

PLANNING COMMITTEE

29 June 2016 at 7.30 pm

MEMBERS: Councillor Samantha Bourne (Chair), Councillor Muhammad Sadiq (Vice-Chair) and Councillors Hamish Pollock, Jason Reynolds, Margaret Court, Vincent Galligan, Patrick McManus, Graham Whitham, Tim Crowley (Substitute).

8. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Kevin Burke and Councillor Tony Shields (for whom Councillor Tim Crowley attended as substitute).

9. MINUTES

The Minutes of the meeting held on 18 May 2016 and 08 June 2016 were approved as a correct record, and signed by the Chair, subject to the following amendments:

Amendments to Minutes of 18 May 2016:

Application no. A2015/73137 – 700 London Road, North Cheam

- Declarations of Interest (Minute 201): to read “new office of the Sutton and Cheam Liberal Democrats.”

Application no. D2016/73711 – Marston Court

- Under the last paragraph marked ‘Resolved’ (Minute 210), to read “the decision for application No. D2016/73711 be deferred to a later meeting of the Committee.”

10. DECLARATIONS OF INTEREST

Members declared interests regarding the following agenda items:

4. APPLICATION NO. D2016/74127 - Beddington Park and the Grange Wallington.

Councillor Hamish Pollock, Non Pecuniary, was involved in meetings of the Friends of Beddington Park some years ago.

7. APPLICATION NO. A2016/74349 & A2016/74348 - Whitehall, 1 Malden Road, Cheam, SM3 8QD.

Councillor Graham Whitham, Non Pecuniary, Member of the Friends of Whitehall.

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9. APPLICATION NO. C2016/74298 - The Old Rectory, Festival Walk, Carshalton, SM5 3NY.

Councillor Hamish Pollock, Non Pecuniary, knew people involved in an application to bid for the use of The Old Rectory.

Councillor Tim Crowley, Non Pecuniary, had sat on Local Committees where the use of The Old Rectory was discussed.

11. ORDER OF ITEMS

Members agreed to rearrange the order of the agenda so that the planning applications without objections could be discussed first. Items 7, 8, 9 and 10 were brought forward to this effect.

12. APPLICATION NO. A2016/74349 & A2016/74348 - WHITEHALL, 1 MALDEN ROAD, CHEAM, SM3 8QD

The Committee considered a report on the above applications for:

A2016/74349: Demolition of cellar access enclosure and side addition known as 'Roy Smiths Gallery' and erection of a two storey side/rear extension to provide staircase and lift enclosure, re-building side gallery at an increased height and change of use of wardens flat (Class C3) into additional floor space for museum use (Class D1) together with access ramps to side and rear and associated hard and soft landscaping (amendments to previously approved application A2015/71490/3FR).

A2016/74348 - Listed building application involving demolition of cellar access enclosure and side addition known as 'Roy Smiths Gallery' and erection of a two storey side/rear extension to provide staircase and lift enclosure, re-building side gallery at an increased height and internal alterations associated with conversion of flat into museum use; Modifications to main building to include widening/removal/reinstatement of internal/external doors, removal/installation of internal access ramps and steps, remedial works, raising floor levels (where necessary), removal of beam to lower kitchen (ground floor), removal of screen glazing and new balustrade (first floor), extension of viewing platform with new guarding (second floor), remedial works to roof timbers and secondary glazing to windows together with external access ramps and associated works (amendments to previously approved application A2015/71491/LBC).

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

A2016/74349:

To grant (9) Councillors Samantha Bourne, Muhammad Sadiq, Jason Reynolds, Hamish Pollock, Margaret Court, Vincent Galligan, Patrick McManus, Tim Crowley and Graham Whitham.

A2016/74348:

To grant (9) Councillors Samantha Bourne, Muhammad Sadiq, Jason Reynolds, Hamish Pollock, Margaret Court, Vincent Galligan, Patrick McManus, Tim Crowley and Graham Whitham.

Resolved: That planning permission be granted for applications No. A2016/74349 & A2016/74348, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

13. APPLICATION NO. B2016/74150 - 7 CROWNBOURNE COURT, ST NICHOLAS WAY, SUTTON, SM1 1JE

The Committee considered a report on the above application for installation of external access ramp and new door to the rear of ground floor flat within sheltered accommodation block.

