

PLANNING COMMITTEE - Date: 30 September 2015

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

Ref: D2015/72164/FUL	WARD: D15 / WALLINGTON NTH	Time Taken: 12 weeks, 6 days
----------------------	----------------------------	---------------------------------

Site: 57 MONTAGU GARDENS Wallington SM6 8EP

Proposal: Part increase, part lowering of ridge/eaves height and additional dormer extensions to east and west extensions, removal of chimneys, reposition and additional rooflights, alterations to elevations at ground and first floor incorporating increase in size, style and position of windows and doors and the formation of two front entrance porches. Variation of condition 17 (Drawing Numbers) of previously approved App. No D2014/70119/FUL for the Conversion of premises into one 1 bedroom and twelve 2 bedroom self contained flats involving erection of two, two storey side extensions, two storey infill extension and formation of three dormer extensions at rear, six dormer extensions at front and one dormer extension on each side. Together with refuse and cycle stores, 13 car parking spaces, maintenance store, alterations of existing vehicle access onto Rectory Lane and a new access onto Montagu Gardens.

Applicant: Mr Simon Leahy

Agent: Mr Brian Gatenby

Recommendation:**GRANT PLANNING PERMISSION**

Reason for Report to Committee: The application is a major application recommended for approval.

Summary of why application proposals are acceptable:

The proposed amendments would not alter the consideration that the conversion and extensions to facilitate 13 self contained units would be acceptable for the following reasons –

- It would continue to respect the character and appearance of the existing property and the street scene;
- not adversely affect the amenities of adjoining occupiers;
- not adversely affect local parking conditions;
- continue to provide acceptable living conditions for the future occupiers.

1.0 **BACKGROUND**1.1 **Site and Surroundings:**

1.2 57 Montagu Gardens, Wallington is an early 1930s purpose built former children's home that was last used as a centre for the Council's Youth Offender Team. The property has recently been disposed of by the Council at auction. The property is two-stories in height with some single storey elements located to the rear. The site is located on a spacious corner plot at the junction of Montagu Road and Rectory Lane.

1.3 The site is currently being developed in accordance with the previously approved application D2014/70119.

1.4 The surrounding area is residential in character.

1.5 **Site Specific Designation:**

1.6 The site is located adjacent to the Bute Road Estate Area of Special Local Character (ASLC), but does not fall within it.

1.7 **Relevant Planning History:**

1.8 80/21114 – Formation of an external staircase at rear. Granted 26.09.1980.

1.9 95/39833/FUL – Use of premises as a Day Resource Centre for families. Granted 21.08.1995.

1.10 01/48190/FUL – Use of ground and first floor as adolescent resource centre. Granted 08.01.2002.

1.11 04/53253/FUL – Use of existing adolescent resource centre between the hours of 08.00 and 20.00 hours Monday – Friday and 10.00 and 16.00 hours on Saturdays. (Variation to condition 7 of previously approved application D01/48190/3FR to extend hours and days of use). Granted 08.03.2005.

1.12 14/70119/FUL - Conversion of premises into one 1 bedroom and twelve 2 bedroom self contained flats involving erection of two, two storey side extensions, two storey infill extension and formation of three dormer extensions at rear, six dormer extensions at front and one dormer extension on each side. Together with refuse and cycle stores, 13 car parking spaces, maintenance store, alterations of existing vehicle access onto Rectory Lane and a new access onto Montagu Gardens. Granted 05.12.2014.

2.0 **APPLICATION PROPOSALS**

2.1 **Details of Proposal:**

2.2 This application seeks planning permission by varying condition 17 (Drawing Numbers) of the previously approved application D2014/70119/FUL for the part increase, part lowering of ridge/eaves height and additional dormer extensions to east and west extensions, removal of chimneys, repositioning and insertion of additional rooflights, alterations to elevations at ground and first floor incorporating increase in size, style and position of windows and doors and the formation of two front entrance porches.

2.3 The proposed changes are summarised as -

- The chimneys at the front of the main building are removed.
- The approved roof light at the front of the main building will be repositioned and 1 additional rooflight is proposed at this location.
- New rooflight on main building roof to serve the staircase atrium.
- New rooflights on the new build east and west wing extensions.
- Openings on the rear elevation of main building and wings are widened by 300mm. All openings are unchanged in position but for the en-suite windows to bedroom 1 in the ground floor Flat B. New build east and west wing extensions are to have bi-folding doorsets in matching position as approved.
- New porch approx. 600mm deep to new build east and west wing extensions.

