

## PLANNING APPLICATIONS COMMITTEE

29<sup>th</sup> April 2021

### APPLICATION NO

20/P2882

### DATE VALID

11/09/2020

**Address/site:** 9A The Grange, Wimbledon, London, SW19 4PT

**Ward:** Village

**Proposal:** SIDE AND REAR EXTENSION OF EXISTING BUILDING AND SINGLE BASEMENT DEVELOPMENT TO CREATE TWO NUMBER OF SEMI-DETACHED HOUSES BY CONSOLIDATE EXISTING 4 FLATS INTO A SINGLE DWELLING HOUSE AND CREATE A NEW UNIT TO THE SIDE. PARTIAL DEMOLITION OF EXISTING BUILDING TO THE SIDE AND REAR, FRONT FACADE RETENTION, FULL DEMOLITION OF SINGLE STOREY GARAGE AND OUTBUILDING. NEW CROSSOVER AND BOUNDARY WALL PROPOSED.

**Drawing Nos.** 181023 -A100 Rev B, 101 B, 102 B, 103 B, 181023 -A200, A201, A300, A310 A, E100 A, E101A, E102 A, E103 A, E200, E300, L001, D4S4347 SK02.

**Contact officer:** Tim Bryson (020 8545 3981)

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## RECOMMENDATION

**GRANT Planning Permission subject to conditions**

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### CHECKLIST INFORMATION.

- Conservation Area - Yes
- Area at risk of flooding - No
- Controlled Parking Zone - Yes
- Trees - Yes
- Listed Building – Yes (Locally Listed)
- Is a Screening Opinion required: No
- Is an Environmental Statement required: No

- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 23

## **1. INTRODUCTION**

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

## **2.0 SITE AND SURROUNDINGS**

- 2.1 The application site is situated a detached residential building situated on the north eastern side of The Grange. The property benefits from red brick and scallop tile hung external appearance built in 1899.
- 2.2.1 The dwelling was originally a single family dwellinghouse. However, since 1962 the property was converted into 4no residential flats.
- 2.3 The site is situated within the Wimbledon West Conservation Area and is a Locally Listed Building.

## **3.0 PROPOSAL**

- 3.1 The current application seeks planning permission to convert the existing dwelling back into a single family dwelling and create an extension to create an additional dwelling (No.9B) to form pair of semi-detached dwellings.
- 3.2 The proposed extension (that will accommodate 9B) would be situated 6.5 metres from the front wall of the existing site (9A). The proposed new dwelling would have a footprint of 12 metres in depth and 10 metres wide. The maximum height of 9B would be 12 metres, 0.5 metres below that of existing 9A The Grange. The property would benefit from 3no front dormer windows would measure a maximum width of 1.7 metres, height of 2 metres and depth of 1 metre. Materials to the property would match the existing property at No.9A.
- 3.3 At the existing site, the insitu extensions at the rear would be removed and new extensions imposed which would measure a maximum width of 8 metres and a maximum height of 12.5 metres. The prominent architectural features on the front and side elevation of the property will be retained. The rear extensions would match the rear of the proposed new dwelling at 9B. The

property benefits from an existing basement area measuring 36sqm. Under the proposed development, the basement area would increase at No.9A to 83.5sqm and an additional new basement are would serve 9B, and measure 128.4sqm.

- 3.4 The proposal would include the removal of the hardstanding and garages at the rear of the site and replace with grass to form gardens. The proposal would also create a new individual access via hardstanding to No.9B. A side boundary fence would be erected to a height of 1.8 metres to separate the front and rear amenity space of both dwellings.
- 3.5 Both properties would benefit from refuse and cycle parking facilities located behind a 1.8 metre high fence located to the side of the property.
- 3.6 Landscaping would be included to the front amenity space.
- 3.7 Each dwelling would have off-street parking to accommodate max of 3 cars.
- 3.8 The front boundary wall to the front elevation would be raised to match height of neighbouring walls of 1.8 metres and constructed with brick materials. The access gates to a slatted gate, measured to the same height as the front boundary wall.

Amendments: Amended plans were received to include a small turning area to the front of the site for the host building at the request of the Council's Transport Planner. An Addendum to the Arboricultural Report was also received to correct discrepancies between the original report and the plans, and provide further information on the basement construction, as noted by the Council's Tree and Landscape Officer.

No further re-consultation was required given the minor changes.

#### **4. PLANNING HISTORY**

- 4.1 WIM6607: ALTERATIONS FORMING THE PROPERTY INTO FOUR SELF CONTAINED FLATS COMPRISING TWO FLATS ON GROUND FLOOR, AND ONE FLAT ON EACH OF THE FIRST AND SECOND FLOORS AND ERECTION OF FOUR GARAGES - Granted 14/12/1962

Trees applications:

- 4.2 07/T1208: NUMBER 9 THE GRANGE: CHERRY TREE TO HAVE OVER HANGING CANOPY PRUNED BACK TO BOUNDARY LINE. FRONTAGE TO NUMBER 10 THE GRANGE: TREE OF HEAVEN TO BE CROWN REDUCED BY 20% AND BE CUT BACK FROM PROPERTY. PURPLE PLUM TREE TO BE PRUNED TO RESHAPE. Tree Works Approved – 14-05-2007.
- 4.3 11/T2803: FRONT GARDEN BOUNDARY: DEAD CHERRY ADJACENT TO DRIVE TO BE REMOVED. Tree Works Approved – 07-11-2011.

