

Planning Applications Committee

16 March 2023

Supplementary Agenda

Modifications Sheet.

Contents Page

Pages 1 – 2 - ITEM 5 (115 KINGSTON ROAD, WIMBLEDON, SW19 1LT)

Pages 2 - 4 – ITEM 6 (310-356 GRAND DRIVE, RAYNES PARK, SW20)

Page – 4 – ITEM 7 (153 LINKS ROAD, TOOTING, SW17 9EW)

ITEM 5 – 115 KINGSTON ROAD, WIMBLEDON, SW19 1LT

Page 4

Consultations

Thames Water: Recommend condition and informative:

Condition

The dwelling(s) shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

Informative: Developers are encouraged to maximise the water efficiency of the development. Thames Water offer environmental discounts for water efficient development which reduce the connection charges for new residential properties. Further information on these discounts can be found at: <https://www.thameswater.co.uk/developers/charges>

Page 14

Space Standards

Insert table:

Proposed Flat (level)	No. beds	No. persons	Storeys	Required GIA (sqm)	Proposed GIA (sqm)	Compliant	External Amenity (sqm)
1 (ground)	3	4	2	84	87.4	Yes	9
2 (ground)	2	3	1	61	64.9	Yes	17.4

3 (first)	1	1	1	39	42.4	Yes	6
4 (first)	2	3	1	61	65.6	Yes	7.3
5 (second)	2	3	1	61	63.3	Yes	9
6 (second)	2	3	1	61	62	Yes	7.2
7 (third)	2	3	1	61	62.7	Yes	7

Page 25 - Conditions

Additional conditions:

No development (other than below ground works) shall take place until full details of a biodiversity enhancement plan 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.

Reason: To enhance the biodiversity of the site 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 and DM O2 of Merton's Sites and Policies Plan 2014.

Prior to the demolition of any part of the building on site, a photographic survey shall be carried out capturing any historical features of interest worthy of noting of the building. This shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of recording the building's historic interest, in accordance with Policy DM D2 and DM D4 of the Sites and Policies Plan 2014 and Policy CS14 of the Core Strategy 2011.

TECHNICAL BRIEFING & MEMBERS QUESTIONS

Q: Are there any Bin storage provisions?

A: Yes, they are included in the pack and complies with the Councils guidelines.

Q: Are there any existing car parking conditions?

A: At present the site is permit free.

Q: How is the plant in the building is being managed?

A: Solar's will be on the top on the flat roof, but we will review the sustainability statement to confirm.

ITEM 6 – 310-356 GRAND DRIVE, RAYNES PARK, SW20

Note - Drawings added to end of mod sheet

Page 67

Comments from Waste Officer

I agree for planning to recommend pre-commencement condition at this location to secure the waste strategy.

As explained at the meeting, the waste strategy should be such that can accommodate the services that we already provide for residents i.e. recycling facilities.

Comments from EH Contamination Officer

Adding another storey will not increase ground gas-risk therefore no objections.

Page 75

Para 6.12 should now read:

Following a meeting on site with the Waste Officers and the applicant, it has been identified that there is capacity on site to accommodate the additional refuse and recycling generated from the new development. An indicative plan, see figure 1 below, has been submitted to illustrate the potential location, hatched green, for the additional recycling bins.



The Waste Officer is now agreeable to secure details of refuse arrangement as a pre-commencement condition.

Page 78

Amended condition 3 - (Materials Match Existing)

Condition 3 amended as follows:

The facing materials to be used for the development hereby permitted shall match those found on the existing building unless otherwise agreed in writing by the Local Planning Authority.

Amended condition 4 - (C06 Refuse Materials Match Existing)

Condition 4 amended as follows:

No development shall take place until a refuse management plan including details for the **secure** storage and collection of refuse and recycling **for the new flats and details to ensure clear access to and from the refuse/recycling storage** is maintained at all times has been 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 scheme has been approved, and the development shall not be occupied until the scheme has been approved and has been carried out in full. Those facilities and measures shall thereafter be retained for use at all times from the date of first occupation **unless otherwise agreed in writing with the Local Planning Authority.**

TECHNICAL BRIEFING & MEMBERS QUESTIONS

Q: I have read concerns of the roof currently on Grand Drive being used for utilities. There was a request that water supplies continue to the flats whilst the relocation of the plant room is in process – marked in the report as not a material planning consideration.

Could the non-interruption of utilities be added to Condition 6 Construction Logistics plan or Condition 7 Working method statement?

As this is not a material planning consideration, it would be difficult for a condition to be recommended to secure this. Doing so would result in a condition that is likely to fail to meet the tests set out in the NPPF, which requires conditions to be:

1. necessary;
2. relevant to planning;
3. relevant to the development to be permitted;
4. enforceable;
5. precise; and
6. reasonable in all other respects.

However, I can recommend an informative advising the applicant to ensure that water supply/utilities to the existing flats are maintained during course of construction.

Q: At 6.1.2 – It states the council waste officer’s comments on the submitted Refuse management plan are pending.

Can we have an update on this in the supplementary agenda please?

Yes.

Q: Are there any affordable housing?

A: No, it is too small of a development and as it is a prior application there are restrictions on what can be imposed.

ITEM 7 - 153 LINKS ROAD, TOOTING, SW17 9EW

No mods

Technical briefing feedback

153 Links Road, Tooting, London, SW17 9EW

Q: What will the 7th bedroom be used for?

A: The application is currently limited to 6 bedrooms. The 7th room will be used for other needs such as a breakout area or work from home area.

Q: Could you tell me more about the ensuites in the property?

A: the application is limited to 6 bedrooms, 4 of which will have ensuites. There is also a large bathroom which others have access to.

Q: What if the application was refused?

A: Answer referenced commercially sensitive information relating to planning practices and is not included.

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