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 Samantha Bourne, Muhammad Sadiq, Jason Reynolds, Hamish Pollock, Margaret Court, Vincent Galligan, Patrick McManus, Tim Crowley and Graham Whitham.

Resolved: That planning permission be granted for application No. B2016/74150 subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

14. APPLICATION NO. C2016/74298 - THE OLD RECTORY, FESTIVAL WALK, CARSHALTON, SM5 3NY

The Committee considered a report on the above application for a retrospective application for Listed building consent to repair all external wall fractures with helical bars to 'Helifix' specifications, to tie in the Southern flank wall to the floors and roof and to reinforce, repair and repoint eroded brickwork and mortar, repair fractured steps to external staircase, repairs to replace and refix floor boards and window casements, repairs of the upper timber floor in accordance with the original NPS specification and details, repairs to damp wall finishes, repairs to deteriorating and water stained timber beams and repairs to crack wall finishes and redecorate.

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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 Samantha Bourne, Muhammad Sadiq, Jason Reynolds, Hamish Pollock, Margaret Court, Vincent Galligan, Patrick McManus, Tim Crowley and Graham Whitham.

Resolved: That planning permission be granted for application No. C2016/74298 subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

15. APPLICATION NO. B2016/74337 - WESTBOURNE PRIMARY SCHOOL, ANTON CRESCENT, SUTTON, SM1 2NT

The Committee considered a report on the above application for erection of a two storey modular building with W.C facilities to provide additional classrooms.

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 Samantha Bourne, Muhammad Sadiq, Jason Reynolds, Hamish Pollock, Margaret Court, Vincent Galligan, Patrick McManus, Tim Crowley and Graham Whitham.

Resolved: That planning permission be granted for application No. B2016/74337, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

16. ORDER OF ITEMS

As Councillor Richard Broadbent wished to speak on Application A2016/73996 in his capacity as Ward Councillor and needed to attend another local meeting that evening, the Chair reordered the items so that Item 5 could be considered next.

17. APPLICATION NO. A2016/73996 - 239-241 CHEAM COMMON ROAD AND LAND TO THE REAR OF 225, 227 AND 229 CHEAM COMMON ROAD, WORCESTER PARK, KT4 8ST

The Committee considered a report on the above application for redevelopment of the existing commercial and residential garden site to provide a mixed retail and residential development comprising a terrace of eight 3-bedroomed three storey houses. Erection a two storey extension to the existing Class B8 ancillary retail / office building to create a ground floor shop unit and conversion of the extended

space above to create a 2-bedroomed self-contained flat. Provision of cycle and refuse storage and 12 car parking spaces.

The application had been de-delegated by Councillor Richard Broadbent.

Following an Officer presentation, Members asked for clarification on:

- The obscured glaze requirements.
- The boundary line.
- Natural drainage in the area.
- Length of gardens concerned.
- Distance to neighbouring property.

Kenneth Harverson, an objector, and Councillor Richard Broadbent, a ward councillor, addressed the meeting under Standing Order 31, and the applicant Jo Tasker replied.

The principal issues raised by the objector were:-

- Visual impact.
- Noise disturbance.
- Loss of view and natural light to 223 Cheam Common Road.
- Character and style of the development.
- Traffic and access to the main road.
- The provision of only 12 parking spaces and a lack of parking in the surrounding local area.
- Flood risk.

Members asked the objector for clarification on the loss of light and whether the objection was raised due to the increase in five to eight units.

The principal issues raised by Ward Councillor Richard Broadbent were:-

- The increase in five to eight units and loss of garden space, as per Paragraphs 1.8 and 5.12 of the report.
- Commenting only with regards to the timber yard and not highlighting the loss of garden space when describing the impact of the development, as per Paragraphs 5.5 to 5.7 and 5.18 of the report.
- The contradiction of Paragraphs 5.13 and 5.10 regarding the character and appearance of the surrounding area under Policy DM30.
- Whether the development could be considered a visual improvement as mentioned under Paragraphs 5.16, 5.17 and 5.21 in relation to the gardens.
- Significant extra movement of vehicles compared to the previously agreed scheme.

