

LONDON BOROUGH OF SUTTON
PLANNING COMMITTEE
WEDNESDAY, 30TH MARCH, 2016



7.30 pm at the

Civic Offices, St Nicholas Way, Sutton, SM1 1EA

SECOND DISPATCH

To all members of Planning Committee:-

The following papers, which were not available for dispatch with the agenda, are attached. Please bring them with you to the meeting:

2. MINUTES (Pages 1 - 24)

To approve as a correct record the Minutes of the meeting held on 9 March 2016

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Copies of reports are available in large print on request

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Planning COMMITTEE
Wednesday, 9 March 2016

PLANNING COMMITTEE

Wednesday, 9 March 2016 at 7.30 pm

MEMBERS: Councillor Richard Clifton (Chair), Councillor Samantha Bourne (Vice-Chair), Councillor Kevin Burke, Councillor Margaret Court, Councillor Vincent Galligan, Councillor Patrick McManus, Councillor Hamish Pollock, Councillor Tony Shields and Councillor Graham Whitham
(Absent) Councillor Jason Reynolds

162 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Jason Reynolds. Councillor Mary Burstow attended as substitute.

163 **DECLARATIONS OF INTEREST**

Members made declarations on the following items:

10. APPLICATION NO. B2015/73049 - KINGSCROFT HOUSE, 27 CEDAR ROAD, SUTTON, SM2 5FL

Councillor Richard Clifton, Personal, as he knew the previous owner of the property, a former Member of Sutton Council, and visited the property some years ago.

164 **MINUTES**

The minutes of the meeting held on 24 February 2016 were not available and will be considered at the next meeting of this Committee.

165 **ORDER OF ITEMS**

Members agreed to rearrange the order of the agenda so that the planning applications without objections could be discussed first. Items 11 and 12 were brought forward.

The Chair also noted that items 8 and 9 had been deferred to a future meeting.

166 **APPLICATION NO. C2016/73461/ADV - PUBLIC CONVENIENCES CORNER OF ROBERTSBRIDGE ROAD AND WRYTHE LANE, CARSHALTON**

The Committee considered a report on the above application for a display of six information boards

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (10) Councillors Richard Clifton, Samantha Bourne, Kevin Burke, Mary Burstow, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Tony Shields and Graham Whitham.

RESOLVED: That planning permission be granted for application No. C2016/73461/ADV subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

167 **APPLICATION NO. C2016/73509/3FR - BARROW HEDGES PRIMARY SCHOOL, HARBURY ROAD, CARSHALTON, SM5 4L**

The Committee considered a report on the above application for variation of conditions 7 and 8 (relating to a BREEAM New Construction 2011 Final (Post-Construction) Certificate and evidence (e.g. copies of 'as-built' SBEM outputs based on the National Calculation Method and implemented through Simplified Building Energy Model software of previously approved App. No. C2014/69346/3FR for the demolition of disused bridge, two mobile classrooms and hall extension and increase of learning facilities involving a ground floor extension with access steps, balustrade and raised platform, a first floor, part ground floor extension with support columns in courtyard, alterations to entrance, re-cladding of former changing rooms pavilion and alterations to disused pool to provide additional learning resource and alterations to existing school incorporating new windows, solar and photovoltaic panels together with temporary W.C facilities, enlargement of car park accessed from Radcliffe Gardens, new fencing fronting Harbury Road and associated hard and soft landscaping.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (10) Councillors Richard Clifton, Samantha Bourne, Kevin Burke, Mary Burstow, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Tony Shields and Graham Whitham.

RESOLVED: That planning permission be granted for application No. C2016/73509/3FR subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

168 **APPLICATION NO. A2015/73366/FUL - 19-21 CENTRAL ROAD, WORCESTER PARK, KT4 8EH**

The Committee considered a report on the above application for the demolition of existing building and erection of a four storey building comprising seven 2-bedroomed self-contained flats and one retail unit at ground floor, together with amenity space, cycle parking, refuse storage and seven car parking spaces.

Councillors raised concerns about the removal of three trees as detailed within paragraph 5.48 of the report and asked a range of questions about the condition, size and location of the trees that Planning Officers present were unable to answer,

although they could confirm that the borough's Tree Officer had carried out an inspection of the trees.

A motion was put forward by Councillor Tony Shields and seconded by Councillor Hamish Pollock to defer the vote on the officer's recommendation to grant permission, in order for further information to be supplied to the Committee on the three trees to be removed, as detailed in paragraph 5.48 of the report. Members asked that information be supplied on the age, condition, location and spread of the trees, as well as details of any attack by common ivy.

The motion was voted on:

To defer (8) Councillors Samantha Bourne, Kevin Burke, Mary Burstow, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Tony Shields and Graham Whitham.