- Internal alterations to the main building allows for removal of walls to better allow circulation of space.
- The new build wings extension ridge height is increased by 130mm from approved planning level.
- The new build link buildings ridge height is reduced by 250mm.
- New dormer window to the front elevation of each new build wing buildings.
- The proposed dormer extensions facilitate accommodation within the roofslope to both new build wing extension and increase the floor space to each first floor flat creating two duplex units.

2.4 This approved application was for the conversion of the premises into one 1 bedroom and twelve 2 bedroom self contained flats involving the erection of two, two storey side extensions, two storey infill extension and formation of three dormer extensions at rear, six dormer extensions at front and one dormer extension on each side. Together with refuse and cycle stores, 13 car parking spaces, maintenance store, alterations of existing vehicle access onto Rectory Lane, a new access onto Rectory Lane and a new access onto Montagu Gardens.

2.5 **Significant amendments to application since submitted:**

2.6 None.

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified**

3.2 **Method of Notification:**

3.3 Letters were sent to 17 adjoining occupiers on 20 July 2015 and a site notice was posted near the site.

3.4 **Number of Letters Received:**

3.5 None.

3.6 **Official Consultation**

3.7 **Internal:**

3.8 **Senior Highways Engineer:**

3.9 Objection received as no parking layout has been provided.

3.10 There are no alterations or amendments to the previously approved layout under application D2014/70119, included as part of this application, and therefore as there is no change, no objection is raised in this respect.

3.11 **Environmental Health:**

3.12 No objection.

3.13 **Waste Management:**

3.14 Any comments received will be reported orally to the Planning Committee.

3.15 **Sustainability Officer:**

3.16 No objection.

3.17 **External:**

3.18 **Environment Agency:**

3.19 No objection.

3.20 **London Fire Brigade:**

3.21 No objection.

3.22 **Thames Water:**

3.23 No objection.

3.24 **Crime Prevention Officer:**

3.25 Any comments received will be reported orally to the Planning Committee.

3.26 **Sutton & East Surrey Water:**

3.27 Any comments received will be reported orally to the Planning Committee.

3.28 **Councillor Representation:**

3.29 None.

4.0 **MATERIAL PLANNING POLICIES**

(1) The London Plan – Spatial Development Strategy for Greater London (July 2011).

(2) The Local Development Framework (LDF) which comprises two main documents:

-(a) The Core Planning Strategy (CPS)

-(b) The Site Development Policies Development Plan Document (DPD)

4.1 In the event that there are discrepancies between the adopted CPS, DPD and the London Plan, legal guidance indicates that the latest adopted document prevails.

4.2 Also material considerations in determining planning applications are:

4.3 National Planning Guidance:

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

4.4 The London Plan:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 3.14 Existing Housing
- 4.1 Developing London's Economy

- 5.1 - Climate change mitigation
- 5.2 - Minimising carbon dioxide emissions
- 5.3 - Sustainable design and construction
- 5.7 - Renewable energy
- 5.13 - Sustainable drainage
- 6.2 - Providing public transport capacity and safeguarding land for transport
- 6.3 – Assessing effects of development on transport capacity.
- 6.7 – Better streets and surface transport.
- 6.9 - Cycling
- 6.11 - Smoothing traffic flow and tackling congestion
- 6.12 – Road network capacity
- 6.13 - Parking
- 7.1 - Lifetime neighbourhoods
- 7.2 - An inclusive environment
- 7.3 – Designing out crime
- 7.4 - Local character
- 7.5 - Public realm
- 7.6 - Architecture
- 7.15 - Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
- 7.19 Biodiversity and Access to Nature

4.5 The Core Planning Strategy:

- PMP1 Housing Provision
- PMP2 – Suburban Heartlands
- BP6 – One Planet Living
- BP7 - Flood Risk and Climate Change Adaptation
- BP9 – Enabling Smarter Travel Choices – An Area – Based Approach.
- BP10 – Transport – Strategic and Borough Wide Proposals.
- BP12 – Good Urban Design and Heritage.

