPP Policy DM T2 seeks to ensure that development is sustainable and has minimal impact on the existing transport infrastructure and local environment. Policy DM T3 seeks to ensure that the level of residential and non-residential parking and servicing provided is suitable for its location and managed to minimise its impact on local amenity and the road network.
- 7.6.2 Core Strategy Policy CS20 and SPP Policy DM T5 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, street parking or traffic management, that that they minimise any impacts on the safe movement of people or goods, are appropriately located and connected to the road hierarchy; respect the streets character and environment.
- 7.6.3 London Plan Policy T4 (Assessing and mitigating transport impacts) states development proposals should not increase road danger, supporting paragraph 10.4.3: "It is important that development proposals reduce the negative impact of development on the transport network and reduce potentially harmful public health impacts. The biggest transport-related impact of development on public health in London is the extent to which it enables physical activity from walking, cycling and using public

transport. The other main impacts on public health relate to air quality, road danger, noise, and severance”.

- 7.6.4 Comments from TfL and Transport officers raise concerns with the use of the roundabout access for deliveries.
- 7.6.5 The gap between the gate and the kerbline is insufficient to accommodate a vehicle while the gates open. This leads to pedestrians having to step out into the road to navigate the obstructive vehicle. And especially with larger vehicles, this will present a large overhang onto the carriageway, imposing risk to highway safety and obstructing passing vehicles. The use of the gates would exacerbate issues of congestion at this location. For these reasons, the roundabout access should not be used for large deliveries, all deliveries should access the site from the main entrance off Morden Hall Road (A297). The existing roundabout access should be retained as existing for residential access for the Cottage.
- 7.6.6 Therefore, amended drawings have been provided to retain the gate as existing. The use of the roundabout access will be limited for the Cottage (residential use, as existing) and emergency (fire) only. The applicant has confirmed that all staff, children and deliveries will access the site via the main northern entrance. This suitably addresses the concerns raised by TfL and the Transport officer.
- 7.6.7 School parking and minibus drop off and pick up facilities are proposed in the Morden Hall Park Overflow car park via an agreement with the National Trust. A total of 4 minibus parking bays, 6 staff parking bays and 6 parent/visitor bays including 1 Blue Badge parking space are proposed. It is anticipated that 25% of staff will travel by car or car share. Therefore, 6 staff parking spaces is considered appropriate for the maximum 25 staff that are expected when the school is at full capacity. It is considered the proposed parking layout is acceptable.
- 7.6.8 The groundkeeper’s flat will be car free and provided with a secure and covered cycle parking. As the tenant will work on-site as the groundskeeper, car provision is not considered necessary. Nonetheless, the location of the site offers an abundant access to public transport.
- 7.6.9 The Transport officer has identified that the school is to use the submitted Travel Plan to take part in the TfL STARS accreditation process. An initial target is for the Travel Plan Coordinator to set the school up on the programme, upload necessary documentation, and understand what measures and initiatives can be put in place in order to achieve a target of at least a bronze level status. Therefore, the details of the travel plan should be subject to detailed agreement and monitoring over a five year period. A sum of £2,000 (two thousand pounds) is sought to meet the costs of monitoring the travel plan over five years, this to be secured via the Section 106 process.

Cycle parking

- 7.6.10 Core Strategy Policy CS18 seeks to promote active transport by requiring new development to provide cycle parking, it encourages design that provides, attractive, safe, covered cycle storage, cycle parking and other facilities (such as showers, bike cages and lockers).
- 7.6.11 London Plan Policy T5 (Cycling) requires developments to provide appropriate levels of cycle parking which should be fit for purpose, secure and well-located. Developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2. In accordance with Table 10.2, residential dwellings

should provide 1 space per studio/1 person 1 bedroom dwelling and primary schools should provide for long-stay 1 space per 8 FTE (full-time employment) staff + 1 space per 8 students and short-stay 1 space per 100 students.

- 7.6.12 A secure and covered cycle shelter is proposed toward the main (northern) entrance, providing 36 cycle parking spaces for staff and pupils. This cycle provision is considered sufficient and accords with Policy T5 of the new London Plan.

7.7 Refuse

- 7.7.1 Merton Core Strategy Policy CS17 requires new developments to demonstrate integrated, well-designed waste storage facilities that will include recycling facilities.

