

PLANNING COMMITTEE - Date: 30 March 2016

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

Ref: C2016/73475/3FR	WARD: C13 / CARSHALTON CENT	Time Taken: 11 weeks, 1 days
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Site: Carshalton High School For Girls, West Street, Carshalton, SM5 2QX
 Proposal: Alterations to elevations (variation to condition 2 (drawing numbers) of previously approved application number C2014/70052/3FR for a sports hall incorporating office and changing facilities at ground floor with plant room and fitness suite at first floor).
 Applicant: Ms Carole Petty
 Agent: Mr Daren Drage

Recommendation:**GRANT PLANNING PERMISSION**

Reason for Report to Committee: The application is on Council-owned land. The application has also been de-delegated by Councillor Whitehead.

Summary of why application proposals are acceptable:

The proposed amendments to the building previously approved under planning reference C2014/70052/3FR, including the addition of ventilation grilles, the addition and replacement of windows, and changes to the external material finish, in addition to other minor alterations, would not have a negative impact on the character and appearance of the surrounding area or the amenities of local residents.

1.0 BACKGROUND**1.1 Site and Surroundings:**

1.2 The application site comprises Carshalton High School for Girls which is located between Wrythe Lane (to the east) and Colston Avenue (to the south). The site contains a large school building of mostly two storeys with some single storey elements and some smaller detached permanent and non-permanent outbuildings. Tennis courts are provided within separate areas to the south of the site. Off-street parking is currently provided to both the north and south of the main school buildings, and these are both accessed from different entrances on Wrythe Lane. Pedestrian access to the school is also available from the same access points.

1.3 To the south of the site a building is currently under construction to form an enclosed sports hall with other ancillary education-related facilities. This building is located approximately 50 metres from the rear gardens of residential properties to the south-east on Colston Avenue. A compound associated with the construction of the site has been erected to the south of the ongoing construction works.

1.4 The surrounding area comprises Wrythe Recreation Ground to the north-west, Carshalton Athletic Football Club ground to the west and allotment gardens to the south-west. A footpath associated with the recreation ground is positioned along the western boundary of the school site and this provides public access to the park from Colston Avenue. The remainder of the school site is flanked by residential dwellings.

1.5 Site Specific Designation:

1.6 The site is designated as being within an Archaeological Priority Area by the Council's Local Development Framework Proposals Map.

1.7 Relevant Planning History:

1.8 The site has been in use for education purposes for a long period of time and as such a substantial number of planning applications relating to it have been assessed over the course of more than 50 years. These applications generally relate to school extensions and to the erection and retention of temporary buildings on site. None of these have a direct effect on the consideration of this application. The most significant applications to extend the school site are referenced below:

1.9 C2006/55935/3FR. Erection of a single storey building with canopy link to main building to provide additional science/technology facilities and resiting of five portable classrooms for a temporary period. Granted August 2006.

1.10 C2011/63967/3FR. Demolition of a single storey portakabin and construction of a two storey modular building to provide educational facilities including classrooms and a hair and beauty salon. Granted April 2011.

1.11 C2013/68553/3FR. Demolition of existing canteen buildings and removal of temporary classroom buildings. Erection of a two storey building to provide dining facilities, kitchen, dance studio and classrooms. Granted March 2014.

1.12 C2014/68868/3FR. Demolition of existing canteen buildings and removal of temporary classroom buildings. Erection of a two storey building to provide dining facilities, kitchen, drama studio, dance studio and classrooms. Conversion and extension of existing buildings to create sixth form building. Granted June 2014.

1.13 C2014/70052/3FR. Erection of a sports hall incorporating office and changing facilities at ground floor with plant room and fitness suite at first floor. Granted November 2014.

1.14 C2015/71157/3FR. Provision of a multi-sports area with fencing and gates. Granted April 2015.

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

2.2 Planning permission is sought for various amendments to the external appearance of the sports hall development approved under planning application reference C2014/70052.

