

PLANNING COMMITTEE

30 March 2016 at 7.30 pm

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

176. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Kevin Burke and Jason Reynolds. Councillor Mary Burstow attended as a substitute.

177. MINUTES

The Minutes of the meeting held on 24 February 2016 were approved as a correct record and signed by the Chair.

The Minutes of the meeting held on 9 March 2016 were approved as a correct record and signed by the Chair.

178. DECLARATIONS OF INTEREST

7. APPLICATION NO. D2016/73439/FUL - John Fisher Roman Catholic High School, Peaks Hill.

Councillor Hamish Pollock, Non Pecuniary, as the applicant was known to him, however he confirmed that he was able to approach the item with an open mind.

179. ORDER OF ITEMS

The Chair, Councillor Richard Clifton, announced that Item 5 on the agenda (application no. D2016/73695/FUL - 23-50 Richmond Green) had been deferred to a future meeting. The Chair also brought items 11 and 9 forward to the beginning of the agenda. Therefore, the items were discussed in the order as follows in the minutes.

180. APPLICATION NO. A2016/73670 - 76 WALTON AVENUE, NORTH CHEAM, SM3 9UB

The Committee considered a report on the above application for the erection of a single storey rear extension. The application had been brought to the Committee as the applicant was a Councillor.

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, Mary Burstow, Margaret Court, Vincent Galligan, Hamish Pollock, Graham Whitham, Patrick McManus, and Tony Shields

RESOLVED: That planning permission be granted for application no. A2016/73670, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

181. APPLICATION NO. A2016/73474/3FR - CHEAM PARK FARM INFANTS SCHOOL

The Committee considered a report on the above application for an extension and internal alterations to provide additional classroom accommodation, improved staffroom & toilet facilities. Minor alterations to elevations, protective railings and plant at roof level. External works to courtyard to provide improved play area. Provision of cycle shelters, storage shed and alteration to rear access gates.

**Planning Committee
30 March 2016**

The application had been brought to the Committee as the Council owned the site.

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, Mary Burstow, Margaret Court, Vincent Galligan, Hamish Pollock, Graham Whitham, Patrick McManus, and Tony Shields

RESOLVED: That planning permission be granted for application no. A2016/73474/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

182. 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 the 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.

This application had been deferred from the previous meeting of the Committee in order for further information to be supplied on the three trees to be removed, as detailed in paragraph 5.48 of the report.

Richard Johnson, an objector, addressed the meeting under Standing Order 31, and the applicant's agent, Andrew Macdougall replied.

The principal issues raised by Mr Johnson were:-

- Local residents felt that the building had historical value within the area, which was evident in some of the large number of objections that the application had received.
- There was already a large amount of flats and conversions in the area, the building to be better used returning to its original purpose of holding a GP surgery.
- It would be impractical to demolish a building that is in such close proximity to other buildings.
- Sutton's Local Plan 2031 had given the building a "positive" status whereas the neighbouring Sainsburys had been considered "negative", this application was more in-keeping with the style of the Sainsburys next door.

The principal issues raised by Andrew Macdougall were:-

- The building was tired and past its economic usefulness as it was. There was no prospect for future occupation and its only advantage was the attractive frontage.
- The conditions on the application dictated that the Council would have the final say on material choice and landscaping of the building.
- The applicant and owner had no interest in developing the building to hold a GP Surgery, and it was not fit for NHS standards.
- All of the trees that the application proposed to remove had been graded C (low quality and value) or U (should be removed) and the Sycamore tree was hollow.
- New trees proposed in the application would complement the character of the area and would be approved by the Council's Tree Officer.

Councillors noted that Historic England had considered the building on both counts of character and value and had seen no justification for listing the building. A discussion followed about the setting for new trees in the car park and the removal of the trees that stood there, as well as the aesthetic and design of the building proposed in the application. The Committee considered that conditions on the application would protect new trees planted, and debated the advantages and disadvantages of the design.

Councillor Tony Shields raised a motion to reject the officer's recommendation based on the design's density and failure to complement or enhance the area. The motion was seconded by Councillor Patrick McManus. A vote was held on the motion, when there voted:

For (4) Councillors Tony Shields, Patrick McManus, Hamish Pollock and Graham Whitham

Against (5) Councillors Richard Clifton, Samantha Bourne, Vincent Galligan, Margaret Court and Mary Burstow

Following this, 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 Richard Clifton, Samantha Bourne, Vincent Galligan, Margaret Court and Mary Burstow

Against (4) Councillors Tony Shields, Patrick McManus, Hamish Pollock and Graham Whitham

RESOLVED: That planning permission be granted for application No. A2015/73366/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

183. APPLICATION NO. C2016/73686/FUL - CENTURY YOUTH CENTRE, FELLOWES ROAD

The Committee considered a report on the above application for the demolition of redundant Century Youth Centre and associated ball court. Erection of eleven 2-bedroomed and four 3-bedroomed two storey houses in three terraces (100% affordable). Provision of refuse storage and 17 car parking spaces with new vehicular access.

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, Mary Burstow, Margaret Court, Vincent Galligan, Hamish Pollock, Graham Whitham, Patrick McManus, and Tony Shields

RESOLVED: That planning permission be granted for application no. C2016/73686/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

184. APPLICATION NO. D2016/73439/FUL - JOHN FISHER ROMAN CATHOLIC HIGH SCHOOL, PEAKS HILL

The Committee considered a report on the above application for provision of air conditioning units and acoustic housing at rear and retention of alterations to windows (Variation of Condition 2 (drawings) of previously approved application D2015/72166/FUL for: Removal of temporary classroom and erection of a detached two storey building to provide additional education facilities to existing school and alterations of land bank to provide enlarged play space).

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, Mary Burstow, Margaret Court, Vincent Galligan, Hamish Pollock, Graham Whitham, Patrick McManus, and Tony Shields

RESOLVED: That planning permission be granted for application no. D2016/73439/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

185. APPLICATION NO. C2016/73475 - CARSHALTON HIGH SCHOOL FOR GIRLS

The Committee considered a report on the above application for alterations to elevations (variation to condition 2 (drawing numbers) of previously approved application number C2014/70052/3FR for a sports hall incorporating office and changing facilities at ground floor with plant room and fitness suite at first floor).

