

**Appendix to Minutes:
Planning Committee
3 June 2015**

PLANNING CONDITIONS, REASONS AND INFORMATIVES

WHITEHALL, MALDEN ROAD, CHEAM - APPLICATION NO. A2015/71491/LBC

(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:

957 PL 100; 105 Rev A; 200 Rev A; 201 Rev A; 202 Rev A; 203; 204; 205 Rev E; 206 Rev E; 207 Rev E; 208 Rev E; 209 Rev A; 400 Rev A; 401 Rev A; 402; 403; 405 Rev C; 406 Rev C; 407; 410; 500 Rev B; 501 Rev B; 502 Rev B; 505 Rev E; 506 Rev E; 506 Rev E; 507 Rev E; 508 Rev D; 700; 701; Landscape Masterplan; Stage D Report February 2015; Archaeological Interpretative Survey ASE Report No. 2012250; Preliminary Ecological Assessment Report No. RT-MME-117808-01 February 2015; Daytime Bat Survey Report No. RT-MME-117808-02; Structural Overview by EAR Sheppard December 2012; Pre-development Arboricultural Survey Report No. RT-MME-117808-02; Structural Survey Report January 2014 (issue 01); M&E Stage 2 Report February 2015.

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

(2) (A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) 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), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

(3) No demolition 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.

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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.

(4) 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.

Informative(s)

1. The written scheme of investigation, in respect of condition 2, will need to be prepared and implemented by a suitably qualified archaeological 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.

2. 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.

WHITEHALL, MALDEN ROAD, CHEAM - APPLICATION NO. A2015/71490/3FR

(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:

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957 PL 100; 105 Rev A; 200 Rev A; 201 Rev A; 202 Rev A; 203; 204; 205 Rev E; 206 Rev E; 207 Rev E; 208 Rev E; 209 Rev A; 400 Rev A; 401 Rev A; 402; 403; 405 Rev C; 406 Rev C; 407; 410; 500 Rev B; 501 Rev B; 502 Rev B; 505 Rev E; 506 Rev E; 506 Rev E; 507 Rev E; 508 Rev D; 700; 701; Landscape Masterplan; Stage D Report February 2015; Archaeological Interpretative Survey ASE Report No. 2012250; Preliminary Ecological Assessment Report No. RT-MME-117808-01 February 2015; Daytime Bat Survey Report No. RT-MME-117808-02; Structural Overview by EAR Sheppard December 2012; Pre-development Arboricultural Survey Report No. RT-MME-117808-02; Structural Survey Report January 2014 (issue 01); M&E Stage 2 Report February 2015.

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.

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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.

BOROUGH SPORTS GROUND, SUTTON UNITED FOOTBALL CLUB, GANDER GREEN LANE, SUTTON - APPLICATION NO. B2015/71563/FUL

(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 pitch shall not be used before 09:00 hours or after 22:00 hours on weekdays or Saturdays (with the exception of weekday fixtures that may run until 22:30 hours at the latest where extra time is played) or after 20:00 hours on Sundays and Public Holidays.

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Reason: To safeguard the amenities of the surrounding residential occupiers.

(3) Prior to works starting on site, detailed design specifications and associated micro-drainage calculations must be submitted to and approved in writing by the Local Planning Authority to demonstrate that the artificial pitch will not lead to an increase in flood risk either within the site or elsewhere and that peak run-off rates and annual volumes of run-off will be equal to or less than previous conditions on the site (i.e. 'greenfield' run-off rates) for all events up to and including the 1 in 100 year storm event (with a 30% allowance for future climate change).

Reason: To protect the local water environment and in order to comply with Policy DM7 of the Site Development Policies DPD.

(4) Prior to first use of the artificial pitch, written confirmation that the approved site drainage arrangements have been implemented must be submitted to the Local Planning Authority and approved in writing. All the measures integrated shall be retained for as long as the development is in existence.

Reason: To protect the local water environment and in order to comply with Policy DM7 of Sutton's Site Development Policies DPD.

(5) The pitch shall only be operated as a community facility as indicated in the supporting documentation to the application, and in particular it shall not be operated as a commercial 5-a-side football centre.

Reason: To ensure that the nature of the use is commensurate with the surrounding residential environment and in order to protect the amenities of the surrounding residential occupiers.

(6) The development hereby permitted shall be carried out in accordance with the following approved plans: D01, L02, S15-031/dwg/C S0001, S15-031/dwg/PV0002, S15-031/dwg/PV0001, 01, Design, Access and Planning Statement March 2015, CSR Report 2014 and e-mails dated 2nd June 2015 and 21st May 2015.

