

PLANNING APPLICATIONS COMMITTEE

14th July 2022

Item No:

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	21/P3950	03/11/2021
Address/Site:	land rear of 20 Pelham Road, Wimbledon, SW19 1SX	
(Ward)	Abbey	
Proposal:	ERECTION OF DWELLINGHOUSE AT REAR OF 20 PELHAM ROAD, PARTIALLY SUBMERGED BELOW GROUND LEVEL WITH A GREEN ROOF	
Drawing Nos:	346-DWG-103 P1; 100 P1; 105 P2; 104 P3; 106 P1; 110 P1; 111 P1; 112 P1; 113 P1; 114 P1; 115 P1; 121 P1; Construction Management Plan; & Design & Access Statement.	
Contact Officer:	Brenda Louisy-Johnson (0208 545 3169)	

RECOMMENDATION

GRANT planning permission, subject to Conditions and S106 Agreement

CHECKLIST INFORMATION

- Heads of agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: Yes
- Site notice: Yes
- Conservation Area: Yes
- Number of neighbours consulted: 19
- External consultations: None

1. INTRODUCTION

- 1.1 The proposal has been brought before the Planning Applications Committee due to the number and nature of representations received.

2.0 SITE AND SURROUNDINGS

- 2.1.1 The application site is a section of the rear communal garden of No.20. The application site measures 0.009 hectares or 90sqm.

- 2.1.2 20 Pelham Road comprises a 3 storey Victorian house converted into flats, with a front amenity area and a communal rear garden. Immediately to the east of No.20 is a footpath. The

surrounding area is predominantly residential. 20 Pelham Road is located within the Pelham Conservation Area.

2.1.3 The application site is within controlled parking zone S2 and has a PTAL of 4.

3.0 CURRENT PROPOSAL

3.1.1 Planning permission is sought for the erection of a dwellinghouse at rear of 20 Pelham Road, partially submerged below ground level with a green roof.

3.1.2 The proposed house would be two storeys (ground and basement) and have two bedrooms. The bedrooms and bathroom would be within the lower storey which would be submerged below ground level. The house would have a front garden and a two tier rear garden. The ground level tier would serve the living area and the lower tier would serve the bedrooms.

4.0 PLANNING HISTORY

4.1.1 98/P0261 - Conversion of vacant property from 12 bedsits to 4 x 2 bedroom and 2 x 1 bedroom flats involving the erection of part single, part 2, part 3 storey rear extension and change of former builder's yard to residential garden. Involves demolition of 2 storey rear extension – Grant Permission Subject to Conditions 10/09/1998.

4.1.2 98/P1058 - Installation of 2.4m high security gates across alleyways adjacent 60/62 Cecil Road, 2 Cecil Road / 14 Balfour Road and rear of 40 Cecil Road and increase in height of existing fencing to 2 metres where abutting the public highway and 2.4 metres within the alleyway at 16/20 Pelham Road, 40/42 Cecil Road, 2 Balfour Road, 14 Balfour Road and 35 Kingston Road – Grant Permission Subject to Conditions 04/12/1998.

4.1.3 99/P0498 - Erection of a part 2 storey, part 3 storey house with an off-street parking space at the front and retention of a pedestrian footpath at the side (adjoining 16 Pelham Road) - Refuse Permission 27/05/1998.

4.1.4 17/P4266 - Erection of single storey rear extension to create 1 x 1 bed self-contained flat – Refuse Permission 28/03/2018.

Reasons for refusal:

- 1) The proposed development, by virtue of its depth, width, height and form would result in a materially harmful impact on the amenities of the existing ground floor flat, Flat 1, by way of daylight and sunlight and would result in a materially harmful impact on the amenities of the first floor flats, Flats 3 and 4 and ground floor Flat 1, by way of loss of outlook, contrary to Policies DM D2 and DM D3 of the Sites and Policies Plan 2014.
- 2) The proposed development by virtue of its depth, width, height, form and appearance would fail to either preserve or enhance the character and appearance of the Pelham Road Conservation Area and would result in material harm to the character of the area, contrary to London Plan Policies 7.4, 7.6 and 7.8, Policy CS14 of the Core Planning Strategy 2011 and Policies DM D2, DM D3 and DM D4 of the Site and Policies Plan 2014.

5.0 CONSULTATIONS

5.1.1 The application has been advertised by site notice, press notice and letters sent to neighbouring occupiers. 19 neighbours have been consulted. 40 representations have been received raising objection to the proposal, and 11 comments on the proposal.

Comments:

- An opportunity to help the local Swift population through including artificial nest sites i.e. Swift bricks or boxes into the new construction.

Objections;

- Residents of 20 Pelham Road object due to the terms of the lease agreement signed upon purchase of their respective properties.
- Overlooking and loss of privacy.
- Noise pollution from ground source heat pump and due to the development being close to No.44 Cecil Road.
- Inconvenience and safety hazards during construction
- It is odd to have a house with no vehicle access and pedestrian access only through the footpath
- Construction works will damage the footpath
- South Wimbledon is already overcrowded.
- Additional street parking will exacerbate an already growing problem.
- Underground houses or super basements have no place in high density urban areas.
- Will affect the foundations of neighbouring properties and the water table.
- The house will extend under the pathway.
- Will set a precedent.
- Contrary to the character of the Conservation Area.
- Damage to period buildings from groundworks and construction.
- Local residents and the Council have spent time maintaining the footpath, this works will be undone.
- The Council should prioritise brownfield sites and not greenfield sites like this one.
- A basement floor with no natural light.
- What sanctions are there for lost trees?
- Sceptical that the considerable tree cover can be preserved.
- Green roofs look good on plans - how many thrive?
- There are enough dwellings on the site.
- Will the ground floor have an outlook?
- Where will the rubbish bins go?
- Construction methods and machinery in use for major building works are out of place in this small Conservation Area.
- The Conservation Area deserves protection from inappropriate development.
- Flood Risk.
- Method of construction with excessive piling and removal of a massive volume of London Clay would give the small development an indelible carbon footprint.
- The Applicant has not discussed party wall agreements with neighbours.
- Regular footfall especially kids school runs away from polluted main roads.
- Established wildlife and wildflowers, plenty of birds nesting in the tree and bees
- Construction work damage to an area with no clear funding from the council.
- Temporary closure of the alley way between Cecil and Pelham Road
- Building over back gardens will set a precedent.
- It's not safe to be blocking it with construction and material delivery lorries
- Noise dust rubble and mess from the works will negate all of the hard work the
- Neighbours of Cecil and Balfour road have put effort into 'greening' the footpath
- Hours have been spent clearing moss, pruning trees, weeding and planting bulbs/ flowers donated by Merton, these will be damaged/ destroyed if works traffic will be using this area
- Pollution from construction is unwanted
- There is already lots of new construction in the area and it is not necessary to extend older homes
- Danger of sewerage leaking into the local area.

- Excessive carbon footprint.
- Makes a mockery of a Conservation Area.
- Will change the nature of the Conservation Area.
- The impact of the development is not offset by the benefits of the development.
- The developers should make a contribution to the maintenance and restoration of the alleyway.
- The proposed house should not have rights to a parking permit.
- The construction will affect the structural integrity of surrounding properties.
- No trees or shrubbery in the alley should be removed.
- Where will refuse bins go?
- Overly dominant
- Visually intrusive
- Overbearing
- No benefits
- No information has been provided on how foul sewage and surface water will be disposed of.
- The house does not compliment the original buildings in the area.
- Shouldn't fire specialists comment on the development?

Consultee Comments:

Environmental Health Officer:

- No objection
- 3 conditions recommended relating to noise levels, a post confirmation noise survey and operation of mechanical equipment.

Conservation Officer:

- The impact on the Conservation Area will be limited.
- The loss of garden space would be detrimental to the overall garden space in the area.
- If the development is permitted a detailed landscaping scheme is required.

Greenspaces Officer:

- No public trees affected, but there is a Public footpath there, with low level shrubs.

Tree and Landscape Officer:

- No objection, subject to conditions.

Highways Officer:

- Recommend conditions and informatives: H9 INF9 and INF12. No deliveries in peak hours 07.00 – 09.00 and 16.00 – 19.00 A Public right of way (No 37) goes down the access way that is proposed to be used for construction traffic and highways must be contacted to confirm if this can be used for construction deliveries and materials, and if permission is given than a full before and after survey is required together with the appropriate highways licence. In addition this access serves the rear of a number of properties. Highways must be contacted to ensure all relevant highways licences are in place prior to any works starting Highways must be contacted regarding any temporary parking restrictions required.

Flood Risk Officer:

- No objection, subject to conditions.

Structural Engineer:

I have reviewed the submitted desktop study and the drawings. It demonstrates that the proposed development can be built safely without adversely affecting the surrounding natural and built environment. However, due to the close proximity of the excavation works/temporary works in relation to the highway, we would require additional information to be submitted as part of the below conditions.

- a) Ground Movement Analysis (Vertical and Horizontal) including any heave or settlement analysis, and Damage Category Assessment with detailed calculations.
- b) Detailed Construction Method Statement produced by the respective Contractors responsible for the installation of piles, excavation and construction of the permanent retaining wall. This shall be reviewed and agreed by the Structural Engineer designing the basement.
- c) Design calculations of the temporary works supporting the highway and adjoining properties to facilitate excavation.
- d) Detail design calculations of the permanent retaining wall retaining the highway has to be submitted. The calculations shall be carried out in accordance with Eurocodes. We recommend assuming full hydrostatic pressure to ground level and using a highway surcharge of 10 KN/m² for the design of the retaining wall supporting the highway.
- e) Temporary works drawings and sections of the basement retaining walls.
- f) Movement monitoring report produced by specialist surveyors appointed to install monitoring gauges to detect any movement of the highway/neighbouring properties from start to completion of the project works. The report should include the proposed locations of the horizontal and vertical movement monitoring, frequency of monitoring, trigger levels, and the actions required for different trigger alarms.

Wimbledon Society:

- Location of ground source heat pump is not specified.
- Insufficient information has been provided in relation to materials particularly glass for windows etc.
- No provision for storage of refuse
- In order to discourage vans delivering the new property by using the public footpath the installation of a bollard on the footpath to prevent vehicle traffic should be made a condition of planning approval.

6.0 POLICY CONTEXT

6.1.1 National Planning Policy Framework 2021:

Chapter 1 Achieving sustainable development

Chapter 5 Delivering a sufficient supply of homes

Chapter 8 Promoting healthy and safe communities

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

6.1.2 London Plan (2021) Policies:

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
D7 Accessible housing
D11 Safety, security and resilience to emergency
D12 Fire safety
D14 Noise
H1 Increasing housing supply
H2 Small sites
H3 Meanwhile use as housing
G6 Biodiversity and access to nature
SI 1 Improving air quality
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
T2 Healthy Streets
T5 Cycling
T6 Car parking
T6.1 Residential parking
T7 Deliveries, servicing and construction

6.1.3 Merton Local Development Framework Core Strategy (2011) Policies (Core Strategy)

CS8 Housing Choice
CS9 Housing Provision
CS11 Infrastructure
CS13 Open Space, Nature Conservation, Leisure and Culture
CS14 Design
CS15 Climate Change
CS16 Flood Risk Management
CS17 Waste Management
CS18 Active Transport
CS19 Public Transport
CS20 Parking, Servicing and Delivery

6.1.4 Merton Sites and Policies Plan (2014) Policies (SPP):

DM D2 Design considerations in all developments
DM D3 Alterations and extensions to existing buildings
DM D4 Managing heritage assets

DM EP1 Opportunities for decentralised energy networks
DM EP2 Reducing and mitigating noise
DM EP3 Allowable solutions
DM EP4 Pollutants
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

6.1.5 **Supplementary planning considerations:**

DCLG Technical Housing Standards - Nationally Described Space Standard 2015
Mayor's Housing SPG 2016
Mayor's Sustainable Design and Construction SPG 2014
Waste and Recycling Storage Requirements – A Guidance for Architects
Merton's Small Sites Toolkit SPD 2021
Merton Character Study 2021

7.0 **PLANNING CONSIDERATIONS**

- Principle of development
- Standard of Accommodation
- Design
 - Massing, Scale, Height
 - Appearance, Siting, Layout
 - Basement Compliance with Policy DM D2
 - Impact on the Conservation Area
 - Cycle Storage
 - Bin Storage
 - Landscaping
- Neighbour Impact
- Trees / Biodiversity
- Flood Risk / Drainage
- Car Parking and Cycle Parking
- Sustainability

7.1 **Principle of development**

7.1.1 The Mayor has carried out a London-wide Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment (SHLAA). The SHMA has identified need for 66,000 additional homes per year. To deliver this, London Plan Policy H1 (Increasing Housing Supply) sets the ten-year targets for net housing completions that each local planning authority should plan for. Merton's annual housing target is 918. For London to accommodate the growth it needs to make the most efficient use of land by optimising site capacity. This means ensuring the development's form is the most appropriate for the site and land uses meet identified needs.

- 7.1.2 The NPPF, London Plan Policy H1 and the Council's Core Strategy Policies CS8 and CS9 all seek to optimise the potential of suitable sites for housing delivery to increase sustainable housing provision and access to a mixture of dwelling types for the local community, providing that those proposals are well designed and provide an acceptable standard of accommodation.
- 7.1.3 The London Plan Policy H2 requires that boroughs should pro-actively support well Designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making to significantly increase the contribution of small sites to meeting London's housing needs.
- 7.1.4 It is considered that the proposed small site (0.012ha) windfall development would contribute to meeting London housing need in accordance with the NPPF, the relevant Policies of the London Plan, the Council's Core Strategy and the Sites and Policies Plan, as such the principle of development is acceptable.

7.2 Design/visual amenity

- 7.2.1 SPP Policies DM D2 and DM D3 require well-designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings. Development should 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. Local Development Framework Policy CS14 supports these SPP Policies.

7.2.2 Massing, Scale, Height

The massing, scale and height of the proposed house been designed to respond to the backland context of the site and is considered to be acceptable. The proposed house would be located 13.5m from the donor house and 7m from the nearest neighbouring boundary to the rear, 44 Cecil Road, however, the proposed house would be single storey above ground level and would rise to the height of the shared rear boundary fence with 44 Cecil Road, the shared side boundary fence with 22 Pelham Road and the shared boundary fence with the footpath. The proposed house has been deliberately designed to be low lying above ground level so that its mass, scale and height does not appear overbearing to its nearest neighbouring properties.

7.2.3 Appearance, Siting, Layout

The appearance, siting and layout of the proposed house has been discreetly designed so that it does not stand out within the local area. The low-lying house has been neatly tucked away at the end of the rear garden of No.22. Its low-lying height above ground level and its green roof means that its modern appearance almost appears hidden with the Conservation Area of Victorian housing from ground level and from views from above from surrounding properties. Due to the house being the same height as boundary fences its height is concealed from views at ground level and its green roof and soft landscaped gardens means that it would blend into the context of the verdant rear gardens barely noticeable from views from above. The proposed material for the external walls which is timber cladding, similar to the shared boundary fences also means that the proposed house would have minimal visual impact. The house would have a small amenity area in front and a two-tier garden at the rear, serving the living area and bedrooms. The two-tier garden measures 26.7sqm. While this is smaller than the standard of 50sqm, given that this is a small site and space is a constraint the garden area provided is acceptable.

7.2.4 Basement Compliance with Policy DM

Policy DM D2 (Design Considerations in all Developments) part B) requires new basements to meet a long list of criteria. The proposal meets these criteria in full. Part C) of this policy requires the Applicant to submit an assessment of basement and subterranean scheme impacts on drainage, flooding from all sources, groundwater conditions and structural stability where appropriate. The Council will only permit developments that do not cause harm to the built and natural environment and local amenity and do not result in flooding or ground instability. The council will require that the Design and Access statement accompanying planning applications involving basement developments demonstrate that the development proposal meets the carbon reduction requirements of the London Plan. The Applicant has submitted a Desktop Study Report which assesses the impact of the basement on the matters mentioned above and a Design and Access Statement that demonstrates that the development meets the carbon reduction requirements of the London Plan. The Council's Flood Risk officer and structural Engineer have both reviewed the application and have raised no objection, subject to conditions.

It is considered that the proposal is compliant with Policy DM D2 with respect to basements.

7.2.5 Impact on the Conservation Area

- 7.2.6 Core Strategy policy C514 and SPP Policy DMD2 require well designed proposals that will respect the appearance, materials, scale, bulk, proportions and character of the original building and their surroundings. Policy DM D4 seeks to ensure that development within Conservation Areas either preserves or enhances the character and appearance of the Conservation Area. Policy CS14 of the adopted Core Strategy states that all development needs to be designed to respect, reinforce and enhance local character and contribute to Merton's sense of place and identity. This will be achieved in various ways including by promoting high quality design and providing functional spaces and buildings.
- 7.2.7 According to Paragraph 195 of the NPPF, Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 7.2.8 Sites and policies plan policy DM D4 requires that: b) All development proposals associated with the borough's heritage assets or their setting will be expected to demonstrate how the proposal conserves and where appropriate enhances the significance of the asset in terms of its individual architectural or historic interest and its setting. The Pelham Road Conservation Area Character Assessment identifies the frontage of properties as having the greatest impact on the Conservation Area and in terms of preservation and enhancement, the document states: "Preservation and Enhancement As with the houses in Pelham Road, the frontages of Nos. 153 to 163 have retained their original features, and it is crucial to this part of Merton Road as well as to the Conservation Area that these buildings be preserved in their present form and their character not further eroded by inappropriate alterations or extensions. Planting in the front gardens to Nos. 153 to 159 would help to soften the harsh character of the paved areas, planting along the side of the back garden to No. 153 would help to screen the view of the rear extensions from Pelham Road, and pruning and landscaping of those to Nos. 161 and 163 appears advisable. Further parking in the back gardens should be resisted".

7.2.9 The frontage of buildings within the Conservation Area is the key element of built form which contributes to the quality and character of the Conservation Area. The proposal would not affect the appearance of the frontage of the site, due to the backland position of the site.

The Character Assessment also outlines “A significant streetscape feature is the pedestrian access way between Nos. 16 and 20, which leads southwards into Cecil Road. This route is attractively paved and landscaped, with brick paving and semi-mature trees. An electricity sub-station which formed the focus from Pelham Road has been removed and the remaining plinth could form the focal point of some more interesting feature. Unfortunately, the low railings bordering some of the areas of planting have fallen into disrepair and the walkway tends to attract household refuse. The future treatment of this part of the Conservation Area therefore requires careful consideration”.

7.2.10 The proposal would be single storey above ground level and set away from the east and west side boundaries. Owing to its height and the set back, officers do not consider it would be visually prominent to users of the public footpath adjacent. The proposal will have minimal visual impact on the Conservation Area and would remain largely concealed with careful design from views at ground level and above. Officers acknowledge that the development would involve excavation of the site to allow for the basement provision, however, it is the end result of the development which must be considered in terms of its visual impact. The use of timber cladding to elevations would be similar material to existing fence panels and would be of similar height.

7.2.11 Officers note the previously refused application under 17/P4266. This previous application sought to extend the existing building at single storey level to create a new flat. This would have resulted in a circa 9.0 m deep extension to the existing building, where it was considered to be harmful to the Conservation Area. Officers consider the current proposal to be distinctly different to that of the previous refused application as it would be a detached dwelling, distinctly separated from the host building. The Conservation Area significance lies in the unique Victorian buildings which front the road. Although the proposal would segregate the site from the host building, it would still retain sufficient outdoor space for the host building flats. The plot division is not considered to cause harm to the Conservation Area. Conditions can be imposed to ensure that samples of external materials (including boundary treatment) are provided and approved prior to commencement of works. The Conservation Officer is also of the view that the proposal would have limited impact on the Conservation Area, but does acknowledge it would be detrimental to the overall garden space in the area.

7.2.12 Overall, the proposal is considered to preserve the character and appearance of the Conservation Area.

7.2.13 Refuse bins

Space for refuse bins has been allocated within the upper tier of the rear garden

7.2.14 Landscaping

The submitted floor plans show what appear to be soft landscaped rear and front gardens and the Design and Access Statement mentions that the proposed house would have a green roof. However, no landscaping plan / strategy has been submitted with the application. Therefore, a condition requiring a landscape plan / strategy to be submitted and approved before development commences shall be imposed on the grant of planning permission.

7.3 Standard of Accommodation

7.3.1 Internal

Policy D6 of the London Plan 2021 requires housing developments to be of the highest quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners, and should provide at least the gross internal floor area and built-in storage area set out in Table 3.1.

A two bedroom 4 person 2 storey house is required to have a gross internal floor area of 79sqm. The proposed house has a GiA of 81.6sqm which is compliant. Also both bedrooms exceed the standard of 11.5sqm for a double bedroom. All habitable rooms would have sufficient natural light and ventilations and an acceptable outlook.

