

**Appendix to Minutes:  
Planning Committee  
2 September 2015**

**PLANNING CONDITIONS, REASONS AND INFORMATIVES**

**WALLINGTON COUNTY GRAMMAR SCHOOL, CROYDON ROAD,  
WALLINGTON - APPLICATION NO. D2015/71844/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 development hereby permitted shall be carried out in accordance with the following approved plans:

PL01 Rev C, PL03 Rev C, PL04 View from Croydon Road, PL04 Rev C, PL05 Rev A, PL06 Rev A, PL07 Rev A, PL08, PL09 Rev A, PL10 Rev A, PL11 Rev A, PL12, PL14, Rationale for Expansion Programme in conjunction with London Borough of Sutton, Design and Access Statement, Technical Note Wallington County Grammar School, Stars Travel Plan and Pupil Number Forecasts to 2021/22.

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 extension, shall be approved in writing by the Local Planning Authority prior to 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 the development is of a high standard of design and where applicable compatible with existing townscape.

(4) The development shall not begin until a Construction Method 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 updated Travel Plan describing in detail the measures to be implemented, which will reduce travel by car and in the

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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) All trees to be retained shall be protected during the course of construction in accordance with British Standard BS 5837:2012 'Trees in Relation to Design, Demolition, and Construction - Recommendations'. Moreover, measures for protection in accordance with that Standard shall be implemented prior to the storage of plant or materials or commencement of works on site and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development.

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

(7) All hard and soft landscaping works 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 or other recognised codes of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with a timetable agreed by the Local Planning Authority. Any trees or plants that (within a period of five years following completion of development) 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 a species/size/number as originally approved, unless the Local Planning Authority gives its consent to any written variation.

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

(8) Prior to building work starting on site, an Energy Statement, incorporating 'as-designed' SBEM outputs prepared under the simplified building energy model, must be submitted to the Local Planning Authority and approved in writing which demonstrates 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 CO<sub>2</sub> emissions below the target emission rate (TER) set in Part L2B of the 2013 Building Regulations and seek to achieve at least a 10% reduction in total CO<sub>2</sub> emissions (regulated and unregulated) through on-site renewable energy generation".

Reason: To comply with Policy DM6 of the Site Development Policies DPD.

(9) Prior to occupation of the development, evidence (e.g. copies of 'as-designed' SBEM outputs prepared under the simplified building energy model) should be submitted to the Local Planning Authority and approved in writing to demonstrate

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that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing.

Reason: To comply with Policy DM6 of the Site Development Policies DPD.

(10) Prior to building work starting on site, a scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate site drainage and flood risk management measures, including SUDS, in order to manage surface water run-off as close to its source as possible, ensure that peak run-off rates and total volumes of run-off are less than 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 achieve 'greenfield' run-off rates where possible.

Reason: To comply with Policy DM7 of the Site Development Policies DPD.

(11) Prior to first occupation of the development, written confirmation that the approved site drainage and flood risk management measures, including SUDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further evidence should be provided to show that peak run-off rates and total volumes of run-off are less than 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 the Site Development Policies DPD.

(12) Prior to building work starting on site, evidence, including any relevant design or specification documentation, must be submitted to the Local Planning Authority and approved in writing, to demonstrate that the following standards are met:

- (i) at least 3 out of the following 5 elements incorporated within the development are specified to achieve an A rating for reduced lifecycle impact according to the BRE Green Guide to Specification (a) roof (b) external walls (c) internal walls (d) floors (upper and ground); and (e) windows; and
- (ii) at least 95% of timber and timber products are Forest Stewardship Council (FSC) accredited with the remainder being compliant with the UK Government's Timber Procurement Policy.

Reason: To comply with Policy DM5, Guidelines IPG11 and SDC12 of Sutton's Interim Planning Guidance (IPG) on 'Sustainable design and construction' and Sutton's One Planet Action Plan targets.

(13) Prior to building work starting on site, a completed BREEAM Water Efficiency

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Calculator for New Non-Domestic Buildings must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption (l/p/d) will be reduced by 40% compared to the baseline. 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 proposed as part of the development.

Reason: To comply with Policy DM9 of Sutton's 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 6263 or 6325 before proceeding with the work.

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

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

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

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

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

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(7) The footway and carriageway on the A232 Croydon Road must not be blocked during the development at Wallington County Grammar School. Temporary obstructions during the conversion must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A232 Croydon Road.

(8) All vehicles associated with the development at Wallington County Grammar School must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.

(9) No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>

**WALLINGTON LIBRARY CAR PARK, SHOTFIELD, WALLINGTON - APPLICATION NO. D2015/72023/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 development hereby permitted shall be carried out in accordance with the following approved plans: Planning Design and Access Statement, SSE01-DG-SKT-SM60HY-01 Rev 01 and SSE01-DG-SKT-SM60HY-02 Rev 01.