Reason: For the avoidance of doubt and in the interests of proper planning and to ensure that the development is completed in accordance with the approved plans and statements.

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.

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

(3) The developer/applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application.

GRENSHAW HIGH SCHOOL, GRENNELL ROAD, SUTTON - APPLICATION NO. B2015/71406/3FR

(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:

772-P-0010 Location Plan, 772-P-0101 Site Survey Plan, 772-P-0110 Ground Floor Existing, 772-P-0111 First Floor Existing, 772-P-0112 Roof Existing, 772-P-0301 Elevations Existing Sheet 1, 772-P-0302 Elevations Existing Sheet 2, 772-P-0351 Street Elevation & Site Sections Existing, 772-P-1001A Site Plan Proposed, 772-P-1010A Ground Floor Proposed, 772-P-1011A First Floor Proposed, 772-P-1012A Second Floor Proposed, 772-P-1013A Roof Plan Proposed, 772-P-2101A Elevations Proposed Sheet 1, 772-P-2102A Elevations Proposed Sheet 2, 772-P-3101A Street Elevation & Site Sections Proposed, Energy Report submitted by TP Engineering Services dated February 2015, Preliminary Ecological Assessment Report BREEAM Assessment submitted by PJC Ecology dated February 2015, Planning Statement submitted by AND Planning Ltd, Tree Survey & Arboricultural Impact Assessment submitted by Oakwood Tree Consultants dated February 2015, Transport Statement submitted by TTP Consulting dated March 2015, School Travel Plan submitted by TTP Consulting dated March 2015, BREEAM Pre-Assessment Rev C submitted by Etude dated February 2015 and Design & Access Statement submitted by Fraser Brown MacKenna Architects dated March 2015.

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 building(s), shall be approved in writing by the Local Planning Authority prior to the relevant part of the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use.

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.

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(4) The development shall not begin until a Construction Method/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;

has 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) 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, 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) Prior to the commencement of any development, a Tree Protection Plan and Method Statement shall be submitted to the Local Planning authority for approval. The submissions shall specify means whereby levels within the root protection areas of retained trees are to remain unaltered and protected during the demolition/construction of all hard standing for vehicular access, car parks, & footpaths, and the methods of excavation and construction within the RPA of retained trees. The plans shall also indicate the position of protective fencing in accordance with British Standard BS 5837:2012.

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

(7) The relevant part of the development shall not commence until full details of both soft landscaping and replacement tree planting proposals have been submitted to and approved by the Local Planning Authority. All soft landscaping and 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 or other recognised Codes of Good Practice. The works shall be carried out in accordance with the timetable agreed with the Local Planning Authority and shall be provided prior to occupation or within the first planting season following occupation. 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

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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.

(8) Any window/s above ground floor level on the southern elevation of the development 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.

(9) Prior to the development being occupied a highway assessment shall be carried out to assess the existing highways infrastructure, parking levels and parking restrictions. Should any mitigation works be required these shall be completed prior to the occupation of the development.

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

(10) Prior to the occupation of the development a community liaison scheme shall be submitted to and agreed in writing by the Local Planning Authority to ensure that the school will communicate and inform local residents regularly throughout the construction process.

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

(11) All building operations in connection with the construction of external, 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 8:00 am and 6:00 pm Monday to Friday, and between 8.00 am and 1.00 pm 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.

(12) Prior to the occupation of the development a delivery and servicing plan shall be submitted to and approved in writing by the Local Planning Authority. The delivery and servicing plan should aim to manage freight and deliveries effectively and sustainably. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and retained thereafter.

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Reason: In order to ensure the proposals are in accordance with the London Plan policy 6.14 'Freight'.

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

STIRLING HOUSE, 18 AVENUE ROAD, BELMONT - APPLICATION NO. B2015/71099/FUL

(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) 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.

(3) The development hereby permitted shall be carried out in accordance with the following approved plans: 7624 01 Rev B, 7624 02 Rev D, 7624 04 Rev D, 7624 05 Rev B, 7624 07 Rev B, 7624 08 Rev C, 7624 09 Rev A, 7624 33 Rev A and 7624 34 Rev A.

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

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 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.

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

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(3) The applicant is reminded that the development hereby approved shall only be used for office purposes and a separate grant of planning permission would be required for any alternative use.