- 7.7.2 London Plan Policies SI 7 (Reducing waste and supporting the circular economy) and SI 8 (Waste capacity and net waste self-sufficiency) identifies that in order to manage London's waste sustainably, the waste management capacity of existing sites should be optimised and developments should be designed with adequate, flexible, and easily accessible storage space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.

- 7.7.3 The refuse bins would be located within a timber store adjacent to the Stable, toward the western boundary of the site. A collection point is marked on the northern side of the car park. The Transport statement states that on waste collection days, the waste and recycling will be moved from the school premises to the collection point, where they will be collected by a private contractor. No food waste collection will be required as this will be composted onsite.

- 7.7.4 The Sustainability statement further expands, where possible, all materials will be minimised and recycled by the children (as an example the children will deconstruct and melt recycled plastic using an extruding machine so it can be recycled into useful items such as plant pots, chopping boards, etc), and internal storage for recyclables will be provided for each building.

- 7.7.5 The Council's Waste Services team have been consulted and highlight that business premises in Merton do not receive a waste collection service through their Business Rates. For proposals relating to a commercial development/conversion, LBM recommends applicants to correctly identify their type of business and the proposed waste generation. Waste Services consider this has been satisfactorily demonstrated.

- 7.7.6 It is recommended applicants should approach an approved waste collection contractor for their specific waste and discuss the waste arrangement. The supporting documents have confirmed a private contractor shall be responsible for the waste collection.

- 7.7.7 So, at this stage, Waste Services consider that the waste management arrangement onsite is acceptable and are supportive of the scheme.

7.8 Sustainability

- 7.8.1 It is acknowledged that local and new London Plan policies highlight the importance of developments making the fullest contribution to minimising carbon dioxide emissions. Whilst policies CS15 and SI 2 (Minimising greenhouse gas emissions) expect a minimum on-site reduction of at least 10-35% beyond Building Regulations (dependant on scale of development and being residential/non-residential), the application of

sustainable design and construction policies in this instance cannot be applied rigidly and require a level of flexibility and sensitivity where the preservation of the unique heritage asset should be accorded greatest weight.

- 7.8.2 The Council's Climate Change officer has been consulted and has reviewed the submitted Sustainability and Energy Statement, concluding that the proposals relating to energy and water seek to: insulate where feasible for a Grade II Listed building (acknowledgment that the opportunities to put in wall insulation are limited with the need to protect the historic fabric), the proposal for the heating is a ground sourced heat pump using the River Wandle as a heat source; installing PV panels are not suitable on the main building but are proposed on some of the other ancillary outbuildings and the utilisation of efficient appliances to help reduce water use.
- 7.8.3 The applicant does not propose to insulate/double glaze the Listed Building as these would be considered harmful actions to the heritage asset, instead, opportunities have been explored to provide a ground source heat pump using the River Wandle and installing PV panels on its outdoor ancillary buildings. Their sustainability strategy is considered innovative and takes advantage of the surrounding resources without the need to harmfully, and unnecessarily, intervene with the historic building.
- 7.8.4 And, following the Climate Change's officer review of further information requested, they are satisfied that the applicant has provided sufficient information to demonstrate that at design stage they have exceeded Merton's policies in relation to climate change. Therefore, a condition has been recommended which deals with a mixed use building, and shall be worded in line with the submitted energy statement.

7.9 Other matters

Safety and security

- 7.9.1 Merton SPP Policy DM D2 requires development proposals to provide layouts that are safe, secure and take account of crime prevention and are developed in accordance with Secured by Design principles. London Plan Policy D11 (Safety, security and resilience to emergency) states boroughs should work with their local Metropolitan Police Service 'Design Out Crime' officers and planning teams, whilst also working with other agencies such as the London Fire Commissioner, the City of London Police and the British Transport Police to identify the community safety needs, policies and sites required for their area to support provision of necessary infrastructure to maintain a safe and secure environment and reduce the fear of crime.
- 7.9.2 The Designing out Crime officer (Met Police) has been consulted on this proposal and provided a number of initial observations in relation to providing secure access, secure design of gates, installation of fire alarm systems, CCTV, lighting and measures to deter theft. A site visit was then carried out with the applicant, agent and Met Police to discuss the security enhancements for the site. The full list of the minutes provided in para 5.8.
- 7.9.3 Overall, it is considered that the proposal has appropriately considered the safety and security of the school and the groundskeeper who would be living onsite.