Against (1) Councillor Kevin Burke

Abstained (1) Councillor Richard Clifton

RESOLVED: That the decision to grant permission for application No.A2015/73366/FUL be deferred to a later meeting of the Committee.

169 **APPLICATION NO. B2016/73428 - THE INSTITUTE OF CANCER RESEARCH, 15 COTSWOLD ROAD, SUTTON, SM2 5NG**

The Committee agreed to consider both applications for the Institute of Cancer Research at the same time, although voted separately on the two applications. The minute for both items is detailed under Minute 170.

A poll vote on the officers' recommendation to grant permission for application No. B2016/73428 was held in accordance with Standing Order 31.4, when there voted:

To grant (9) Councillors Richard Clifton, Samantha Bourne, Kevin Burke, Mary Burstow, Margaret Court, Vincent Galligan, Hamish Pollock, Tony Shields, Graham Whitham.

Against (0)

Abstained (1) Councillor Patrick McManus

RESOLVED: That planning permission be granted for application No. B2016/73428, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

170 **APPLICATION NO. B2016/73429 - THE INSTITUTE OF CANCER RESEARCH, 15 COTSWOLD ROAD, SUTTON, SM2 5NG**

The Committee considered a report on application No. B2016/73428 for enabling works to prepare the site for development including site clearance, the diversion of

services and site levelling.

The Committee also considered a report on application No. B2016/73429 for the erection of a four storey building with lower ground floor and extract fan at roof level for laboratory (B1b) use with ancillary accommodation incorporating office, meeting room/cafe together with gantry linked two storey service building (one floor at lower ground), provision of cycle spaces, car parking spaces and re-allocating of existing parking area together with associated hard and soft landscaping.

Dr Denis Potter an objector, and Councillor David Hicks a ward councillor, addressed the meeting under Standing Order 31, and the applicant replied.

The principal issues raised by Dr Potter were:-

- Concerns about HGVs using the junction of Brighton Road / Cotswold Road / Chiltern Road, which will lead to further traffic congestion in the area. Dr Potter pointed out that there is a discrepancy in the reports for the two applications on this issue:

For application no. B2016/73428, paragraph 5.36 of the report states:

“the applicant has been made aware that the routing of HGVs should follow the route via Cotswold Road, Sutton Lane and Winkworth Road and will not be permitted to follow Brighton Road”. However for application no. B2016/73429/FUL, this information is not supplied.

- The position of car parking spaces backing onto Woodbury Drive, which he was raising on behalf of a resident of Woodbury Drive, who felt that the spaces not far enough from some of the houses, and could lead to pollution, and loss of privacy for residents.

The principal issues raised by Councillor David Hicks were:-

- Extending thanks to the Institute for Cancer Research for the way in which the applications have been prepared, which has included significant consultation with residents and Councillors. Furthermore they have taken in consideration comments made by members of the public.
- Welcoming the application, as the development will be a huge asset to the area.
- A concern about access to the site which is only available via the Royal Marsden Hospital on Cotswold Road, so he sought reassurance that this would be properly managed, and that this should be considered for future applications.

In response to these concerns, and those raised by the Committee, Mary-Jane O'Neill, the Regional Director of Signet Planning, and Richard Green, the Planning Manager made the following points:

- That for application No. B2016/73429/FUL, Condition 8 includes a clause on construction traffic routing.
- Parking spaces will be at least 40m from the nearest residential property which exceeds LB Sutton's standard 20m distance, and is in excess of the normal provision.
- Replacement landscaping will ensure that there is adequate screening between the homes and parking.
- An Ecology Officer has been appointed to oversee the biodiversity strategy for the site, which will include retaining some trees and planting new ones.

Councillor Samantha Bourne suggested that the scheme for external lighting referred to in Condition 14 be as low level as possible, to ensure minimum inconvenience to residents.

The Planning Manager proposed that Condition 8 be amended to include the following clause:

“Any changes to access arrangements must be detailed within an amended Construction Management / Logistics Plan, which shall be submitted to, and approved in writing by the Local Planning Authority.

A poll vote was held on the amendment to Condition 8, when there voted:

Agreed (8) Councillors Richard Clifton, Samantha Bourne, Kevin Burke, Mary Burstow, Margaret Court, Vincent Galligan, Hamish Pollock, Tony Shields and

Abstained (2) Councillors Patrick McManus, Graham Whitham

RESOLVED: That Condition 8 to application No. B2016/73429 be to include the following clause:

“Any changes to access arrangements must be detailed within an amended Construction Management / Logistics Plan, which shall be submitted to, and approved in writing by the Local Planning Authority.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (9) Councillors Richard Clifton, Samantha Bourne, Kevin Burke, Mary Burstow, Margaret Court, Vincent Galligan, Hamish Pollock, Tony Shields, Graham Whitham

Against (0)

Abstained (1) Councillor Patrick McManus

RESOLVED: That planning permission be granted for application No. B2016/73429 subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

171 **APPLICATION NO. A2015/72349 - HAREDON HOUSE, 810 LONDON ROAD, NORTH CHEAM, SM3 9BJ**

The Committee considered a report on the above application for change of use of first floor into residential (Class C3), provision of basement accommodation, a two storey front ground and first floor extension and two additional floors at fourth and fifth floor levels all to provide an additional 65 self contained flats (two studio, nine 1 - bedroomed, thirty seven 2 - bedroomed and seventeen 3- bedroomed) together with car parking within a 3 - level stacking system, cycle provision at basement level, refuse store and associated hard and soft landscaping.