- 4.4 15/T3270: DIRECTLY BEHIND WALL ON FRONTAGE: HAWTHORN & HOLM OAK TREE TO BE REMOVED. Tree Works Approved – 30-09-2015
- 4.5 16/T1663: REAR GARDEN: 1X SILVER BIRCH TREE TO BE FELL TO GROUND LEVEL AND GRIND OUT STUMP. Tree Works Approved – 06-06-2016
- 4.6 17/T2907: REAR GARDEN - GENERAL MAINTENANCE TO ALLOW LIGHT TO BEDS FOR PURPOSE OF REPLANTING THEM: 1 X ROBINIA - 30% REDUCTION PRUNING BACK BRANCHES BY UP TO 6FT LEAVING ROUNDED EVEN CANOPY. 1 X BIRCH TREE - REMOVAL. Tree Works Approved – 31-08-2017.

#### Pre-Application Advice

- 4.7 19/P1002: PRE APPLICATION ADVICE FOR THE DEMOLITION OF AN EXISTING BLOCK OF FOUR FLATS AND ERECTION OF A PAIR OF SEMI-DETACHED HOUSES. Advice Given 21/02/2020.

## 5.0 CONSULTATION

- 5.1 The application was advertised by press and Conservation Area site notice procedure, and consultation letters were sent to neighbouring properties. 23 representations have been received raising objection to the application and can be summarised as follows:
- The house, originally named Eversley, erected in 1889 has ornamental features on the front elevation. Elevations have been unchanged since 1902.
  - The plans conflict with the character of this largely Victorian road, the gardens are jeopardised, and views affected. Houses in our road were built to have grounds, or lungs, with air and greenery around.
  - Loss of parking space as a result of the cross over.
  - Concern over existing trees and disruption to local wildlife as a result of the development.
  - Increasing opportunity for overlooking.
  - Unacceptable impact on the West Wimbledon conservation Area.
  - Closing of the remaining space detrimentally harms outlook of immediate neighbour.
  - The application will result in the loss of residential units (from 4 flats to 2houses), which is contrary to Merton's Local Plan Policy CS9 and London Plan Policy 3.14. These policies specifically seek to resist the net loss of residential units. Within the pre-application advice issued by the Council, the officer has argued that the benefits of the scheme outweigh the loss of the 2 flats. The officer refers to the removal of the poorly designed extension and the provision of other heritage benefits in outweighing the loss of 2 flats. However, a scheme could be brought forward which both retains the number of residential units and brings heritage benefits. We would argue that the contravention of Policy CS9 in particular, has not been given substantial weight at pre-application stage. The rejection of the clear principles of Policy

- CS9 could also set a worrying precedent for other developers within the Borough at a time when we are suffering a national housing shortage.
- Support of renovation to the property but do not feel that the works would not be in keeping with the wider area.
  - Not in keeping with the character of the conservation area.
  - Close proximity of development to No.10
  - Traffic disruption.
  - Existing character is detached dwelling and the proposed additional would entirely harm the character of the area.
  - The existing basement has been prone to flooding
  - Construction disturbance over the next years
  - Overdevelopment,
  - Properties along The Grange are characterised with large garden spaces. If this approval is accepted then all properties along the street have the same development opportunities.
  - Nos 8, 9 and 10 are designed to have designed to have their gardens to the side of the property.
  - Refurbishment of the existing flatted property would be far more appropriate.
  - Supportive of the conversion of 9A back into a single family dwelling. However, the scale of the proposed dwelling is totally unreasonable.
  - Proposal would involve the loss of residential units (from 4 flats to 2 houses), contrary to Merton's Local Plan Policy CS9 and London Plan Policy 3.14, which resist the net loss of residential units. Better to propose a development would retain the same number of units and retains heritage benefits. This rejection of policy provides a worrying precedent for the future.
  - Detrimental impact on the conservation area. The Wimbledon West Conservation Area Appraisal states that 'the substantial gaps between these houses provide long-range views to the east and west'. The existing site plan shows substantial gaps in between each property along The Grange and the proposal would notably reduce this existing pattern. This gap is not given significant weight at pre-application stage.
  - The scheme is too large for the site.
  - The proposed streetscene elevation is not an accurate representation of the on-site conditions and should be amended to reflect the large gaps in between the properties.
  - The proposal involves works to the boundary wall that is maintained by No.10. However, no permission has been sought for this.
  - The unique charm of The Grange, in a Conservation Area, is that the houses each have their own character, with breathing space in between for trees and gardens. The proposed development at 9A/9B The Grange would double the size of the building on the plot and this space would be lost.
  - The unique charm of The Grange, in a Conservation Area, is that the houses each have their own character, with breathing space in between for trees and gardens.
  - The authorisation of this building would set a precedent that would erode and destroy the character of the conservation area – namely that all garden spaces on The Grange can be turned into development opportunities.
  - The submitted Construction Method Statement is insufficient in order to determine the potential impact of the construction process on the local area.