The application had been de-delegated by Councillor Jill Whitehead.

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, Mary Burstow, Margaret Court, Vincent Galligan, Hamish Pollock, Graham Whitham, Patrick McManus, and Tony Shields

**Planning Committee
30 March 2016**

RESOLVED: That planning permission be granted for application no. C2016/73475, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

186. APPLICATION NO. C2015/73309 - LAND BETWEEN 21 AND 25 YORK STREET, MITCHAM JUNCTION

The Committee considered a report on the above application for the erection of a two storey two-bedroom end of terrace house with roof accommodation.

The application had been de-delegated by Councillor Hanna Zuchowska.

Alison Watson, objector, supported by her neighbour, addressed the meeting under Standing Order 31, and the applicant's agent, Matthew Wood, replied.

The principal issues raised by Alison Watson and her neighbour were:-

- She had purchased a semi-detached house and the application would turn her property into a mid-terrace.
- She felt that she would lose privacy and light in her garden.
- An extra house on the street would add to already existing parking issues.
- The new building would be built directly on to her wall.

The principal issues raised by Matthew Wood were:-

- The application took a lot of work following the advice of Council officers, with amendments to the design.
- The applicant sought to boost the supply of new homes and to make effective use of the land which was being used as a builders' garage.
- There would be a low impact on the neighbouring amenity.
- The officer's report stated that the application would not overlook on neighbouring land.
- The application provides parking and would not present any parking problems.

Councillors discussed the Party Wall Act and the privacy issues raised by Ms Watson. Councillor Patrick McManus raised concerns about the loss of light, however other Committee members considered that the access to light would be the same as the surrounding properties.

Councillor Richard Clifton raised a motion to grant permission with an extra condition that the bathroom window must be obscure-glazed.

A poll vote on the officers' recommendation to grant permission, subject to the additional condition that the bathroom window to the rear of the property must be obscure-glazed, was held in accordance with Standing Order 31.4, when there voted:

To grant (7) Councillors Richard Clifton, Samantha Bourne, Hamish Pollock, Vincent Galligan, Mary Burstow, Graham Whitham and Tony Shields.

Against (2) Councillors Margaret Court and Patrick McManus

RESOLVED: That planning permission be granted for application No. C2015/73309, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

187. ANY URGENT BUSINESS,

There was no urgent business brought forward.

Appendix

The meeting ended at 9.37 pm

Chair:

Date:

**Appendix to Minutes:
Planning Committee
30 March 2016**

PLANNING CONDITIONS, REASONS AND INFORMATIVES

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

Conditions

(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:

Location Plan, Drawing No. CWB.4.1, CWB.4.2, CWB.4.3, CWB.4.4, CWB.4.5, CWB.4.6, CWB.4.7, CWB.4.8, ENC/131115-2U1, Planning, Design and Access Statement, Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement ref: CC/1461 AR2935 dated 16th March 2016.

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

(3) Prior to the commencement of the development hereby approved, samples and a schedule of materials to be used within the external elevations of the building including windows, doors and balconies 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 materials.

Reason: To safeguard the visual amenities of the area in accordance with the London Plan, Policy BP12 of the Core Planning Strategy and Policies DM1 and DM3 of the Site Development Policies DPD.

(4) Prior to occupation of the dwellings hereby approved, a scheme of hard and soft landscaping including details of the replacement trees, shall be submitted to, and approved in writing by the Local Planning Authority. All hard and soft landscape works 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 or other recognised codes of good practice. The works shall be carried out 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 become (in the opinion of the Local Planning Authority) seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of species/size/number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision of a reasonable standard of landscape in accordance with the approved designs.

(5) Prior to the commencement of the development hereby approved, full details of external lighting within the site shall be submitted to, and approved in writing by the Local Planning

Authority. The development shall thereafter be carried out prior to the occupation of any part of the development and in accordance with the approved details.

Reason: To protect the amenities of neighbouring occupiers.

(6) No development shall take place until a Construction Management Plan which sets out details of how the construction of the development hereby permitted will be managed, have been submitted to, and approved in writing by, the Local Planning Authority.

The statement should 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) 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.

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

(7) Prior to the commencement of the development hereby approved, detailed drawings showing the vehicular access and parking arrangements (extending to include the highway access on Balmoral Road) 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 details.

Reason: To minimise danger and to ensure that the development does not impact on the safety and operation of the public highway.

(8) All building operations in connection with the construction of external walls, roof, and foundations; demolition 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.

(9) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for 7 cars to be parked. The parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To prevent obstruction and inconvenience to other highway user.

(10) Notwithstanding the plans hereby approved, the development hereby permitted shall not be occupied until details of the provision to be made for secure cycle parking for all units has

been submitted to, and approved in writing by the Local Planning Authority. The cycle parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To encourage access by non-car modes.

(11) The development hereby permitted shall not be occupied until refuse storage facilities have been provided in accordance with a scheme which have been agreed in writing by the Local Planning Authority. The storage provision shall thereafter be kept for the use of the occupants of the development hereby approved.

Reason: To ensure compliance with Policy BP12 of the Core Planning Strategy DPD and Policy DM1 of the Site Development Policies DPD.

(12) Prior to the occupation of the development hereby approved, full details for 'Designing Out Crime' shall be submitted to and approved in writing by the Local Planning Authority. The details once approved in writing by the Local Planning Authority, shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure compliance with Policy 7.3 of the London Plan 2015.

(13) Prior to the commencement of the development hereby approved 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 building shall be submitted to and approved in writing by the Local Planning Authority. 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.

(14) Prior to the commencement of the development hereby approved a scheme detailing additional sound reduction measures, to be installed to the separating floor / ceiling construction to limit the airborne and impact sound transmission through the building shall be submitted to and approved in writing by the Local Planning Authority. The sound insulation shall be designed to be 10dB 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.

(15) Prior to the commencement of the development hereby approved a scheme giving details of a resilient layer fixed to stair treads and landings to limit impact sound through the building shall be submitted to and approved in writing by the Local Planning Authority.