The application had been de-delegated by Councillor Nick Emmerson.

Sean Colohan, an objector speaking on behalf of several residents present, and Councillors Nick Emmerson and Adrian Davey, both ward councillors, addressed the meeting under Standing Order 31. The applicant was not present to respond.

The principal issues raised by Sean Colohan were:-

- The height of the building, at six storeys, will not be in keeping with the local areas and will negatively impact the residents of Westbourne Avenue, by reducing their privacy and levels of light.
- Construction work currently taking place has caused hitherto unprecedented levels of noise and nuisance, and dumping on site is attracting vermin.
- The proximity of the entrance to the building is only a short distance from the junction of London Road and Gander Green Lane, which is already congested, and this will worsen.
- There are four new housing developments in the area, and the impact of additional vehicles on the road will cause further congestion, and increase pollution.
- Overspill parking into neighbouring residential streets will place extra pressure on limited space available.

The principal issues raised by Councillors Nick Emmerson and Adrian Davey were:-

- The scale of the development is too large for the area in which it is situated.
- The volume of traffic is already too large, and this development would exacerbate current problems.
- The development will reduce privacy and light to nearby properties.

The Strategic Development Management Adviser explained that the noise and other issues coming from the current development are not an issue for this Committee's consideration, but will be referred to the Environmental Health Team so that options to remedy the issues can be pursued. He also explained that the proposed parking spaces are in excess of requirements, and Transport for London have suggested a reduction in the provision.

It was moved by Councillor Samantha Bourne and seconded by Councillor Graham Whitham that this application should be refused for the following reasons:

- The proposed development by reason of its design, scale, massing and height, in particular to the additional floors, frontage extension, basement excavation and car storage, would result in an unacceptable development which would appear out of character with the surrounding area and would also have an adverse impact on the outlook of neighbouring properties.
- The proposal would also result in an unacceptable intensification of the use of the land, which would have a detrimental impact on the amenity of the neighbouring occupiers in terms of increased vehicle movements and associated noise and disturbance.
- The proposal is therefore contrary to the principles of design contained in the National Planning Policy Framework 2012, Policies 3.4, 7.4, 7.6 and 7.7 of the London Plan 2015, and Policies DM1, DM2 and DM3 of the Site Development Policies DPD.

A poll vote on the refusal of permission was held in accordance with Standing Order 31.4, when there voted:

To refuse (10) Councillors Richard Clifton, Samantha Bourne, Kevin Burke, Mary Burstow, Margaret Court, Vincent Galligan, Patrick McManus, Hamish Pollock, Tony Shields and Graham Whitham.

Against (0)

Abstained (0)

RESOLVED: That planning permission be refused for application No. A2015/72348, on the grounds that:

- The proposed development by reason of its design, scale, massing and height, in particular to the additional floors, frontage extension, basement excavation and car storage, would result in an unacceptable development which would appear out of character with the surrounding area and would also have an adverse impact on the outlook of neighbouring properties.
- The proposal would also result in an unacceptable intensification of the use of the land, which would have a detrimental impact on the amenity of the neighbouring occupiers in terms of increased vehicle movements and associated noise and disturbance.

- The proposal is therefore contrary to the principles of design contained in the National Planning Policy Framework 2012, Policies 3.4, 7.4, 7.6 and 7.7 of the London Plan 2015, and Policies DM1, DM2 and DM3 of the Site Development Policies DPD.

172 **APPLICATION NO. A2015/73137/FUL - 700 LONDON ROAD, NORTH CHEAM, SM3 9BY**

This item was not discussed as it had been agreed prior to the meeting that it would be deferred to a future meeting of the Committee.

173 **APPLICATION NO. B2016/73546/3FR - MANOR PARK PRIMARY SCHOOL, GREYHOUND ROAD, SUTTON, SM1 4AW**

This item was not discussed as it had been agreed prior to the meeting that it would be deferred to a future meeting of the Committee.

174 **APPLICATION NO. B2015/73049 - KINGSCROFT HOUSE, 27 CEDAR ROAD, SUTTON, SM2 5FL**

The Chair, Councillor Richard Clifton left the meeting for discussion of this item. The Vice-Chair, Councillor Samantha Bourne took the chair for this item.