7.3.2 External

The minimum required private external amenity space for a dwelling is 50sqm. The total combined rear garden space as mentioned above is 26.1 which is acceptable despite being less than the standard for the reasons given above.

7.4 Neighbour Impact

7.4.1 SPP Policy DM D2 (Design Considerations in All Developments) 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 There would be no adverse impacts to neighbouring amenity. Due to the low-lying nature of the house, in particular, that it would not rise above shared boundary fences with neighbouring properties, there would be no overbearing impact and loss of outlook or overlooking and loss of privacy to flats within the donor dwelling 20 Pelham Road or the property to the rear 44 Cecil Road.

7.4.3 However, the proposed ground source heat pump to serve the dwelling has the potential to create noise disturbance, but any noise would be mitigated by the conditions recommended by the Council's Environmental Health Officer which will be imposed on the grant of planning permission. As such it is considered that the proposal would comply with the above policy with respect to impact on neighbouring amenity.

7.5 Trees / Biodiversity

7.5.1 Planning Policy DM O2 (Nature conservation, trees, hedges and landscape features) of Merton's Sites and Policies Plan seeks to protect and enhance biodiversity.

7.5.2 There are no trees within or neighbouring the site protected by Tree Preservation Orders, however, all trees within Conservation Areas are protected. There are several trees within and near the application site. Three trees are proposed to be removed; one category U tree (lowest value) which is dead and two category C trees which have little amenity value to the Conservation Area. The retained trees will be protected during construction of the development in accordance with the measures recommended in the Arboricultural Report. Therefore, the development will pose no threat to trees to be retained and sympathetic to the character of the Conservation Area.

7.5.3 The green roof is welcomed not only because it helps make the proposed development minimal visual impact in the Conservation Area, assists with surface water drainage and thermal benefits, but also because it would create a net increase in biodiversity.

7.5.4 It is considered that with respect to trees and biodiversity the proposal would comply with the above policy.

7.6 Flood Risk / Drainage

- 7.6.1 London Plan policies SI 12 (Flood risk management) and SI 13 (Sustainable drainage), Core Planning Strategy policy CS16 and SPP policies DM F1 and DM F2 seek to minimise the impact of flooding on residents and the environment and promote 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.
- 7.6.2 The Applicant has submitted a drainage plan/strategy. The Council's Flood Risk officer has reviewed the proposal and has raised no objection, subject to pre-commencement conditions seeking final details of the drainage measures.

7.7 Car Parking and Cycle Parking

- 7.7.1 Policy T5 (Cycling) of the London Plan states that development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle.
- 7.7.2 The minimum cycle parking standard for a 2 bedroom, 2 person dwelling is 2 cycle spaces. Two cycle spaces have been provided in the upper tier of the rear garden.
- 7.7.3 Policy T6 (Car Parking) states that car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity. Policy CS.20 of the Core Planning Strategy states that the Council will support permit free developments in areas within Controlled Parking Zones (CPZ's) benefiting from good access to public transport (PTAL 4-6). Given the PTAL of 4, and to accord with Policy, the applicant would need to enter into a S106 Agreement to ensure the future residents can not gain a parking permit. This is in order to reduce the impact of on-street parking pressures in the local area, in line with policy.

7.8 Sustainability

- 7.8.1 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. The development will need to achieve internal water usage rates not in excess of 105 litres per person per day and to demonstrate a 19% reduction in CO2 levels over and above the 2013 Building regulations.
- 7.8.2 The submitted Design and Access Statement states that the proposed house has been designed in accordance with Passivhaus Standards, with the aim of achieving excellent performance in terms of air tightness, thermal efficiency and heat recovery. This will reduce the amount of heating required and it will be provided using a ground source heat pump. The building will exceed the current requirements in Part L of the Building Regulations. The building will use glazing of high thermal efficiency and will be detailed to reduce cold bridging. The intention is to build the house mainly off-site, using cross-laminated timber, this will contribute to the performance of the building and reduce thermal bridging through increased accuracy in construction. This matter can be addressed by way of pre-occupation condition to ensure the relevant targets are met with the detail to be provided as part of the condition discharge.
- 7.8.3 Therefore, subject to imposition of the 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 Other Matters

- 8.1.1 This section of the report addresses the objections that have not been addressed elsewhere in the report.
- 8.1.2 The developer is liable for any damage to the footpath and this is a matter for the Highway Authority if damage occurs.
- 8.1.3 The development will not set a precedent as every application is dealt with on its own merits.
- 8.1.4 It is the responsibility of the developer to work with Building Control and to enter into Party Wall agreements with neighbouring properties to ensure that there is no damage to buildings and provide protection for neighbours if there is. Whether or not Party Wall agreements have been drawn up is not a matter for the Council, neighbours would need to seek the advice of a solicitor or a Citizens advice bureau.
- 8.1.5 The location of the ground source heat pump and refuse bins has been shown on revised plans.

9.0 CONCLUSION

The proposal is acceptable in principle and with respect to all other key planning considerations. As such planning permission is recommended subject to conditions.

RECOMMENDATION

Grant permission, subject to conditions and S106 Agreement.

- 1 The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 346-DWG-103 P1; 100 P1; 106 P1; 110 P1; 111 P1; 112 P1; 113 P1; 114 P1; 115 P1; 121 P1; 105 P3; 121 P2; 122 P1; 123 P1; 124 P1 104 P4; 101 P1; 102 P1; 104 P1; 105 P1; 106 P2; 103 P1 122 P1; 123 P1; Construction Management Plan; Desktop Study Report; Arboricultural Report; & Design & Access Statement.

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

- 3 The facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policies D4 and D8 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.

- 4 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 and D8 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.

- 5 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: policies G7 and D8 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.

- 6 Noise levels (expressed as the equivalent continuous sound level) LAeq (15 minutes), from the ground / air source heat pump shall not exceed LA90-10dB at the boundary with any residential property not associated with the development.

Reason: To protect the amenities of the occupiers in the local vicinity. To comply with Policy D14 of the London Plan 2021 and Policy DM D2 of the Merton Site and Policies Plan 2014.

- 7 A post confirmation noises survey shall be undertaken following completion of the development to ensure the specified levels are achieved, if not achieved additional mitigation shall be installed to the levels are achieved before use.

Reason: To protect the amenities of the occupiers in the local vicinity. To comply with Policy D14 of the London Plan 2021 and Policy DM D2 of the Merton Site and Policies Plan 2014.

- 8 No mechanical equipment such as generator / pumping equipment shall be operated outside the construction method statement submitted with the application dated September 2021 (Rev A).

Reason: To protect the amenities of the occupiers in the local vicinity. To comply with Policy D14 of the London Plan 2021 and Policy DM D2 of the Merton Site and Policies Plan 2014.

- 9 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, waterproofing and drainage.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy SI 13.

- 10 The details and measures for the protection of the existing trees as specified in the hereby approved document 'Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement' reference 'P78' and dated '1st September 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 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan 2014.

- 11 Prior to the commencement of the development, a detailed surface water and foul drainage plan shall be submitted to and approved in writing by the local planning authority.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy SI 13.

- 12 Site Supervision (Trees) - The details of the approved 'Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement' shall include the retention of an arboricultural expert to monitor and report to the Local Planning Authority not less than monthly the status of all tree works and tree protection measures throughout the course of the demolition and site works. A final Certificate of Completion shall be submitted to the Local Planning Authority at the conclusion of all site works. The works shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

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 02 of Merton's Sites and Policies Plan 2014.

- 13 Prior to commencement of development, the applicant shall submit to the local planning authority a Basement Construction Method Statement which shall include the following:
- a) Ground Movement Analysis (Vertical and Horizontal) including any heave or settlement analysis, and Damage Category Assessment with detailed calculations.
 - b) Detailed Construction Method Statement produced by the respective Contractors responsible for the installation of piles, excavation and construction of the permanent retaining wall. This shall be reviewed and agreed by the Structural Engineer designing the basement.
 - c) Design calculations of the temporary works supporting the highway and adjoining properties to facilitate excavation.
 - d) Detail design calculations of the permanent retaining wall retaining the highway has to be submitted. The calculations shall be carried out in accordance with Eurocodes. We recommend assuming full hydrostatic pressure to ground level and using a highway surcharge of 10 KN/m² for the design of the retaining wall supporting the highway.
 - e) Temporary works drawings and sections of the basement retaining walls.
 - f) Movement monitoring report produced by specialist surveyors appointed to install monitoring gauges to detect any movement of the highway/neighbouring properties from start to completion of the project works. The report should include the proposed

locations of the horizontal and vertical movement monitoring, frequency of monitoring, trigger levels, and the actions required for different trigger alarms.

The development shall be carried out in accordance with the agreed measures.

Reason: To reduce the risk of impact on the public highway (footpath) and adjacent properties, in accordance with Merton's policies CS16, DM D2 and DMF2 and the London Plan policy SI 13

- 14 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 D4 and D8 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.

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

The Statement shall provide for:

- hours of operation
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative - displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of noise and vibration during construction/demolition.
- demonstration to show compliance with BS5228
- measures to control the emission of dust and dirt during construction/demolition
- a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To protect the amenities of the occupiers in the adjoining residential premises and future occupants.

- 16 Prior to the commencement of development, the detailed design and specification for the green roofs shall be submitted to and approved in writing by the Local Planning Authority. The design shall be carried out as approved, retained and maintained by the applicant in perpetuity thereafter.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy SI 13.

- 17 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: policies D14 and T7 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

- 18 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.

Reason: To ensure a satisfactory standard of development in accordance 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 D1 and D2 of Merton's Sites and Policies Plan 2014.

- 19 Sustainability - Pre-Commencement (New build residential)

20 INFORMATIVE

In accordance with paragraph 38 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:

- i) Offering a pre-application advice and duty desk service.
- ii) Where possible, suggesting solutions to secure a successful outcome.
- iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

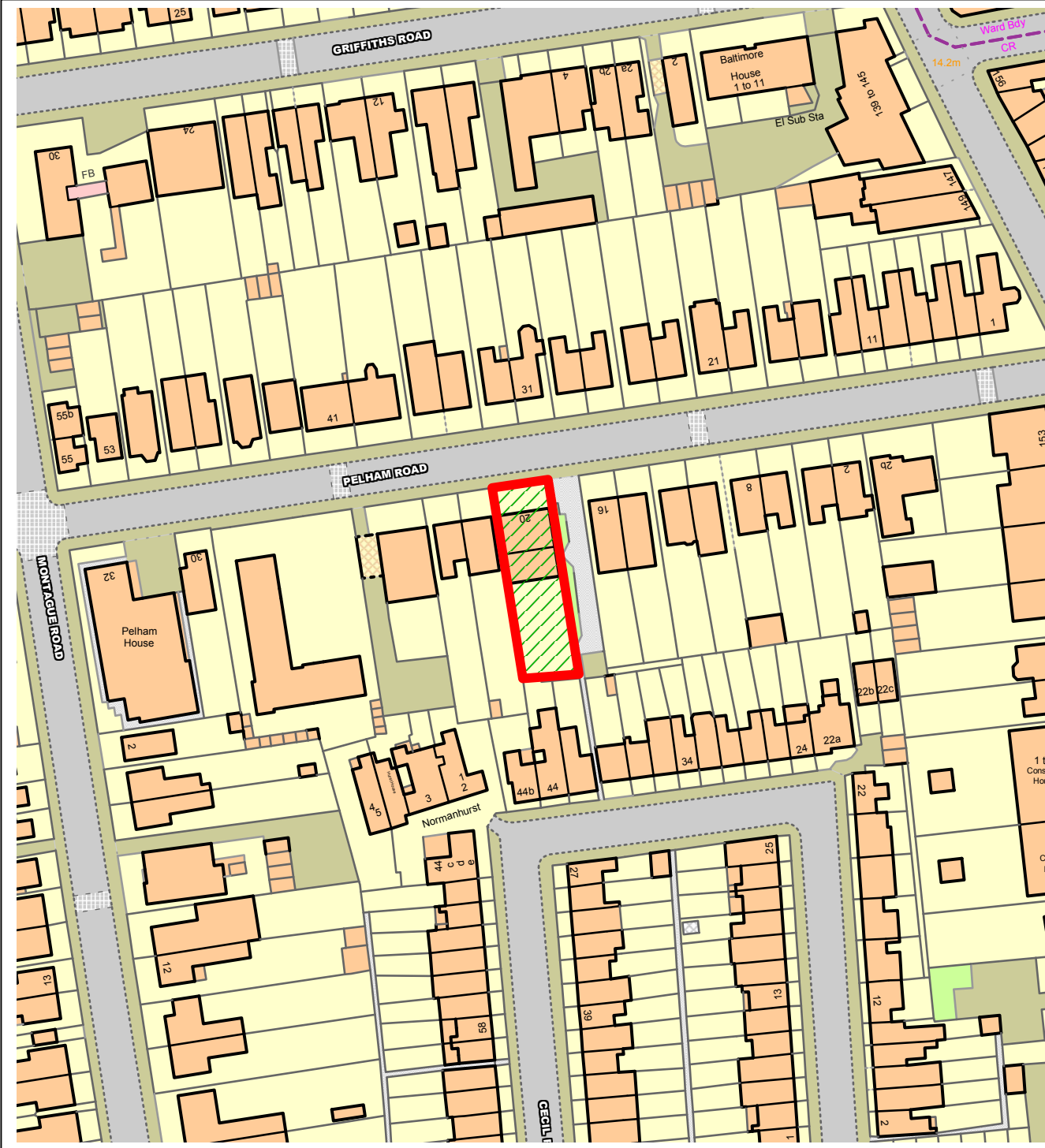
21 INFORMATIVE

You are advised to contact the Council's Highways team on 020 8545 3700 before undertaking any works within the Public Highway to obtain the necessary approvals and/or licences. Please be advised that there is a further charge for this work. If your application falls within a Controlled Parking Zone this has further costs involved and can delay the application by 6 to 12 months.

22 INFORMATIVE

Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be co-ordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Merton. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with the London Borough of Merton, Network Coordinator, (telephone 020 8545 3976). This must take place at least one month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are co-ordinated to take place wherever possible at the same time.

NORTHGATE SE GIS Print Template



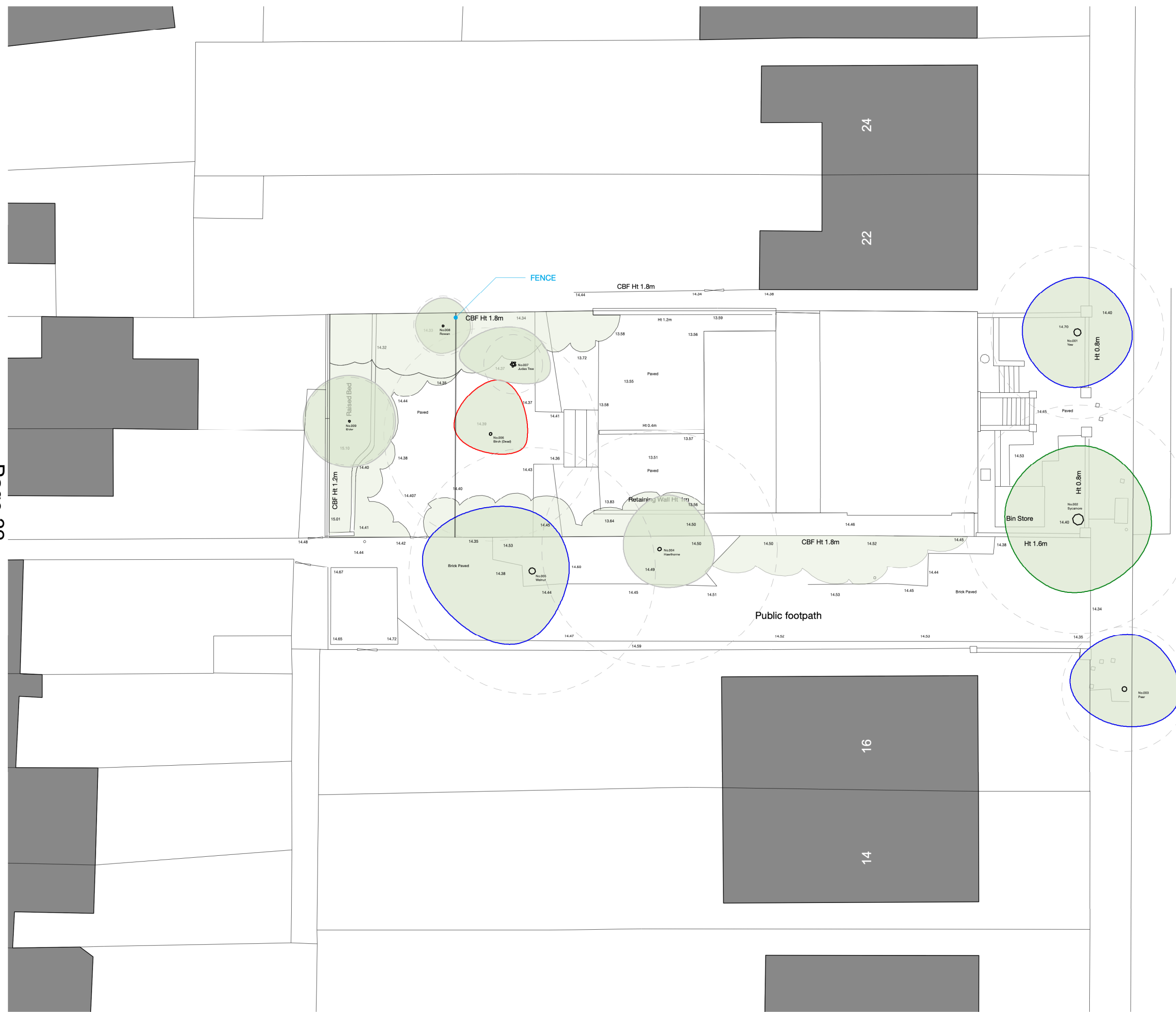
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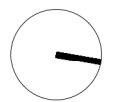
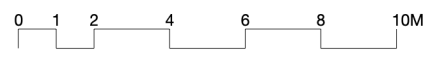
Page 32



PELHAM ROAD

KEY - BS5837 CATEGORISATION

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- ROOT PROTECTION AREA



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CLIENT
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PROJECT
 20 Pelham Rd, London SW19 1SX

SHEET TITLE
 Existing Site Plan

SCALE
 1:200

DATE CREATED FILE REFERENCE

DRAWING NUMBER	REVISION
346-DWG-001	P1

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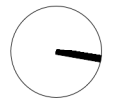
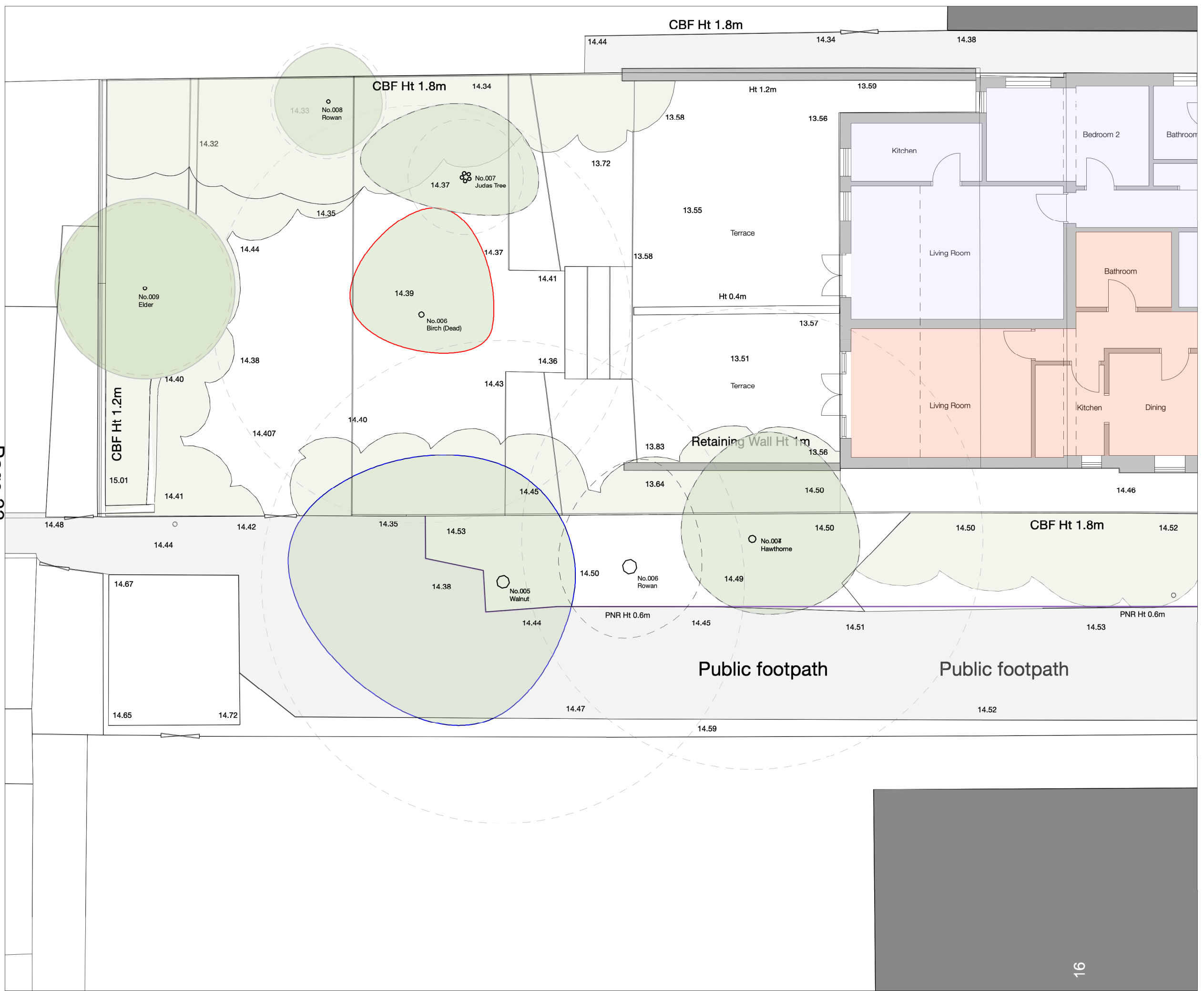
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KEY:

- 2 Bedroom Flat
- 1 Bedroom Flat

Page 33



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SHEET TITLE
 Existing Ground Plan

SCALE
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16

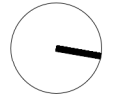
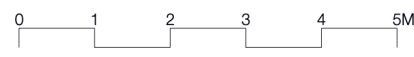
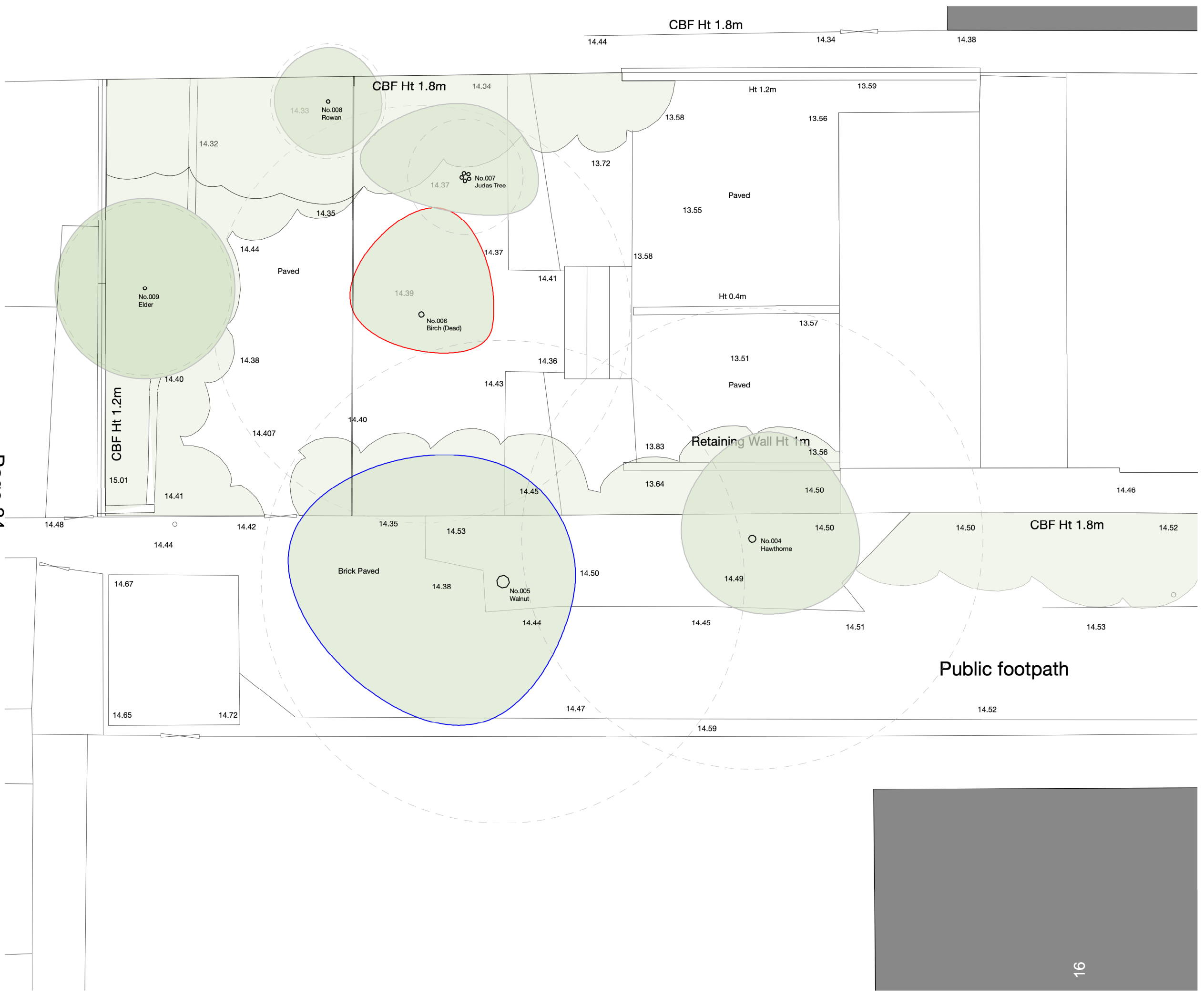
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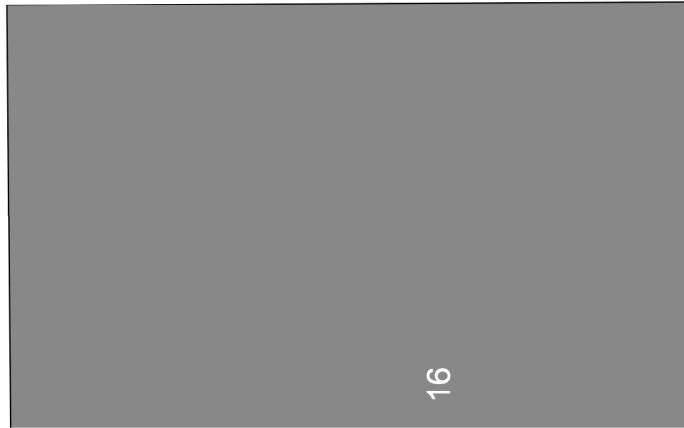
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SHEET TITLE
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SCALE
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DATE CREATED _____ **FILE REFERENCE** _____

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346-DWG-003	P1

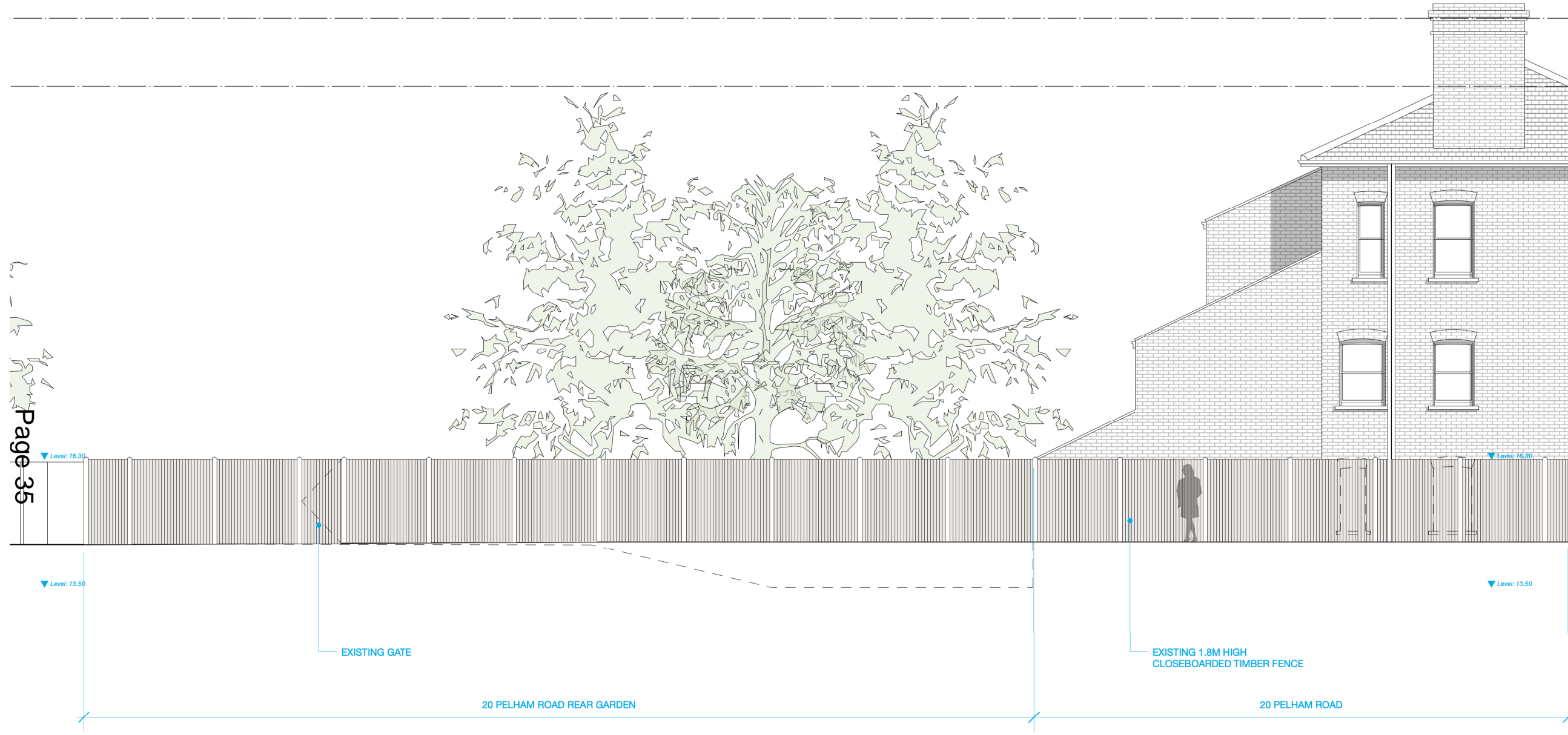


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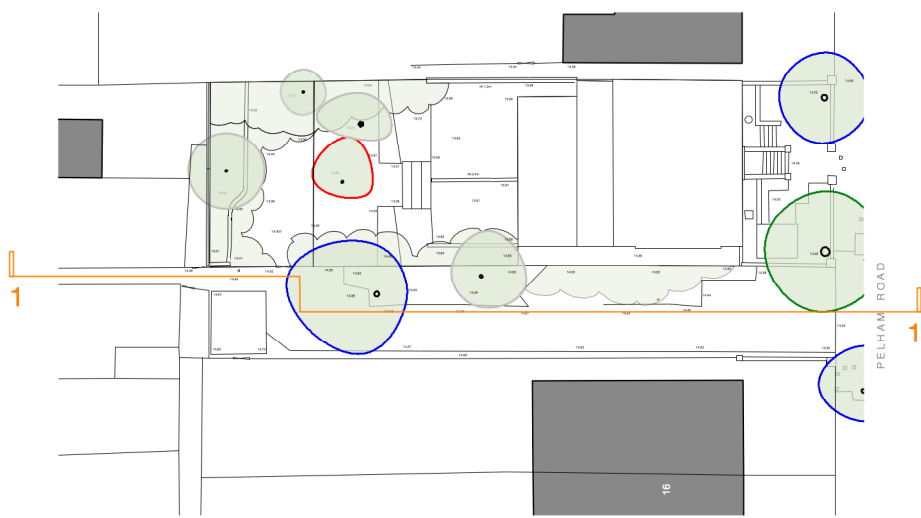
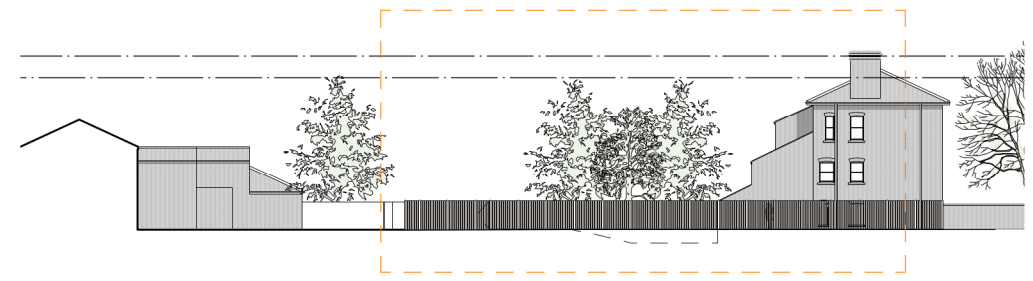
Page 35



View onto side fence of existing property from pedestrian pathway.



View to pedestrian pathway and side of existing property from Pelham Rd.



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SHEET TITLE
 Existing Elevation 1 (Front)

SCALE
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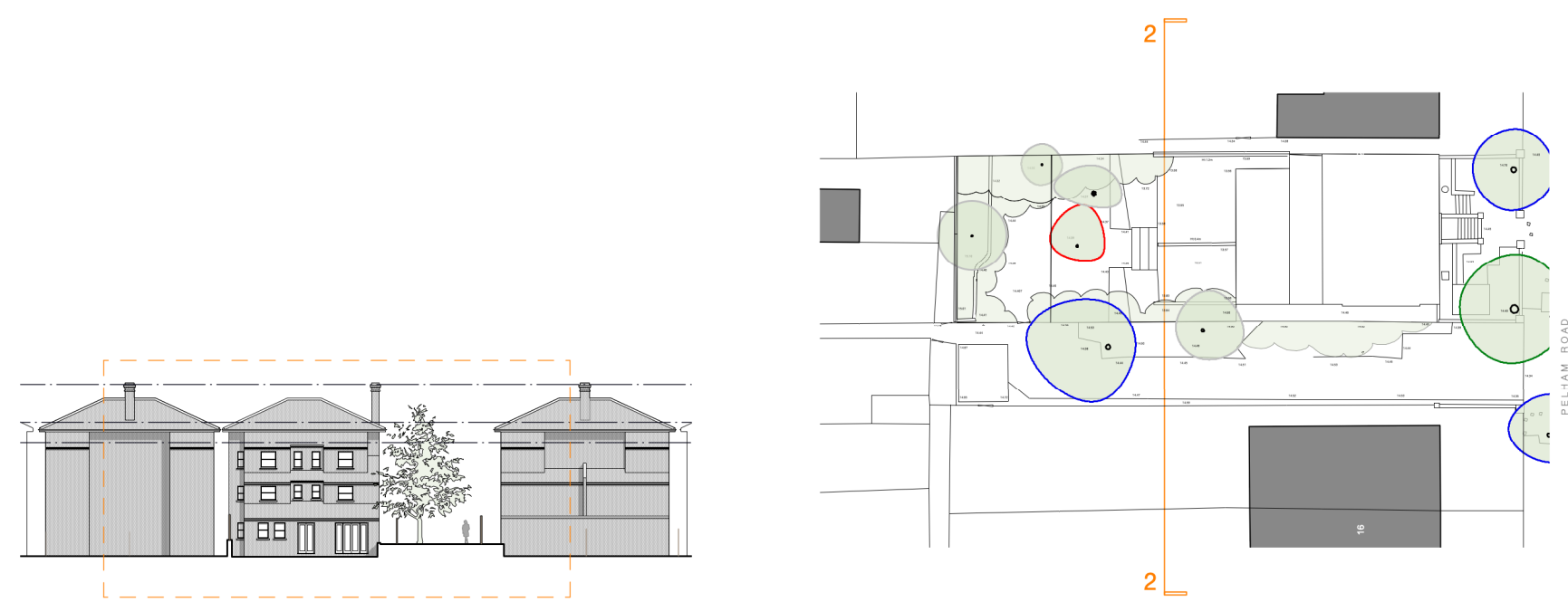
Notes:
Existing building materials:
- Yellow stock brick organised in a flemish bond



Page 36



View onto existing back elevation from rear garden.



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SHEET TITLE
Existing Elevation 2 (Side)

SCALE
1:100

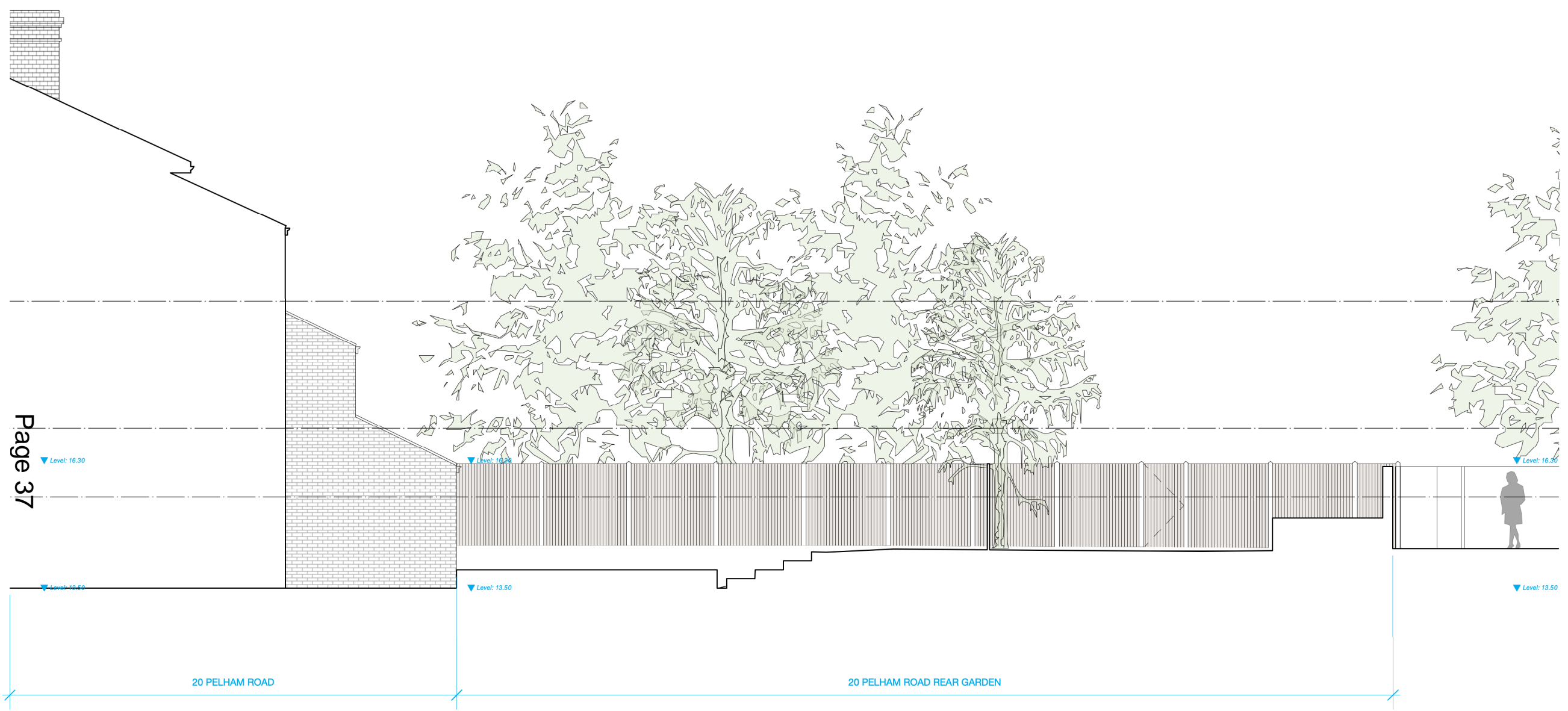
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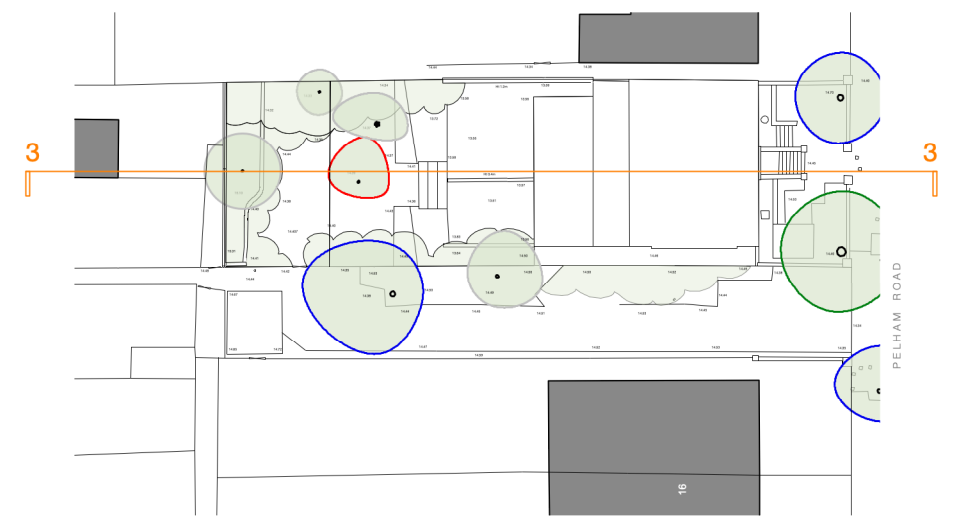
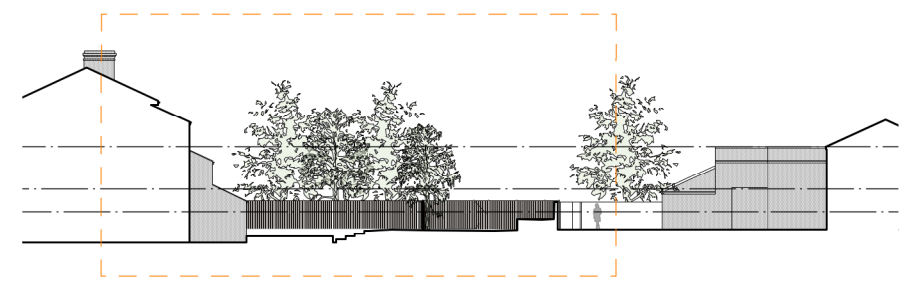
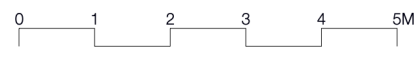
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Page 37



View onto existing rear garden.