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.

(16) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no part of the buildings shall be used as a house in multiple occupation without planning permission from the local planning authority.

Reason: In order that the Local Planning Authority may exercise further control of potential impacts from a house of multiple occupation and in the interests of highway safety, the amenities of occupiers of nearby properties and the amenities of the future occupiers of the buildings.

(17) Prior to building work starting on site, an Energy Statement incorporating 'as-designed' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) and the Simplified Building Energy Model (SBEM) must be submitted to the Local Planning Authority and approved in writing which demonstrates how the development as a whole will apply the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to secure an overall 25% reduction in CO2 emissions below the target emission rate (TER) based on Parts L1A and L2A of the 2010 Building Regulations (or equivalent reduction compared to Parts L1A and L2A 2013) and seek to achieve a 10% reduction in total emissions (regulated and unregulated) through on-site renewable energy generation.

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

(18) Prior to occupation, 'as-built' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) and the Simplified Building Energy Model (SBEM) should 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 comply with Policy DM6 of Sutton's Site Development Policies DPD.

(19) Prior to building work starting on site, a site specific Flood Risk Assessment (FRA) together with a scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate site drainage and flood risk management measures, including SUDS, in order to manage surface water run-off as close to its source as possible in accordance with the Mayor's drainage hierarchy. The proposed scheme should ensure that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to and no more than 3 times the calculated greenfield run-off rate for the same event, and ensure a minimum discharge rate of 5 litres per second per outfall. Consideration should be given to green roofs, walls or site planting measures where feasible.

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

(20) Prior to first occupation of the development, written confirmation that the approved site drainage and flood risk management measures, including SUDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further evidence must be provided to show that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to and no more than 3 times the calculated greenfield run-off rate for the same event, and ensure a minimum discharge rate of 5 litres per second per outfall. All the measures implemented shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM7 of Sutton's Site Development Policies DPD.

(21) Prior to first occupation of the development, a completed Water Efficiency Calculator for New Dwellings must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption will be limited to 110 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purpose of Part G of the Building Regulations. The Water Efficiency Calculator should be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development.

Reason: To comply with Policy DM9 of Sutton's Site Development Policies DPD.

(22) The commercial unit shall not be open for customers outside the following hours:-

08.00 to 21.00 on Monday to Saturday; and
10:00 to 18:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of adjoining residential properties.

(23) No development shall take place until a Delivery and Servicing Plan which sets out details specifying the arrangements for deliveries to the site, has been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall thereafter be implemented and permanently maintained.

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

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) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. 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.

(5) The Council consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL).

Please note that if you commence work without giving prior notice of the start date the CIL charge must be paid immediately.

(6) The building works shall comply with: Sutton Council's Code of Practice for the Control of Pollution and noise from Demolition and Construction Sites, May 2008.

APPLICATION NO. C2016/73686/FUL - CENTURY YOUTH CENTRE, FELLOWES ROAD

Conditions

(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:

A3_P001, A3_P002, A3_P003, A3_P004, A3_P005, A3_P006, A3_P007, A3_P008, A3_P009, A3_P010, A3_P011, A3_P012, A3_P013, A3_P014, A3_P015, A3_P016, A3_P017, A3_P018, A3_P019, A3_P020, A3_P021, A3_P022, A3_P023, A3_P024, A3_P025, A3_P026, A3_P027, A3_P028, A3_P029, A3_P030, A3_P031, A3_P032, A3_P033 and A3_P034.

In addition to the drawings listed above, the following documents have been taken into account in the consideration of the application:

Design and Access Statement (Bell Phillips Architects) February 2016, Topographical (EDI Surveys Ltd) Survey October 2015, Utilities Search (Cornerstone Projects Ltd) September 2015, Transport Statement (Russell Giles Partnership Limited) February 2016, Explosive Ordnance Desktop Threat Assessment (Dynasafe) November 2015, Phases 1 Habitat Survey Report (Ramboll) September 2015, Planning Report (BDP) February 2016, Archaeological Desk Based Assessment (CGMS Consulting) February 2015, Arboricultural Impact Assessment and Method Statement (Crown Consultants) January 2016, Daylight and Sunlight Assessment (Herrington Consulting Limited) February 2016, SuDS Assessment (Morgan Tucker Consulting Engineers) December 2015 and a Sustainability Statement, Residential Overheating Risk, Energy Strategy, Code for Sustainable Homes Pre-Assessment Report (Hilson Moran) February 2016,

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

(3) Prior to the commencement of development, full details and samples where applicable showing the type and treatment of the materials to be used on the exterior of the buildings, shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials and completed prior to its occupation/use and retained thereafter.

Reason: To safeguard the visual amenities of the area and to ensure compliance with policy BP12 of the Core Planning Strategy which seeks to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(4) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.

Reason: In order to achieve the principles and objectives of Secured by Design to improve community safety and crime prevention in accordance with policy DM1 of the Site Development Policies DPD and Supplementary Planning Document No.1 'Designing Out Crime'.

(5) Prior to occupation of the site, full details of all 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, paying particular attention to 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 are (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.

(6) Prior to building work starting on site, a detailed scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate site drainage and flood risk management measures, including SuDS, in order to manage surface water run-off as close to its source as possible in line with the Mayor's drainage hierarchy contained in London Plan Policy 5.12. The submitted site drainage/SuDS scheme should:

(i) provide details of the design storm period and intensity, proposed SuDS measures to delay (attenuate) and control the rate of surface water discharged from the site and proposed measures to prevent pollution of the receiving groundwater and/or surface waters;

(ii) provide calculations carried out by an appropriately qualified professional to show that peak run-off rates for the 1 in 100 year 6-hour storm event (plus 30% for climate change) will be as close to the calculated greenfield runoff rate as possible for the same event, and will ensure a minimum discharge rate of 5 litres per second per outfall;

(iii) include a timetable for its implementation; and

(iv) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To comply with Policy DM7 of the Site Development Policies DPD and London Plan Policy 5.12.