The Committee considered a report on the above application for the reconfiguration of existing house in multiple occupation to create an additional 10 rooms, together with the erection of a new second floor incorporating 11 rooms, thereby providing 52 rooms in total. Alterations to external staircase and elevations and relocation of refuse and cycle stores.

The application had been de-delegated by Councillor Trish Fivey.

Maggie Carr an objector, and Councillor Trish Fivey a ward councillor, addressed the meeting under Standing Order 31, and the agent, Charles Rose replied.

The principal issues raised by Maggie Carr were:-

- As a neighbour of this property, she and other residents are negatively impacted by noise from residents of Cedar Court, particularly during the Summer when they sit outside, or go outside to smoke.
- The increased size of the building would allow for 52 residents, which would lead to increased noise.
- The new rooms to be added if permission is granted will overlook three flats in the building next door.
- There would be noise disruption from the garden, particularly in the Summer, if the property is full and residents use the garden.

- That the Committee consider imposing a condition regarding closing off one of the exits to the building to the garden.

The principal issues raised by Councillor Trish Fivey were:-

- Local residents feel that this building, if permission is granted, will be too large and house too many people; 52 people will be excessive.
- The space allocated to each room is too small.
- If the Committee is minded to grant permission, they are requested to add a condition that 24 hour security must be provided on site.

In response, Charles Rose made the following points:

- A comprehensive management plan has been submitted as part of this application, which includes provision of 24 hour CCTV in communal areas and the entrance to the building.
- The tenancy agreement will include a clause relating to anti-social behaviour.
- The current capacity of the premises is 40 people. Previous consent granted in 2012 (now lapsed) increased capacity to 49 people. This application will lead to three additional residents, a total of 52 people.
- This development will house people from LB Sutton's Housing Register, and presents an opportunity for housing some of the borough's residents who are most in need.
- There is no evidence of any crime or complaints to Environmental Health as a result of behaviour of current residents.
- The location of the premises is in a town centre, in an area of dense housing, which is appropriate for a house of multiple occupancy.

A short discussion about closing off one of the exits to the building to the garden resulted in no change to the design.

The Strategic Development Management Advisor advised the Committee of issues within their consideration and suggested many of the concerns raised could be addressed through the management plan.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (5) Councillors Kevin Burke, Mary Burstow, Margaret Court, Hamish Pollock, Graham Whitham

Against (1) Councillor Tony Shields.

Abstained (3) Councillors Samantha Bourne, Vincent Galligan, Patrick McManus

RESOLVED: That planning permission be granted for application No. B2015/73049 subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

175 **ANY URGENT BUSINESS**

No urgent items were brought forward.

The meeting ended at 10.45 pm

Chair

Date

PLANNING CONDITIONS, REASONS AND INFORMATIVES**APPLICATION NO: C2016/73461/ADV
PUBLIC CONVENIENCES CORNER OF ROBERTSBRIDGE ROAD AND
WRYTHE LANE, CARSHALTON**

(1) Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: This is a standard condition required by Schedule 2 of the Town and Country Planning (Control of Advertisements) Regulations 2007.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Information Boards for Public Conveniences at Rosehill.

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

(3) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition. Reason:

See Reason 1 above.

(4) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority. Reason:

See Reason 1 above

(5) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: See Reason 1 above.

(6) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render Hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Reason: See Reason 1 above.

(7) The display of this advertisement(s) is valid for a period of 5 years from the date of this consent. Reason:

See Reason 1 above.

(8) The luminance of the illuminated advertisement(s) hereby permitted shall not exceed the guidance given in the latest Technical Note from the Institute of Lighting Engineers.

Reason: To safeguard the visual amenity of the area.

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies

DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

**APPLICATION NO. C2016/73509/3FR
BARROW HEDGES PRIMARY SCHOOL HARBURY ROAD CARSHALTON
SM5 4LA**

(1) The development must be begun not later than the expiration of three years beginning with the date of the grant of permission C2014/69346.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans: 1315/L060, 7525-CD-006, 008A, 011A,100A, 105D, 106A, 150H, 151H, 152H, 153H, 154H, 167B, 168B, 169B, 170B, 200I, 201I, 202D, 206B, 207B, 208B, 209A, 210A, 300E, 301F, 7525-T-107, and 062 LD01, L01D, L03C, L06 and L07.

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

(3) All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00 am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

(4) A construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The following details are to be provided in accordance with the letter from Sutton Council dated 9th February 2016 approving condition 4 of C2014/69346.

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding, behind any visibility zones
- (f) construction traffic routing.
- (g) hours of construction.
- (h) means to control dust.
- (i) means to control noise.
- (j) means to prevent deposition of mud on the highway.