Fire safety

- 7.9.4 In terms of fire safety, the new London Plan sets out, in the supporting text para 3.12.2 to Policy D12 (Fire safety): "fire safety compliance is covered by Part B of the Building Regulations. However, to ensure that development proposals achieve the highest standards of fire safety, reducing risk to life, minimising the risk of fire spread, and

providing suitable and convenient means of escape which all building users can have confidence in, applicants should consider issues of fire safety before building control application stage, taking into account the diversity of and likely behaviour of the population as a whole.”

- 7.9.5 As set out in Policy D12, the matter of fire safety is primarily addressed at the Building Control stage. However, the applicant has provided detailed information on fire safety at this application stage of the proposal. The application is accompanied by a Fire strategy report, a Fire Strategy section in the Design and Access statement as well as a Fire Safety Standards section in the Heritage Statement to consider the implication of necessary fire upgrade works on the historic building. Further information is provided by Envirograf (manufacturer of fire products) following a site meeting with suggestions & specification of paints for upgrade works to ensure compliance with fire safety.
- 7.9.6 The Fire strategy report concludes that “subject to the implementation of all features/compensatory measures and recommendations outlined in this report. The building will enable it to be occupied safely with respect to any fire scenario”. The Heritage statement does not raise issues with the works concluding “specialist heritage contractors and a fire protection consultancy have advised on improving fire safety in the building. Works are proposed that seek to meet standards while minimising impact on fabric”. The Conservation officer has not raised concerns.
- 7.9.7 The London Fire and Civil Defence Authority has been consulted on this application, whilst they have not provided comment, officers consider that it is evident the applicant has carefully considered fire safety from an early stage. Going forward, this will be subject to Building Regulations to ensure that the necessary recommendations are carried out fully.

Archaeology

- 7.9.8 The site lies within a Tier 2 Archaeological Priority Area which indicates the presence or likely presence of heritage assets of archaeological interest.
- 7.9.9 The application is accompanied by an Archaeological Desk-Based Assessment which has been reviewed by the Greater London Archaeological Advisory Service (GLAAS).
- 7.9.10 The Desk-Based Assessment concludes that the change of use proposal from residential to a Forest Primary School will require minimal new ground breaking, therefore no further work is required. GLAAS have also commented that there is no further archaeological requirement.

Flood risk

- 7.9.11 London Plan policies SI 12 (Flood risk management) and SI 13 (Sustainable drainage), Core Strategy Policy CS16 and SPP policies DM F1 and DM F2 seek to ensure that the flood risk is minimised and mitigated for residents and the environment, and promotes the use of sustainable drainage systems to reduce the overall amount of rainfall being discharged into the drainage system and reduce the borough’s susceptibility to surface water flooding.
- 7.9.12 The site is within Flood Zone 1 (low probability of flooding) but is adjacent to the River Wandle which is located within Flood Zone 2-3 (medium to high probability of flooding).
- 7.9.13 Given the proximity of the site to the River Wandle and an originally proposed pontoon overhanging the river, the Environment Agency have been consulted. Initial objections were raised that the Flood Risk Assessment did not adequately assess the development’s flood risks, the pontoon is an encroachment in Flood Zone 3b and the

decking is also in Flood Zone 3b so could affect the functionality of the floodplain by changing the flow path/reduce the capacity and information was not provided regarding aquatic biodiversity enhancement.

- 7.9.14 Following the submission of a revised Flood Risk Assessment, a statement on aquatic biodiversity enhancement and removal of the pontoon and reduction in the decking area, the Environment Agency are satisfied and have removed their objection. The Environment Agency are supportive of the recommendations set out in the Biodiversity report in order to mitigate for Bat habitat lost, proposals to achieve terrestrial net biodiversity gain and ecological enhancements.