(7) Prior to development, the removal of vegetation identified as suitable for nesting birds should be undertaken outside of the bird nesting season, which is approximately between March and August inclusive. If vegetation clearance cannot be undertaken outside of the bird nesting season a suitably qualified ecologist should check for evidence of nesting birds prior to clearance or demolition. If nesting birds are present when site clearance is scheduled, clearance works will need to be delayed until all chicks have fledged.

Reason: To comply with Policy DM17 of the Site Development Policies DPD.

(8) Invasive species have been identified as being present on site in Section 5.3.4 of the Phase 1 Habitat Survey Report. One of the species identified is on Schedule 9 of the WCA 1981 (as amended) and as such it would be an offence to cause its spread in the wild. The arising from the clearance works should be removed from the site and disposed of appropriately. The landscaping proposals for the proposed development should not include any species listed within Schedule 9 or detailed in the LISI list of problematic plants.

Reasons: To comply with Policy DM17 of the Site Development Policies DPD.

(9) Prior to occupation, each dwelling should incorporate bird nesting features. All details shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and completed prior to its occupation/use and retained thereafter.

Reasons: To comply with Policy DM17 of the Site Development Policies DPD.

(10) Dwellings 1 to 10 (Drawing A3_P004) shall not be occupied until pedestrian/vehicle visibility splays of 43m by 2.4m have been provided on each side of the shared access road on Fellowes Road, the depth measured from the back of the footway and the widths outwards from the edges of the access and thereafter permanently retained; no fence, wall or other obstruction to visibility exceeding 0.6m in height above the surface of the adjoining highway shall be erected within the area of such splays. The visibility splays shall thereafter be permanently maintained.

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

(11) Dwellings 11 to 15 (Drawing A3_P004) shall not be occupied until pedestrian/vehicle visibility splays of 2m by 2m have been provided on each side of the dedicated vehicular accesses along Fellowes Road, the depth measured from the back of the footway and the widths outwards from the edges of the access and thereafter permanently retained; no fence, wall or other obstruction to visibility exceeding 0.6m in height above the surface of the adjoining highway shall be erected within the area of such splays. The visibility splays shall thereafter be permanently maintained.

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

(12) No demolition or construction works, including site excavation or any external site works, the operation of plant and machinery, the erection of scaffolding, the delivery of materials, the removal of materials and spoil from the site and the use of any sound amplification equipment, shall take place outside 0800hours to 1800hours Mondays to Fridays and 0800hours to 1300hours on Saturdays and at no time on Sundays or Bank Holidays.

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

(13) 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) means to prevent deposition of mud on the highway and wheel washing facilities.
- (h) means to minimise dust pollution, air pollution and suppress noise and vibration in order to protect surrounding residential properties from any disturbance;
- (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.
- (l) Hours of construction.

have been submitted to and approved in writing by the Local Planning Authority; and only the approved details shall be implemented during the construction period.

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

(14) The development hereby approved shall not be implemented until a contaminated land assessment and associated remedial strategy, has been submitted to, and agreed in writing by the local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment.

(15) The approved remediation works shall be completed on site, in accordance with a quality assurance scheme, agreed as part of the contaminated land assessment.

Reason: To prevent harm to human health and pollution of the environment.

(16) If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved.

Reason: To prevent harm to human health and pollution of the environment.

(17) On completion of the agreed remediation works, a closure report and certificate of compliance, endorsed by the interested party/parties shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment.

(18) Prior to the commencement of the use the applicant shall provide details of all domestic boilers installed demonstrating that the rated emissions of Oxides of Nitrogen (NOx) do not exceed 30 mg/kWh, in writing for the approval of the Local Planning Authority.

Reason: To minimise the adverse impacts of air pollution during the lifetime of the development in accordance with Policy DM6-DM10 of Sutton's Site Development Policies DPD.

(19) Within 3 months of building work starting on site, a Code for Sustainable Homes 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 minimum Level 4 rating will be achieved for each of the dwellings.

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

(20) Prior to first occupation of the development, a Code for Sustainable Homes Final (Post-Construction) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to demonstrate that Level 4 has been achieved for each of the dwellings. 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.

(21) Prior to building work starting on site, 'as-designed' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) must be submitted to the Local Planning Authority and approved in writing which demonstrate how each of the proposed dwellings will apply the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to secure at least a 43% reduction in CO2 emissions below the target emission rate (TER) based on Part L1A of the 2013 Building Regulations and at least a 20% reduction in total emissions (regulated and unregulated) through on-site renewable energy generation.

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

(22) Prior to occupation of the development, 'as-built' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) should 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 Energy Strategy. 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 comply with Policy DM6 of Sutton's Site Development Policies DPD.

(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 over a Principal Aquifer and within SPZ1).

(24) No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: In the interest of archaeological protection.

(25) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no part of the building shall be used as a house in multiple occupation without planning permission from the Local Planning Authority.

Reason: In order that the Local Planning Authority may exercise further control of potential impacts from a house of multiple occupation and in the interests of highway safety, the amenities of occupiers of nearby properties and the amenities of the future occupiers of the building.

(26) Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015, Schedule 2, Part 1 (or any Order amending or revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Classes A, B, C, D, E and F to the above Schedule, Part 1, to that Order.

Reason: In order for the Council to maintain a degree of control over future development within the site.

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) 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.

(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.

(4) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.

(5) Attention is drawn to the need to comply with the Equality Act 2010. The implementation of this planning permission does not over-ride the need to achieve full compliance with the Equality Act.

(6) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. 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.

(7) 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.

(8) The applicant's attention is drawn to the fact that the London Borough of Sutton monitors the implementation of permissions and in particular that conditions imposed are fully complied with. Should you have any queries with regard to the discharge of the conditions please telephone 020 8770 5070 for further information.

(9) The permission hereby granted does not grant the right of the applicant to carry out works to trees adjacent to the site, on public highways land. Prior to the commencement of works or the storage of materials or machinery on site, the applicant shall arrange access facilitation pruning of trees TG396 Alder and Willow with the Council's Senior Arboricultural Officer, Ben Morris. The Senior Arboricultural Officer shall be given a minimum of ten days' notice, and all works agreed shall be in accordance with the recommendations and guidelines within British Standard BS 3998:2010 'Tree Work - Recommendations'.