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- Road traffic concerns and lack of evidence with regards to Paragraphs 5.27 and 5.38 and a failed request to see the consultation response of Highways.
- Impact on biodiversity.
- Overlooking concerns with regards to 223 Cheam Common Road.

Members posed questions to Councillor Broadbent as to:

- When Councillor Broadbent had requested the highways evidence, to which it was responded that it is not available on the online Planning Portal and had been asked for two days previously. The Principal Engineer Highways and Transport present stated that no information was restricted and that Highways had responded as a statutory consultee and this was sent to the Planning Officer.
- Whether Councillor Broadbent was seeking refusal, which was confirmed, on the grounds of the contradiction under Policy DM30 and the character of the development as well as concerns in relation to overlooking and traffic. The Planning Officer responded that DM30 did not constitute a blanket ban on garden development but rather the context of development of other buildings, and in this case, would not harm the character of the area.

The Principal Engineer, Highways and Transport, also explained in response to Members, the Council Parking Standard implemented while the Chair confirmed that the area was served well by public transport.

The principal issues raised by the applicant were:-

- The distance of objections letters received.
- Lack of objections from other neighbouring properties.
- Separation distance of development and rear of houses in Cheam Common Road.
- Obscure glaze windows under condition.
- Same contemporary design as permitted under application 2015.
- Participation in the considerate construction scheme and Condition 4.
- Meeting of parking requirements and access condition.
- The good size of gardens for existing Cheam Common Road houses.
- Protection of residential amenities.
- Sustainable location.

Members posed questions to the applicant on the subject of:

- Whether sunlight would be blocked, to which the applicant responded with information on the direction of the gardens and separation distance.
- The length of the gardens.

In debate, Members discussed:

- Access turning right into / out of the property cutting across morning traffic, and whether access measures could be included under condition. The Principal Engineer present recommended a yellow box and the developer would be required to include this in their submission and cover the expense.
- The assessment and value of the garden land and the subsequent loss to the ecological balance of the area.
- Whether the development could lead to an enclosed overbearing environment for residents.

The Strategic Development Management Advisor explained that backland development is now accepted as the norm and evidence of severe harm would have to be provided to justify refusal on such grounds. A report would be coming to Committee soon on costs awarded against the Council under similar instances.

Following confirmation of an access condition in relation to the yellow box, a poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 31.4, when there voted:

To grant (7) Councillors Tim Crowley, Jason Reynolds, Muhammad Sadiq, Vincent Galligan, Hamish Pollock and Margaret Court.

Against (2) Councillors Graham Whitham and Samantha Bourne.

Abstained (1) Councillor Patrick McManus.

Resolved: That planning permission be granted for application No. A2016/73996, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

18. APPLICATION NO. D2016/74127 - BEDDINGTON PARK AND THE GRANGE WALLINGTON

The Committee considered a report on the above application for various works and alterations throughout the park including new signage at entrances and key locations, creation of new gravel footpaths, creation of new entrance within churchyard, de-silting of lake and construction of retaining structure to separate lake and River Wandle, replacement of chainlink fence at London Road entrance and various treework and landscape improvement.

Following the Officer presentation, the Chair stated that the de-delegation mentioned in the report was incorrect and that the one objection received was rather a clarification.

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Members asked in debate, questions on the subject of the trees: how established they are and whether there will be tree loss. The Strategic Development Management Advisor answered that some of the trees concerned are situated along the northern boundary but the overall aim is to maintain a fit and healthy park and any tree removal would be for reasons of arboriculture.

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 Samantha Bourne, Muhammad Sadiq, Jason Reynolds, Hamish Pollock, Margaret Court, Vincent Galligan, Patrick McManus, Tim Crowley and Graham Whitham.

Resolved: That planning permission be granted for application No. D2016/74127, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

19. APPLICATION NO. B2016/74268 - ROYAL MARSDEN HOSPITAL AND 17 COTSWOLD ROAD, SUTTON, SM2 5NG

The Committee considered a report on the above application for relocation of vehicular access onto Cotswold Road and reinstatement of full height kerb and footway over existing access junction, following demolition of 17 Cotswold Road following a de-delegation of the application by Councillor David Hicks.