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SHEET TITLE
 Existing Elevation 3 (Back)

SCALE
 1:100

DATE CREATED FILE REFERENCE

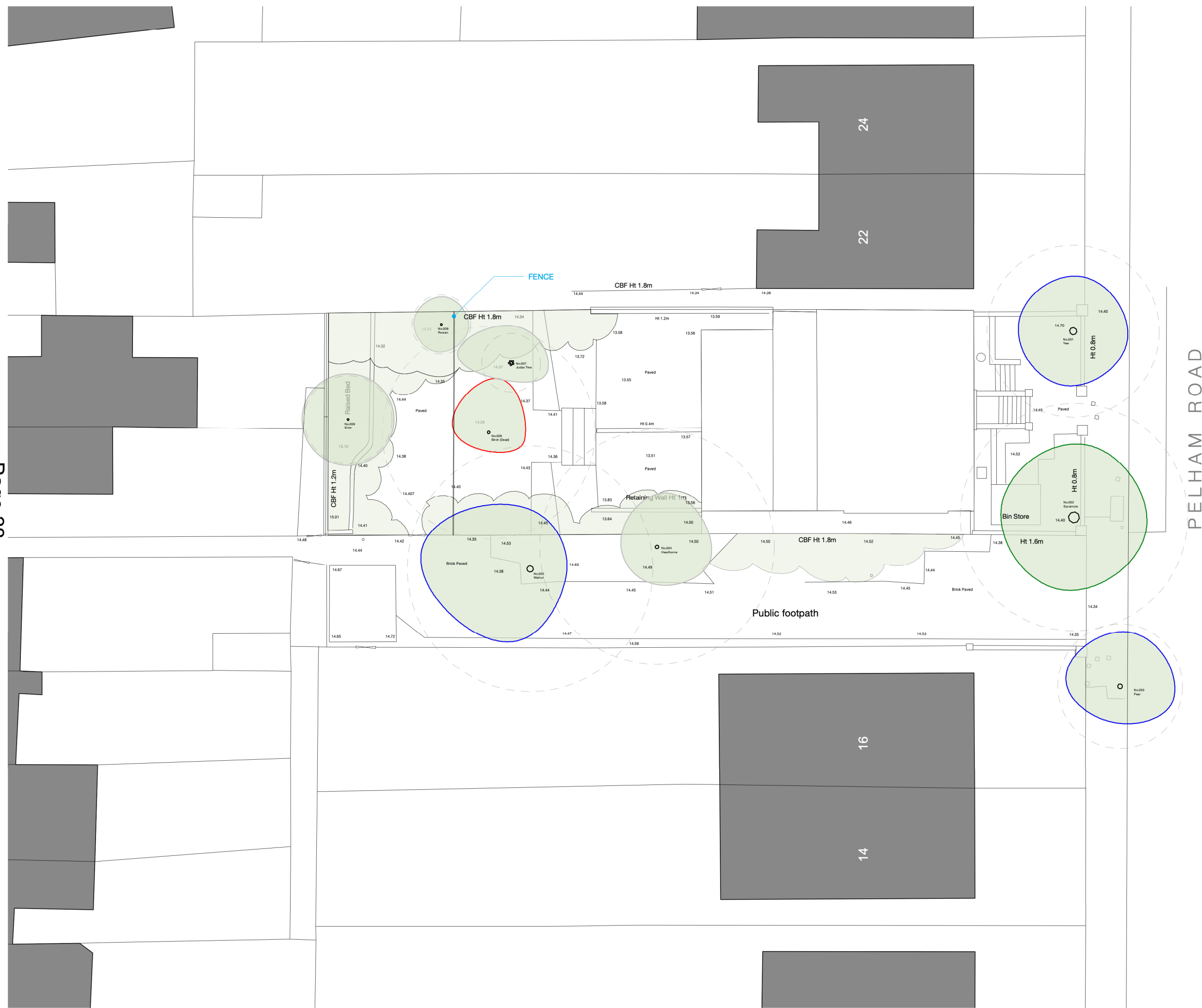
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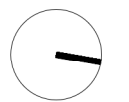
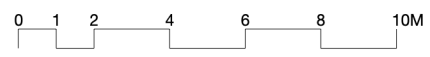
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P1	28/10/2021	RH	Issued for Planning

Page 38



KEY - BS5837 CATEGORISATION

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- ROOT PROTECTION AREA



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SHEET TITLE
 Existing Site Plan

SCALE
 1:200

DATE CREATED **FILE REFERENCE**

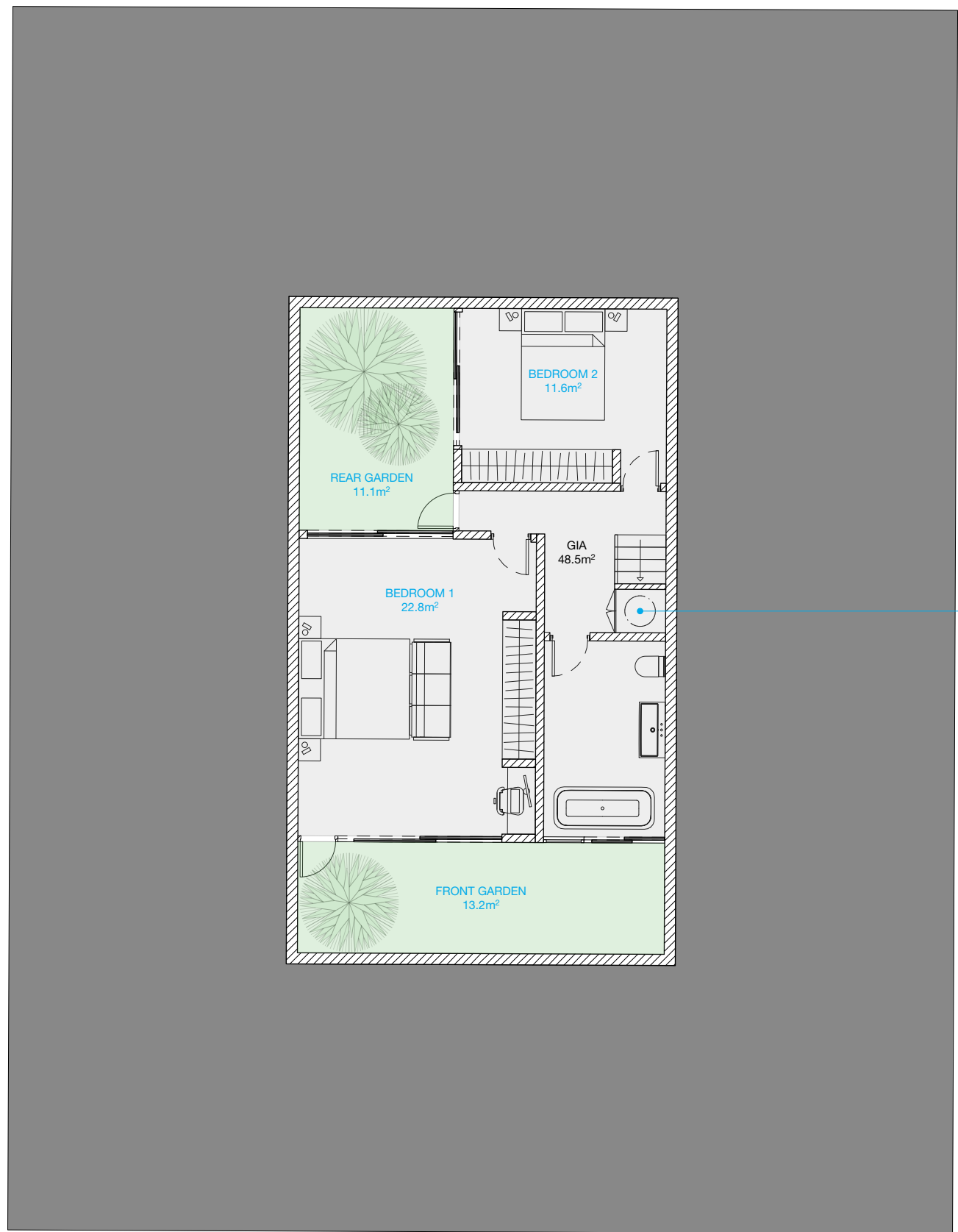
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REVISION NUMBER	DATE	BY	NOTES
P3	31/03/2022	RH	Areas added



HOT WATER CYLINDER
150 LITRES



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SHEET TITLE
Proposed Basement Plan

SCALE
1:100

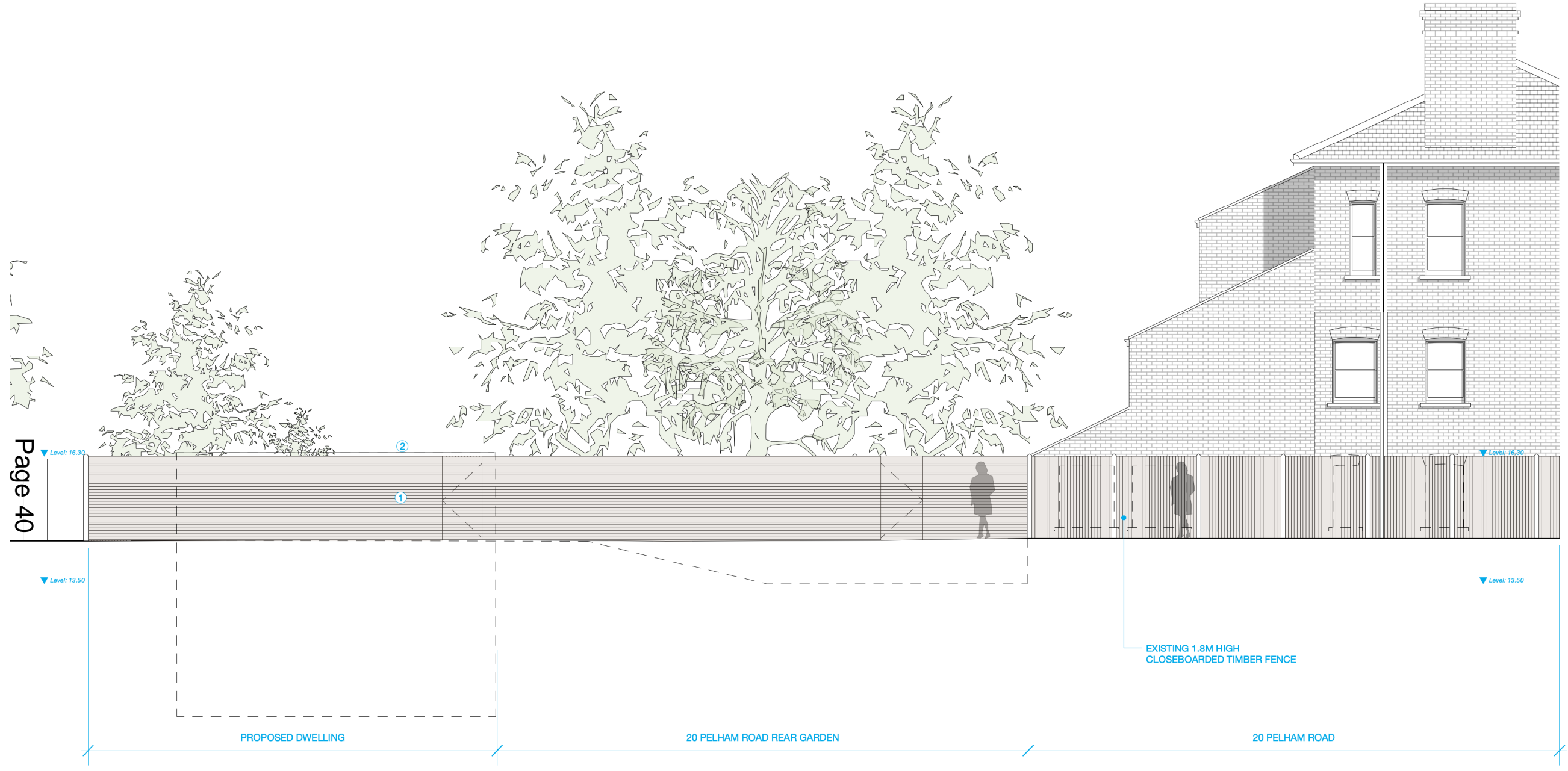
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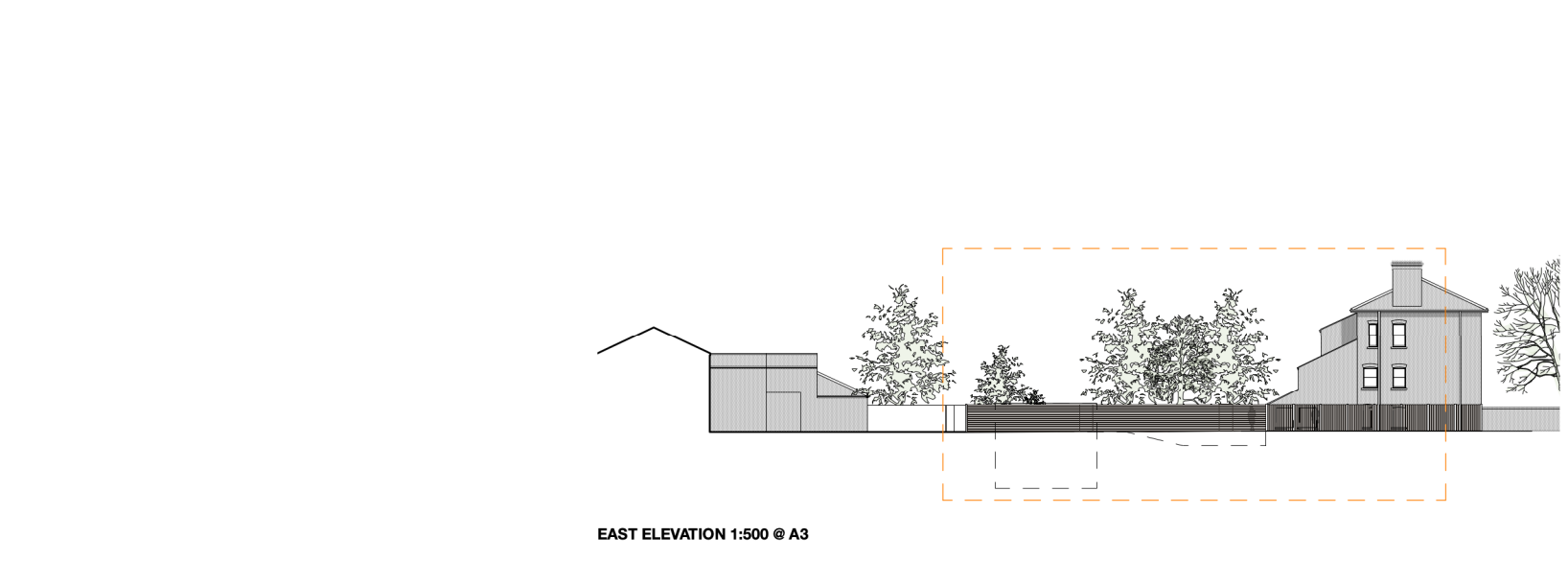
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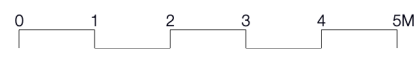
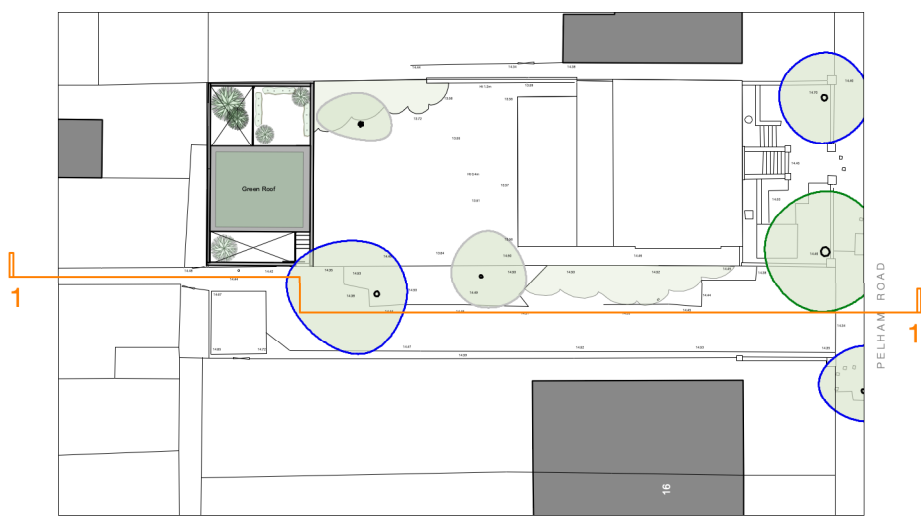
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P2	20/04/2022	RH	Issued for Planning



- KEY**
- ① TIMBER CLADDING TO MATCH EXISTING
 - ② GREEN ROOF



EAST ELEVATION 1:500 @ A3



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SHEET TITLE
 Proposed East Elevation

SCALE
 1:100 @ A3

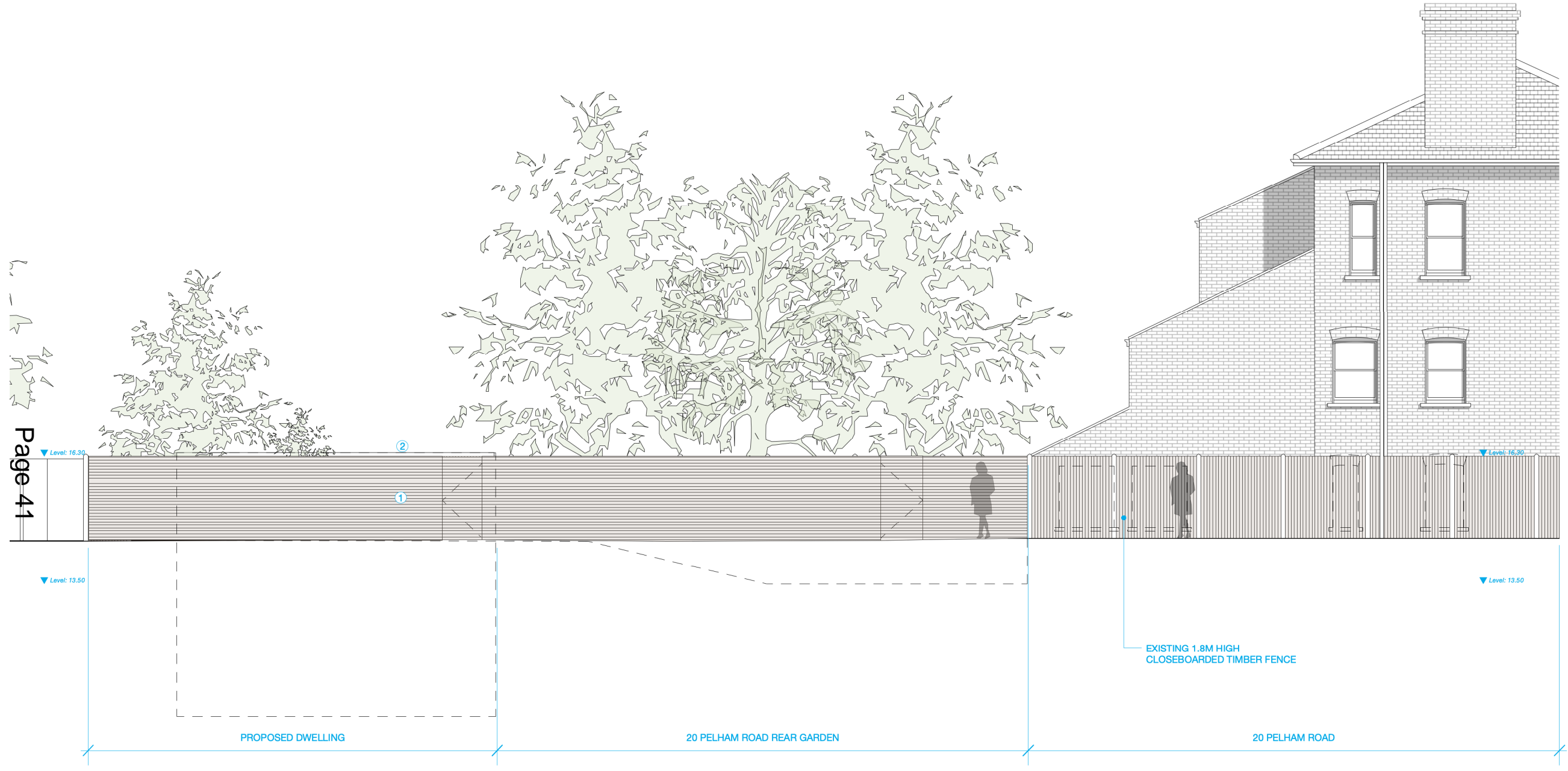
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FILE REFERENCE