(10) 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 development related to the S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(11) Under (Section 163) Highways Act 1980 the surface water drainage of the site should be designed so as to prevent the discharge of water onto the public highway.

(12) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

(13) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority.

(14) The developer is reminded that under the Highways Act 1980 Sections 131, 148 and 149, it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and also to prosecute persistent offenders.

(15) Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with

Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under Historic England, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST Telephone 020 7973 3700 Facsimile 020 7973 3001 HistoricEngland.org.uk Please note that Historic England operates an access to information policy. Correspondence or information which you send us may therefore become publicly available. schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

(16) The contaminated land assessment shall include: -

- A desk top study detailing the history of the site's uses and proposing a site investigation strategy based on the relevant information discovered by the desk study all of which is to be submitted to the local planning authority for approval.
- A site investigation, including relevant soil gas surface and groundwater sampling, carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- A site investigation report, in accordance with BS 5930:1999 (Code of Practice for Site Investigations & BS10175: 2013 Code of Practice Investigation of Potentially Contaminated Sites) detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy.
- All work should generally be in accordance with the Environmental Protection Act 1990 (Part IIA), Statutory Guidance on Contaminated Land together with other relevant legislation and guidance as described in the DEFRA documents Contaminated Land Research Reports, CLR Series, 1994.

(17) The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters. All work should be in accordance with the HSE document 'Protection of workers & the general public during the development of Contaminated Land'.

(18) The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary 'Duty of Care' documentation detailing what waste materials have been removed from the site.

(19) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

(20) There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

(21) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

(22) With regard to water supply, this comes within the area of the Sutton & East Surrey Water Company. For your information the address to write to is -Sutton & East Surrey Water Company, London Road, Redhill, Surrey, RH1 1LJ Tel - (01737) 772000.

APPLICATION NO. D2016/73439/FUL - JOHN FISHER ROMAN CATHOLIC HIGH SCHOOL, PEAKS HILL

Conditions

(1) The development must be begun not later than the expiration of three years from the date of approval of planning ref. D2015/72166/FUL.

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 approved plans and documents:

FQ097-01-100 Rev A, FQ097-01-110 Rev A, FQ097-01-120 Rev D, FQ097-01-130 Rev A, FQ097-01-140 Rev D, FQ097-01-150 Rev D, FQ097-01-260 Rev D, FQ097-01-280 Rev D, FQ097-01-281 Rev D, FQ097-01-1200 Rev D, FQ097-01-2000 Rev E, FQ097-01-2100 Rev E, FQ097-01-2201 Rev A, FQ097-01-2300 Rev A, 2282P_TPP_01 Rev C, FQ097-01-1412 Rev F, undated letter from Headteacher Mr M J Scully, Ground Investigation carried out by Key GeoSolutions Ltd dated 8 April 2015, Certificate of Analysis carried out by Key GeoSolutions Ltd dated 20 April 2015, Petition in support dated 14 May 2015, BREEAM Ecological Assessment dated March 2015, BREEAM UK New Construction 2014 Pre-Assessment Estimator, BRUKL Output Document, IES Modelling report dated 31 May 2015, Arboricultural Impact Assessment dated August 2015, Method Statement dated August 2015, Planning Statement, Design & Access Statement, School Travel Plan dated May 2015, School Travel Plan Appendix B, Parking Survey, Transport Assessment and JCW Absorbent Sound Screen.

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

(3) The development shall be carried out in line with the materials approved by the Local Planning Authority on 17th December 2015.

Reason: To safeguard the visual amenities of the area and to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(4) The development shall be carried out in line with the details approved by the Local Planning Authority on the 17th December 2015.

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

(5) Prior to the development being occupied an amended Travel Plan describing in detail the measures to be implemented, which will reduce travel by car and in the interests of promoting sustainable transport modes, to include but not be limited to the following:

- Hands up mode of travel surveys with pupils and staff annually.
- An initial paper or online consultation survey with pupils and staff.
- Establishment of a working group.
- Participation in a walking / cycling zone project which includes development of a map for staff.
- Utilisation of TfL's New Pupils toolkit (this could happen as part of the Travel Ambassador's work).
- Provision of Bikeability cycle training to year 7 as a minimum.
- Provision of cycle storage, sufficient for 5% of the school population, along with scooter storage space.
- Staff showers and a changing area with a drying room for staff, as well as locker space for pupils and staff.
- Complete other activities as stated in STAR's to reach Bronze level.

shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented by the school and monitored and enforced by the Local Planning Authority in accordance with the approved details.

Reason: To promote sustainable transport choices to encourage access by non-car modes and reduce the need to travel especially by car.

(6) The development hereby approved may only be carried out in accordance with the submitted tree protection plan (dwg ref: 2282P_TPP_01 Rev C) and the associated arboricultural method statement.

Reason: In order to safeguard the retention of existing trees on and adjacent to the site that represent significant visual amenity.

(7) The development shall be carried out in line with revises drawings FQ097-01-120, FQ097-01-140, FQ097-01-150 and FQ097-01-260 (all rev F), approved by the Local Planning Authority on the 17th December 2015.

Reason: To ensure the adequate protection of trees on and adjacent to the site which make a valuable contribution to the character of the area.

(8) The development hereby approved may only be carried out in accordance with the submitted tree protection plan (dwg ref: 2282P_TPP_01 Rev C) and the associated arboricultural method statement.

Reason: In order to safeguard the retention of existing trees on and adjacent to the site that represent significant visual amenity.

(9) The development shall be carried out in line with the hard and soft landscaping details approved by the Local Planning Authority on the 11th January 2016.

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

(10) The development shall be carried out in line with drawing 1022-01 and Landscaping Specification details approved by the Local Planning Authority on the 11th January 2016.

Reason: Having regard to the biodiversity value and potential of the site.

(11) If during implementation of this development, evidence of ground contamination is encountered it shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to the Local Planning Authority

Reason: To prevent harm to human health and pollution of the environment.