Biodiversity

- 7.9.15 As set out in para 7.9.14 above, the Environment Agency are supportive of the ecological enhancements proposed by the scheme.
- 7.9.16 The Council's Ecology officer has also reviewed the proposal and considers the methodology, findings and recommendations of the surveys in the Biodiversity Report appropriate. The report identifies that the proposed development is likely to have some habitat loss and will impact on protected species, for which further pre-work actions, mitigation and enhancement measures have been recommended. Provided these measures are conditioned and carried out by the applicant, the report concludes that there should be no significant adverse effects on biodiversity on site.
- 7.9.17 Further noted, the Biodiversity report identifies that the proposal will impact on a bat roost on the site, which would be illegal without being granted a license from Natural England. Therefore no works can commence until a bat mitigation license (EPSL) has been applied for and granted by Natural England.
- 7.9.18 A bat license can only be applied for once planning consent has been granted and all relevant ecology conditions have been discharged, therefore, it is requested that any ecology/bat related planning conditions related to the stable are separated from the rest of the site so it can be dealt with separately. To ensure the bat license is obtained prior to any works commencing on the stable, a phased implementation is proposed: phase 1 relates to the conversion and building work to the main site with the exception of the stable and phase 2 relates to the stable work only. This is considered an acceptable and sensitive approach.
- 7.9.19 So, the recommendations in Section 6 and 7 of the report will need to be included as suitably worded conditions to ensure ecological enhancements are provided on site, with works relating to the stable/ bats being separate from the main building conversion.

Open Space & Metropolitan Open Land (MOL)

- 7.9.20 London Plan Policy G3 states Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt: 1) MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt, 2) Boroughs should work with partners to enhance the quality and range of uses of MOL.
- 7.9.21 The proposed works for the existing outbuildings would be to restore and enhance their appearance, no extensions other than the erection of pergolas which would not require foundations/footings (so could be easily removed in the future). Further, the scale of the ancillary structures proposed (animal enclosure, chicken coop, bike store, covered walkway area with display boards and a growing tunnel) would not be considered significant or excessive. Overall, it is not considered the proposed works to the

outbuildings in the grounds of the property would be harmful to the open environment of the MOL, and would assist to improve the heritage value of the site and enable increased public access, landscape improvements, recreation facilities and habitat creation.

Trees

- 7.9.22 The proposed tree works set out in the arboricultural report seeks to retain and protect all trees with the exception of 7, which shall be removed and replaced.
- 7.9.23 The arboricultural impact is considered relatively minor, “as the trees to be removed as a result of the proposed development are of moderate quality or are located at the rear of the site where tree removal will cause very little impact to the surrounding landscape”.
- 7.9.24 The Council's tree officer has reviewed the report and recommendations and raises no arboricultural issues. A condition has been recommended to ensure works tree protection works would be carried out in accordance with the submitted report.

8. CONCLUSION

- 8.1 While the proposal is considered a departure from the development plan in that it would be contrary to Policies CS9 and H8 and would result in the loss of a residential dwellinghouse, in this particular instance, there are a number of material considerations identified which officers consider would outweigh the loss of one dwelling and which would not compromise the future application of adopted policies aimed at safeguarding residential accommodation:
- There are significant structural repairs required to bring the property back into use and back up to the standard of a Grade II building;
 - Attempts have been made to lease the property as residential for over a year and has been unsuccessful in part due to the investment required to repair the structural issues;
 - The proposal for a school would provide investment to address the issues of repair and structural matters in the Listed Building, and would bring it back into use as it has been vacant since 2019;
 - A school use would enhance the social infrastructure of the area;
 - Should the school eventually vacate the property, the building could revert to provide a home in the future.
- 8.2 Policies CS11 and DMC2 seek to support the provision of improved infrastructure and sufficient school places of a modern standard, though there is not currently a requirement for additional primary school provision in the borough, the Children, Schools & Families department have identified this is a unique provision – the catchment area of the school being children from Merton, Chiswick, Barnes, and Fulham so providing for an area wider than the borough. Given the completely different style of education from nearby schools, which generally offer either traditional Government run education or alternative Steiner models the proposals are likely to supplement rather than necessarily compete with Merton's own schools provision and would not undermine the Council's wider investment in education.
- 8.3 The investment and occupation by Liberty Woodland School would be considered beneficial as it would reoccupy the vacant property and provide the investment to repair and ensure the long-term future of the Listed Building. The change of use would require minimal structural intervention and with the focus of predominately restoration and refurbishment, this is considered sympathetic to the historic asset and would preserve and enhance its significance.