4.6 Site Development Policies DPD:

- DM1 – Character and design
- DM2 – Protecting Amenity
- DM3 – Enhancing the Street Scene and Public Realm
- DM4 - Historic Environment
- DM5 – Sustainable Design and Construction
- DM6 – Climate Change Mitigation
- DM7 - Flood Risk
- DM8 – Climate Change Adaptation
- DM12 – Noise and Vibration
- DM17 - Biodiversity, Habitats and Species
- DM19 – Promoting Sustainable transport and accessibility
- DM20 – Assessing the transport impact of new development
- DM21 – New development and the Highway Network
- DM22 – Parking
- DM24 – Conversions
- DM25 - Maximising Affordable Housing Provision
- DM26 - Housing Mix
- DM29 – Housing Standards
- DM30 – Housing and Back Garden Land
- DM31 - Social and Community Infrastructure

4.7 Supplementary Planning Guidance/Documents:

- SPD5 - Planning Obligations
- SPD13 – Transport Assessments and Travel Plans, adopted 2008
- SPD14 – Urban Design Guide
- IPG11 – Sustainable Design and Construction

5.0 **PLANNING CONSIDERATIONS**

5.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- **Use**
- **Affordable Housing**
- **Design Quality and Impact on Street Scene**
- **Impact on Neighbours**
- **Layout and Amenity of Future Occupiers**
- **Traffic & Parking**
- **Trees**
- **Sustainability**
- **Planning Obligations:**

5.2 **Use:**

5.3 Government guidance requires Local Authorities to make the best use of urban land within the Borough while safeguarding the quality of the surrounding environment and the amenity of neighbouring residents. This guidance is reflected in Development Plan Policy. The National Planning Policy Framework states that local authorities should actively promote sustainable development attaching significant weight to the benefits of economic growth.

5.4 The current section 73 application for amendments to the previously approved application D2014/70119 is for alterations to the appearance of the approved development and does not change the use of the premises from that previously approved.

5.5 The acceptability in principle is on the proviso that the proposal does not detract from the appearance of the existing building or the character of the surrounding area, does not have an adverse impact on the amenities of neighbouring properties and does not have a detrimental impact on the public highway. These considerations amongst others will be addressed in the following sections.

5.6 **Affordable Housing:**

5.7 Core Policy BP2 states that the Council will seek to meet an overall borough-wide target that 50% of all new housing from all new sources is affordable, of which 60% should be for social rent and 40% intermediate. The Council will seek affordable housing on all proposed housing developments, including conversions, capable of achieving 10 units or more. Site Development policy DM25 'Maximising Affordable Housing Provision' states that planning permission will be granted for residential or mixed use development on the basis that the development incorporates the maximum reasonable amount of affordable housing on site, having regard to the Borough-wide target, and the split between social rented and intermediate provision for all sites capable of achieving 10 units or more. In considering proposals, the Council will have regard to individual site costs; economic viability; the availability of public subsidy; and

- any other scheme requirements.
- 5.8 Following an independent review of the applicant's financial viability appraisal submitted as part of the previous scheme, it was been concluded that the scheme would not be viable with the inclusion of any affordable housing. As such, the previous scheme, without any provision for affordable housing, was considered acceptable in that instance.
- 5.9 The current section 73 application for amendments to the previously approved application D2014/70119 does not alter the number of units and therefore this proposal does not warrant any further consideration of the requirement for affordable housing.
- 5.10 **Design Quality and Impact on Street Scene:**
- 5.11 Policy BP12 of the adopted Core Planning Strategy, policy DM1 of the Site Development Policies DPD and SPD14 'Urban Design' along with London Plan and National policy, requires development to respect or reinforce the character and identity of the area and avoid developments which do not integrate well into the surroundings.
- 5.12 The proposed alterations would increase the height of both the two storey side extensions by approximately 0.15 metres with the linked elements reduced in height by 0.25 metres, one new dormer extension to the front elevation of the extension elements as well as alterations to the fenestration and creation of two porches.
- 5.13 The proposed alterations would not significantly alter the approved design and the amended proposal would respect and retain the character and appearance of an attractive building. The extensions as proposed to be altered by this application would appear as an acceptable addition within the street scene.
- 5.14 **Impact on Neighbours:**
- 5.15 Policy DM2 of the Site Development Policies seeks to protect the amenities of neighbouring properties in terms of overlooking, loss of outlook and loss of light.
- 5.16 The proposed alterations would not alter the footprint of the approved extensions adjacent to neighbouring properties and due to the limited increase in height and limited alterations to the fenestration facing adjoining properties, the alterations proposed would not adversely affect the amenities of the occupants of the neighbouring properties to an unacceptable level through a loss of light, outlook or privacy.
- 5.17 Therefore, it is considered that the proposal would not adversely affect the amenities of neighbouring properties.
- 5.18 **Layout and Amenity of Future Occupiers:**
- 5.19 The size of the units for the proposed development is assessed against the minimum space standards stipulated within the London Plan. The units would meet the requirements of the London Plan (against the specified 50, 61, 70 and 86 sqm) and it is clear that the units would provide a good quality layout for prospective occupants and function as intended.
- 5.20 The amendments and internal alterations incorporating the use of the roofspace within the new flank extensions result in the increase in size of 10 of the 13 units with two remaining as approved and a single unit reducing in floorspace by 0.2 m² and it is