The development shall be constructed in accordance with the approved statement.

Reason: To minimise the impact on construction on the amenities of the adjoining occupiers and in order to ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(5) Material samples have been submitted to and approved in writing by the Local Planning Authority. The following details are to be provided in accordance with the letter from Sutton Council dated 24th November 2015 approving condition 5 of C2014/69346.

Only the approved materials shall be used in the construction unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to ensure the building is of a high standard of design.

(6) Within 3 months of the first construction of any extension, a BREEAM New Construction 2011 Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE) or equivalent authorizing body, shall be submitted to the Local Planning Authority and approved in writing to show that a 'Very Good' rating will be achieved for each of the new build school extensions.

Reason: To ensure a sustainable form of development and to comply with Policy DM5 of the Site Development Policies Development Plan Document.

(7) Within three months of first occupation of any extension, a BREEAM New Construction 2011 Final (Post-Construction) Certificate, issued by the BRE or equivalent authorizing body, shall be submitted to the Local Planning Authority and approved in writing to show that a 'Very Good' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

Reason: To ensure a sustainable form of development and to comply with Policy DM5 of the Site Development Policies Development Plan Document.

(8) Within three months of first occupation of any extension, evidence (e.g. copies of 'as-built' SBEM outputs based on the National Calculation Method and implemented through Simplified Building Energy Model software) shall be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing.

Reason: To ensure a sustainable form of development and to comply with Policy DM6 of the Site Development Policies Development Plan Document and Policy 5.2 of the London Plan.

(9) The approved planting shall be carried out by the end of the first planting and seeding season following the first occupation of the first floor extension and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the maintenance of trees and the provision of vegetation to contribute to the setting of the building and to ensure the provision of a high quality landscaping scheme that also provides adequate privacy and screening to the amenities of the adjoining occupiers and an enhancement of local biodiversity.

(10) The first floor extension shall not be occupied until space has been laid out within the site in accordance with the approved plans for the parking of cars, bicycles and motorbikes. The parking and vehicle circulation areas shall be used and permanently retained exclusively for their designated purpose.

Reason: To ensure that adequate off street parking is provided for the new development and to prevent obstruction and inconvenience to other highway users, and also in the interests of highway safety.

(11) Within one year of the first occupation of the first floor extension the School Travel Plan shall have been reviewed and updated, and submitted to the Local Planning Authority for consideration and approval.

Reason: To promote sustainable transport choices, encourage access by non-car modes and to reduce the need to travel especially by car, and as required by the National Planning Policy Framework.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The applicant was provided with pre application advice. As the submitted application accorded with that advice and complied with the relevant policies Sutton Council has accordingly granted planning permission.

APPLICATION NO. A2015/73366/FUL

THE INSTITUTE OF CANCER RESEARCH 15 COTSWOLD ROAD SUTTON SM2 5NG

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: EW0101, EW0102 Rev. P01, EW0200, EX0100 Rev. P01, EX0200, Ex0201.

In addition, the following supporting documents have formed part of the assessment of this application: Planning Statement, Scope of Works, Ecological Appraisal, Statement of Community Involvement, Land Quality Assessment, Construction Logistic Plan (Amended February 2016), Arboricultural Method Statement (Rev. A), Arboricultural Impact Assessment (Rev. A).

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

(3) No development shall take place until all works associated with planning permission B2009/61541/FUL have been completed.

Reason: To protect the amenities of the adjoining occupiers and in the interests of visual amenity.

(4) Prior to the implementation of this approval a Construction Management/Logistics Plan which sets out details of how the construction of the development hereby permitted will be managed, shall be submitted to, and approved in writing by, the Local Planning Authority. The statement shall include details of: (a) parking for vehicles of site personnel, operatives and visitors including details of how construction-related vehicles will be prevented from parking on the public highways surrounding the site; (b) loading and unloading of plant and materials; (c) storage of plant and materials; (d) programme of works (including measures for traffic management); (e) provision of boundary hoarding, behind any visibility zones; (f) construction traffic routing; (g) means to minimise dust pollution, air pollution and suppress noise and vibration in order to protect surrounding residential properties from any disturbance; (h) means to prevent deposition of mud on the highway; (i) means to manage and control construction traffic; (j) Signing system for works traffic; (k) Compliance with Sutton Council's Code of Practice for the Control of Pollution and noise from Demolition and Construction Sites, May 2008. Construction works shall take place solely in accordance with the approved details. The development shall only be implemented in accordance with the details and measures approved as part of the construction management/logistics plan, which shall be maintained throughout the entire construction period.

Reason: To avoid hazard and obstruction being caused to users of the public highway and in the interest of highway safety.