- 8.4 Further, the scheme would not be considered harmful to neighbouring amenity, with due consideration of safety and security, flood risk, biodiversity and sustainability measures appropriate for a Listed Building, and also provided with a suitable waste strategy, parking arrangement and cycle storage.
- 8.5 Therefore, it is recommended that planning permission and Listed building consent are granted subject to the attachment of appropriate conditions.

RECOMMENDATION

- A) 20/P3606 – Grant planning permission subject to the attachment of conditions and completion of a S106 agreement to provide:
- A sum of £2,000 to meet the cost of monitoring the travel plan over five years.
 - The applicant paying the Council's legal costs for drafting an agreement and S106 monitoring costs .
- B) 20/P3607 – Grant Listed Building consent subject to the attachment of conditions.

20/P3606 conditions:

1. A1 Commencement of Development
2. A7 Approved Plans
3. Non-standard condition (materials and schedule of works) – No development, other than cleaning and non-structural preparation for the remedial works to the main building (Gate House Lodge), shall take until a detailed schedule of works is provided containing detail drawings and specification, and where appropriate samples of new/replacement materials, for the internal and external works to the buildings have been provided to the Local Planning Authority for approval. The works shall not be carried out until the details and materials are approved, and the development shall be carried out in full accordance with the approved schedule. Particular regard should be given to:
 - Detail drawings of the structural work for the roof of the Stable building;
 - Detail drawings of the steel beams to be inserted in the basement of Gate House Lodge and indication of the retained timber beams;
 - Details of the new heritage fire doors on the ground floor of the Lodge and how this shall be installed, with the fire proof glass above;
 - Details of any new fire alarm system and how this would be installed with minimal impact to the Listed building;
 - Detail drawings of the installation of the dumb waiter and reuse of any removed materials (Lodge);
 - Details of new partitions (Lodge);
 - Details/samples of any new materials, such as roof tiles, brick, windows, cills, balustrades, floor boards (all buildings).

Reason: In the interests of the appearance of the Listed Building and to ensure a satisfactory appearance of the development, and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, DM D3 and DM D4 of Merton's Sites and Policies Plan 2014.

4. B5 Details of Gate – No development shall be occupied until details of the new gates and fences are submitted in writing for approval to the Local Planning Authority. 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. The gates shall be permanently retained thereafter.

Reason: To ensure a satisfactory and safe development in accordance with the following Development Plan policies for Merton: policies D3 and D8 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1, D2 and T5 of Merton's Sites and Policies Plan 2014.

5. C07 Refuse & Recycling (implementation) – The development hereby approved shall not be occupied until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.
Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policies SI 7 and SI 8 of the London Plan 2021, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.
6. D09 No External Lighting – No external lighting shall be installed without the prior approval in writing of the Local Planning Authority, a proposed lighting scheme must be submitted for written approval.
Reason: To safeguard the amenities of the area, the occupiers of neighbouring properties and the wildlife/biodiversity and ensure compliance with the following Development Plan policies for Merton: policy G6 of the London Plan 2021, policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.
7. D11 Construction Times – No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.
Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy D14 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Policies Plan 2014.
8. H04 Provision of Vehicle parking – The vehicle parking area shown on the approved plan WP-0739-A-0109-P-X Rev P2 (Proposed Plan Parking Area) Amended 03.03.21, shall be provided before the commencement of the use of buildings hereby permitted and shall be retained for parking purposes for occupiers and users of the development and for no other purpose.
Reason: To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy T6 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Policies Plan 2014.
9. H09 Construction Vehicles – The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.
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 T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.
10. H10 Construction Vehicles, Washdown Facilities etc. – Development shall not commence until a working method statement has been submitted to and approved in writing by the Local Planning Authority to accommodate:
 - (i) Parking of vehicles of site workers and visitors;
 - (ii) Loading and unloading of plant and materials;
 - (iii) Storage of construction plant and materials;

- (iv) Wheel cleaning facilities
- (v) Control of dust, smell and other effluvia;
- (vi) Control of surface water run-off.

No development shall be carried out except in full accordance with the approved method statement.