- The application involves works to the boundary wall that is maintained by no 10 The Grange, although no permission has been sought for this.
- Current works occurring at 24 The Grange causing continued noise and nuisance for the surrounding neighbours and concern is that there will be a similar impact if this application is approved.

### The Wimbledon Society

The Wimbledon Society has the following comments on this application:

- This property is in the West Wimbledon conservation area, and is a circa 1895 Locally Listed Building.
- It is in an Archaeological Priority Zone, so any permission would need to have a suitable condition imposed to cover excavation which would be supervised by an independent archaeology team funded by the developer, all in accordance with Policies DM D4 and CS 14
- It is debateable whether the retention of only the frontage and some side walls of this listed property would adequately “conserve and .... enhance the significance of the heritage asset” as set out in Policy DM D4B. Such minimal retention of the original fabric may well result in “substantial harm to the significance of ..... the heritage asset” as noted in Policy DM D4C.
- The loss of housing where the existing 4 flats are lost and replaced by two new houses result is contrary to Policy CS9.
- Given that the new structure contains a basement and likely water table changes it is important to have a condition imposed regarding retention and root damage limitation zones for trees at the frontage, rear and side.
- While it is welcome to see that the portion of the proposed new development would be set back, thus allowing more green areas to be present at the front and a return to a garden area at the rear, a condition should be set that requires the later submission of a landscape plan covering the front garden areas and the front walls and gates facing the street:
- No information is provided on meeting enhanced energy standards, considered to be essential before any application is decided.

For the above reasons we consider the application in its current form should not be approved.

## 5.2 Consultations

### Thames Water:

#### Waste comments:

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to

discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

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 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 without 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.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following **informative** attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without 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 he will undertake to minimise groundwater discharges into the public sewer.

**Water Comments:**

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following **informative** be attached to this planning permission. Thames Water will aim to provide customers with 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.

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](http://thameswater.co.uk/buildingwater).

**Council's Highways Officer:**

No objection, subject to conditions and informatives.

**Council's Environmental Health Officer:**

No objection, subject to condition.

Council's Trees Officer:

No objection, subject to conditions.

Council's Conservation Officer:

Generally happy with the design of the proposals. The soft landscaping is quite detailed and comprehensive. The only concern is the amount of paving and the amount of hardstanding given over to parking, but I suppose it is a requirement to be able to turn around on site. We will need to see samples, bricks and tiles and the specification for the windows too.

Council's Transport Planner:

The transport officer provided the following comments in the lifetime of the application:

**PTAL**

The site lies within an area PTAL 2 which is considered to be poor. A poor PTAL rating suggests that only a few journeys could be conveniently made by public transport.

**CPZ**

The local area forms part of Controlled Parking Zone VOs. Restrictions are enforced from Monday to Saturday between 8.30am to 6.30pm.

**ACCESS**

Existing vehicle access retained for House 9A. The parking layout for the plot 9A is not acceptable. There is no adequate area within the site for cars to turn and join the highway in a forward gear.

New crossover to be created for House 9B. No dimensions are given on width of cross-overs. It appears at least two on street car parking bays will be lost due to the creation of the dropped crossing.

The existing Traffic Management order would need to be modified to secure the necessary highway markings to remove the bays and provide yellow lines on the highway between the proposed vehicle crossovers, where there is not sufficient space to reincorporate a parking bay. The costs of the Traffic Management Order would amount to £3,600.00. This does not include the costs incurred for the suspension of works during construction.

Due to the height of the proposed wall (1.8m) there should be sufficient cross over width to provide pedestrian visibility when car are crossing the public footpath.

**Car Parking**

The overall level of car parking provided for the existing and proposed units would be in line with relevant planning guidance and parking standards and as such, no objection is raised on this basis. However, to ensure that there is no displacement parking the application must be controlled by a Sec.106



agreement to ensure that the occupiers of the new units are not eligible for parking permits in the future.

#### Cycle Parking

2 cycle spaces (secure & undercover) per each dwelling satisfies the London Plan Standards.

Recommendation: Subject to issues raised above being satisfactorily addressed, transport planning is unable to comment further.

Council's Transport Planner – Additional comments following receipt of amended plans:

Having reviewed the amended plans to show the additional turning area to the front of 9A and the dimensions of the new access, I have no objection to the proposal.

#### Council's Flood Risk Officer:

The BIA report states that it is likely that the proposed redevelopment and its basement will not adversely impact on groundwater flows or ground water levels as there is adequate distance between the proposed basement and adjoining existing properties to allow any groundwater flows to pass freely between them. A ground investigation with sufficient samples is required to verify the ground conditions across the site. Therefore, a ground investigation (i.e. boreholes and groundwater standpipes) is required to appropriately demonstrate any potential groundwater issues and effects. This can be conditioned as a pre-commencement condition due to the property currently being tenanted.

The Environment Agency's (EA) website and shows the existing site located within an area predominantly exposed to low risk of Surface Water (overland) flooding. The site is not located in a Flood Zone (2 or 3).