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) The permission hereby granted confers no rights on the applicant to encroach upon, extend over or otherwise enter upon property not in his ownership for any purposes connected with the implementation of this planning permission.

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

**SECTION OF BOUNDARY WALL AT JUNCTION OF HONEYWOOD WALK AND NORTH STREET, CARSHALTON - APPLICATION NO. C2015/71769/LBC**

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(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 shall be built using bricks from the existing wall, unless plans are submitted and agreed in writing in advance by the Local Planning Authority. Once approved the development shall be completed only in accordance with the approved drawings and retained as such thereafter.

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

(3) The development hereby permitted shall be carried out in accordance with the following approved plans: OS Map, BM0262 SHT 1 OF 2 and BM0262 SHT 2 OF 2.

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

**INFORMATIVES.**

(1) This approval only grants permission under section 18 of the Planning (Listed Buildings and Conservation Areas) 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) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted listed building consent.

**SECTION OF BOUNDARY WALL AT JUNCTION OF HONEYWOOD WALK  
AND NORTH STREET, CARSHALTON - APPLICATION NO. C2015/71860/3FR**

(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 shall be built using bricks from the existing wall, unless plans are submitted and agreed in writing in advance by the Local Planning Authority. Once approved the development shall be completed only in accordance with the approved drawings and retained as such thereafter.

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

(3) The development hereby permitted shall be carried out in accordance with the following approved plans: OS Map, BM0262 SHT 1 OF 2 and BM0262 SHT 2 OF 2.

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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) 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.

**CIVIC CENTRE, ST NICHOLAS WAY, SUTTON - APPLICATION NO. B2015/72333/3FR**

(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: A-200 Rev. B, A-201, A-809 and Samsugn FJM Specifications.

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

(3) The external treatments and finishes, including colour, of the ventilation louvres shall be of a similar appearance to the brickwork to match the host building. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

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

(4) The noise from the air conditioning unit, shall be assessed and rated in accordance with BS4142. The rated noise level shall not exceed a noise level 5dB below the background noise level at nearby noise sensitive windows.

Reason: To protect the amenity of neighbouring occupiers.

INFORMATIVES.

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(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.

**WESTBOURNE PRIMARY SCHOOL, ANTON CRESCENT, SUTTON -  
APPLICATION NO. B2015/72235/3FR**

(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) All external facing materials, treatments and finishes shall be similar to those of the existing courts. 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: 4266 LP01, 4266 01:B and Design and Access Statement submitted by hjp dated June 2015.

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.

**WALLINGTON SPORTS AND SOCIAL CLUB, 34 MOLLISON DRIVE,  
WALLINGTON - APPLICATION NO. D2015/71533/FUL**

(1) The building shall be used for the ancillary storage purposes (ancillary to the use of the wider site, as a Sports and Social Club), as described in the application documents, only and shall not be used for any other purpose, unless first agreed in writing by the Local Planning Authority.



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Reason: Having regard to the character of the area and the amenities of neighbouring occupiers.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: LP02 Rev A, 102, 112, 'Planning Design & Access Statement', plan of storage building submitted by email on 21 July 2015 and photographs submitted by email on 24 June 2015.

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

**INFORMATIVES.**

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

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

**92 BURDON LANE, CHEAM - APPLICATION NO. A2015/72099/HHA**

(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. T702-PL01 Rev A, T702-PL02, T702-PL03 Rev C, T702-PL04 Rev B, T702-PL05 Rev B, 1453/01.

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

(3) Prior to the commencement of the development hereby approved, samples and a schedule of materials to be used within the external elevations of the building and in the external elevations of the extensions shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials.

Reason: To safeguard the visual amenities of the area and to ensure compliance with policy BP12 of the Core Planning Strategy which seeks to ensure buildings

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are of a high standard of design and where applicable compatible with existing townscape.

(4) Prior to the commencement of any development, a method statement and tree protection plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the retention of the existing street trees which represent a significant visual amenity to the area, in accordance with policy DM1.

(5) Notwithstanding the plans hereby approved, screening shall be installed to the balcony along the south boundary adjacent to no. 94 Burdon Lane. The screening shall have a minimum height of 1.7 metres from the finished floor level of the balcony and maintained permanently.

Reason: To prevent overlooking and preserve the amenity of the occupiers of no. 94 Burdon Lane in accordance with policy DM2.

(6) Notwithstanding the plans hereby approved, following the removal of the existing crossovers the footway shall be reinstated with full height kerbs. The treatments and finishes shall be identical to those of the surrounding footway. 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 and to ensure compliance with policy BP12 of the Core Planning Strategy.

(7) Notwithstanding the plans hereby approved, full detail of a revised boundary treatment for the north-east and east elevations of the site fronting Burdon Lane, to include the height and materials, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of the area and to ensure compliance with Policy 7.5 of the London Plan, 2015, and Policy BP12 of the Core Planning Strategy.

**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.