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 T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

11. H12 Delivery and Servicing Plan to be Submitted – Development shall not commence until a Delivery and Servicing Plan has been submitted in writing for approval to the Local Planning Authority. No occupation of the development shall be permitted until the Plan is approved in writing by the Local Planning Authority and implemented in accordance with the approved plan. The approved measures shall be maintained, in accordance with the Plan, for the duration of the use, unless the prior written approval of the Local Planning Authority is 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 T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

12. H13 Construction Logistics Plan to be submitted – Prior to the commencement of the development hereby permitted, a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period 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 T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

13. Non-standard condition (Travel Plan) – The development shall be implemented only in accordance with the approved Travel Plan.

Reason: To promote sustainable travel measures and comply with the following Development Plan policies for Merton: policy T4 of the London Plan 2021, policies CS18, CS19 and CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

14. Non-standard condition (flood risk) – No development, other than cleaning and non-structural preparation for the remedial works to the main building (Gate House Lodge) shall be commenced until a detailed scheme for the provision of surface and foul water drainage is submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) in accordance with drainage hierarchy contained within the London Plan Policy (SI 12, SI 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 and DMF2, and London Plan policies SI 12 and SI 13.

15. Non-standard condition (Tree Protection): The details and measures for the protection of the existing trees as specified in the hereby approved document "Tree

Survey Arboricultural Impact Assessment Arboricultural Method Statement”, reference AR4391 dated 28 October 2020, 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 including site supervision and monitoring the progress of 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 O2 of Merton’s Sites and Policies Plan 2014.

16. Non-standard condition (landscape) – No outdoor development, including works to the outbuilding structures, shall take place until full details of a landscaping and planting scheme, incorporating the recommendations set out in Section 7 of the Biodiversity report (“Biodiversity (including Bats, Water Vole & Reptiles) Survey report” dated October 2020 Rev 1), have been submitted to and approved in writing by the Local Planning Authority, these works shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority. The landscape plan should be developed in collaboration with the project’s ecologist to ensure enhancements provided on site are towards net biodiversity gain. 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.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision of sustainable drainage surfaces and to ensure enhancements provided on site are towards net biodiversity gain, to comply with the following Development Plan policies for Merton: policies G1, G6, G7 and D8 of the London Plan 2021, policies CS13 and CS16 of Merton’s Core Planning Strategy 2011, policies DM D2, DM F2 and DM O2 of Merton’s Sites and Policies Plan 2014 and Section 15 of the NPPF 2019.

17. H07 Cycle Parking to be implemented – The development hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development 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 T5 of the London Plan 2021, policy CS18 of Merton’s Core Planning Strategy 2011 and policy DM T1 of Merton’s Sites and Policies Plan 2014.

18. Non-standard condition (sustainability) – No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the development has achieved CO2 reductions in accordance with the submitted energy statement “Addendum Energy Statement” (dated 05/02/2021), and, for the domestic portion, that the wholesome water consumption rates are no greater than 105 litres per person per day.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy SI 2 of the London Plan 2021 and Policy CS15 of Merton’s Core Planning Strategy 2011.

19. Non-standard condition (biodiversity and protected species) –

Part A: No outdoor development, including works to the outbuilding structures, shall take place until the recommendations (including any surveys, pre-work actions, mitigation and enhancement measures) set out in Section 6 of the Biodiversity

report (“Biodiversity (including Bats, Water Vole & Reptiles) Survey report” dated October 2020 Rev 1) [exception of any works relating to the Stable/bats] have been carried out. When carrying out these works, should any bats/bat droppings/bat roost or other evidence of bats be discovered, works must halt and Natural England contacted.

Part B: The recommended works set out in Section 6, 6.3, relating to the Stable/bats, of the Biodiversity report (“Biodiversity (including Bats, Water Vole & Reptiles) Survey report” dated October 2020 Rev 1) shall not be commenced until a Bat License has been applied for and granted by Natural England.

Reason: To ensure there is no adverse impact on priority or protected species and biodiversity in accordance with Merton Core Strategy policy CS13 and London Plan policy G6.