Following the Officer presentation, Members raised questions with regards to:

- Whether signalling at the junction would be part or full time. The Principal Engineer presented responded that full time signalling was currently proposed but this could be adjusted were the Committee so minded.
- Whether residents of Pelton Avenue had been consulted, to which the Planning Officer responded that 70 properties were consulted but could not identify which ones specifically to the Committee.

Sharon Thomson, an objector, and Ward Councillor David Hicks addressed the meeting under Standing Order 31, and the applicants Steve Giles and Stuart Keen replied.

The principal issues raised by the objector were:-

- The loss of privacy and outlook as well as increased noise, disturbance and pollution caused by standing traffic.
- The short distance of 9.5 feet from front windows of houses to the street.
- The location of the new entrance as too close to the junction.

- The loss of parking spaces.
- Previous parking problems related to the Royal Marsden Hospital.
- Likelihood of decreased value of properties near to the traffic lights.
- That the route could be redirected internally.

Members asked the objector whether consideration of a part time signal would be welcomed but the objector could not see any change to the signalling countering the points raised despite assurances from the Principal Engineer. Another question was raised in relation to air pollution concerns and the objector underlined her concerns of slow-moving and stationary traffic.

The principal issues raised by Ward Councillor David Hicks were:-

- Whether express notification of the planning application coming to Committee should have been received following the act of de-delegation.
- Lack of consultation of residents in Pelton Avenue.
- The calculation of no net loss to parking.
- Pollution caused by stationary and slow-moving traffic.
- The contradiction of part-time signalling proposal to road safety concerns.
- Piecemeal development in contradiction to the Cancer Hub Masterplan.
- Lack of proven benefit to the Royal Marsden or residents.

The principal issues raised by the applicants were:-

- The revision of the application following consultation with Planning and Highways Officers.
- Site visits by a Ward Councillor and Community Representative.
- Improvements to highway safety.
- The continued development of world class medical facilities.
- Overcoming limitations of the existing access road.

Members questioned the applicants as to:

- The problem of the existing entrance, to which it was answered that the alignment and width of the internal road made passing for large vehicles difficult, that there was a problematic corner bend and the changes would reduce the risk of back-up into Cotswold Road.
- The health implications for local residents caused by stationary traffic, to which it was answered that the effect is not as feared and analysis and discussions had been carried out in association with Highways Officers.
- The aim to be air quality neutral, to which it was responded that air pollution is calculated on an area-wide basis.

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Moving into debate, the Chair asked questions on:

- The number of staggered junctions without signals across the Borough, to which the Principal Engineer responded that any junctions without signals were rather of a historic nature when there was less traffic and the aim is to reduce near-misses and accidents.
- The loss or relocation of Pelton Avenue car parking spaces, to which the Principal Engineer responded that there would be no net loss of spaces and that detail could be requested of the applicants in their submission.
- The consultation of residents in Pelton Avenue.
- Whether thought had been given to changing the road internally to the site, to which it was answered that there was little to gain and the application was for the optimum alignment for road safety benefits.

Other Members supported the concerns over the loss of parking spaces and increased pollution.

The Strategic Development Management Advisor commented that if Highways had recommended granting permission, that it would be difficult to refuse the application on such grounds. However, due to the lack of concrete response to the question of resident consultation in Pelton Avenue, a deferral could be considered on such grounds as well as to request further detail on air pollution considerations and potential for queuing traffic, and to request the attendance of an Environment Officer. Members also requested that any potential conflict with the Cancer Hub Masterplan be verified.

With a motion to defer put forward by the Chair and Vice Chair, there voted:

To defer (9) Councillors Samantha Bourne, Muhammad Sadiq, Jason Reynolds, Hamish Pollock, Margaret Court, Vincent Galligan, Patrick McManus, Tim Crowley and Graham Whitham.

Resolved: That a decision on whether to grant planning permission for application No. B2016/74268 be deferred to a later meeting of the Committee.

20. ANY URGENT BUSINESS,

No urgent business was brought before the Committee.

