

PLANNING COMMITTEE - Date:15 July 2015

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: A2015/72004/3FR	WARD: A04 / CHEAM	Time Taken: 4 weeks, 6 days
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Site: Cheam Park Depot Cheam Park TUDOR CLOSE Cheam SM3 8QS
 Proposal: Replacement of existing roof with a metal insulated roofing panel.
 Applicant: London Borough of Sutton
 Agent: Mr Robert McNaught

Recommendation:**GRANT PLANNING PERMISSION****Summary of reasons why proposal is acceptable:**

The proposed replacement roof would not result in an increase in the mass or scale of the buildings and therefore would not adversely impact on the character and appearance of the Metropolitan Open Land and Open Space. The proposal would not adversely impact on neighbouring occupier's amenity. The depot buildings are of a functional style and the proposed roof coverings are considered to be similar in appearance to the existing and would not cause harm to the character of the buildings, the area or the Cheam Village Conservation Area.

Reason for Report to Committee: The application is the Council's own application and the Council has an interest in the land.

1.0 BACKGROUND**1.1 Site and surroundings:**

1.2 The site is the Cheam Park Depot located to the west of the car park which serves Cheam Park. Access to the park and the depot, the application site, is from Tudor Close. Cheam Depot is operated by the Council's Parks Services as a depot with an office and welfare room for staff. It is also used as an operational centre and for the storage of machinery and vehicles used in the maintenance of the parks in the borough. The buildings are yellow stock brick with corrugated (asbestos) cement roofs and white u-PVC windows.

1.3 The surrounding area is designated Metropolitan Open Land and Open Space and used as a recreation ground, children's play ground and allotments. Tudor Close is predominantly residential in nature.

1.4 Relevant Planning History:

1.5 None

1.6 Site specific designation:

- Cheam Village Conservation Area
- Metropolitan Open Land
- Public Open Space

2.0 APPLICATION PROPOSALS**2.1 Details of Proposal:**

2.2 Planning permission is sought for the replacement of the corrugated cement roof coverings with insulated corrugated steel to the depot buildings to the north and east of the site. The proposed roof coverings would utilise the existing roof structure of the buildings and there would be no increase to the height of the buildings.

2.3 The proposed material would be prefabricated corrugated steel.

2.4 Significant amendments to application since submitted:

2.5 None.

3.0 PUBLICITY**3.1 Adjoining Occupiers Notified****3.2 Method of Notification:**

3.3 Letters were sent to 13 neighbouring occupiers dated 16th June 2015 and a site notice was posted within the vicinity of the site, dated 17th June 2015. The application was also advertised within the local paper appearing in the edition on the 18th June 2015.

3.4 Number of Letters Received:

3.5 None.

3.6 Official Consultation:**3.7 The Principle Tree Officer:**

3.8 The application was assessed and no objection was raised by the Principle Tree Officer.

3.9 Councillor Representation:

3.10 There have been no Councillor representations made on this application.

4.0 MATERIAL PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan July 2015
- The Core Planning Strategy 2009
- The Site Development Policies DPD 2012

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework
- National Planning Policy Guidance

- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

- 4.3 **The London Plan Spatial Development Strategy for Greater London:**
- 2.18 Green Infrastructure: The Multi-Functional Network of Green and Open Spaces
 - 7.2 An Inclusive Environment
 - 7.4 Local Character
 - 7.6 Architecture
 - 7.8 Heritage Assets and Archaeological
 - 7.17 Metropolitan Open Land

- 4.4 **Core Planning Strategy:**
- PMP2 Suburban Heartlands
 - BP12 Good Urban Design and Heritage

- 4.5 **Site Development Policies**
- DM1 Character and Design
 - DM2 Protecting Amenity
 - DM3 Enhancing the Street Scene & Public Realm
 - DM4 Historic Environment
 - DM15 Green Belt and Metropolitan Open Land
 - DM16 Open Space

5.0 **PLANNING CONSIDERATIONS**

The proposal seeks the replacement of existing roof coverings, as such there are no land use considerations. Therefore, the principal considerations (including whether any material planning objections have been reasonably addressed) are considered to be:

- **Impact on the Metropolitan Open Land and Open Space**
- **Design Quality**
- **Impact on Neighbours**

5.1 **Impact on the Metropolitan Open Land and Open Space**

5.2 Policy DM15 of the Site Development Policies DPD states that ‘the Council will not grant planning permission for development adjacent to Metropolitan Open Space if it has a detrimental impact on its visual amenities.’

5.3 Policy DM16 of the Site Development Policies DPD states that ‘the Council will not grant planning permission for proposals for built development that would result in loss of open space...’

5.4 The proposal would not result in a change to the mass or scale of the buildings. The proposed roof coverings would be of a similar appearance to the existing and it is therefore considered that the proposal would not result in a material impact on the open nature of the Metropolitan Open Land or its appearance. The proposal would not result in the loss of Open Space.

5.5 **Design Quality:**

5.6 Policy PMP2 and BP12 of the Core Planning Strategy, policies DM1 and DM3 of the Site Development Policies DPD and Supplementary Planning Document 14 ‘Creating Locally Distinctive Places’ seek to ensure that proposals are sympathetic to the

appearance of the existing building, and that all development complements and improves the character of the area and street scene.

- 5.7 Policy DM4 of the Site Development Policies DPD states that the 'Council will grant planning permission for development that preserves and enhances the character and appearance of the conservation areas.'
- 5.8 The existing buildings have corrugated asbestos cement roofs and are of a functional design and appearance. The existing roofing is in poor condition, with substantial amounts of moss and ivy growing over the roof. Whilst the colour of the corrugated steel roofing has not been specified this can be controlled by appending a condition that the roof material should be of a similar colour to the existing. It has been established that there would be no material change in the height of the buildings.
- 5.9 Whilst the proposed material would not be sympathetic in appearance to the building, on balance, given the secluded position of the buildings the proposal would preserve the character of the buildings and would not detract from the appearance of the Cheam Village Conservation Area.
- 5.10 **Impact on Neighbours:**
- 5.11 Site Development Policy DM2 states that the Council will not grant planning permission for any development that adversely affects the privacy, outlook or daylight and sunlight of adjoining occupiers, or would unacceptably impact on the surrounding area.
- 5.12 The proposal seeks to replace the roof covering with no changes proposed to the height or scale of the building and for these reasons it is considered that the proposal would not impact on the amenity of any nearby residential occupiers.

6.0 **CONCLUSION AND RECOMMENDATION**

- 6.1 The proposed roof covering would be similar in colour and appearance to the existing to the existing buildings. The design and materials would preserve the character and appearance of the area and that of the Cheam Village Conservation Area, and would not impact on the amenity of nearby occupiers.
- 6.2 It is therefore recommended that planning permission be granted for the proposed development.

Background Papers: A2015/72004/3FR

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **A2015/72004**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



Mr Robert McNaught
24 Denmark Road
Carshalton
SM5 2JG

A2015/72004/3FR

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WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

Cheam Park Depot Cheam Park TUDOR CLOSE Cheam SM3 8QS

Replacement of existing roof with a metal insulated roofing panel.

SECOND SCHEDULE

(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, TATA SEEL Brochure Dated 26/05/2015 and email dated 30/06/2015.

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

(3) The finish of the corrugated steel roof shall be of a similar colour and appearance to replaced corrugated cement. 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 roof 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 submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.