The proposed surface water drainage strategy significantly restricts the peak surface water runoff rate generated by the new development to a maximum of 2 litres/second Greenfield run-off rate. In order to achieve this reduction, 13m<sup>3</sup> of attenuation volume is being provided at each property in the form of underground modular geocellular storage tanks.

It has been demonstrated in this report that sustainable drainage systems are feasible at this site to ensure surface water run-off is controlled within the site boundaries for a severe 1 in 100 year design storm with 40% allowance for climate change.

Recommend the following conditions, should permission be granted:

#### Condition:

No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been

implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at a restricted runoff rate (no more than 2l/s), in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Condition:

No development shall take place until a Ground Investigation has been carried out on site and submitted to and approved in writing by the Local Planning Authority.

Condition:

Prior to the commencement of development, the applicant shall submit a detailed proposal on how drainage and groundwater will be managed and mitigated during and post construction (permanent phase), for example through the implementation of passive drainage measures around the basement structure.

Informative:

No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.

## **6.0 RELEVANT POLICIES**

National Planning Policy Framework (2019)

- Chapter 2 Achieving sustainable development
- Chapter 4 Decision-making
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

London Plan 2021

- D3 Optimising site capacity through the design-led approach

- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D10 Basement development
- H1 Increasing housing supply
- H2 Small sites
- H8 Loss of existing housing and estate redevelopment
- H9 Ensuring the best use of stock
- H10 Housing size mix
- HC1 Heritage conservation and growth
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

#### Merton Core Strategy (2011)

- Policy CS 8 Housing Choice
- Policy CS 9 Housing Provision
- Policy CS 13 Open space, nature conservation, leisure and culture
- Policy CS 14 Design
- Policy CS 15 Climate Change
- Policy CS 16 Flood Risk Management
- Policy CS 17 Waste Management
- Policy CS 20 Parking, Servicing and Delivery

#### Merton Sites and Policies Plan (2014)

- DM H2 Housing mix
- DM O2 Nature Conservation, Trees, hedges and landscape features
- DM D1 Urban design and the public realm
- DM D2 Design considerations in all developments
- DM D3 Alterations and extensions to existing buildings
- DM D4 Managing heritage assets
- DM F1 Support for flood risk management
- DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
- DM T1 Support for sustainable transport and active travel
- DM T2 Transport impacts of development
- DM T3 Car parking and servicing standards

Other guidance:

- The National Planning Policy Guidance 2019
- DCLG Technical Housing Standards - Nationally Described Space Standard 2016
- London Housing SPG – 2016
- Merton's Design SPG 2004
- Basement and Subterranean Planning Guidance 2017

## **7.0 KEY PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the principle of development, together with design/conservation issues, neighbour amenity, trees, parking and highways, basement accommodation and sustainability.

### **7.1 Principle of Development**

7.1.1 The National Planning Policy Framework, London Plan Policy H2 and the Council's Core Strategy Policy CS8 and CS9 all seek to increase sustainable housing provision and access to a mixture of dwelling types for the local community, providing that an acceptable standard of accommodation would be provided. Although the provision of additional dwellings in the borough are supported, new dwellings are required to comply with the technical housing standards and re-provide a family-sized unit as required by Core Strategy Policy CS14.

7.1.2 The planning history (WIM6607) relating to the property confirm that the building was originally a single family dwelling. The principle of development relating to providing a single family dwelling on the site is therefore considered acceptable in principle, as this was the original use of the property in question. However, with this in mind the loss of the existing residential units must be reviewed.

7.1.3 The Adopted Core Strategy policy CS.9 (Housing Provision) does not support proposals, which result in a net loss of residential units. Given the proposal would result in the net loss of two residential units, it would be contrary to the above policy.

7.1.4 In regards to planning policy CS.9 (Housing Provision), however each application must be treated on its own merits. In this instance, whilst the proposal would result in the net loss of two units, the building has a number of poorly designed extensions which fail to positively contribute to the character of the application site, which in itself is locally listed, and the wider area in which it is situated. It is noted that site benefits from a large area of hardstanding to the rear, as well as an insitu garages which relate poorly within the context of the existing dwelling and wider locality.

7.1.5 The proposal would remove the poorly designed extensions and garages and would replace with a side extension that is set back from the front wall of the

dwelling so as to preserve the character and appearance of the existing building. The proposal would also include remove the large amount of hardstanding at the site and replacing with soft landscaping to the front, side and rear of the property which serves to notably improve the character and appearance of the property. Officers also acknowledge that converting the property back into its original single-family state would fall in line with the prevailing property type in the wider area, thus serving to preserving the existing character in the wider area. Therefore, whilst it is considered that the proposed development would represent an overall loss in residential units (contrary to Policy CS.9), the merits of the scheme is considered to outweigh the loss of the 2no residential units.