Appendix to the Minutes
The meeting ended at 9.30 pm

Chair:
Date:

**Appendix to Minutes:
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PLANNING CONDITIONS, REASONS AND INFORMATIVES

APPLICATION NO. D2016/74127 - Beddington Park and the Grange Wallington

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: LA-02 Rev. B, SE-01 Rev. C, 510 Rev. E, 511 Rev. E, 001A, 002A, 010C, 012A, 013A, 014B, 017D, 025C, 027B, 045C, 047A, 050C, 051B, 056B, 057B;

Also relevant in the consideration of this application are the following supporting documents: Protected Species Surveys (December 2015), Design and Access Statement (March 2016), Conservation Management Plan (February 2016), Management and Maintenance Plan (February 2016), Flood Defence Consent Application Supplementary Information, History and Archaeology of Beddington Park, Submission to the Diocesan Advisory Committee (November 2015).

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

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

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

(4) No demolition or development shall take place until a written scheme of investigation (WSI) which sets out a programme of archaeological investigation 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, which shall include the statement of significance and research objectives, and also:

A) 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 WSI.

Reason: To comply with Paragraph 128 of the National Planning Policy Framework.

(5) No works shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing. No development shall take place other than in accordance with the Written Scheme of Investigation.

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF.

(6) No development shall commence until details of an appropriate programme of public engagement have been submitted by the applicant and approved by the planning authority, in consultation with Historic England. The approved programme must be implemented in accordance with a timetable set out within it.

Reason: The planning authority wishes to secure public interpretation and presentation of the site's archaeology in line with London Plan Policy 7.8.

(7) Within 12 months after the approved landscaping works are completed, a revised Conservation Management Plan shall be submitted to the Local Planning Authority for its written approval. Details of the future management and maintenance of the site shall be included within the submitted document.

Reason: To protect and enhance the visual amenity of the park in the long-term.

(8) Prior to the commencement of works on site, a method statement for plant access and storage of materials shall be submitted to and approved in writing by the Local Planning Authority. The submissions shall specifically address access to and from the compound area, lakes, and regraded river and lake banks and shall detail measures whereby roots of retained trees shall be protected in accordance with the relevant British Standard BS 5837:2012 'Trees in Relation to Design, Demolition, and Construction - Recommendations'. The development shall be completed in accordance with the approved details.

Reason: In order to safeguard the retention of trees and other significant landscape features on and adjacent to the site that represent significant visual amenity, in accordance with Policy DM1 of the Site Development Policies.

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) Historic England Greater London Archaeology Standards Paper 5 provides guidance on popular dissemination and communication.

(5) The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeologist in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

(6) The written scheme of investigation will need to be prepared and implemented by a suitably qualified heritage practice in accordance with Historic England Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

(7) 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 for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover

APPLICATION NO. A2016/73996 - 239-241 Cheam Common Road and Land to the rear of 225, 227 and 229 Cheam Common Road, Worcester Park, KT4 8ST

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 and documents:

Drawing no. D-110, D-111 Rev A, D-112 Rev B, D-113 Rev C, D-114 Rev B, D-115 Rev B, 2016/3099/001, 2016/3099/002, Design & Access Statement, Planning Statement, Phase 1 Desk Study by Lustre Consulting dated February 2016 (ref: 1516\GH\2-2016\430).

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

(3) All external facing materials, treatments and finishes shall be as indicated on the approved plans and in the approved design and access statement. 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 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) 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) construction traffic routing
- (f) means to prevent deposition of mud on the highway
- (g) means to control dust and emissions

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.

(5) The development shall not be occupied until space has been laid out within the site in accordance with Drawing No. D-112 Rev B dated 3rd February 2015 to provide 12 parking spaces within the site, 4 of which shall be designated visitor parking spaces. The parking and turning areas shall be used and permanently retained exclusively for their designated purpose.

Reason: To prevent obstruction and inconvenience to other highway users (especially pedestrians, cyclists and those with disabilities), and also in the interest of highway safety in accordance with Policy DM22 of the Site Development Policies.

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

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

(7) The development hereby approved shall not commence 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 in accordance with the aims and objectives of Policy PNR 3 of the Sutton Unitary Development Plan.

(8) 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 in accordance with the aims and objectives of Policy PNR 3 of the Sutton Unitary Development Plan.

(9) 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

(10) 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) Any window/s on the flank walls of the dwellings hereby approved shall be fitted with obscured glazing that shall be fixed shut up to a height of 1.7 metres above the finished floor level of the room that those windows serve, the remaining elements above may be clear glazed and openable.