2.3 The proposed changes are summarised below:

2.4 North-West Elevation (facing Wrythe Recreation Ground)

- Alteration of two previously rendered elements to wood;
- Reduction in the height of the formerly rendered elements by up to 0.6m;
- Addition of eight rectangular passive ventilation grilles;
- Replacement of four windows with four larger windows at first floor level;
- Relocation of one large window at first floor level;
- Relocation of three smaller windows at ground floor level;

2.5 North-East Elevation (facing the main school buildings)

- Addition of five new large windows;
- Marginal relocation of four windows;
- Removal of upper part of glazed shaft element;

2.6 South-West Elevation (facing the allotments)

- Addition of one set of grilles at first floor for passive boiler ventilation and maintenance access purposes;
- Addition of small extractor vent;
- Addition of four new large first floor windows;
- Addition of two new small first floor windows;
- Replacement of four large first floor windows at first floor level;
- Replacement of five small windows with four larger windows at first floor level;
- Addition of three new ground floor windows;
- Addition of four 'set-in' elements at first and ground floor level;

2.7 South-East Elevation (facing Colston Avenue)

- Addition of one first floor window;
- Marginal relocation of nine first floor windows;
- Addition of eight new square passive ventilation grilles;
- Addition of two rectangular passive ventilation grilles;
- Marginal relocation of drain pipe;

2.8 Roof Level

- Addition of thirteen passive ventilation cowls at roof level;
- Replacement of two passive ventilation cowls at roof level.

2.9 The size, bulk and location of the building would not change significantly from that previously approved. The amended building would remain separated from the rear gardens of the nearest residential properties by approximately 50 metres.

2.10 The proposed changes have been identified as part of further work into the operational and sustainability requirements of the building. The applicant has confirmed that the passive ventilation grilles and cowls are necessary in order for the development to achieve the relevant BREEAM sustainability accreditation.

2.11 It is understood that some of the proposed changes are in the process of being implemented, although as the previously approved building is currently under construction the total extent to which this has occurred is unclear.

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

2.13 None.

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified:**

3.2 **Method of Notification:**

3.3 Letters of consultation were sent to 180 adjoining occupiers in Colston Avenue, Coleridge Avenue, Erskine Road, Camden Road, Wrythe Lane, West Street,

Brookfield Avenue, William Street and Nutfield Road on 28th January 2016. A public notice was also displayed close to the site on the same day.

3.4 **Number of Letters Received:**

3.5 Two letters of objection has been received from on address: 43 Colston Avenue.

3.6 **Summary of Material Representations:**

- Excessive noise disturbance.

3.7 **Summary of Non-Material Representations:**

- Insufficient information has been submitted by the applicant.

3.8 **Consultation Responses:**

3.9 Internal

3.10 Environmental Health – No objections to the proposal.

3.11 **Councillor Representation:**

3.12 The application has been de-delegated by Councillor Whitehead on grounds of increased overlooking and excessive noise disturbance.

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 relevant policy documents comprise:

- National Planning Policy Framework (NPPF);
- National Planning Practice Guidance (NPPG);
- The London Plan (2015);
- The Core Planning Strategy DPD;
- The Site Development Policies DPD;
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

4.2 Material Planning Policies Considered in Determining this Application

4.3 London Plan

- 3.6 Play and Informal Recreation Facilities
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.18 Education Facilities
- 3.19 Sports Facilities
- 7.8 Heritage Assets and Archaeology

4.4 Supplementary Planning Guidance/Documents

- SPD14 Creating Locally Distinctive Places
- IPG11 Sustainable Design and Construction

4.5 Core Strategy

- BP4 Education and Skills

- BP5 Improving Health and Well-Being
- BP12 Good Urban Design and Heritage

4.6 Site Development Policies

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing Street Scene and Public Realm
- DM4 Heritage Environment
- DM5 Sustainable Design and Construction
- DM6 Climate Change Mitigation
- DM7 Flood Risk
- DM8 Climate Change Adaptation
- DM10 Air Quality
- DM12 Noise and Vibration
- DM13 Light Pollution
- DM17 Biodiversity, Habitats and Species
- DM19 Promoting Sustainable Transport and Accessibility
- DM20 Assessing the Transport Impact of New Development
- DM22 Parking
- DM31 Social and Community Infrastructure

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:

- **Design Quality**
- **Impact on Neighbours**

5.2 **Design Quality:**

5.3 Policy DM1 of the Site Development Policies DPD states that the Council will only grant permission for development providing it maintains and enhances local character and the appearance of the surrounding area. Policy BP12 of the Core Strategy DPD states that the Council will seek to ensure that development respects local context and distinctive local character.