### 7.3 **Design and impact upon the character and appearance of the Conservation Area and locally listed building**

- 7.3.1 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a Conservation Area special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.
- 7.3.2 The National Planning Policy Framework (NPPF) states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. With regards to heritage assets, the NPPF outlines at paragraph 192 that In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.3.3 The regional planning policy advice in relation to heritage assets is found in Policy HC1 of the London Plan, which outlines that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.
- 7.3.4 Planning Policies DM D2, DM D3 and DM D4 seek to ensure a high quality of design in all development, which related 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 in Conservation Areas wither conserve or enhances the character and appearance of the Conservation Area. Core Planning Policy CS14 supports these SPP Policies. London Plan Policies D3 and D4 outline that development proposals should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise

the heritage assets and architectural features that contribute towards the local character.

7.3.5 The application site is situated within the Wimbledon West Conservation Area (Sub area 9 – The Grange), of which the Conservation Area Character Appraisal provides the following considerations:

7.3.6 The application site, in the aforementioned appraisal, describes the application site as the following: “No. 9: A detached red brick and scallop tile hung house built by Townsend in 1899 and originally named “Eversley”, of two stories plus mansard built in 1889 with a substantial garden to the south. It is dominated by ornamental gables on the south-west and south-east corners and adorned with various bays, projecting chimney stacks and other features. The elevations remain much as originally built. Although it was converted into three flats in 1945, in 1957 an application to build a house to the south was refused, and the ground floor was further divided in 1962. It was added to the local list in February 1991.”

7.3.7 The document continues to state that: “The most positive feature of The Grange is the quality and completeness of the original houses, and their setting. The gardens to the south of Nos. 1, 7, 9, 10, 12, 15 and 26 are part of the original layout of The Grange, and now include mature landscaping with considerably enhance the townscape of this part of the Conservation Area. Another attractive and unusual asset are the trees preserved in the public highway.”

7.3.8 “The most significant negative feature is Grange Lodge, the modern replacement on the corner of the Ridgway. Also, although the streetscape is generally attractive and well maintained, there has been a tendency to turn the front gardens into hardstanding and/or provide garaged in the back gardens, particularly at Nos. 5-7, 11, 15-18, 22 and 24. Any further loss of traditional front gardens should be discouraged as far as possible.”

7.3.9 “The Grange may be regarded as the most consistent street, historically and architecturally within the Conservation Area, since virtually every building and its generously landscaped garden makes a valuable contribution and has not been replaced by later buildings of lesser character. Nos. 8, 9, 10 and 15 are placed at right angles to the road frontage and the substantial gaps between these houses provide long-range views to the east and west.”

7.3.10 In respect to the current application and its assessment from the aforementioned guidance and character appraisals the application site in question is noted to benefit from a relatively spacious garden to the south-east, of which the proposed development would be situated. From the street analysis provided in Street Elevation Analysis, DAS-1.3, it is clear that the majority of properties along The Grange are built closely to neighbouring boundaries. Several objections state that the proposed development would expand within unacceptable close proximity to No.10 and thus reduce the remaining available green space on site. Officers acknowledge that the proposal would reduce the current gap and consequently altered the views

that are currently available from the streetscene. This has been raised, among other considerations, as a key concern from representations to the application. In addition to this, it is noted that the proposal would create a semi-detached pair, which would clearly conflict with the prevailing character of development along The Grange, with only one other example (Nos 5 and 6) being seen at along the street in question.

- 7.3.11 Whilst officers acknowledge that the proposed extension expands across part of the remaining width of the spacious plot, on balance, is considered to be a beneficial use of the large space to the south-east of the dwelling. Also, the extension would be subordinated from the front wall of the existing property (set back by 6.5m) which would serve to maintain and observe the architectural prominence that the property currently exhibits. This maintained physical and architectural prominence of the main dwelling is considered to acceptably maintain the existing character of the streetscene and how the property relates within the wider Conservation Area.
- 7.3.12 The physical appearance of the proposed extension is not considered to be materially harmful within the character of the streetscene, by reason of the proposed front elevation not benefitting from any distinctive pitched roof detailing/gable end so as not to compete with the existing dwelling that would generate a confusing façade that would upset the character of the streetscene. The Key features of the existing building would be retained and with the significant set back of the proposed extension officers are satisfied that the extension would be an appropriate addition to the setting of the locally listed building. The main locally listed building would remain the more prominent building on site and the Council's Conservation Officer has not raised concern with the proposed extension.
- 7.3.13 Whilst the development is noted to materially reduce the existing 'breathing space' between 9A and 10 the Grange, the proposed extension is not considered to harmfully reduce the available amenity space to the extent that is materially harmful within the streetscene. Officers acknowledge that on-site conditions have been existing since its construction in the late 19<sup>th</sup> Century however, given the form and visual character of the wider properties along The Grange (including their proximity to the boundary lines), the proposal is not considered to fall outside of the prevailing pattern of development within the wider area to warrant the application for refusal. In addition, the proposed development would not be seen to unacceptably challenge the prominence of the neighbouring property of No.10 because the proposal would maintain a distance of 7.2 metres to the flank wall of number 10. This is noted to be a similar gap currently exhibited between No.8 and No.9A. As such, the proposal is not considered to unacceptably advance upon the neighbouring boundary line, nor introduce a development that would harmfully challenge the front elevation view of the street.
- 7.3.14 It is noted that the Council's appraisal document states "that these open plots should not be replaced by buildings of a lesser character." Thus indicating that utilising the space is not entirely restricted for future development, but rather that a high-quality development should be implemented. As such, given the

proposed development represents, by reason of high quality materials, appearance, positioning and utilisation of the available plot, a high quality and fitting development the proposal is considered to be an acceptable addition within the Wimbledon West Conservation Area and streetscene of The Grange.