DRAWING NUMBER	REVISION
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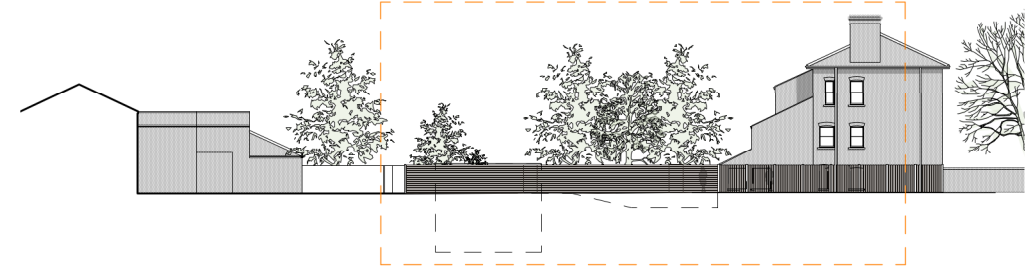
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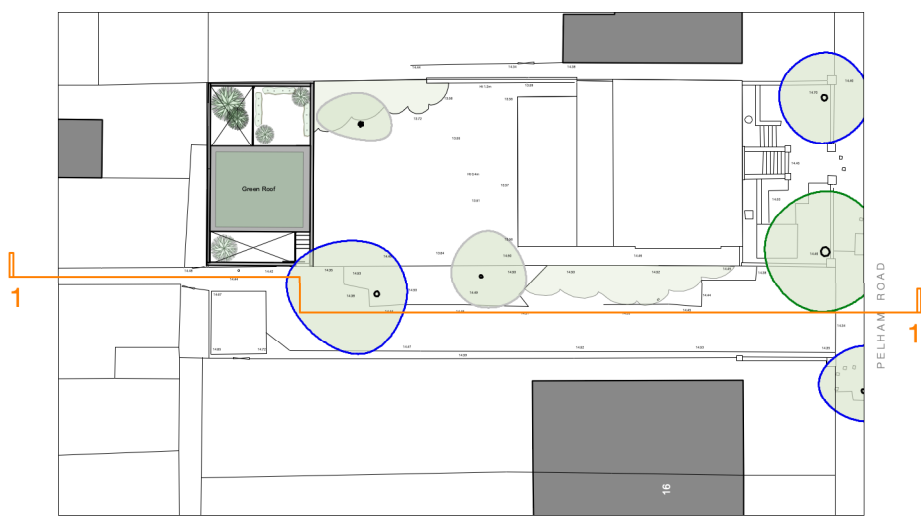
REVISION NUMBER	DATE	BY	NOTES
P2	20/04/2022	RH	Issued for Planning



Page 41



EAST ELEVATION 1:500 @ A3



KEY
 ① TIMBER CLADDING TO MATCH EXISTING
 ② GREEN ROOF



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 020 7722 8525 office@mcma.design www.mcma.design
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CLIENT
 Palmhurst Residential LLP

PROJECT
 20 Pelham Rd, London SW19 1SX

SHEET TITLE
 Proposed East Elevation

SCALE
 1:100 @ A3

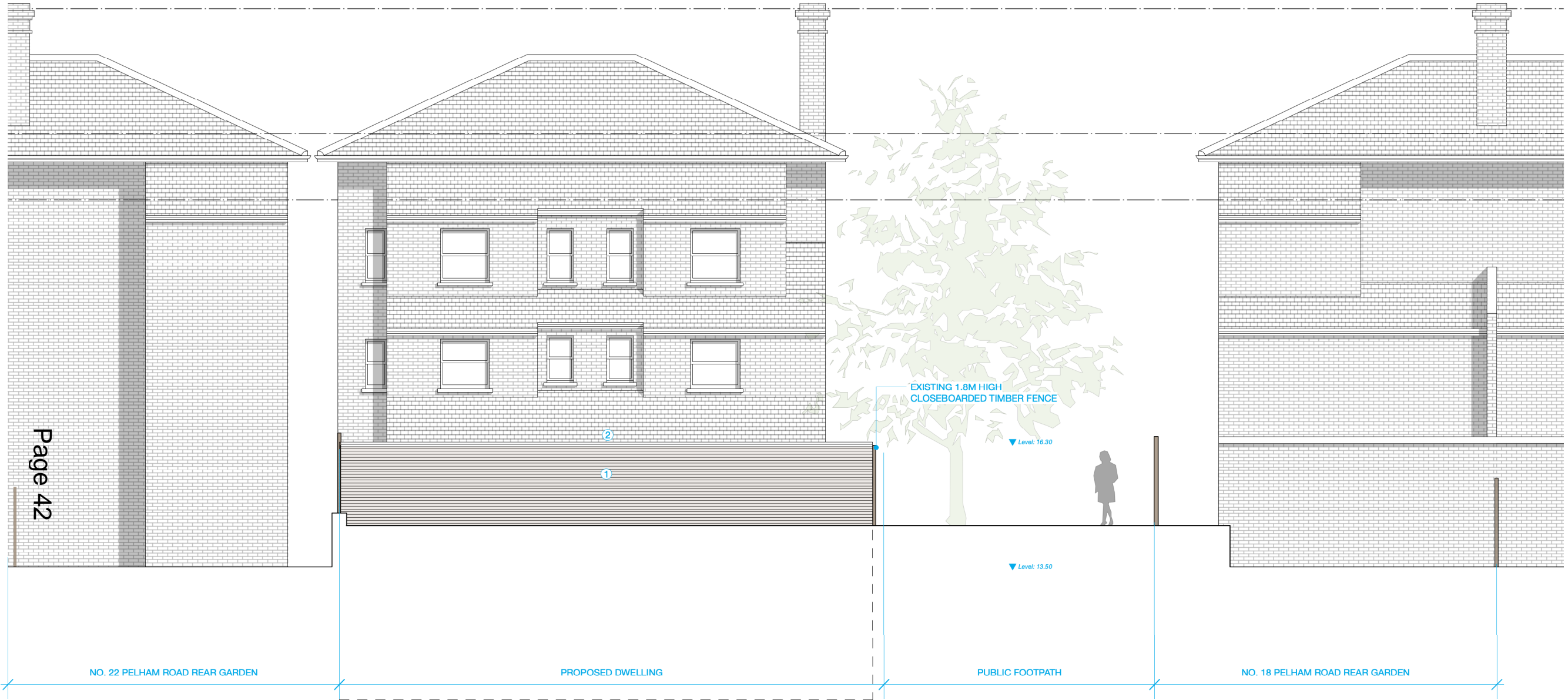
DATE CREATED APR 22 **FILE REFERENCE**

DRAWING NUMBER	REVISION
346-DWG-121	P2

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Page 42

- KEY**
- ① TIMBER CLADDING TO MATCH EXISTING
 - ② GREEN ROOF

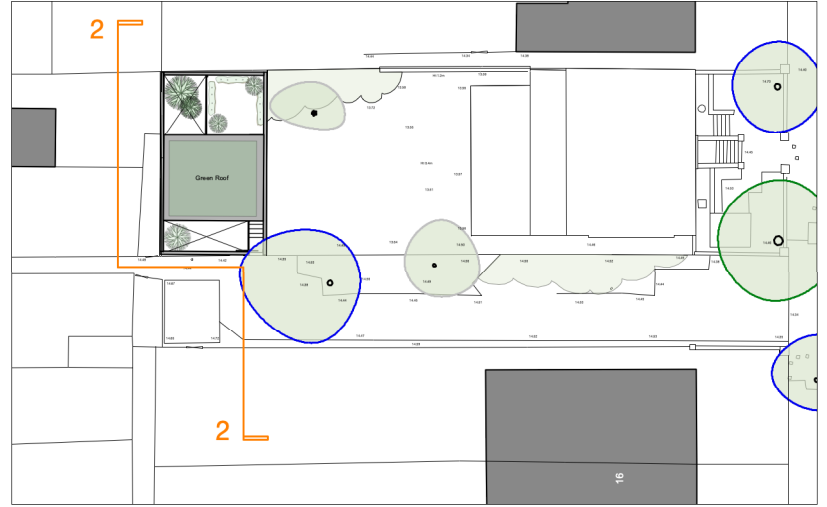
EXISTING 1.8M HIGH CLOSEBOARDED TIMBER FENCE

Level: 16.30

Level: 13.50



SOUTH ELEVATION 1:500 @ A3



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PROJECT
 20 Pelham Rd, London SW19 1SX

SHEET TITLE
 Proposed South Elevation

SCALE
 1:100 @ A3

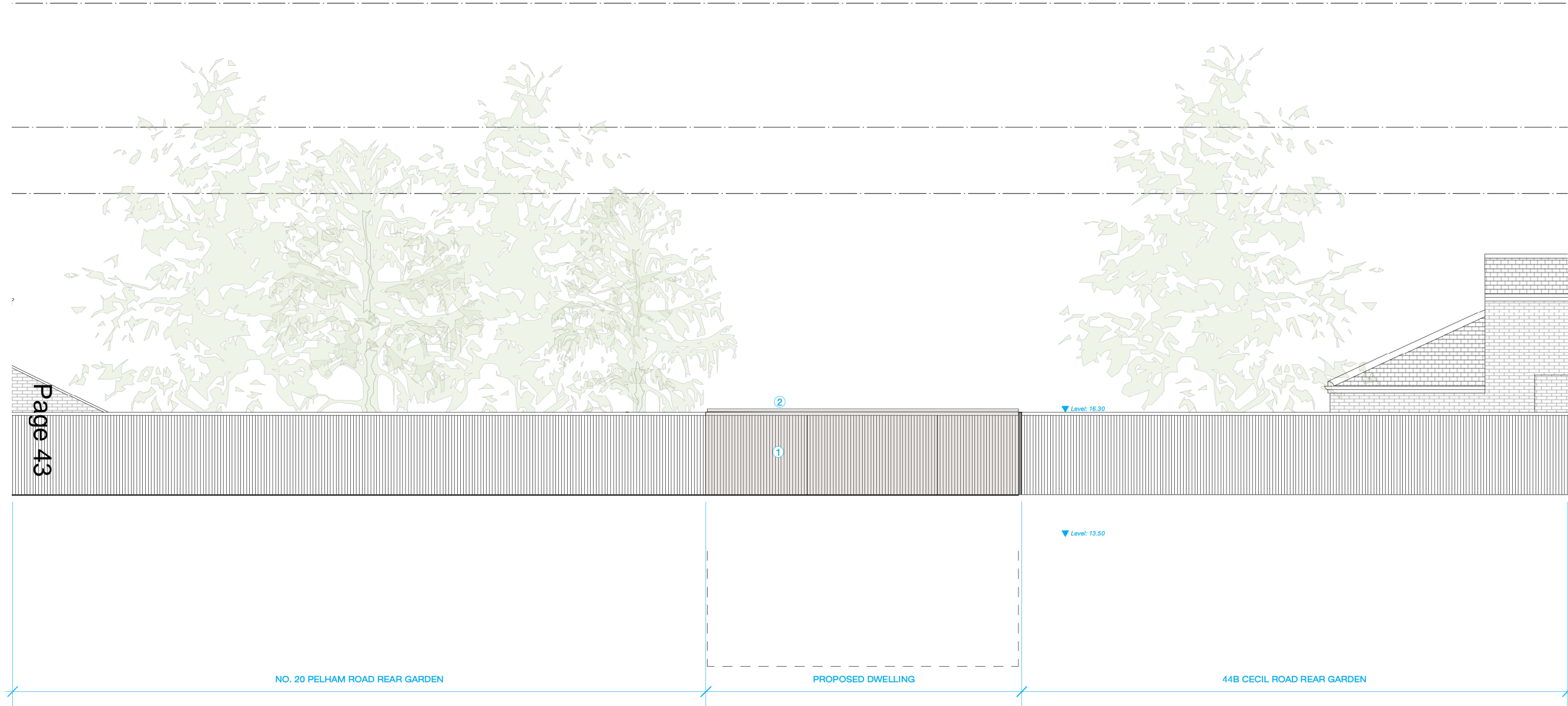
DATE CREATED APR 22 **FILE REFERENCE**

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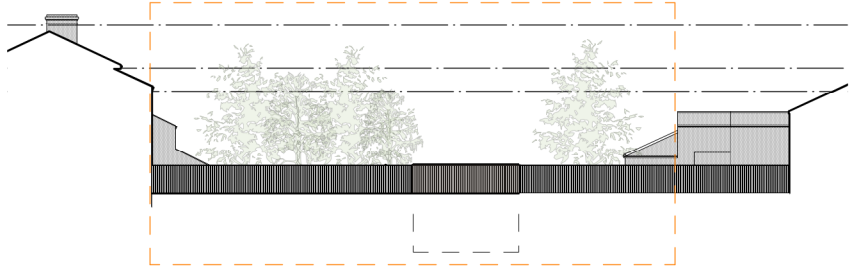
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Page 43



WEST ELEVATION 1:500 @ A3



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PROJECT
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SHEET TITLE
 Proposed West Elevation

SCALE
 1:100 @ A3

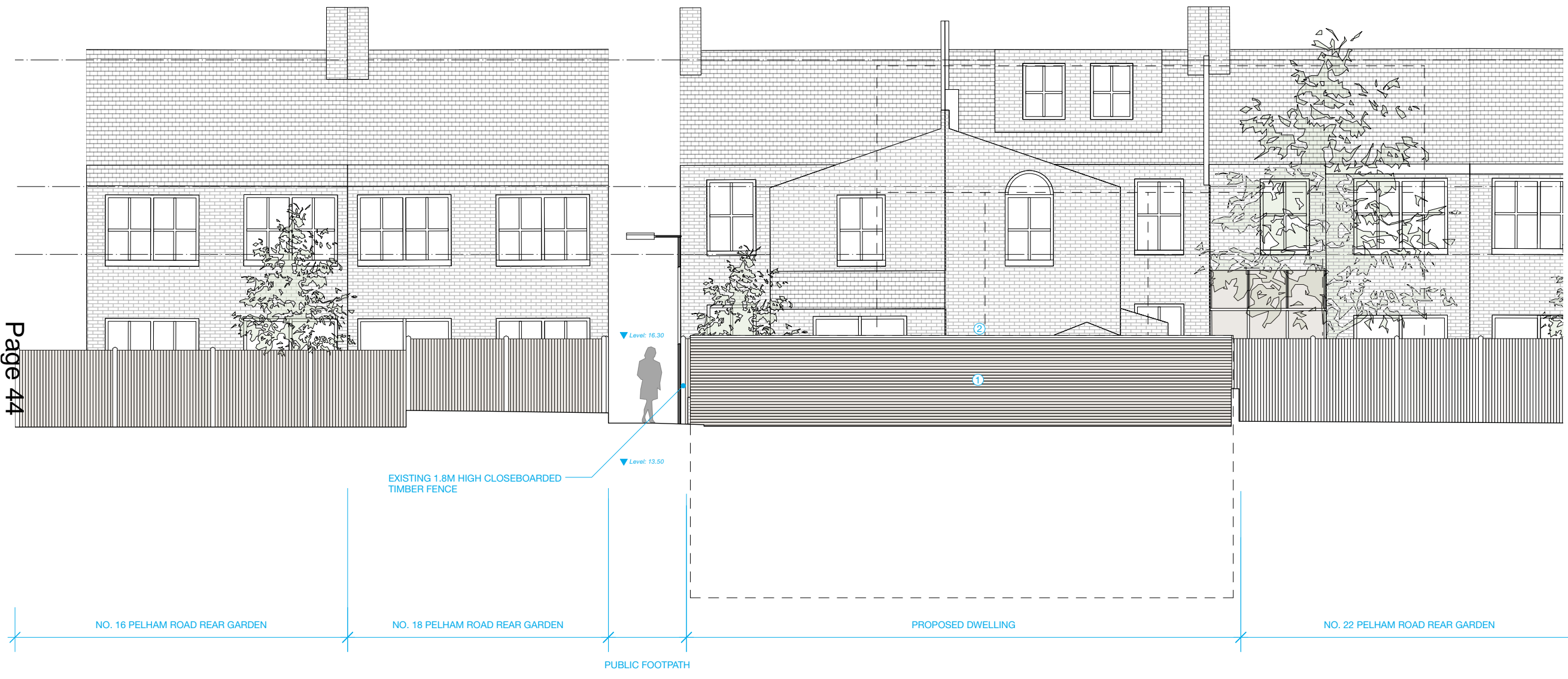
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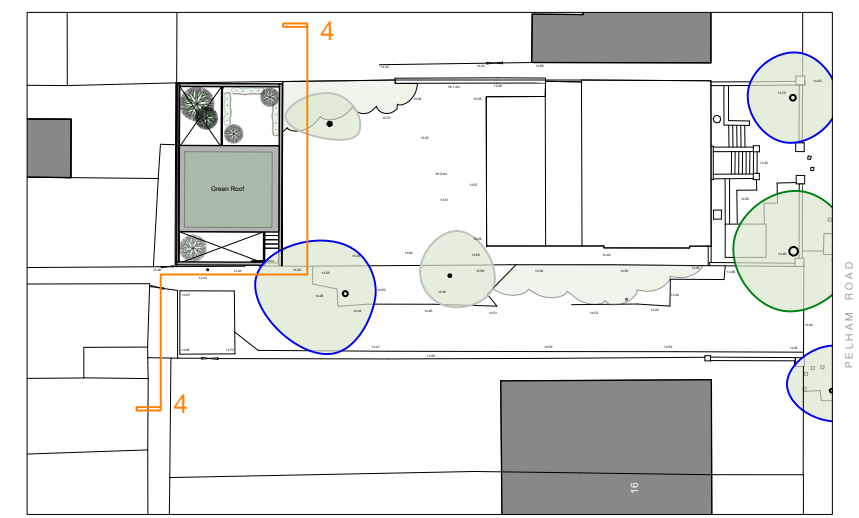
PROJECT
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SHEET TITLE
 Proposed North Elevation

SCALE
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DATE CREATED APR 22 **FILE REFERENCE**