5.4 The exact changes proposed as part of this application are described in detail in Section 2.0.

5.5 These alterations include amendments to the external appearance of the building for sports and education facilities approved under application ref. C2014/70052/3FR including the replacement, relocation and addition of new windows, the addition of ventilation grilles, the addition of ventilation cowls (to the roof only) and other minor design alterations such as the relocation of a drain pipe, a slight reduction in height on the north-western elevation and the replacement of some rendered elements with wooden cladding.

5.6 These alterations, when considered as a whole, would not significantly change the character and appearance of the approved building, noting that its size, bulk and positioning within the application site would remain as agreed.

5.7 The north-eastern elevation would be visible only from within the school site and therefore the impact of the changes proposed to that elevation on the character and appearance of the surrounding area would be minimal.

- 5.8 The north-western elevation would face towards Wrythe Recreation Ground and Carshalton Athletic Football Club stadium, and would be visible from the public pathway to the west. This elevation would have a softer, more naturally-finished, appearance when viewed from those public areas identified above, in comparison to the approved scheme, due to the proposed alteration that would finish the elevation almost entirely in wood. Most rendered elements on the north-western elevation would be removed. The other alterations would be relatively minor, with four 1 metre by 1 metre windows replaced by four 2 metre by 2 metre windows in similar locations, and eight grilled vents added that are each no greater than 1.8 metre wide and 0.5 metres in height. As such, the proposed alterations to the north-western elevation are considered not to have a negative impact on the character and appearance of the area.
- 5.9 The south-western elevation would face towards the nearby allotments. The amendments to this elevation mainly constitute the addition and replacement of windows. The nine approved first floor windows would be replaced by 16 windows, including the existing smaller 1 metre by 1 metre windows replaced with those of a larger size (2 metre by 2 metre). Five further windows would also be added at ground floor level. In addition, a set of grilles would be installed at first floor for passive boiler ventilation and maintenance access purposes. These changes would be visible from the footways to the west, and also from the rear gardens of some properties on Colston Avenue. However, as with the alterations to the north-western elevation, the proposed alterations to the south-western elevation would not alter the design of the building significantly enough so that it would have a negative impact on the character and appearance of the area.
- 5.10 The south-eastern elevation of the proposed building would face towards the rear elevations of the properties at 35 to 47 Colston Avenue. The approved first floor windows would be lowered slightly within the elevation, whilst eight new passive ventilation grilles of 1.1 metre by 1.2 metre in size would also be installed on that elevation. These would be located approximately 50 metres from the rear gardens of properties on Colston Avenue and more than 60 metres from the rear elevations of those properties. The recessed element to the east of that elevation be fitted with a new first floor window and two narrower ventilation grilles that would be no greater than 2.1 metres wide and 0.5m in height, and these elements would be located an additional 40 metres away from the properties on Colston Avenue. Whilst it is understood that ventilation grilles may not be the most visually attractive of design additions to a building, in the context of their relatively small appearance within an overall elevation which is more than 10 metres in height and 35 metres in width, given the predominant use of natural materials such as wood in the material finish of this elevation of the building and also given the similarity in size of the grilles to the windows on the south-eastern elevation that have already been approved, it is considered that the proposed changes to the south-eastern elevation would not have a significant enough negative impact on the character and appearance of the building or the surrounding area to constitute a reason for refusal in this case.
- 5.11 In addition, the proposed ventilation cowls at roof level would not be substantially visible from ground floor level and therefore would not negatively impact on the character and appearance of the existing building.
- 5.12 Therefore, the proposal is considered to be acceptable in design terms.
- 5.13 **Impact on Neighbours:**
- 5.14 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. Furthermore, Policies DM12 and DM13