7.3.15 The rear sections to be removed from the existing building are not of any architectural merit and their loss are not considered to cause harm to the setting of the locally listed building. The rear section would incorporate a matching rear design to both the host building and the new extension. The crown roof form would be set down from the main ridge height and therefore would not be visually prominent from the road.

7.3.16 The proposed development would also involve raising the boundary level to a maximum height of 1.8 metres on the front elevation of the site and include vehicle access gates to enable vehicle entry and exit at each property. This addition, by virtue of height and appearance, is considered to be consistent with the neighbouring properties at No.8 and 10 (and opposite at No.17 and 19) and is thus considered to represent an acceptable development within the character of the existing dwelling, streetscene and wider locality.

7.3.17 Overall, officers are satisfied that the proposal preserves both the character and appearance of the Conservation Area and the setting of the locally listed building and is therefore considered compliant with the above policies in this regard.

#### 7.4 **Standard of Accommodation**

7.4.1 Policy 3.5 of the London Plan 2017 and the Department for Communities and Local Government 'Technical housing standards – nationally described space standards' set out a minimum gross internal area standard for new homes. This provides the most up to date and appropriate minimum space standards for Merton. In addition, adopted policy CS.14 of the Core Strategy and DM D2 of the Adopted Sites and Policies Plan and Policies Map (July 2014) encourages well designed housing in the borough by ensuring that all residential development complies with the most appropriate minimum space standards and provides functional internal spaces that fit for purpose. New residential development should safeguard the amenities of occupiers by providing appropriate level of sunlight and daylight and privacy for occupiers of adjacent properties and for future occupiers of proposed dwellings. The living conditions of existing and future residents should not be diminished by increase noise or disturbance.

7.4.2 In light of the fact that the proposed property would comfortably exceed the minimum space standards established in the London Plan, with each habitable room providing good outlook, light and circulation, it is considered the proposal would provide a satisfactory standard of accommodation for the future residents. In addition, the proposed dwellings would provide in excess of the minimum 50sqm of private outdoor amenity space required under policy DM D2. The proposed dwellings would therefore comply with Policy D6 of the



London Plan (2021), CS.14 of the Core Planning Strategy (July 2011) and DM D2 of the Adopted Sites and Policies Plan and Policies Map (July 2014) in terms of the standard of accommodation.

## 7.5 **Impact on neighbouring amenity**

7.5.1 Policy DM D2 (Design Considerations in all Developments) of the Adopted Merton sites and Policies Plan (2014) seeks to ensure that the potential impact of new development has regard for neighbouring amenity.

### 7.5.2 10 The Grange

7.5.3 Officers acknowledge the comments received in regards to this aspect of the development and considers that whilst the proposal represents a significant advance toward the neighbouring property, the proposal is not considered to cause harm to this neighbouring property by virtue of the extension maintaining a sufficient degree of separation (7.2 metres) so as to avoid an unacceptable degree of enclosure.

7.5.4 In addition to the above, it is noted that the first and second floor windows facing the proposed development are not habitable rooms and are either bathrooms (which benefit from obscure glazing) or is a window to service a staircase, all of which are not habitable rooms.

7.5.5 In regards to the ground floor windows at number 10 facing the proposed development, the majority of which service the hallway entrance and one bathroom thus no material impact is anticipated in this regard. The lower window for the kitchen and breakfast room is noted to be the only habitable room in the property to experience a degree of outlook of the proposed development. Having reviewed this, officers consider that the impact to the residents at No.10 The Grange is not materially harmful by reason of the distance of the proposed development which would not result in a materially harmful loss of outlook, sense of enclosure and loss of sunlight and daylight to the window thereof.

7.5.6 It is also noted that the rear amenity space to the rear of No.10 The Grange and the recent approval obtained under planning reference number 20/P3106 for a swimming pool building is not considered to be detrimentally affected so as to materially harmful the enjoyment of the external amenity space. Number 10 has outdoor garden space to the north and east of the property and although there would be some visual interaction from the rear facing dormer windows and first floor windows, this would be limited to one area of the outdoor space that serves this property.

7.5.7 In light of the above, the impact of the proposed development is considered to have an acceptable impact on the residential amenities of the neighbouring residents at No.10 the Grange and would not be materially harmful.

### 7.5.8 8 The Grange

7.5.9 The proposed development is not seen to encroach any further upon the neighbouring boundary of the neighbouring property of No.8. Also, the alterations to the main dwelling is not seen to protrude further than the existing rear wall of the neighbouring property and therefore not materially harmful impact is anticipated to the residential occupiers by reason of loss of outlook, light and sense of enclosure. Officers note that number 8 benefits from a recent planning permission for a two storey rear extension (20/P2417) and whilst this is not implemented, it would take number 8 of greater depth than the current proposed rear extension. Officers are therefore satisfied that there would be no material harm to the amenities of this neighbouring property.