(5) Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by, the local planning authority in consultation with the relevant sewerage undertaker. An impact study shall be submitted if the discharge proposal is above the trigger levels for the available local sewerage network. No discharge of foul or surface water from the site shall be transferred into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

(6) If, during excavation, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt

with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is potential for unexpected contamination to be identified during the groundworks as part of the development. The Local Planning Authority should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located above a Principal Aquifer and within SPZII).

(7) In the event that the development of the site is delayed and does not commence prior to the expiration of this approval, the land shall then be re-instated to its original state as grass land unless otherwise agreed in writing by the Local Planning Authority..

Reason: To protect the character and appearance of the application site and local biodiversity.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(4) It is recommended that clearance works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures and confirm that tree works are not likely to cause disturbance to nesting birds.

**APPLICATION NO. B2016/73429/FUL
THE INSTITUTE OF CANCER RESEARCH 15 COTSWOLD ROAD SUTTON
SM2 5NG**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: EX0100 Rev. P01, EX0200, EX0201, EW0100 Rev. P09, EW0101, GS1100, GS0300 Rev. P04, GA1100 Rev. P03, SC0090 Rev. P04,

SC0100 Rev. P04, SC0110 Rev. P03, SC0120 Rev. P03, SC0130 Rev. P03, SC0140 Rev. P02, GE0410 Rev. P01 (illustrative only), GE0402 Rev. P02, GE0403 Rev. P02, GE1100, GE0400-1 Rev. P02, GE0401-1 Rev. P02, Planting Plan, Landscape Masterplan, Sections through Piazza and Car Park.

In addition, the following supporting documents have formed part of the assessment of this application: Construction Logistic Plan (Amended February 2016), Design and Access Statement, Ecological Appraisal, Energy Efficiency Statement, Foul Drainage Strategy, Storm Drainage Strategy, Flood Risk Assessment, Land Quality Assessment, Noise and Vibration Assessment, Planning Statement, Planning Summary Statement, Statement of Community Involvement, Sustainability Appraisal, Travel Plan, Transport Assessment, Ventilation and Extraction Statement, Arboricultural Method Statement (Rev. A), Arboricultural Impact Assessment (Rev. A).

Reason: In the interests of proper planning and to prevent unauthorised deviations from the approved drawings.

(3) No development shall take place until all works associated with planning permission B2009/61541/FUL have been completed.

Reason: To protect the amenities of the adjoining occupiers and in the interests of visual amenity.

(4) No development shall take place until all works associated with planning permission B2016/73428/FUL have been completed.

Reason: To protect the amenities of the adjoining occupiers and in the interests of visual amenity.

(5) The proposed buildings shall be used for B1(b) (or uses ancillary to B1(b)) purposes for health-related functions only and for no other purpose including any other purpose in Class B1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order.

Reason: To safeguard the amenities of neighbouring occupiers and ensure that the site is retained for health related use (s).

(6) The type and treatment of the materials to be used on the exterior of the building(s) hereby approved, including the shroud at roof level, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development (other than enabling works). The materials shall be submitted in the form of samples, brochure details and/or photographs. The development shall be completed in accordance with the approved detail and fully implemented prior to the occupation of the building.

Reason: In order that the LPA may be satisfied with the external appearance of the building and safeguard the visual amenities of the area.

(7) Prior to the commencement of building operations (other than enabling works), the detailed design, of, and external facing material to be used on, the southern façade of the main building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved detail and retained as such for as long

as the development is in existence unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of the area.

(8) Prior to the commencement of development a Construction Management/Logistics Plan which sets out details of how the construction of the development hereby permitted will be managed, shall be submitted to, and approved in writing by, the Local Planning Authority. The statement shall include details of: (a) parking for vehicles of site personnel, operatives and visitors including details of how construction-related vehicles will be prevented from parking on the public highways surrounding the site; (b) loading and unloading of plant and materials; (c) storage of plant and materials; (d) programme of works (including measures for traffic management); (e) provision of boundary hoarding, behind any visibility zones; (f) construction traffic routing; (g) means to minimise dust pollution, air pollution and suppress noise and vibration in order to protect surrounding residential properties from any disturbance; (h) means to prevent deposition of mud on the highway; (i) means to manage and control construction traffic; (j) Signing system for works traffic; (k) Compliance with Sutton Council's Code of Practice for the Control of Pollution and noise from Demolition and Construction Sites, May 2008. Construction works shall take place solely in accordance with the approved details. The development shall only be implemented in accordance with the details and measures approved as part of the construction management/logistics plan, which shall be maintained throughout the entire construction period.

Reason: To avoid hazard and obstruction being caused to users of the public highway and in the interest of highway safety.

(9) Prior to the commencement of building work (other than enabling works) a dedicated and detailed waste management scheme to show how refuse, recycling, clinical waste etc. facilities will be stored and collected on/from the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved waste management scheme which shall be provided prior to the occupation of the development and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate arrangements are made for the storage and collection of refuse and recycling materials from all parts of this development in a manner that does not adversely affect the amenities of adjoining properties.