(12) Noise from plant, shall be assessed and rated in accordance with BS4142:1997. The rated noise level shall not exceed a noise level 5dB below the background noise level at nearby noise sensitive windows. Alternatively, the noise from the plant shall not exceed 35 dBLAeq(5 minutes) at nearby noise sensitive windows.

Reason: Having regard to neighbouring amenity.

(13) The development shall be carried out in line with the details approved by the Local Planning Authority on the 11th January 2016.

Reason: To ensure that runoff rates are within acceptable levels.

(14) Within 3 months of building work starting on site, 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 the development will demonstrate an overall 'Very Good' rating, with a minimum of 5 credits achieved under criterion ENE 01 on 'Reduction of energy use and carbon emissions'.

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

(15) Prior to first 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 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 comply with Policy DM5 of Sutton's Site Development Policies DPD.

(16) Prior to occupation of the development, documentary evidence incorporating 'as-built' BRUKL outputs prepared under the simplified building energy model (SBEM) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has achieved at least a 40% reduction in CO2 emissions below the target emission rate (TER) based on Part L2A of the 2010 Building Regulations and seek to achieve at least a 20% reduction in total CO2 emissions (regulated and unregulated) through on-site renewable energy generation.

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

(17) The development shall be carried out in line with the details approved by the Local Planning Authority on the 8th December 2015, which demonstrates that the maximum BREEAM credits will be achieved respectively under criteria Mat 01 on 'Life cycle impacts' and Mat 03 on 'Responsible sourcing of materials' of the BREEAM New Construction 2014 scheme.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD and Sutton's One Planet Action Plan targets.

(18) The proposed windows in the east facing elevation of the development hereby approved shall be glazed with obscure glass fixed shut in a manner that they cannot be opened and so maintained.

Reason: To safeguard the current level of privacy enjoyed by the occupants of adjoining properties.

(19) The proposed air conditioning units shall not be used between the hours of 22:00 to 7:00 Monday to Saturday and not on Sundays or Bank Holidays.

Reason: Having regard to neighbouring amenity.

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

(4) The use of a suitably qualified arboricultural consultant is advised to ensure that approved arboricultural details (particularly the position of tree protective fencing) are correctly implemented. All works shall comply with the recommendations and guidelines contained within relevant British Standard BS 5837:2012.

(5) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

(6) With regard to water supply, this comes within the area of the Sutton & East Surrey Water Company. For your information the address to write to is -Sutton & East Surrey Water Company, London Road, Redhill, Surrey, RH1 1LJ Tel - (01737) 772000.

(7) The applicant's attention is drawn to the fact that the London Borough of Sutton monitors the implementation of permissions and in particular that conditions imposed are fully complied with. Should you have any queries with regard to the discharge of the conditions please telephone 020 8770 5070 for further information.

(8) In relation to Condition 10, the soft landscaping scheme of value for wildlife should expand on the recommendation given in section 5.1.2 of the submitted Ecological Assessment, (which refers solely to tree and shrub species of value). A variety of non-native species can be utilised, the RHS' Perfect for Pollinators is a useful start: <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/encourage-wildlife-to-your-garden/plants-for-pollinators>. However, a high proportion (at least 50%) should be of native and local provenance to provide suitable habitat for the various life-stages of local invertebrates.

APPLICATION NO. C2016/73475 - CARSHALTON HIGH SCHOOL FOR GIRLS

Conditions

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: PL203A, PL204B, PL105B, PL106B and PL107A.

In addition to the drawings listed above, the following documents have been taken into account in the consideration of the application: Bat Roost Potential Survey dated January 2013, Arboricultural Impact Assessment dated December 2013, 'Adjusted Elevations show Ventilation Grilles' statement submitted 24th February 2016, 'Low Leakage Insulated Dampers' brochure submitted 24th February 2016.

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

(2) The development hereby approved shall be completed in accordance with details approved in respect of Condition 3 of C2014/70052/3FR in the relevant letter dated 8th June 2014.

Reason: To safeguard the visual amenities of the area and to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(3) The development hereby approved shall be completed in accordance with details approved in respect of Condition 4 of C2014/70052/3FR in the relevant letter dated 8th June 2014.

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

(4) The development hereby permitted shall not be occupied until appropriate refuse storage facilities have been provided in accordance with a scheme that shall have been agreed in advance in writing by the Local Planning Authority. Such storage provision shall thereafter be kept for the use of the development hereby approved.

Reason: To ensure compliance with Policy BP12 of the Core Planning Strategy DPD and Policy DM1 of the Site Development Policies DPD, and also Section 32 of the Environmental Protection Act 1990 (i.e. Duty of Care to dispose of waste) and EC Regulation 852/2004 (i.e. duty to keep food waste in closed receptacles for regular removal).

(5) The recommendations of the 'Bat Roost Potential Survey' dated 23 January 2014 (pages 2 and 3) submitted with the application shall be followed in full during the appropriate season. No demolition/removal of permanent or temporary buildings on site shall occur until the results of any surveys have been presented in writing to the Local Planning Authority (LPA) and then approved in writing. Any recommendations made by the LPA in response to that documentation shall be completed in full and retained as requested thereafter.

Reason: In the interests of conserving protected species and biodiversity on site.

(6) Prior to first occupation of the building, a BREEAM New Construction 2011 Final (Post-Construction) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to demonstrate 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 comply with Policy DM5 of Sutton's Site Development Policies DPD

(7) Prior to occupation, evidence (e.g. copies of 'as-built' SBEM worksheets based on the National Calculation Method and implemented through Simplified Building Energy Model software) should 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 40% 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 comply with Policy DM6 of Sutton's Site Development Policies DPD

(8) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part A (details approved in respect of Condition 9 in the relevant letter dated 8th June 2014), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

(9) The development hereby approved shall be completed in accordance with details approved in respect of Condition 10 of C2014/70052/3FR in the relevant letter dated 8th June 2014.

Reason: To comply with Policy DM1 of the Site Development Policies DPD.

(10) The removal of any trees and vegetation shall take place outside of the bird nesting season (March to September inclusive) unless first inspected by a suitably qualified ecologist, as recommended by the submitted 'Bat Roost Potential Survey' dated 23 January 2013. All planting, seeding or turfing shown in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner, 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 comply with Policy DM1 of the Site Development Policies DPD.