#### 7.5.10 29-31 Lingfield Road

7.5.11 The properties to the rear of application site, by reason of the properties being situated more than 50 metres from the proposed development, is not considered to result in a materially harmful impact to existing and future residents.

#### 7.5.12 16-18 The Grange (opposite)

7.5.13 The proposed extension would be set back from the existing front elevation of the host building on site by 6.5 m. as such, owing to the distance from the proposal to the dwellings opposite the site, officers raise no concern with regards to the impact on the amenities of these neighbouring properties.

7.5.14 Overall, the proposal would not cause material harm to the surrounding amenities of neighbouring properties and is considered to be acceptable in this regard.

### 7.6 **Basement accommodation**

7.6.1 Planning policy DMD2 (Design considerations in all development) states that to ensure that structural stability is safeguarded and neighbourhood amenity is not harmed at any stage by the development proposal, planning applications for basement developments must demonstrate how all construction work will be carried out. Planning policy DM F1 (support for flood risk management) and DM F2 (sustainable urban drainage system (Suds) and; wastewater and water infrastructure) of Merton Sites and Policies Plan seeks to mitigate the impact of flooding in Merton.

7.6.2 The site lies within Flood Zone 1 (low risk of flooding) wherein principle a basement development is considered acceptable. The proposal includes a basement for each dwelling. Both basements would be under the footprint of the dwellings, with exception to two side lightwells. The size of the basements complies with planning policy DM D2 (Design considerations in all development) as they would not cover more than 50% of either the front or rear garden.

- 7.6.3 The application has been accompanied with a Basement Impact Assessment, Construction Method Statement and Sustainable Drainage Strategy. The Council's Flood Risk Officer has reviewed the proposal and is satisfied that the basements can be accommodated on site, subject to conditions.
- 7.6.4 The proposed basement would have a limited impact upon the visual amenities of area as there would be no front light wells. Therefore, the proposed basements would have a limited impact upon the visual amenities of the street scene and Conservation Area.

## 7.7 **Traffic and Highways**

- 7.7.1 Core Strategy Policy CS 20 considers matters of pedestrian movement, safety, servicing and loading facilities for local businesses and manoeuvring for emergency vehicles as well as refuse storage and collection.
- 7.7.2 Core Strategy Policy CS 18 promotes active means of transport and the gardens of the houses provide sufficient space for the storage of cycles without the need to clutter up the front of the development with further cycle stores.
- 7.7.3 The proposal would provide a separate vehicle entrance for the new dwelling with on-site turning area. The existing entrance would be utilised for the conversion to single dwelling at 9A. The proposal removes the rear hardstanding and garaging, but would provide a small turning area at the front of the site. The Grange is a relatively straight road with good visibility. The majority of properties in the road have off-road parking with private driveways. The Council's Transport Planner has reviewed the proposal and raises no objection.
- 7.7.4 Officers note the suggestion from the Transport Planner to require the two new dwellings to be permit-free and not allowed parking permits. Officers do not consider this would be justified in this case given the level of proposed off-street parking provision for each dwelling and the reduction in residential dwellings on site in which each flat is currently eligible for parking permits.

## 7.8 **Trees**

- 7.8.1 Merton Core Strategy Policy CS13 and Sites and Policies Plan Policy DMO2 outline that the Council will protect trees, hedges and other landscape features of amenity value and to secure suitable replacements in instances where their loss is justified.
- 7.8.2 The proposal has been accompanied with an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. The tree report notes that the main trees on site are at the front of the site and haven't been maintained for several years. The report outlines that works to

trees would include crown lifting and re-pollarding to 3 trees and the removal of 4 trees at the front of the site (2 walnut trees, 1 holly tree and 1 tree of heaven). The trees to be removed are outlined to be of substandard quality. The Council's Tree and Landscape Officer raises no objection to the proposal and has recommended conditions.

- 7.8.3 The proposal provides opportunities for soft landscaping, which could include tree planting. This could be provided within the new rear gardens for the dwellings and small front gardens and is to be conditioned.

## **7.9 Sustainability**

- 7.9.1 All new developments comprising the creation of new dwellings should demonstrate how the development will comply with Merton's Core Planning Strategy (2011) Policy CS15 Climate Change (parts a-d) and the policies outlined in Chapter 9 (Sustainable infrastructure) of the new London Plan.

- 7.9.2 The development will need to achieve internal water usage rates not in excess of 105 litres per person per day. Minor developments are required to demonstrate a 19% reduction in CO2 levels over and above the 2013 Building regulations.

- 7.9.3 The application is does not provide specific details on the measures to be used. However, this matter can be addressed by way of pre-occupation condition to ensure the relevant targets are met. Therefore, subject to condition, the proposal would comply with the policies within Chapter 9 of the new London Plan and Policy CS15 of the Core Planning Strategy 2011.