(10) Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by, the local planning authority in consultation with the relevant sewerage undertaker. An impact study shall be submitted if the discharge proposal is above the trigger levels for the available local sewerage network. No discharge of foul or surface water from the site shall be transferred into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

(11) Prior to the commencement of the development (other than enabling works) a detailed internal and external accessibility strategy, shall be submitted to and

approved in writing by the Local Planning Authority, the strategy shall demonstrate that inclusive design principles will be utilised to create spaces that will be accessible to all. The strategy shall also contain details of inclusive accessibility including colours, lighting, marking, dimensions of circulation spaces, sizes and location of accessible toilets/showers, surface finishes, handrails and landscaping design. Once approved the development shall be completed in accordance with the approved details..

Reason: To comply with Policy DM1 of Sutton's Site Development Policies DPD and Policy 7.2 of the London Plan 2015.

(12) Prior to the commencement of the development hereby approved (other than enabling works), a detailed ecology management and monitoring plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall contain all relevant information on how the retained habitats will be managed in perpetuity and funded, details of all species to be added to the site (following the Landscape Masterplan, the Planting Plan and Plan 1663/ECO4, as submitted), their aftercare and ongoing maintenance, and provision of any other enhancements (bird and bat boxes etc.). The development shall thereafter be completed in accordance with the approved plan.

Reason: To provide suitably diverse and managed retained habitats in perpetuity, free from development and decline, in accordance with DM17.

(13) Prior to the commencement of the development hereby approved (other than enabling works), a detailed construction, aftercare, maintenance and management plan for the creation of a biodiverse roof as shown on plan no. SC0140 Rev. P02, containing details of the species to be planted, their provenance, number and distribution (as well as other sundry items, such as log piles etc.), substrate materials, depth of substrate across the roof and ongoing monitoring, shall be submitted and agreed in writing by the Local Planning Authority. The habitats shall be maintained permanently on site in accordance with the approved plan.

Reason: To provide suitably diverse and managed retained habitats in perpetuity, free from development and decline, in accordance with DM17.

(14) No development shall take place (other than enabling works) until full details have been submitted to and approved in writing by the Local Planning Authority for a scheme of all external lighting. The scheme shall be installed in accordance with the approved details and carried out prior to the occupation of the development hereby permitted and thereafter retained.

Reason: To protect the amenity of neighbouring residents.

(15) The Combined Heat and Power unit to be installed shall meet or improve upon the emissions standards and technical details described by the manufacturer's supporting documentation. Within three months of the occupation of the development hereby approved the applicant shall provide details of tests undertaken on the installed unit to demonstrate that the emissions standards have been met, and shall maintain the unit thereafter so as to ensure that these standards continue to be met as long as the development is in existence.

Reason: To comply with Policy DM10 of Sutton's Site Development Policies DPD

(16) Within 6 months of building work starting on site (other than enabling works), a BREEAM New Construction 2014 Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE) or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to show that a 'Excellent' rating will be achieved. Within 6 months of occupation of the development, a BREEAM New Construction 2014 Final (Post-Completion) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD

(17) Prior to occupation of the development, documentary evidence including 'as-built' BRUKL outputs prepared under the Simplified Building Energy Model (SBEM), calculations of non-regulated emissions based on the Chartered Institution of Building Services Engineers (CIBSE) methodology or similar and design specifications for the installed CHP plant and solar PV array should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has applied the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to secure at least a 20% reduction in CO2 emissions below the target emission rate (TER) based on Part L2A of the 2013 Building Regulations. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall should be made up through the application of further sustainability measures (such as a carbon management plan) unless otherwise approved by the Local Planning Authority in writing

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD

(18) Prior to occupation of the site, details of all boundary treatments, hard and soft landscaping and replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. All landscaping and replacement tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards (in particular, BS 3882:2015 'Specifications for Topsoil' and BS 8545:2014 'Trees: From Nursery to Independence in the Landscape'). The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that within a period of five years after planting) are removed, die, or (in the opinion of the Local Planning Authority) damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority gives its consent to any variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs in accordance with Policy DM1 of the Site Development Policies.

(19) In accordance with the principles and installation of sustainable drainage, no infiltration of surface water drainage into the ground shall be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

(20) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying ground waters. The Local Planning Authority recommends that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. The Local Planning Authority will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

(21) Noise from plant, shall be assessed and rated in accordance with BS4142:2014. The rated noise level shall not exceed the noise levels indicated below:

46 dBLAeq, one hour during the day (07:00 to 23:00 hours) and 39 dBLAeq, 15 minutes during the night (23:00 to 07:00 hours) when measured at or calculated to a distance of 20 metres from the proposed buildings.