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

(12) The flat roof element of the houses at second floor level shall not be used as a terrace or for recreational / amenity purposes at any time, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjacent residential properties.

(13) 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 Classes A, B, C, D and E to the schedule to that Order.

Reason: To prevent an overdevelopment of the site, to ensure adequate provision of amenity space for the occupiers and to protect the amenities of adjoining residential properties.

(14) 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.

(15) Prior to the occupation of the development, full details of all hard and soft landscaping and tree planting proposals shall be submitted to and approved in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the recommendations of the 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 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 Policies DM1 and DM7 of the Site Development Policies.

(16) Prior to building work starting on site, an Energy Statement incorporating 'as-designed' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) shall be submitted to the Local Planning Authority and approved in writing to demonstrate how the development will apply the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to secure at least a 25% reduction in CO2 emissions below the target emission rate (TER) based on Part L1A of the 2010 Building Regulations (or equivalent reduction compared to Part L1A 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.

(17) Prior to occupation of the dwellings, 'as-built' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) shall be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall shall be made up through the application of further sustainability measures unless otherwise agreed in writing by the Local Planning Authority.

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

(18) 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 shall 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, achieve at least a 50% attenuation of peak run-off rates compared to previous conditions on the site for all storm events up to and including the 1 in 100 year 6-hour storm event (plus 30% for climate change) and to achieve 'greenfield' run-off rates where possible.

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

(19) Prior to the 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 shall be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further evidence shall be provided to show that the proposed development will achieve at least a 50% attenuation of peak run-off rates compared to previous conditions on the site for all storm events up to and including the 1 in 100 year 6-hour storm event (plus 30% for climate change). All the measures integrated 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, Policy 5.13 of the London Plan and Mayor's SPG on 'Sustainable Design and Construction'.

(20) 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 areas shall be used and permanently retained exclusively for the designated purpose.

Reason: To encourage access by non-car modes.

(21) The development hereby approved shall not be occupied until refuse and recycling storage facilities have been provided in accordance with a refuse strategy which has 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.

(22) 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.

(23) Prior to the commencement of the relevant development to implement the commercial element of the development hereby approved, a scheme detailing additional sound reduction measures, to be installed to the separating floor / ceiling constructions of the retail and residential unit to limit the airborne and impact sound transmission through the structure, 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) of the Building Regulations (Table 1a, page 8).

Reason: To limit the airborne and impact sound transmission through the structure to protect the amenity of future occupiers.

(24) Prior to first occupation of the dwellings, 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

(25) All trees on and adjacent to the site to be retained shall be protected in accordance with the recommendations and guidelines within British Standard BS 5837:2012 'Trees in Relation to Design, Demolition, and Construction - Recommendations'. Furthermore, measures for protection in accordance with that standard shall be implemented prior to the commencement of works or the storage of materials on site and photographic evidence of compliance with this Standard shall be submitted to the Local Planning Authority prior to the commencement of works and at agreed intervals throughout the construction process.

Reason: In order to safeguard the retention of trees and other significant landscape features on site that represent significant visual amenity, in accordance with Policy DM1 of the Site Development Policies.

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 applicant is advised of the following comments from the Environment Protection Officer:

The contaminated land assessment should 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: 2001 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.

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

Note 41– Petroleum Filling Stations Construction and Operation (1998). Also in accordance with the HSE's Guidance note CS 15 - The Cleaning and Gas Freeing of Tanks Containing Flammable Residues (1985).

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.

(7) Any proposed signage or adverts on the shopfront will require the submission and approval of on an application for Advertisement Consent.

APPLICATION NO. B2016/74268 - Royal Marsden Hospital and 17 Cotswold Road, Sutton, SM2 5NG

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

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

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

Site Location Plan, Drawing no. 15/0624/SK12, 16032-01 Rev A, 15/0624/003, 15/0624/SK11 Rev E, Relocated Access Design and Access Statement, Arboricultural Report and Method Statement prepared by ACS Consulting dated 30th November 2015 (reference: eb/ms1/MRMHTEn), Stage 1 Road Safety Audit report prepared by Road Safety Initiatives LLP dated 11/05/2016, Stage 1 Road Safety Audit Designer's Response prepared by Gateway TSP dated May 2016.