- concerning the restriction of noise and light disturbance are also material considerations.
- 5.15 The size, bulk and location of the building would not change and therefore there would be no negative impact on the amenity of neighbouring residents in terms of a loss of day/sunlight or outlook.
 - 5.16 The north-eastern and north-western elevations of the building would face towards the existing school building and Wrythe Recreation Ground/Carshalton Athletic Football Club respectively and as such no residential amenity would be affected in these areas.
 - 5.17 The south-western elevation is oriented to face the nearby allotments. This orientation provides minimal scope for overlooking from first floor windows towards rear gardens of properties on Colston Avenue. Furthermore, the general positioning of first floor windows on that elevation has already been agreed under planning application ref. C2014/70052 and, in any case, the outlook towards nearby gardens from any new windows would be indirect and from first floors classroom. Therefore, a loss of privacy to residents would not as the result of the proposed alterations to that elevation. Loss of amenity from light or noise disturbance is also not anticipated to occur from the amendments to the south-western elevation.
 - 5.18 The south-eastern elevation is oriented to face towards the rear elevations of residential properties on Colston Avenue the rear gardens of which are approximately 50 metres from the approved building. The rear elevations of the dwellings on Colston Avenue are a greater distance away from that elevation, with a separation distance of more than 60 metres.
 - 5.19 The relocated windows would not lead to additional overlooking towards those residential properties due to their low siting relative to the level of the first floor. Furthermore, the new window on the easternmost side would be to a pupil/staff circulation area and is positioned an additional 40 metres away from the residential properties on Colston Avenue in comparison to the main part of the south-eastern elevation. For the same reasons, it is considered that light spillage towards residents would not increase as a result of these relocated and new windows.
 - 5.20 Letters have been received from a resident on Colston Avenue that raise concern as regards the potential for disturbance from noise emanating from the proposed grilles that would be added to the south-eastern elevation.
 - 5.21 The grilles are intended to facilitate natural ventilation of the building in the event of high carbon dioxide build-up within the sports hall area and no mechanical extraction of air is proposed. The grilles are fitted with damper blades which will remain shut until a trigger level of carbon dioxide within the building is reached. This opening of the grilles is operated automatically. The blades are angled downwards in a 45 degree angle.
 - 5.22 Although the grilles would not create any noise directly from their operation, it is reasonable to suggest that they are most likely to open during periods when the sports hall is in active use, and noise from events within the hall could permeate through the grilles and towards properties on Colston Avenue.
 - 5.23 The Council's Environmental Health section has been consulted and confirmed that a significant reduction in noise from the sports hall would occur over the approximate 50 metre distance between the location of the grilles and the rear of residential gardens. Environmental Health has therefore raised no objections to the installation of the grilles as shown, noting that the angle of incidence of the blades and the large separation

distance to residential properties would prevent excessive noise disturbance to residents on Colston Avenue.

- 5.24 Furthermore, it is understood that this part of the school site was formerly marked-out as a playing field for sports activities similar to those that are likely to take place within the hall. Therefore, the noise from the proposed grilles is unlikely to exceed that which could have readily occurred in much closer proximity to residential gardens prior to the approved building having been erected.
- 5.25 It is relevant to note that the grilles on the south-eastern elevation cannot be located elsewhere on the proposed structure as they are required to directly alleviate carbon dioxide build-up from within the sports hall area which is located on the south-eastern side of the approved building. It should also be noted that, as part of the BREEAM energy-saving requirements for this building, acoustic panels would be added internally to the roof of the sports hall to reduce echo and the dispersion of noise vibrations.
- 5.26 The Environmental Health section has also confirmed that the passive ventilation cowls proposed at roof level would not generate noise and are unlikely to negatively impact on neighbouring amenity in terms of noise disturbance.
- 5.27 Therefore, it is considered that the proposal would not have a detrimental impact on the amenity of neighbouring residents in terms of loss of day/sunlight, outlook and privacy, or in terms of noise and light disturbance.

6.0 CONCLUSION AND RECOMMENDATION

- 6.1 The proposed amendments to the building previously approved under planning reference C2014/70052/3FR, including the addition of ventilation grilles, the addition and replacement of windows, and changes to the external material finish, in addition to other minor alterations, would not have a negative impact on the character and appearance of the surrounding area or the amenities of local residents.
- 6.2 It is therefore recommended that planning permission be granted subject to the conditions as set out in the Agenda.