(11) Details of any proposed lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved to demonstrate how light spillage to the surrounding area will be minimised. The external

lighting shall be installed in accordance with the approved details and shall be retained as installed thereafter.

Reason: In order to ensure that the development does not cause light pollution to surrounding properties, whilst at the same time creating a safe and secure environment.

(12) The existing vehicle access gate to the south of the site, indicated as 'emergency access only' on drawing no. 487 PL104, shall not be opened at any time for access by vehicles, other than by emergency or maintenance vehicles, and shall also not be used by pedestrians.

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

(13) Occupation of the development shall not commence until a community use agreement, prepared in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the proposed sports hall and shall include details of pricing policy, hours of use, access by non-education users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority (in consultation with Sport England) considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement, and unless otherwise agreed in advance and in writing by the Local Planning Authority.

Reason: To secure well managed and safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy

(14) The new playing field area shall be provided in accordance with drawing no. 487 PL104 and made available for use before first occupation of the development hereby permitted.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision.

(15) No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and
- (ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority (after consultation with Sport England). The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose.

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 2011, 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) Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.
- (4) The submitted documentation indicates that the existing kitchen/canteen block may contain asbestos. This should be removed by an appropriately licensed contractor in a manner considered to be appropriate by national legislation covering such matters (i.e. The Hazardous Waste (England and Wales) Regulations 2005).
- (5) Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Development Control - Transport Planning and Works Section at 24 Denmark Road in Carshalton (tel. 020 8770 6455).
- (6) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority.
- (7) The developer is reminded that under the Highways Act 1980 Sections 131, 148 and 149, it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and also to prosecute persistent offenders.
- (8) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- (9) Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. It is also recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.
- (10) Some advice is given in 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems', a report prepared by Netcen on behalf of Department for Environment, Food and Rural Affairs dated January 2005.

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

APPLICATION NO. A2016/73474/3FR - CHEAM PARK FARM INFANTS SCHOOL

Conditions

(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: 5143197-ATK-Z1-00-PL-A-1010 Rev. P1.1, 5143197-ATK-Z1-00-DE-A-1014 Rev. P1.0, 5143197-ATK-Z1-00-DE-A-1015 Rev. P1.0, 5143197-ATK-Z1-00-PL-A-1013 Rev. P1.2, 5143197-ATK-Z1-ZZ-DR-A-1800 Rev. P1.1, 5143197-ATK-Z1-00-PL-A-1012 Rev. P1.1, 5143197-ATK-Z1-ZZ-SE-A-1400 Rev. P1.1, 5143197-ATK-Z1-00-EL-A-1111 Rev. P1.1, 5143197-ATK-Z1-00-PL-A-1011 Rev. P1.1, 5143197-ATK-Z1-00-EL-A-1110 Rev. P1.1, 5143197-ATK-XX-00-DR-P-5002 Rev. P1, 5143197-ATK-Z1-00-PL-A-1106 Rev. P1.1, 5143197-ATK-XX-00-DR-P-5004 Rev. P1, 5143197-ATK-Z1-RF-PL-A-1101 Rev. P1.1, 5143197-ATK-Z1-RF-PL-A-1201 Rev. P1.1, 5143197-ATK-Z1-GF-PL-A-1200 Rev. P1.2, 5143197-ATK-Z1-GF-PL-A-1100 Rev. P1.1, 5143197-ATK-Z1-ZZ-EL-A-1301 Rev. P1.3, 5143197-ATK-Z1-ZZ-EL-A-1300 Rev. P1.3, Construction Environmental Management Plan, Transport Statement dated January 2016, Design and Access Statement dated January 2016,

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

(3) All external facing materials, treatments and finishes shall be similar to those of the original building. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the extension harmonises with the existing building.

(4) Prior to building work starting on site, an Energy Statement incorporating 'as designed' BRUKL outputs based on the simplified building energy method (SBEM), together with calculations of non-regulated CO2 emissions based on the Chartered Institution of Building Services Engineers (CIBSE) guide or similar, must be submitted to the Local Planning Authority and approved in writing which demonstrates how the development will minimise CO2 emissions through application of the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) and achieve at least a 10% reduction in total CO2 emissions (regulated and unregulated) through on-site renewable energy generation.

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

(5) Prior to occupation of the new classrooms, copies of 'as-built' BRUKL outputs based on the simplified building energy method (SBEM) and finalised calculations of non-regulated CO2 emissions, based on the CIBSE guide or similar, should 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 10% reduction in total CO2 emissions through on-site renewable energy generation, 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 comply with Policy DM6 of Sutton's Site Development Policies DPD

(6) Prior to building work starting on site, a site specific Flood Risk Assessment (FRA) together with a scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate site drainage and flood risk management measures, including SUDS, in order to manage surface water run-off as close to its source as possible in accordance with the Mayor's drainage hierarchy. The proposed scheme should ensure that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to and no more than 3 times the calculated greenfield run-off rate for the same event, and ensure a minimum discharge rate of 5 litres per second per outfall.

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

(7) Prior to first occupation of the new classrooms, written confirmation that the approved site drainage and flood risk management measures, including SUDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further evidence must be provided to show that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to and no more than 3 times the calculated greenfield run-off rate for the same event, and ensure a minimum discharge rate of 5 litres per second per outfall. All the measures implemented shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM7 of Sutton's Site Development Policies DPD.

(8) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for secure cycle parking. The cycle parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To encourage access by non-car modes and to comply with policy DM22 of the Site Development Policies DPD.

(9) The development hereby permitted shall only be carried out in accordance with the approved Construction Environmental Management Plan.

Reason: In order to safeguard the amenity of neighbouring occupiers in accordance with Policy DM2 and DM12 of the Site Development Policies DPD.

(10) Prior to commencement of the development the mitigation measure contained within the Ecological Impact Assessment shall be carried out and evidence of their implementation provided to the satisfaction of the Local Planning Authority

Reason: To comply with policy DM17 of the Site Development Policies DPD.