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

(3) Soil levels within the root protection areas (RPAs) of retained trees G1 shall not be re-graded or altered without supervision by an arboricultural consultant. Any re-grading works to construct the new access road shall be in accordance with the recommendations and guidelines in British Standard BS 5837:2012 and all re-grading and ground works within the RPAs of retained trees shall be carried out by hand; the use of mechanical cultivators or plant in RPAs is prohibited.

Reason: In order to safeguard the retention of trees and other significant landscape features on site that represent significant visual amenity, in accordance with Policy DM1 of the Site Development Policies.

(4) No more than one access shall be used at any particular time and the existing access shall cease to be used within one month of the new access being operational.

Reason: To ensure that there are no adverse effects 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) This permission is subject to a Section 278 Highways Agreement where all necessary highways improvement works to serve the development hereby approved, and all the costs associated with the relevant highways improvement works shall be met by the developer.

APPLICATIONS NO. A2016/74349 & A2016/74348 - Whitehall, 1 Malden Road, Cheam, SM3 8QD

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 and documents:

PSD/0256/209; 437PWHdm/T90/101 REV T2; 437PWHdm/V90/101 REV T2; 437PWHdm/T90/001 REV T2; 437PWHdm/P30/801 REV T2; 437PWHdm/V90/001 REV T2; 957 205 REV K; 957 206 REV L; 957 209 REV D; 957 604 REV E; 957 505 REV H; 957 505 REV I; 957 508 REV E; 957 PL 406 REV D; 957 601 REV D; 957 607 REV D; 957 642; 957 SK-039; AND DOCUMENT(S) – 957 WHITEHALL MUSEUM PLANNING AND LISTED BUILDING CONSENT APPLICATION REPORT (DATED 3 MAY 2016).

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

(3) Full details and samples of the facing materials and finishes, to include colour, texture, face bond and pointing, to be used on the buildings shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences on the site. The scheme shall thereafter be implemented in accordance with the approved detail.

Reason: In order that the Council may be satisfied with the external appearance of the building.

(4) Prior to the commencement of works, an arboricultural method statement and tree protection plan shall be submitted to and approved in writing by the Local Planning Authority.

The submissions shall include full details of ground protection, the position of tree protection fencing, and an arboricultural method statement detailing no-dig construction methods for the access ramp where it affects any Root Protection Area. The submissions shall be in accordance with British Standard 5837:2012 and measures for protection in accordance with that Standard shall be implemented prior to the storage of materials or commencement of work on site and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development.

Reason: To enable proper consideration be given to the impact of the proposed development on existing trees.

(5) Full details of soft landscaping and replacement tree planting proposals shall be submitted to, and approved in writing by, the Local Planning Authority. All hard and soft landscaping 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 prior to the completion 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 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, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs.

(6) Prior to the occupation of the development hereby approved, full details of all installed energy efficiency measures, including the proposed secondary glazing and roof insulation measures, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed in accordance with the approved detail.

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

(7) A demolition/construction method statement shall be submitted to, and approved in writing by, the Local Planning Authority. The method statement shall include details of the following:

- Works of demolition and construction shall be carried out during normal working hours, 08.00 to 18.00 hours Monday to Friday, and 09.00 to 14.00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays
- Details of any noise screening measures
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- Likely dust levels to be generated and any screening measures to be employed
- Proposals for monitoring dust and controlling unacceptable releases.

Reason: To safeguard the amenities of neighbouring properties and the area generally.

(8) The use of the new access to be created on the north side of the building shall only be open to the public between: 14:00 and 17:00 hours Monday to Friday, Sunday and Bank/Public Holidays and, 10:00 and 17:00 hours on Saturdays.

Reason: To safeguard the amenities of neighbouring properties and the area generally.

Informatives

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

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

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

PSD/0256/209; 437PWHdm/T90/101 REV T2; 437PWHdm/V90/101 REV T2; 437PWHdm/T90/001 REV T2; 437PWHdm/P30/801 REV T2; 437PWHdm/V90/001 REV T2; 957 205 REV K; 957 206 REV L; 957 209 REV D; 957 604 REV E; 957 505 REV H; 957 505 REV I; 957 508 REV E; 957 PL 406 REV D; 957 601 REV D; 957 607 REV D; 957 642; 957 SK-039; AND DOCUMENT(S) – 957 WHITEHALL MUSEUM PLANNING AND LISTED BUILDING CONSENT APPLICATION REPORT (DATED 3 MAY 2016).