DRAWING NUMBER	REVISION
346-DWG-124	P1



NORTH ELEVATION 1:500 @ A3

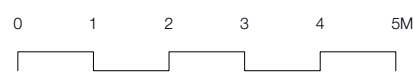
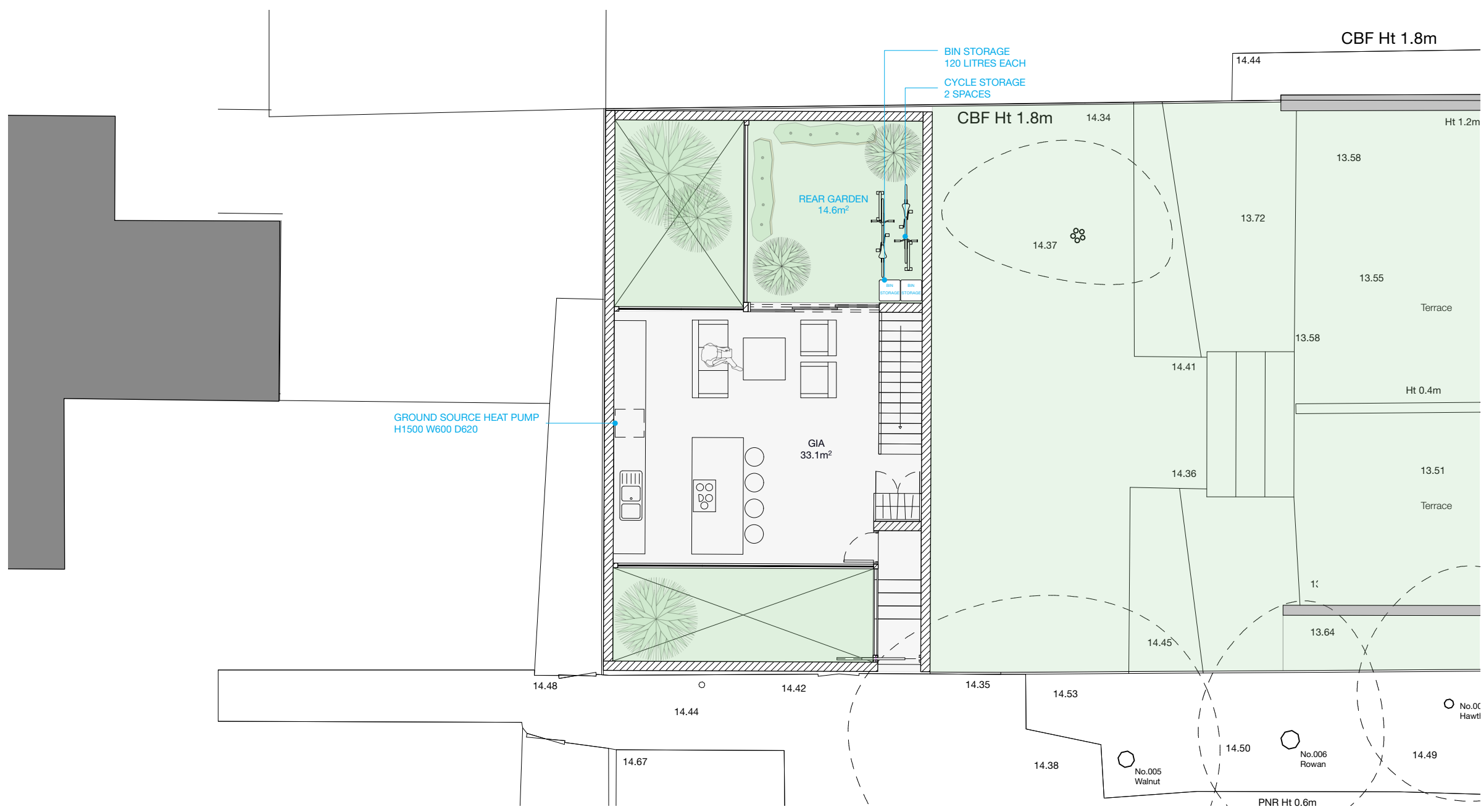
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P4	31/03/2022	RH	Areas added

Page 45



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CLIENT
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PROJECT
 20 Pelham Rd, London SW19 1SX

SHEET TITLE
 Proposed Lower Ground Plan

SCALE
 1:100

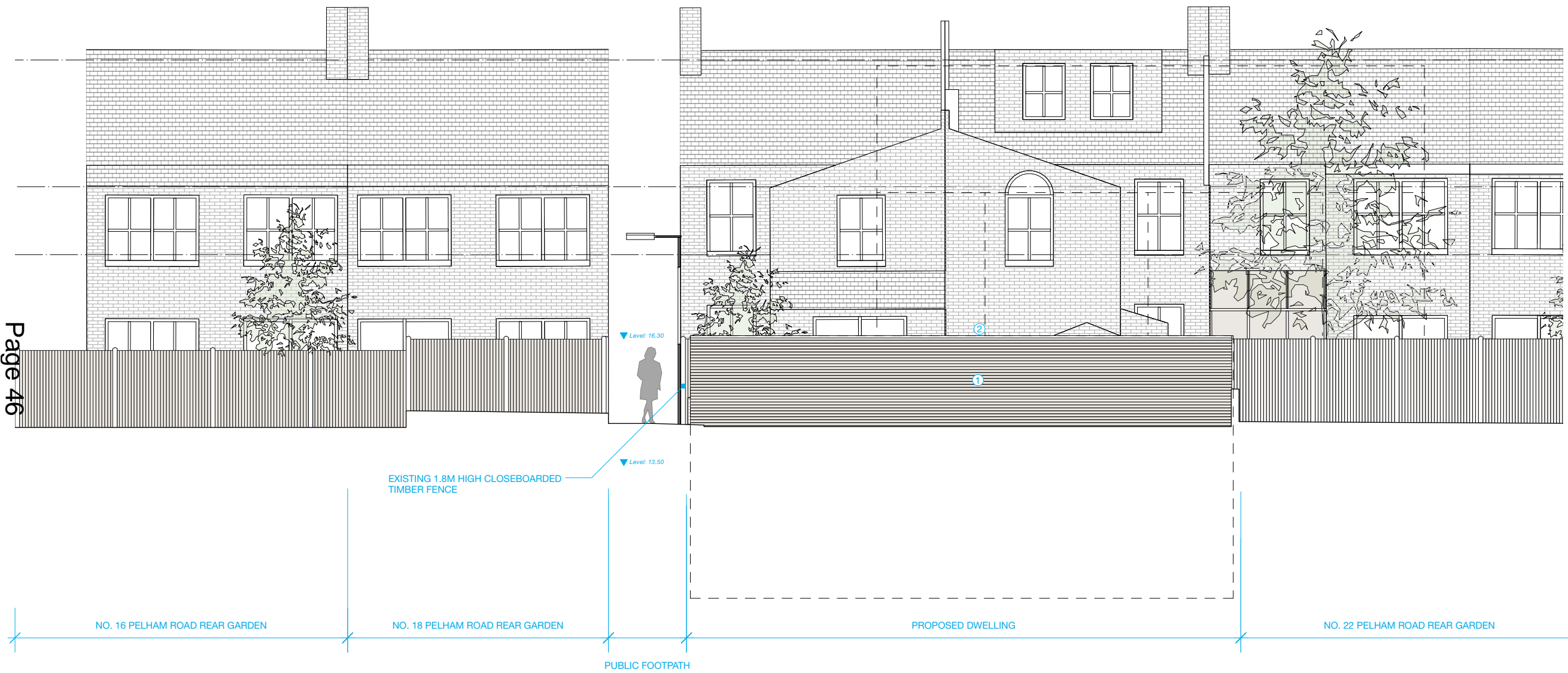
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PROJECT
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SHEET TITLE
 Proposed North Elevation

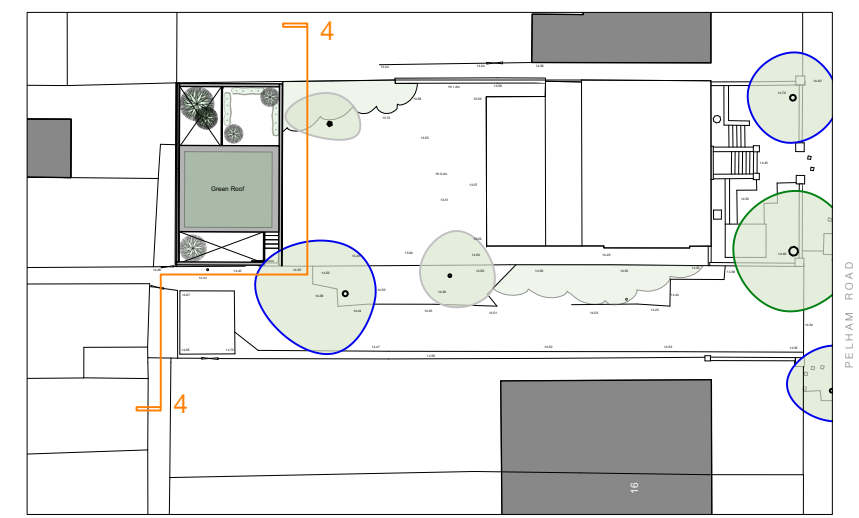
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DATE CREATED APR 22 **FILE REFERENCE**

DRAWING NUMBER	REVISION
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NORTH ELEVATION 1:500 @ A3



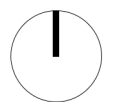
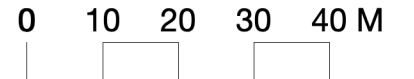
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- KEY**
- VARIOUS OUTBUILDINGS
 - PROPOSAL
 - SITE BOUNDARY



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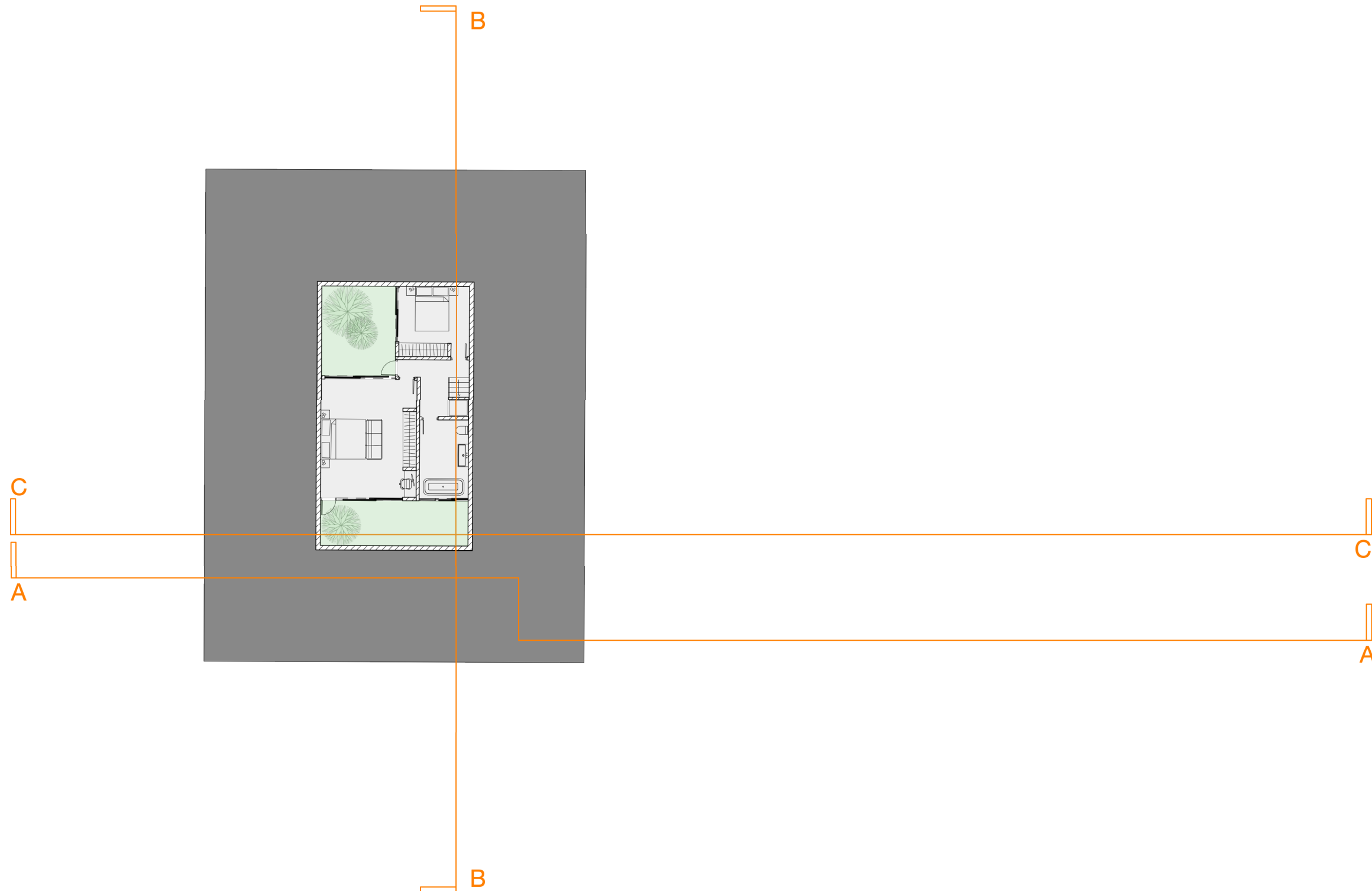
PROJECT
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SHEET TITLE
 Outbuildings Drawing

SCALE
 1:1000

DATE CREATED **FILE REFERENCE**

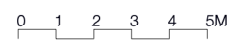
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PROJECT
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SHEET TITLE
 Proposed Basement Plan

SCALE
 1:200

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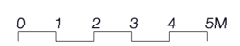
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PROJECT
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SHEET TITLE
 Proposed Lower Ground Plan

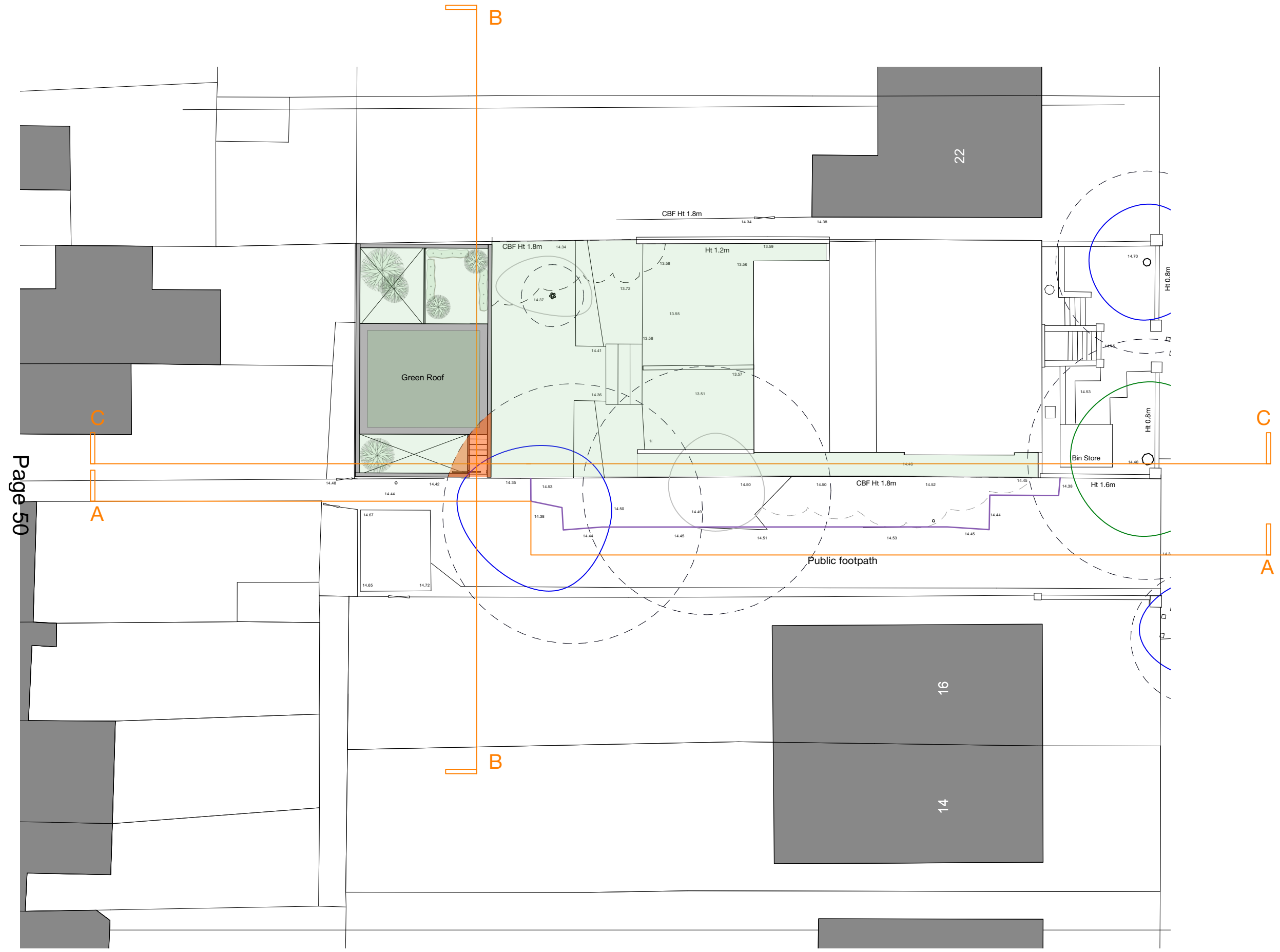
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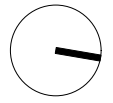
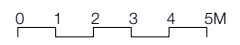
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Page 50

KEY - BS5837 CATEGORISATION

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- - - ROOT PROTECTION AREA
- PROTECTIVE FENCING
- RPA OVERLAP AREA = 4.56m²



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PROJECT
 20 Pelham Rd, London SW19 1SX

SHEET TITLE
 Proposed Site Plan

SCALE
 1:200

DATE CREATED **FILE REFERENCE**

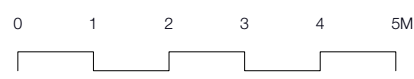
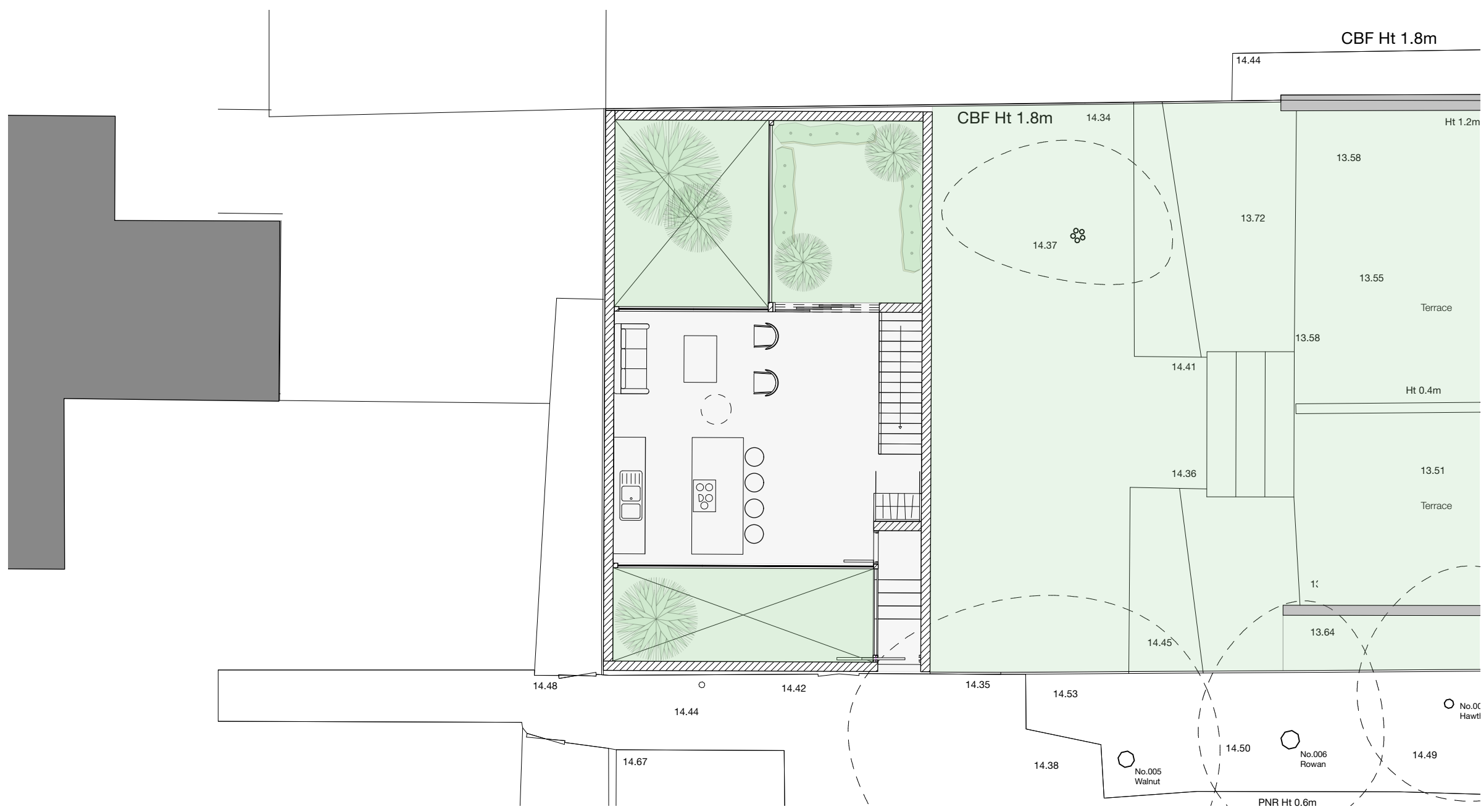
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PROJECT
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SHEET TITLE
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SCALE
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DATE CREATED FILE REFERENCE

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PROJECT
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SHEET TITLE
 Proposed Basement Plan

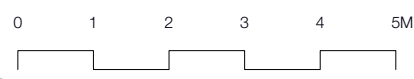
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SHEET TITLE
Proposed Roof Plan