## **8.0 Conclusion**

- 8.1 The proposed development, by reason of its scale, massing and proportion in context of the existing property is considered to be a sympathetic addition to the host locally listed building. The proposal would turn the host building back to a single family dwelling, as well as provide a new family dwelling. Also, the development is considered to be well subordinated from the front wall of the host dwelling and distanced from the neighbouring properties so as to ensure an acceptable impact on the character of the streetscene. In regards to the impact of the wider area and the Wimbledon West Conservation Area, the proposal is not considered to cause harm and would preserve its character and appearance. In addition to the above, the impact to the neighbouring amenity is not considered to be materially harmful. Therefore, the proposal is, considered to be in accordance with the aforementioned Merton planning policies.

## **RECOMMENDATION**

Permission be GRANTED, subject to conditions:

- |   |   |   |
|---|---|---|
| 1 | A1 Commencement of development (full application) | <p>The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.</p> <p>Reason: To comply with Section 91 (as amended) of the Town &amp; Country Planning Act 1990.</p>  |
| 2 | A7 Approved Plans                                 | <p>The development hereby permitted shall be carried out in accordance with the following approved plans: 181023 -A100 Rev B, 101 B, 102 B, 103 B, 181023 -A200, A201, A300, A310 A, E100 A, E101A, E102 A, E103 A, E200, E300, L001, D4S4347 SK02.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>  |
| 3 | B1 External Materials to be Approved              | <p>No development shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.</p> <p>Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.</p> |
| 4 | B4 Details of surface treatment                   | <p>No development shall take place until details of the surfacing of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas or roads, footpaths, hard and soft have been submitted in writing for approval by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory standard of development in accordance with the following</p>   |

Development Plan policies for Merton: policies D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

5 B5 Details of Walls/Fences

No development shall take place until details of all boundary walls or fences are submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details are approved and works to which this condition relates have been carried out in accordance with the approved details. The walls and fencing 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 D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

6 B6 Levels

No development shall take place until details of the proposed finished floor levels of the development, together with existing and proposed site levels, have been submitted to and approved in writing by the Local Planning Authority, and no development shall be carried out except in strict accordance with the approved levels and details.

Reason: To safeguard the visual amenities of the area and to comply with the following Development Plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

7 C02 No Permitted Development (Windows and Doors)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no window, door or other opening other than those expressly authorised by this permission shall be constructed in the side elevations without planning permission first being obtained from the Local Planning Authority.

- Reason: To safeguard the amenities and privacy of the occupiers of nearby properties and to comply with the following Development Plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
- 8 C04 Obscured Glazing (Opening Windows) Before the development hereby permitted is first occupied, the windows at first floor level in the south-east elevation shall be glazed with obscured glass and shall be maintained as such thereafter.
- Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
- 9 C08 No Use of Flat Roof Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.
- Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
- 10 F01 Landscaping/Planting Scheme No development shall take place until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of any building hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.
- Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage

surfaces and to comply with the following Development Plan policies for Merton: policy G7 of the London Plan 2021, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, DM F2 and DM O2 of Merton's Sites and Policies Plan 2014.

11 A Non Standard Condition

Tree Protection: The details and measures for the protection of the existing trees as specified in the hereby approved document 'BS5837:2012 Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan' reference 'dated 'July 2020' and the addendum report titled 'BS 5837:2012 Addendum to report dated July 2020' dated 'March 2021' shall be fully complied with. The methods for the protection of the existing trees shall fully accord with all of the measures specified in the report and shall be installed prior to the commencement of any site works and shall remain in place until the conclusion of all site works.

Reason: To protect and safeguard the existing trees in accordance with the following Development Plan policies for Merton: policy G7 of the London Plan 2021, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and O2 of Merton's Sites and Policies Plan 2014;

12 F08 Site Supervision (Trees)

Site supervision: The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy G7 of the London Plan 2021, policy CS13 of Merton's Core Planning Strategy 2011 and policy DMO2 of Merton's Sites and Policies Plan 2014.

13 A Non Standard Condition

Underpinning: The underpinning to the retained existing basement shall be constructed from within the building and as shown in the approved



document 'BS 5837:2012 Addendum to report dated July 2020' dated 'March 2021'.

Reason: To protect and safeguard the existing trees in accordance with the following Development Plan policies for Merton: policy G7 of the London Plan 2021, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan 2014.

- 14 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 and T7 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Polices Plan 2014.

- 15 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 D4 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.

- 16 A Non Standard Condition No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at a restricted runoff rate (no more than 2l/s), in accordance with drainage hierarchy contained within the London Plan

Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy SI 13 of the London Plan 2021, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.

17 A Non Standard Condition

No development shall take place until a Ground Investigation has been carried out on site and submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy SI 13 of the London Plan 2021, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014..

18 A Non Standard Condition

Prior to the commencement of development, the applicant shall submit a detailed proposal on how drainage and groundwater will be managed and mitigated during and post construction (permanent phase), for example through the implementation of passive drainage measures around the basement structure.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy SI 13 of the London Plan 2021, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.

19 INFORMATIVE

INFORMATIVE

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without 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 he will undertake to minimise groundwater discharges into the public sewer.

20 INFORMATIVE

INFORMATIVE

Thames Water will aim to provide customers with 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.

21 INFORMATIVE

INFORMATIVE

No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777). No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.

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