(11) Within 6 months of the date of this decision, a revised Travel Plan for the school shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall then be reviewed annually and evidence of any revision to the plan shall be submitted to the Local Planning Authority. The travel plan shall then be fully implemented in accordance with the approved plan and agreed revisions to it.

Reason: To encourage non car modes of travel to the site by pupils and staff, to mitigate against the loss of on site car parking and to comply with Policy DM19, DM21 and DM22 of the Site Development Policies DPD.

(12) Prior to the commencement of development, details of the scooter pods shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved detail and provided permanently on site unless agreed in writing by the Local Planning Authority.

Reason: To ensure the visual amenity of the area, and to comply with policy DM1 and DM3 of the Site Development Policies DPD.

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) 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. C2015/73309 - LAND BETWEEN 21 AND 25 YORK STREET, MITCHAM JUNCTION

Conditions

(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: 001, 01-03, 04 Rev. A, 05-07, 08 Rev. A, P01, 'front yard' plan.

In addition, the following supporting documentation has formed part of the material consideration of this application: Energy Statement, letter from Stuart Edwards Fullmoon dated 30th March 2015, Design and Access Statement, Planning Statement, York Road Traffic Report (as amended 8th February 2016).

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

(3) The type and treatment of the materials to be used on the exterior of the dwelling shall be approved in writing by the Local Planning Authority prior to the development being carried out. Samples and/or brochure materials shall be submitted where appropriate. The approved materials shall be used in the construction of the development hereby approved and the development shall be completed prior to its occupation/use.

Reason: To safeguard the visual amenities of the area.

(4) No development shall take place until there has been submitted to and approved by the Local Planning Authority a detailed scheme of hard and soft landscaping for the front and rear gardens and vehicle hardstandings. Hardstanding areas shall be constructed of

permeable materials. The agreed measures shall thereafter be implemented and retained as such.

Reason: To protect the visual amenity and privacy of residential occupiers.

(5) All planting, seeding or turfing shown in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner, 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 landscaping schemes, provide where appropriate adequate privacy and screening, boundary treatments and promote satisfactory townscape.

(6) Details of secure and covered cycle storage and refuse storage provision shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved. The approved details shall be installed and retained as long as the development is in existence.

Reason: In order to meet the Council's highways and waste management policies.

(7) Prior to occupation, 'as-built' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) must be submitted to the Local Planning Authority and approved in writing to demonstrate that the new dwelling will achieve at least a 19% reduction in CO2 emissions below the target emission rate (TER) based on Part L1A of the 2013 Building Regulations and at least a 10% reduction in total emissions (regulated and unregulated) through on-site renewable energy generation. 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 comply with Policy DM6 of Sutton's Site Development Policies DPD

(8) Prior to building work starting on site, a site specific Flood Risk Assessment (FRA) together with a scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate site drainage and flood risk management measures, including SUDS, in order to manage surface water run-off as close to its source as possible in accordance with the Mayor's drainage hierarchy. The proposed scheme should ensure that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to and no more than 3 times the calculated greenfield run-off rate for the same event, and ensure a minimum discharge rate of 5 litres per second per outfall. Prior to first occupation of the dwelling, written confirmation that the approved site drainage and flood risk management measures, including SUDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing.

Reason: To comply with Policy DM7 of Sutton's Site Development Policies DPD.

(9) The development hereby approved shall not be implemented until a contaminated land assessment and associated remedial strategy, has been submitted to, and agreed in writing by the local Planning Authority. The approved remediation works shall

be completed on site, in accordance with a quality assurance scheme, agreed as part of the contaminated land assessment.

Reason: To prevent harm to human health and pollution of the environment.

(10) If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved. On completion of the agreed remediation works, a closure report and certificate of compliance, endorsed by the interested party/parties shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment.

(11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Class(es) A-D to Part 1 of Schedule 2 to that Order.

Reason: To protect the amenities of neighbouring occupiers

(12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no part of the building shall be used as a house in multiple occupation without planning permission from the local planning authority.

Reason: In order that the Local Planning Authority may exercise further control of potential impacts from a house of multiple occupation and in the interests of highway safety, the amenities of occupiers of nearby properties and the amenities of the future occupiers of the building.

(13) The bathroom window in the first floor rear elevation of the development hereby approved shall be fitted within obscured glazing and fixed shut up to a point 1.7 metres from first floor level in a manner so that it cannot be opened, and that window shall be retained as such thereafter.

Reason: To safeguard the current level of privacy enjoyed by the occupants of adjoining properties

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 Council was able to negotiate successfully with the applicant to amend the application so that it complied with the relevant policies. Sutton Council has accordingly granted planning permission.

(4) This permission creates one or more new units which will require a correct postal address. 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.

(5) The Council consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL).

Please note that if you commence work without giving prior notice of the start date the CIL charge must be paid immediately.

(6) The contaminated land assessment shall include:

(a) a site investigation, including relevant soil gas surface and groundwater sampling, carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology to quantify the risks to the future users from the private public gardens;

(b) a site investigation report, in accordance with BS 5930:2015 (Code of Practice for Site Investigations & BS10175:2011 + A1 2013 Code of Practice Investigation of Potentially Contaminated Sites) detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy;

(c) all work should generally be in accordance with the Environmental Protection Act 1990 (Part IIA), Statutory Guidance on Contaminated Land together with other relevant legislation and guidance as described in the DEFRA documents Contaminated Land Research Reports, CLR Series.

(7) The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

All work should be in accordance with the HSE document 'Protection of workers & the general public during the development of Contaminated Land'.

The decommissioning and removal of all redundant fuel storage tanks is to be in accordance with the Health and Safety Executives (HSE) Health and Safety Guidance.

(8) The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary 'Duty of Care' documentation detailing what waste materials have been removed from the site.

APPLICATION NO. A2016/73670 - 76 WALTON AVENUE, NORTH CHEAM, SM3 9UB

Conditions

(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: Location Plan, Existing Plans & Elevations & Section, Proposed Plans & Elevations & Section.

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

(3) All external facing materials, treatments and finishes shall be similar to those of the original building. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the extension harmonises with the existing building.

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) 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.

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