SCALE
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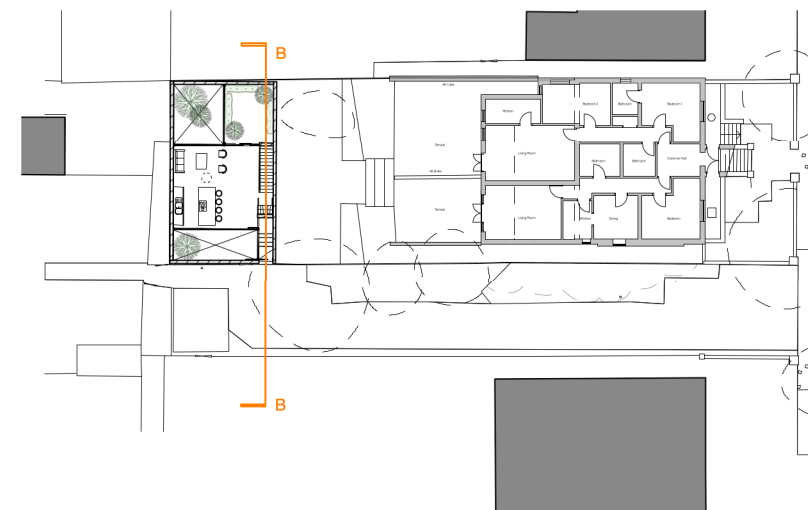
PROJECT
 20 Pelham Rd, London SW19 1SX

SHEET TITLE
 Proposed Section B-B

SCALE
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DATE CREATED FILE REFERENCE

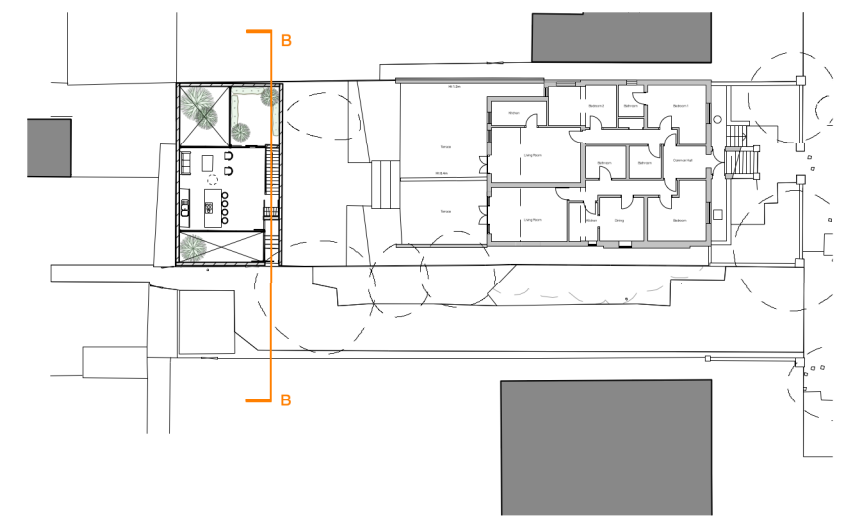
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SHEET TITLE
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SCALE
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DATE CREATED FILE REFERENCE

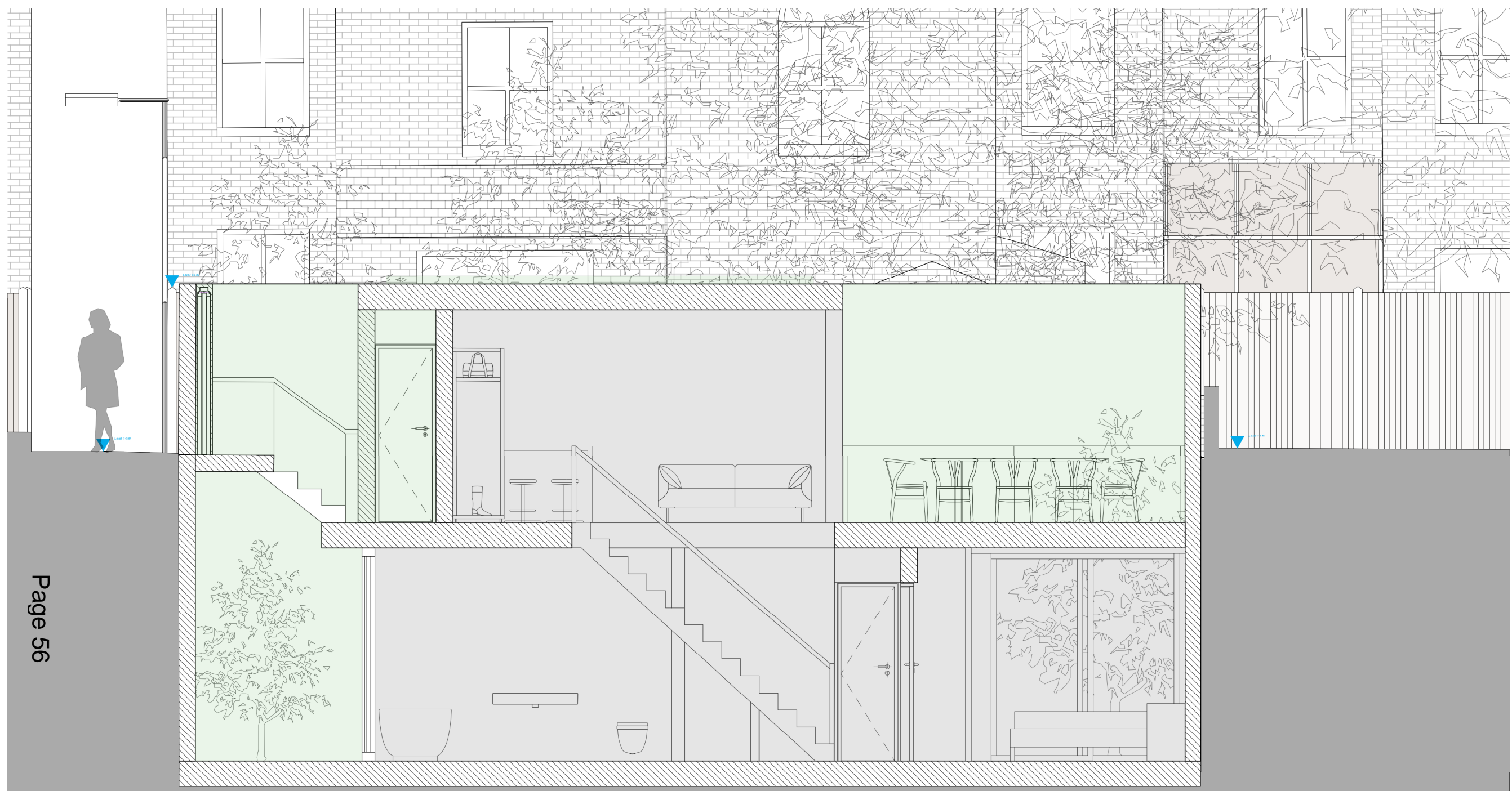
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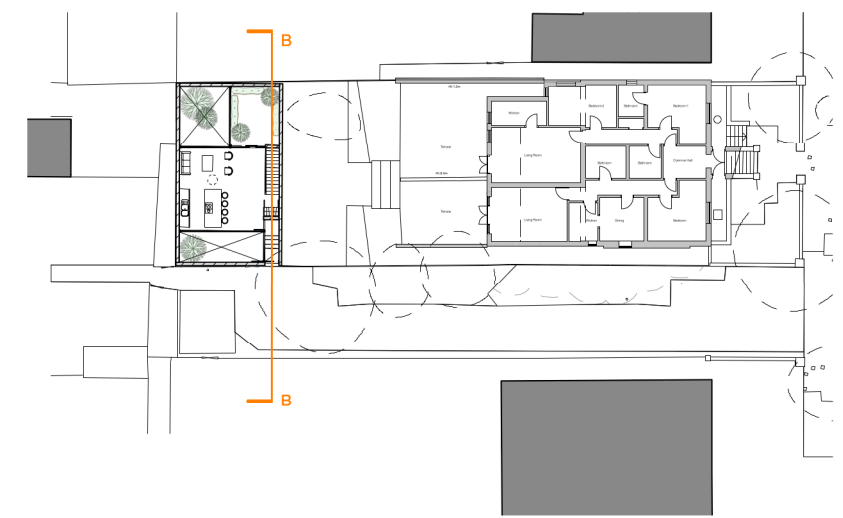
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SHEET TITLE
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SCALE
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DATE CREATED FILE REFERENCE

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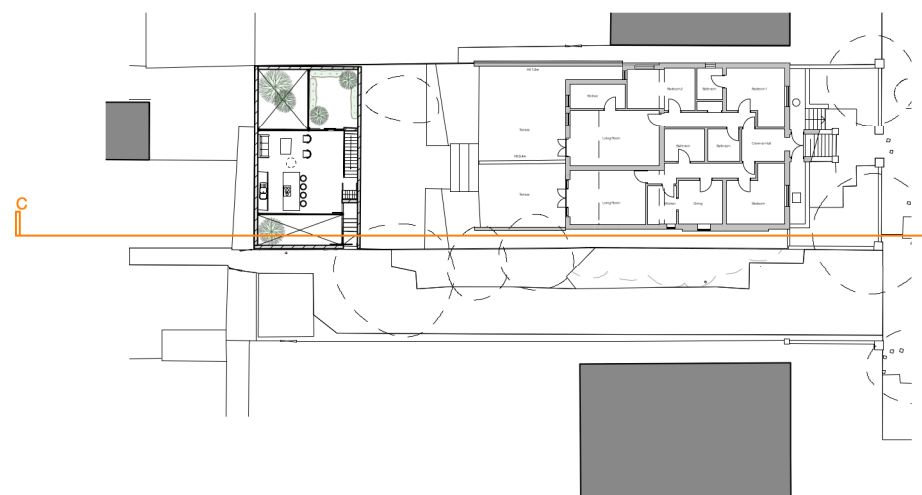
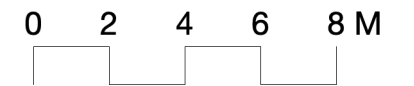
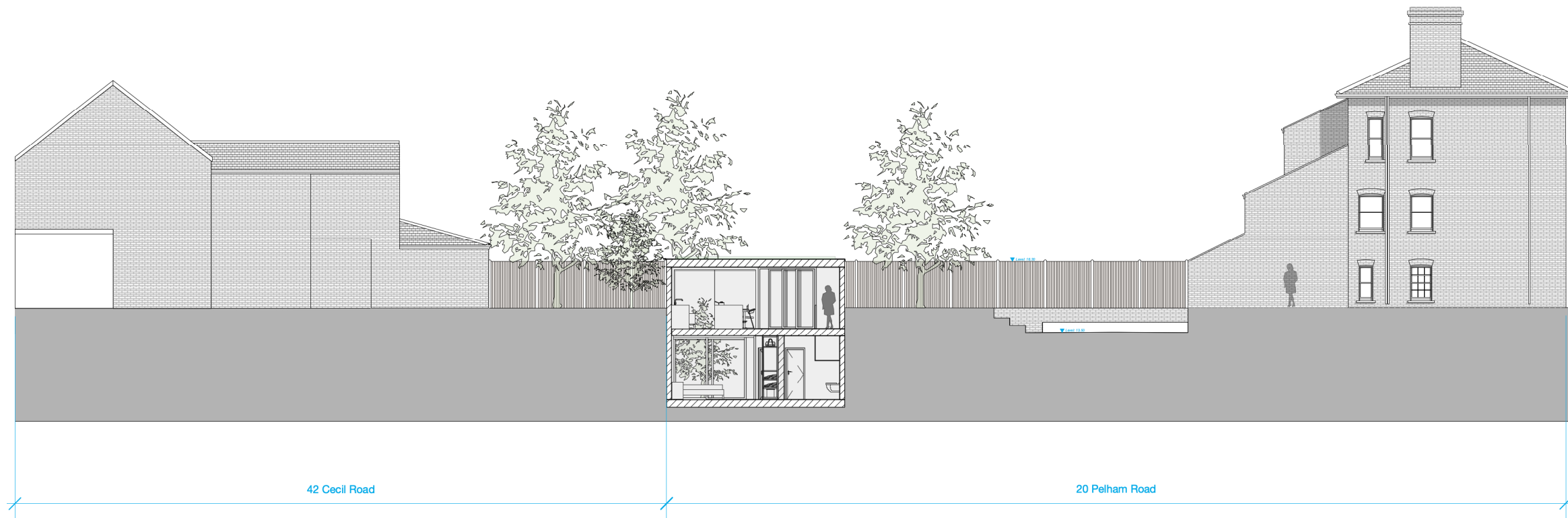


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SHEET TITLE
 Proposed Section C-C

SCALE
 1:200

DATE CREATED FILE REFERENCE

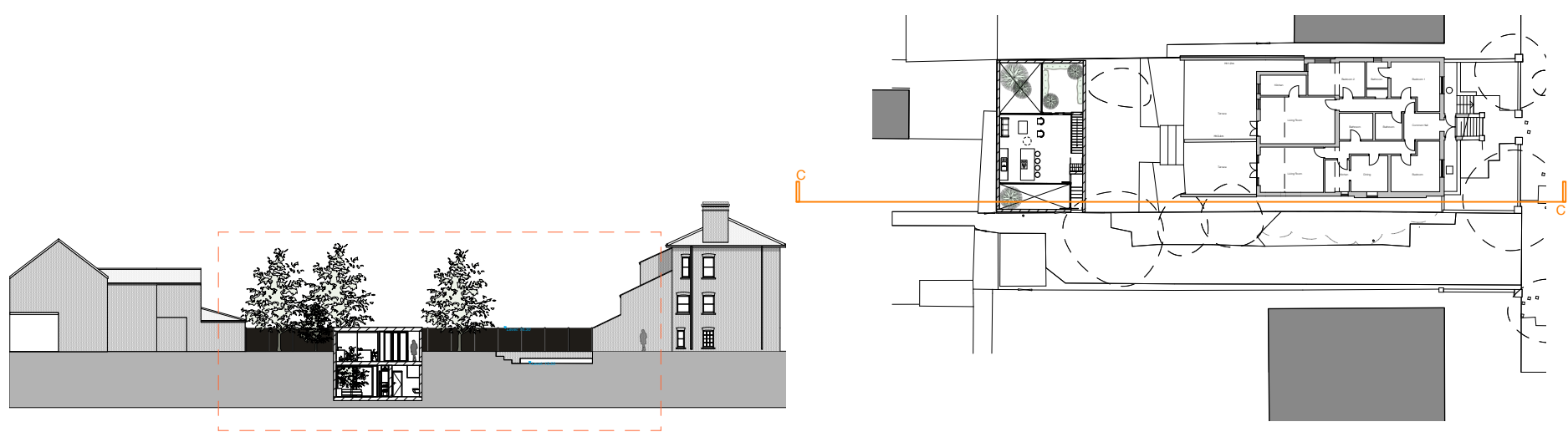
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PROJECT
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SHEET TITLE
 Proposed Section C-C

SCALE
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DATE CREATED **FILE REFERENCE**

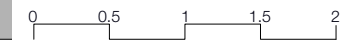
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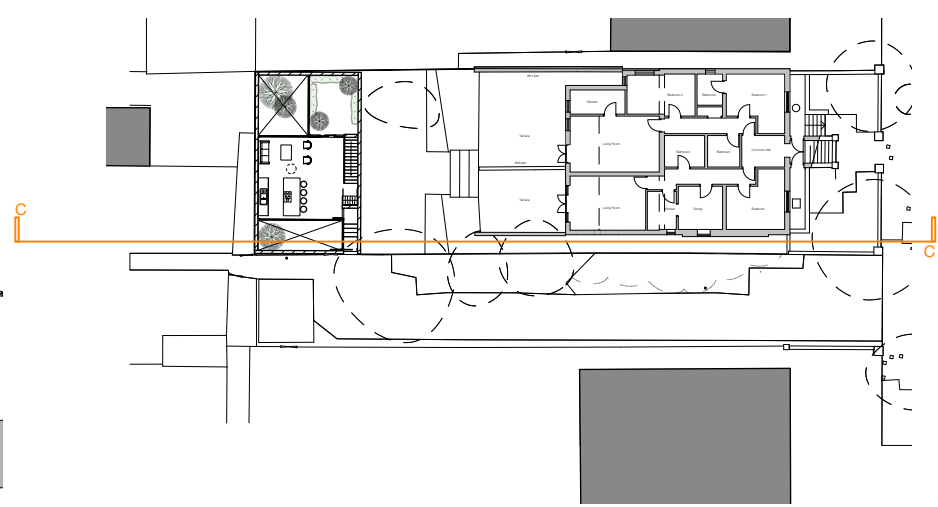
PROJECT
 20 Pelham Rd, London SW19 1SX

SHEET TITLE
 Proposed Section C-C

SCALE
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DATE CREATED FILE REFERENCE

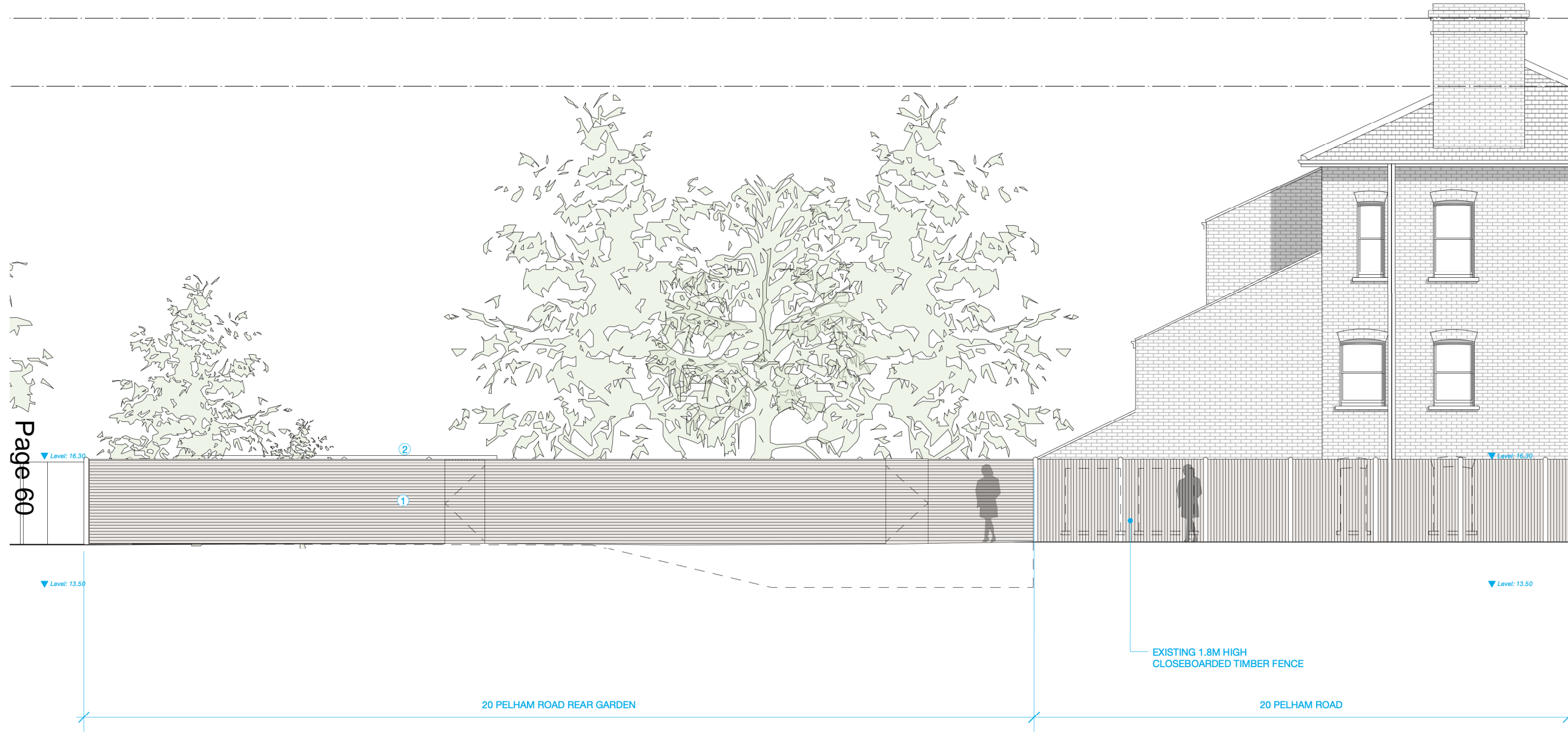
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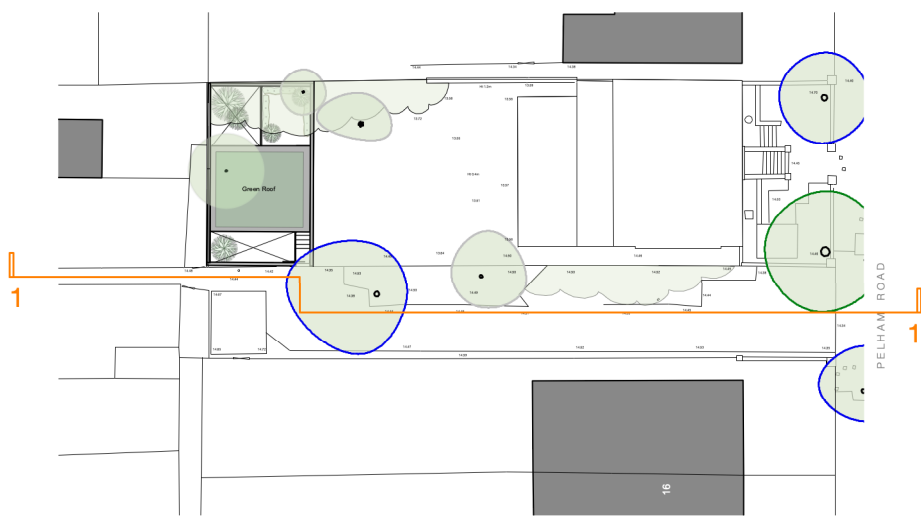
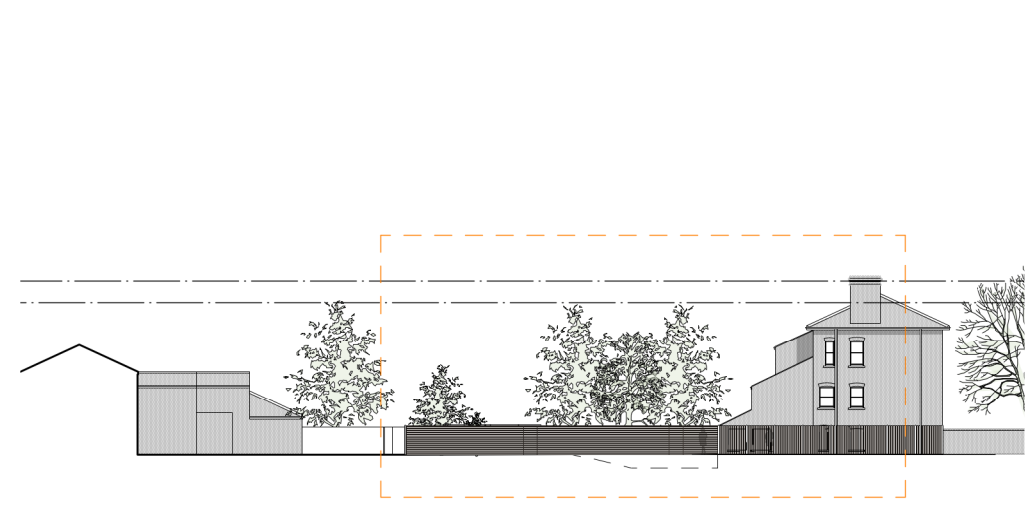
SHEET TITLE
 Proposed Elevation 1