therefore considered that the size of rooms currently proposed is acceptable and would all comply with the Mayor of London standards.

- 5.21 Details have been previously submitted and approved to ensure there is sufficient sound insulation measures to ensure a reduction of the transmission of noise between floors.
- 5.22 Appropriate levels of off-street car and cycle parking are also provided. All of the flats would have a dual aspect and good access to natural daylight and provide prospective residents with a good outlook.
- 5.23 The proposed amenity space remains as approved and would significantly exceed the minimum space standard.
- 5.24 The refuse would be provided to the front of the site and would be of an acceptable standard.
- 5.25 Therefore, the proposal would be acceptable in terms of its layout and amenity of future occupiers.
- 5.26 **Traffic and Parking:**
- 5.27 The car parking provision remains as approved and as such, this does not warrant any further consideration in this report.
- 5.28 **Trees:**
- 5.29 The footprint of the building remains as approved and as such the amended proposal is not considered to have an adverse effect on any significant trees.
- 5.30 **Sustainability:**
- 5.31 Since the grant of the previous application, legislation has been passed which transfers the Code for Sustainable Homes and Residential BREEAM requirements from planning legislation to the Building regulations. As such, the previously included conditions 13 and 14 relating to the above have been removed.
- 5.32 The current section 73 application for amendments to the previously approved application D2014/70119 does not alter the previous consideration that the proposed development would be acceptable in sustainability terms and the requirement for an energy statement to secure a 30% reduction in CO₂, remains.
- 5.33 **Planning Obligations:**
- 5.34 The proposed development would be liable for the London Borough of Sutton's Community Infrastructure Levy (CIL) as well as the Mayor of London's CIL. All residential developments are required to pay £120 per sqm (£100 per m² for London Borough of Sutton and £20 per m² for the Mayor) on any new floorspace or net increase of existing floorspace.
- 5.35 CIL would be liable for the new extension and would not be liable for the existing building as in accordance with the Regulations, any existing buildings on site in lawful use, which are proposed for a change of use as part of the chargeable development and have been in continuous use for six months of the previous 36 months on the day planning permission first permits the chargeable development, will not be charged CIL.

5.36 The proposed amendments incorporate accommodation within the roof area of the two flank extensions which would increase the new floorspace provided by 70 sqm, totalling an additional CIL contribution of £7000 for the London Borough of Sutton CIL and £1400 for the Mayoral CIL.

5.37 As such, when added to the previous contribution the total liable under CIL would be £56,200 for the London Borough of Sutton CIL and £9,600 for the Mayoral CIL.

6.0 CONCLUSION AND RECOMMENDATION

6.1 The proposed amendments are not considered to materially alter the approved scheme and it is considered that the proposed amendments would be acceptable. The proposal would continue to respect the character and appearance of the existing property and the street scene.

6.2 This proposal would not adversely affect the amenities of adjoining occupiers; would not adversely affect local parking conditions; and would create acceptable living conditions for the future occupiers.