Reason: To prevent harm to neighbouring occupiers and the local environment generally.

(22) Within the 70 car parking spaces proposed, together with relocation of 67 existing spaces, four parking spaces shall be designated Disabled Blue Badge spaces, in accordance with the 'London Plan'; and a further four spaces shall be constructed in enlarged format, able to accommodate future Blue Badge provision if necessary. In addition, 20% of the spaces must include Electric Vehicle Charging Points (EVCP) and a further 10% equipped with passive provision; to accommodate future EVCP provision if necessary.

Reason: To ensure that the provided car parking is able to cater for all users in line with 'London Plan' and Transport for London policy requirements.

(23) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located above a Principal Aquifer and within SPZII).

INFORMATIVES.

- (1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.
- (2) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.
- (3) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.
- (4) The planning and construction for biodiverse roofs and walls needs to take into account the best practice of the GRO Code (2010) and the Living Roofs and Walls Technical Report (2008).
- (5) The permission hereby granted confers no rights on the applicant to encroach upon, extend over or otherwise enter upon property not in his ownership for any purposes connected with the implementation of this planning permission.
- (6) Attention is drawn to the need to comply with the Disability Discrimination Act. The implementation of this planning permission does not over-ride the need to achieve full compliance with the Disability Discrimination Act.
- (7) You are hereby advised to contact the Street Naming & Numbering Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 6369 or e-mail street.naming@sutton.gov.uk, for naming and numbering of new buildings.
- (8) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 8770 6061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of developer related S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.
- (9) This notice does not grant approval for any signage and such aspects of the proposal should be the subject of a separate advertisement consent application.
- (10) This decision notice should be read in conjunction with the related agreement made under section 106 of the Town and Country Planning Act 1990.

**APPLICATION NO. A2015/72349/FUL
HAREDON HOUSE 810 LONDON ROAD NORTH CHEAM SM3 9BJ**

Application refused. Reasons:

The proposed development by reason of its design, scale, massing and height, in particular to the additional floors, frontage extension, basement excavation and car

storage, would result in an unacceptable development which would appear out of character with the surrounding area and would also have an adverse impact on the outlook of neighbouring properties.

The proposal would also result in an unacceptable intensification of the use of the land, which would have a detrimental impact on the amenity of the neighbouring occupiers in terms of increased vehicle movements and associated noise and disturbance.

The proposal is therefore contrary to the principles of design contained in the National Planning Policy Framework 2012, Policies 3.4, 7.4, 7.6 and 7.7 of the London Plan 2015, and Policies DM1, DM2 and DM3 of the Site Development Policies DPD.

**APPLICATION NO. B2015/73049/FUL
KINGSCROFT HOUSE 27 CEDAR ROAD SUTTON SM2 5FL**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development shall not begin until a Construction Method statement/Environmental Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding, behind any visibility zones
- (f) construction traffic routing.
- (g) hours of operation
- (h) means to control dust
- (i) means to control noise
- (j) means to prevent deposition of mud on the highway.

has been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(3) The development shall not be occupied until space has been laid out within the site for 23 secure cycle parking spaces in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation, and thereafter be permanently maintained.

Reason: To encourage access by non-car modes and facilitate integration between sustainable forms of transport.

(4) The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan, 27CR PA1_AL(0) 001 Rev B, 27CR PA1_AL(0) 002 Rev B, 27CR PA1_AL(0) 101, 27CR PA1_AL(1) 001 Rev E, 27CR PA1_AL(1) 002 Rev D, 27CR PA1_AL(1) 003 Rev A, 27CR PA1_AL(1) 004, 27CR PA1_AL(1) 101 Rev A, Planning Statement submitted by City Planning ref: CP2015/49 dated 30 October 2015, Design & Access Statement submitted by FC Architects, Transport Technical Report submitted by JMP Consultants Ltd ref: ST16371 dated 29 October 2015, Environmental Health & Housing Note submitted by Glazebrook Associates Ltd dated 27 October 2015 and Sutton's HMO Standards 2007.

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

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(3) This decision notice should be read in conjunction with the agreement under section 106 of the Town and Country Planning Act 1990 dated 15th February 2016.

(5) Prior to the occupation of the extension element of the proposal, a scheme detailing additional sound reduction measures, to be installed to the separating walls and separating floor / ceiling constructions to limit the airborne and impact sound transmission through the structure. The sound insulation shall be designed to be 5dB better than that given in Approved Document E (2003 Edition incorporating 2004 and 2010 amendments) of the Building Regulations (Table 0.1a, page 12).

Reason: In accordance with Planning Policy DM12, improve on the sound insulation standards in Part E of the Building Regulations by 5dB in accordance with the Mayor's preferred standards set out in the Mayor's Sustainable Design and Construction SPG (2006) as amended.