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

(3) The Written Scheme of Investigation approved under ref: A2016/1037/CLC in accordance with Part A and B of condition 3 of listed building consent ref: A2015/71491/LBC, shall be reviewed and updated, where necessary, to cover any additional intrusive below ground works associated with the revised scheme as hereby approved.

Reason: To ensure that the amendment proposed to the approved listed building consent ref: A2015/71491/LBC has been adequately covered. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF.

(4) Evidence to show that the applicant (or their heirs and successors in title) have secured the implementation of a programme of building recording and reporting in accordance with the updated Written Scheme of Investigation (in line with condition 3) shall be provided to the Local Planning Authority on the completion of the updated WSI. The development shall be completed in accordance with the updated Written Scheme of Investigation.

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF.

(5) Detailed drawings at a scale of 1:10, 1:5 or 1:20 (as appropriate), in respect of the following shall be submitted to, and approved by, the Local Planning Authority prior to the relevant part of the works commencing on site.

(a) Elevations, Sections, plans and details of the treatment of the internal wall and opening to the north elevation of the building to link the staircase extension. The detailed drawings shall also include (but not be limited to) its treatment. The development shall be carried out strictly in accordance with the approved details and maintained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the heritage asset and to ensure a high standard of design in accordance with Policies 7 and 12 of the National Planning Policy Framework 2012, Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, and Policy 7.8 of the London Plan, 2015.

Informatives

1. The update to the written scheme of investigation, in respect of condition 3, will need to be prepared and implemented by a suitably qualified heritage practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the Local Planning Authority before any on-site development related activity occurs.

APPLICATION NO. B2016/74150 - 7 Crownbourne Court, St Nicholas Way, Sutton, SM1 1JE

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:

Drawing No. 2 Revision A, PD/S562/100, PD/S562/111.

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

(3) All materials, treatments and finishes to be used for the construction of the ramp and railings shall be as indicated on the approved plans. 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. The development shall thereafter be completed in full accordance with the approved details.

Reason: To ensure that the development 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) 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.

APPLICATION NO. C2016/74298 - The Old Rectory, Festival Walk, Carshalton, SM5 3NY**Conditions**

(1) All external facing materials, treatments and finishes shall match 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 works hereby permitted harmonise with the existing building.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: NPS-xx-00-DR-A-001 (Rev. P1), NPS-xx-00-DR-A-002 (Rev. P1), Hand annotated elevations (Rev. A - Further Repairs, dated 27/4/16), X01, SK1102-12/100 (Rev. A) (Received 04/05/16), SK1102-12/300 (Rev. A) (Received 04/05/16), SK1102-12/400 (Rev. A) (Received 04/05/16), POST SITE VISIT NOTES/TECHNICAL SKETCHES (Received 04/05/16).

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

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) **IMPORTANT:** Any additional Listed Building or Conservation Area Consent requires, in accordance with Regulation 4 of the Planning (Listed Building and Conservation Areas) Regulations 1990, that details to discharge or vary conditions be submitted with forms and plans in triplicate and advertised in accordance with the Regulations. Prior to commencing any work on site, applicants should satisfy themselves that the provisions of these regulations have been met.

(3) 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.

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

APPLICATION NO. B2016/74337 - Westbourne Primary School, Anton Crescent, Sutton, SM1 2NT**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: 01-2000 Rev. A, 01-1160, 01-1100, 01-1210, 01-1150.

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

(3) All external facing materials, treatments and finishes shall be as specified within the application form. 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 protect the visual amenity of the surrounding area, and to comply with policy DM1 of the Site Development Policies DPD.

(4) Within 6 months of the date of this decision, a revised Travel Plan for the school shall be submitted and agreed in writing with the Local Planning Authority.

Reason: To encourage non car modes of travel to the site by pupils and staff, to reduce school related parking within Anton Crescent and to comply with policies DM19, DM21 and DM22 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 submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(3) Construction activity shall be excluded from the root protection areas of nearby trees, in accordance with the recommendations in British Standard BS 5837:2012 Trees in Relation to Design, Demolition, and Construction - Recommendations.

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