6.3 It is therefore recommended that planning permission be granted.

Background Papers: D2015/72164/FUL

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: **D2015/72164**

3) Click on Search and View Current Applications

4) Click on View Plans & Documents



Mr Brian Gatenby
Burgate
63 Cedar Road
Surrey
SM2 5DJ

D2015/72164/FUL

DRAFT

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

57 MONTAGU GARDENS Wallington SM6 8EP

Part increase, part lowering of ridge/eaves height and additional dormer extensions to east and west extensions, removal of chimneys, reposition and additional rooflights, alterations to elevations at ground and first floor incorporating increase in size, style and position of windows and doors and the formation of two front entrance porches. Variation of condition 17 (Drawing Numbers) of previously approved App. No D2014/70119/FUL for the Conversion of premises into one 1 bedroom and twelve 2 bedroom self contained flats involving erection of two, two storey side extensions, two storey infill extension and formation of three dormer extensions at rear, six dormer extensions at front and one dormer extension on each side. Together with refuse and cycle stores, 13 car parking spaces, maintenance store, alterations of existing vehicle access onto Rectory Lane and a new access onto Montagu Gardens.

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) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping which shows all existing trees and hedgerows on the land and details of any to be retained and includes details of means of enclosure. The scheme shall include replacement tree planting with mature specimens for all trees to be removed, unless otherwise agreed by the Local Planning Authority. All planting, seeding or turfing shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner,

and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure compliance with the criteria set out in Policy DM1 which requires landscaping schemes to provide a satisfactory townscape incorporating hard and soft landscaping.

(3) No works or development shall take place until all trees and hedgerows to be retained are protected in accordance with British Standard BS: 5837:2012. The protection measures shall be retained until the completion of all construction works hereby approved and the construction machinery and materials have been entirely removed.

Reason: To ensure adequate protection is afforded to the trees adjacent to the proposal.

(4) All external facing and hardsurfacing materials, treatments and finishes shall be agreed 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 ensure that the extension harmonises with the existing building.

(5) Any window/s on either flank wall 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.

(6) The approved method of refuse storage shall be provided prior to the occupation of any part of the development hereby permitted and thereafter retained.

Reason: To ensure that this necessary facility is provided in a manner that does not adversely affect the amenities of nearby premises.

(7) A plan to show secure and enclosed cycle storage shall be agreed in writing by the Local Planning Authority prior to the development being carried out. The approved details shall be implemented prior to the occupation of any part of the development hereby permitted and thereafter retained.

Reason: To encourage access by non-car modes.

(8) The approved parking layout shown on plan 25 Rev F, shall be provided prior to the occupation of any part of the development hereby permitted and thereafter retained.

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.

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

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

(10) 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.

(11) Prior to building work starting on site, an Energy Statement 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 30% reduction in CO2 emissions below the target emission rate (TER) based on Parts L1A and L1B of the 2010 Building Regulations and seek to achieve at least a 10% reduction in total CO2 emissions (regulated and unregulated) through on-site renewable energy generation.

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

(12) Prior to occupation of the development, evidence (e.g. 'as-built' SAP worksheets prepared under the Standard Assessment Procedure) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required 30% 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 LPA in writing.

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

Design and Access Statement submitted by Get Planning dated July 2014, 01 Rev B, 02 Rev B, 03 Rev B, 04 Rev A, 05 Rev A, 09 Rev A, 10 Rev A, 17 Rev B, 18 Rev B, 19 Rev B, 20 Rev A, 21 Rev C, 22 Rev B, 23, 24 Rev A, 25 Rev F, 26, Design and Access Statement submitted by Get Planning dated June 2015, Financial Viability Analysis submitted by S106 Management dated July 2014, Code for Sustainable Homes Preliminary Assessment submitted by Falcon Energy Limited dated July 2014, BREEAM Domestic Refurbishment Pre-Assessment Report submitted by Stroma Technology dated July 2014, Sustainability Statement submitted by Get Planning dated July 2014 and Lambeth Survey Methodology and Results submitted by The Safety Forum.

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

(14) No development shall take place until full details have been submitted to and approved by the Local Planning Authority for any external lighting proposed within the site. The approved scheme shall be installed in accordance with the approved details and carried out prior to the occupation of any part of the development hereby permitted and thereafter retained.

Reason: To protect the amenities of neighbouring occupiers.

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.

(3) 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.

(4) The Council consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL) and a CIL Determination form is attached for you to complete and return to Development Control, 24 Denmark Road Carshalton SM5 2JG.

This page is intentionally left blank