Informatives

1. INF 09 Works on the Public Highway
2. INF 12 Works affecting the public highway
3. INF 15 Discharge conditions prior to commencement of work
4. INF – The applicant is reminded that, notwithstanding the works permitted under this Planning Permission, the works shall be carried out in conjunction with Listed Building Consent and attached conditions, reference 20/P3607.
5. INF Sustainability
6. INF Thames Water – Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website: <https://www.thameswater.co.uk/>
7. INF Thames Water – As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting the technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management permit from Thames Water. Any discharge made within a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquires should be directed to Thames Water’s Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to Wholesale, Business customers; Groundwater discharges section.
8. INF Thames Water – There are public sewers crossing or close to your development. If you’re planning significant work near our sewers, it’s important that you minimise risk of damage. We’ll need to check that your development doesn’t limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>.
9. INF Thames Water – Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to

enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

10. INF Thames Water – There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide to working near or diverting our pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>.
11. INF Thames Water – If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).
12. INF Thames Water – Thames Water will aim to provide customers within a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
13. INF TfL – No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>
14. INF EA Environment Permit – The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.
15. NPPF Informative – approved schemes

20/P3607 conditions:

1. A5 Listed Building Consent
2. A7 Approved Plans
3. Non-standard condition (materials and schedule of works) – No development, other than cleaning and non-structural preparation for the remedial works to the main

building (Gate House Lodge), shall take until a detailed schedule of works is provided containing detail drawings and specification, and where appropriate samples of new/replacement materials, for the internal and external works to the buildings have been provided to the Local Planning Authority for approval. The works shall not be carried out until the details and materials are approved, and the development shall be carried out in full accordance with the approved schedule. Particular regard should be given to:

- Detail drawings of the structural work for the roof of the Stable building;
- Detail drawings of the steel beams to be inserted in the basement of Gate House Lodge and indication of the retained timber beams;
- Details of the new heritage fire doors on the ground floor of the Lodge and how this shall be installed, with the fire proof glass above;
- Details of any new fire alarm system and how this would be installed with minimal impact to the Listed building;
- Detail drawings of the installation of the dumb waiter and reuse of any removed materials (Lodge);
- Details of new partitions (Lodge);
- Details/samples of any new materials, such as roof tiles, brick, windows, cills, balustrades, floor boards (all buildings).

Reason: In the interests of the appearance of the Listed Building and to ensure a satisfactory appearance of the development, and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, DM D3 and DM D4 of Merton's Sites and Policies Plan 2014.

4. D09 No External Lighting – No external lighting shall be installed without the prior approval in writing of the Local Planning Authority, a proposed lighting scheme must be submitted for written approval.

Reason: To safeguard the amenities of the area, the occupiers of neighbouring properties and the wildlife/biodiversity and ensure compliance with the following Development Plan policies for Merton: policy G6 of the London Plan 2021, policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.

5. D11 Construction Times – No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy D14 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

6. N01 Start on site (Listed Building) – No work shall start on site without prior notification in writing at least 7 working days before the start of the work to the Local Planning Authority.

Reason: To give the Local Planning Authority the opportunity to monitor the progress of the works to ensure the preservation of the special architectural or historic interest of the listed building and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D4 of Merton's Sites and Policies Plan 2014.

7. N07 Access for Recording – Access to the building shall be given by the developer to a person/body nominated by the Local Planning Authority for the purpose of recording the building/interior.

Reason: To safeguard the special architectural or historic interest of the building and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, D3 and D4 of Merton's Sites and Policies Plan 2014.

8. N08 Demolition by Hand – Demolition, e.g. of the existing kitchen and bathroom fittings and removal of floorboards for the installation of the dumbwaiter, shall be carried out by hand or by hand-held tools only and the materials (noting particularly the floorboards) shall be safely stored for re-use.

Reason: To safeguard the special architectural or historic interest of the building and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, D3 and D4 of Merton's Sites and Policies Plan 2014.

9. N13 Protection of internal elements/features – Suitable precautions must be taken to secure and protect the Listed Building interior and external elements and its curtilage structures against accidental loss or damage during the building work and no such elements may be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval in writing of the Local Planning Authority.

Reason: To safeguard the special architectural or historic interest of the building and to comply with the following Development Plan policies for Merton: policy HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, D3 and D4 of Merton's Sites and Policies Plan 2014.

Informatives:

1. INF – The applicant is reminded that notwithstanding the works permitted under this Listed Building Consent, the works shall be carried out in conjunction with planning permission and conditions attached, reference LBM 20/P3606.
2. INF – The applicant is reminded that notwithstanding the works permitted under Listed Building Consent, prior approval in writing must be obtained from the Local Planning Authority for the removal of any additional structures or works to the buildings permitted.
3. NPPF Informative – approved schemes.

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