SCALE
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DATE CREATED FILE REFERENCE

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346-DWG-121	P1

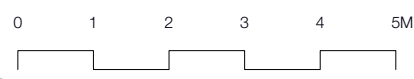
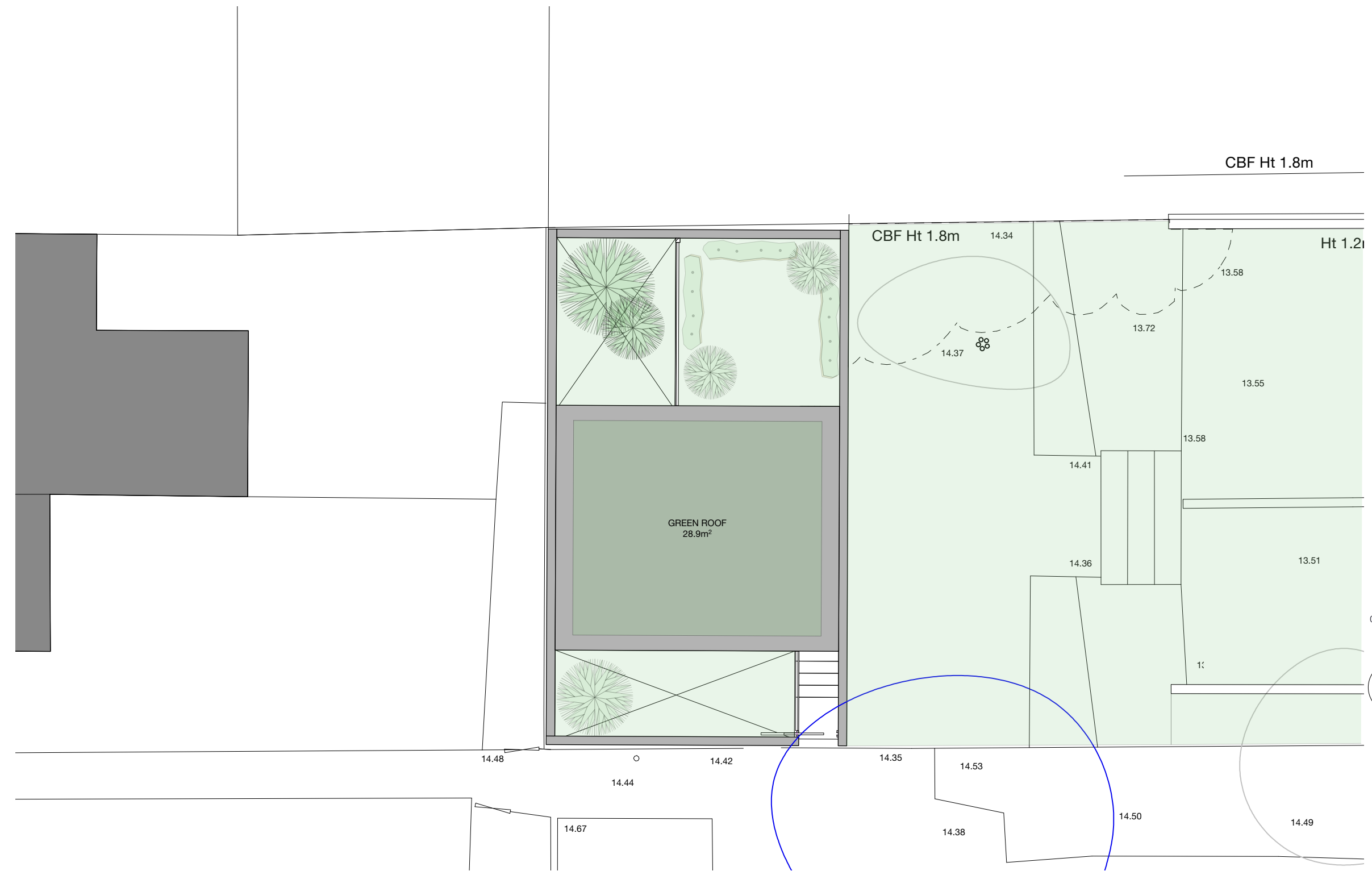
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P2	31/03/2022	RH	Area added



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SHEET TITLE
 Proposed Roof Plan

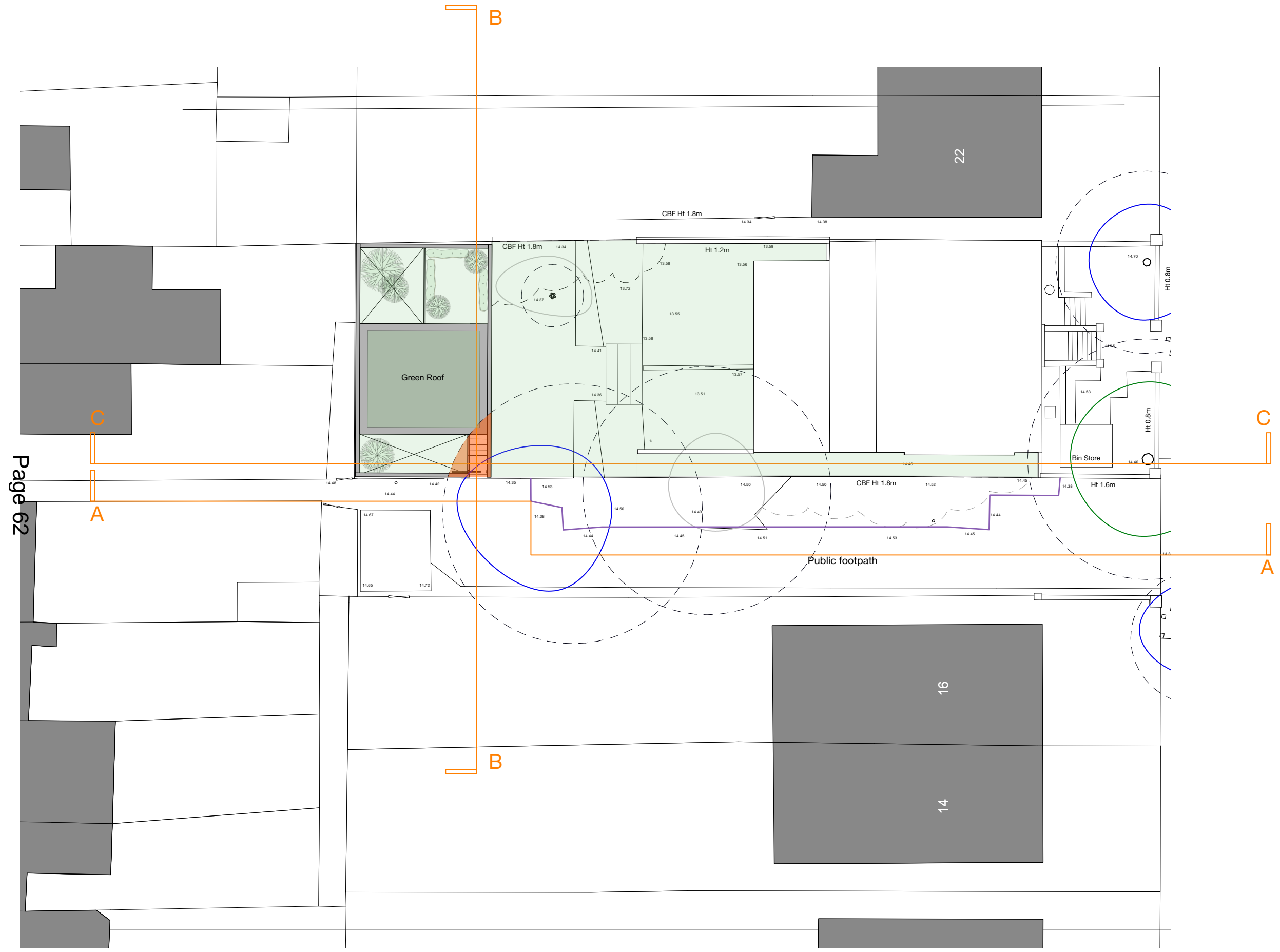
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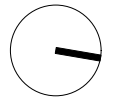
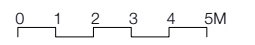
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Page 62

KEY - BS5837 CATEGORISATION

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- ROOT PROTECTION AREA
- PROTECTIVE FENCING
- RPA OVERLAP AREA = 4.56m²



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SHEET TITLE
 Proposed Site Plan

SCALE
 1:200

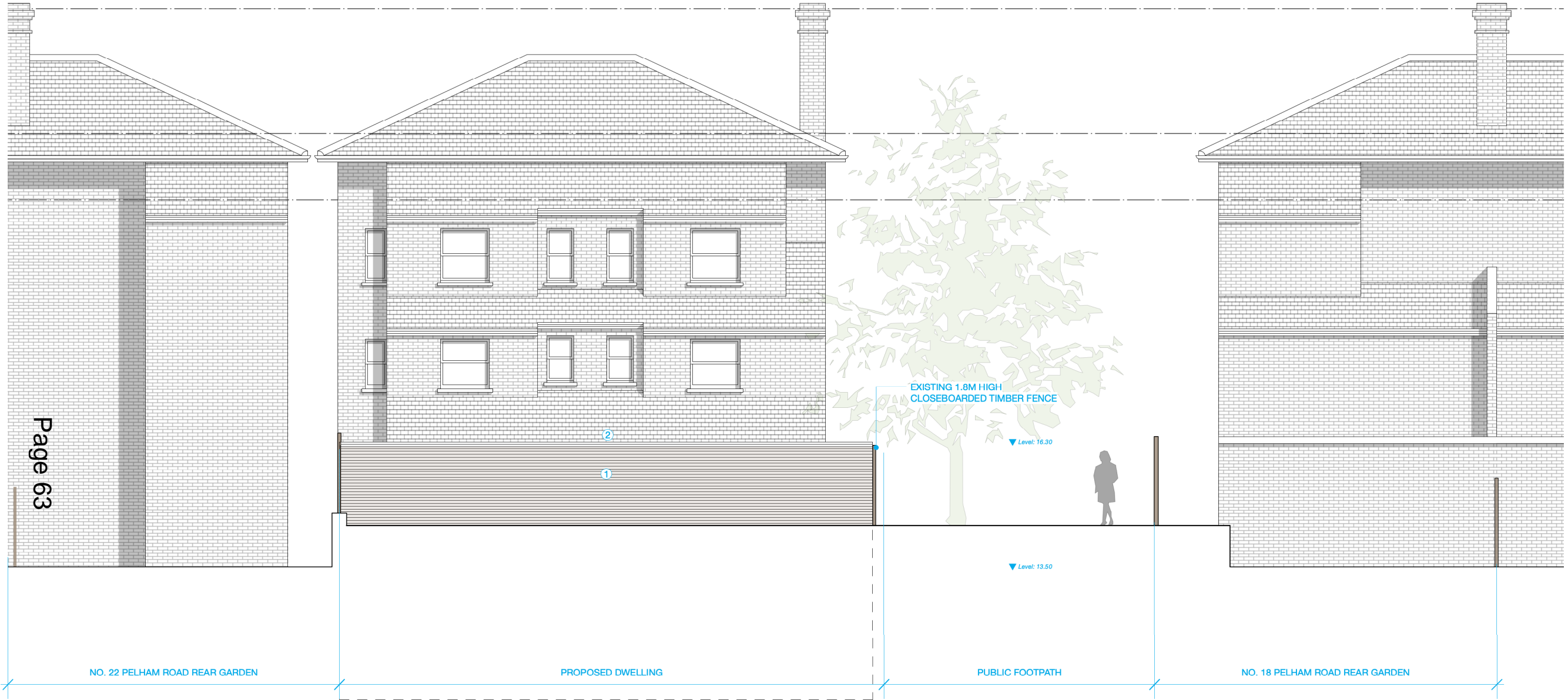
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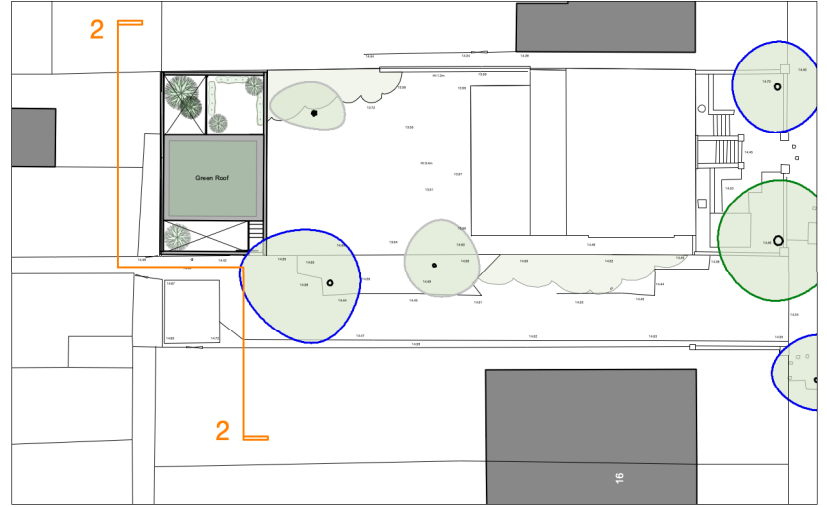


Page 63

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SOUTH ELEVATION 1:500 @ A3



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SHEET TITLE
 Proposed South Elevation

SCALE
 1:100 @ A3

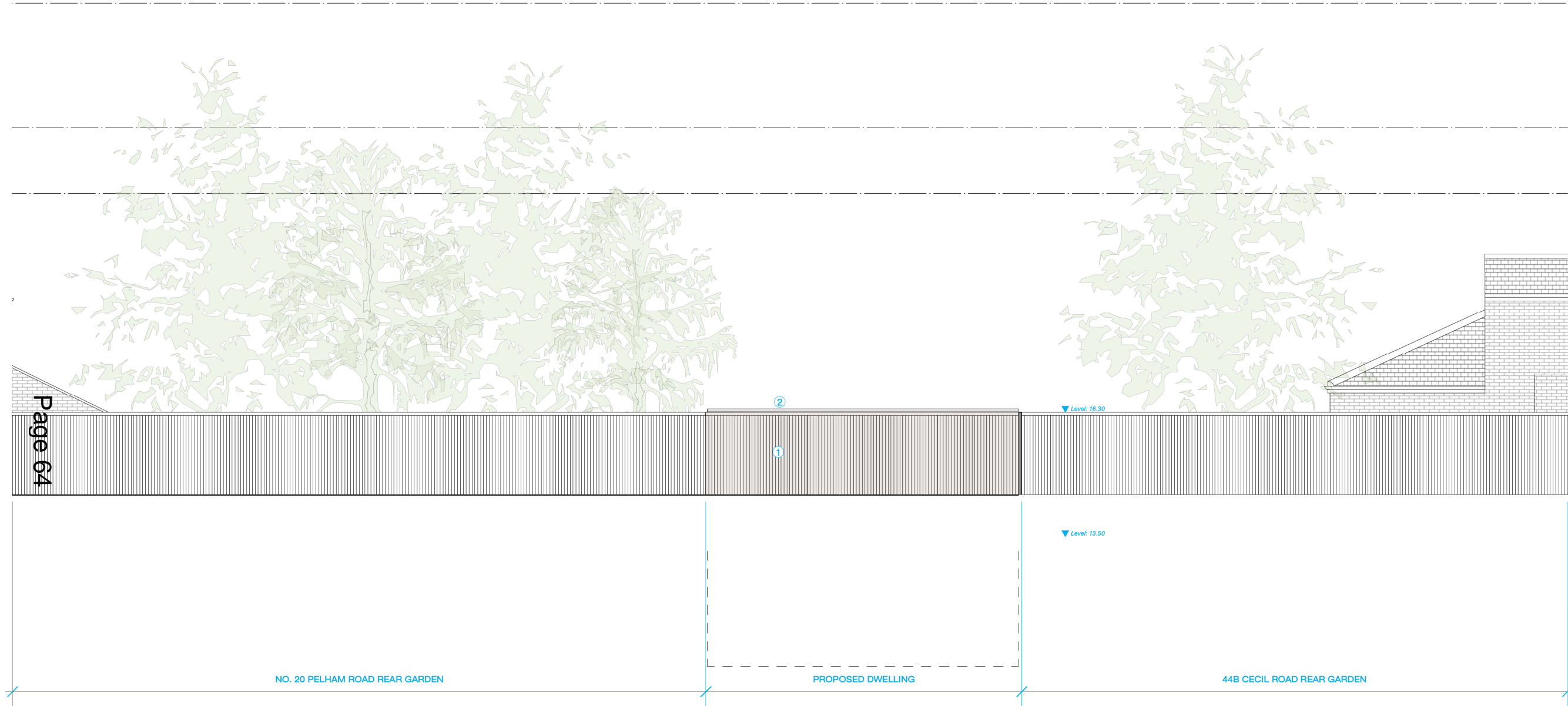
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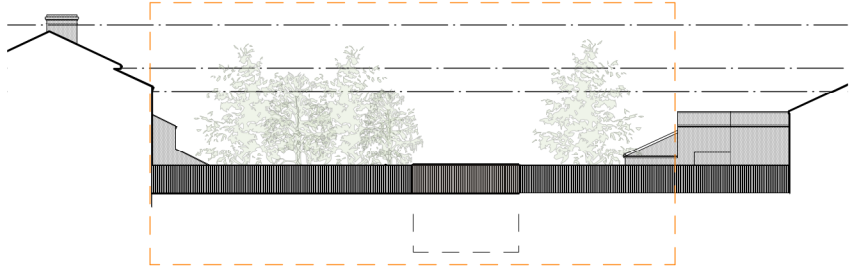
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Page 64



WEST ELEVATION 1:500 @ A3



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SHEET TITLE
 Proposed West Elevation

SCALE
 1:100 @ A3

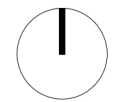
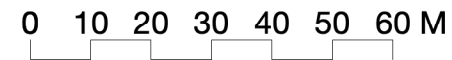
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SHEET TITLE
 Site Location Plan

SCALE
 1:1250

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346-DWG-000	P1

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