Background Papers: C2016/73475/3FR

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: **C2016/73475**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



Kingston Upon Thames
KT26JZ

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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

Carshalton High School For Girls West Street Carshalton SM5 2QX

Alterations to elevations (variation to condition 2 (drawing numbers) of previously approved application number C2014/70052/3FR for a sports hall incorporating office and changing facilities at ground floor with plant room and fitness suite at first floor).

SECOND SCHEDULE

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: PL203A, PL204B, PL105B, PL106B and PL107A.

In addition to the drawings listed above, the following documents have been taken into account in the consideration of the application: Bat Roost Potential Survey dated January 2013, Arboricultural Impact Assessment dated December 2013, 'Adjusted Elevations show Ventilation Grilles' statement submitted 24th February 2016, 'Low Leakage Insulated Dampers' brochure submitted 24th February 2016.

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

(2) The development hereby approved shall be completed in accordance with details approved in respect of Condition 3 of C2014/70052/3FR in the relevant letter dated 8th June 2014.

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.

(3) The development hereby approved shall be completed in accordance with details approved in respect of Condition 4 of C2014/70052/3FR in the relevant letter dated 8th June 2014.

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

(4) The development hereby permitted shall not be occupied until appropriate refuse storage facilities have been provided in accordance with a scheme that shall have been

agreed in advance in writing by the Local Planning Authority. Such storage provision shall thereafter be kept for the use 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, and also Section 32 of the Environmental Protection Act 1990 (i.e. Duty of Care to dispose of waste) and EC Regulation 852/2004 (i.e. duty to keep food waste in closed receptacles for regular removal).

(5) The recommendations of the 'Bat Roost Potential Survey' dated 23 January 2014 (pages 2 and 3) submitted with the application shall be followed in full during the appropriate season. No demolition/removal of permanent or temporary buildings on site shall occur until the results of any surveys have been presented in writing to the Local Planning Authority (LPA) and then approved in writing. Any recommendations made by the LPA in response to that documentation shall be completed in full and retained as requested thereafter.

Reason: In the interests of conserving protected species and biodiversity on site.

(6) Prior to first occupation of the building, a BREEAM New Construction 2011 Final (Post-Construction) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to demonstrate that a 'Very Good' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

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

(7) Prior to occupation, evidence (e.g. copies of 'as-built' SBEM worksheets based on the National Calculation Method and implemented through Simplified Building Energy Model software) 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 40% 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 Sutton's Site Development Policies DPD

(8) 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 (details approved in respect of Condition 9 in the relevant letter dated 8th June 2014), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

(9) The development hereby approved shall be completed in accordance with details approved in respect of Condition 10 of C2014/70052/3FR in the relevant letter dated 8th June 2014.

Reason: To comply with Policy DM1 of the Site Development Policies DPD.

(10) The removal of any trees and vegetation shall take place outside of the bird nesting season (March to September inclusive) unless first inspected by a suitably qualified ecologist, as recommended by the submitted 'Bat Roost Potential Survey' dated 23 January 2013. All planting, seeding or turfing shown in the approved details of landscaping 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 comply with Policy DM1 of the Site Development Policies DPD.

(11) Details of any proposed lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved to demonstrate how light spillage to the surrounding area will be minimised. The external lighting shall be installed in accordance with the approved details and shall be retained as installed thereafter.

Reason: In order to ensure that the development does not cause light pollution to surrounding properties, whilst at the same time creating a safe and secure environment.

(12) The existing vehicle access gate to the south of the site, indicated as 'emergency access only' on drawing no. 487 PL104, shall not be opened at any time for access by vehicles, other than by emergency or maintenance vehicles, and shall also not be used by pedestrians.

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

(13) Occupation of the development shall not commence until a community use agreement, prepared in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the proposed sports hall and shall include details of pricing policy, hours of use, access by non-education users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority (in consultation with Sport England) considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement, and unless otherwise agreed in advance and in writing by the Local Planning Authority.

Reason: To secure well managed and safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy

(14) The new playing field area shall be provided in accordance with drawing no. 487 PL104 and made available for use before first occupation of the development hereby permitted.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision.

(15) No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and

(ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority (after consultation with Sport England). The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose.

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) Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

(4) The submitted documentation indicates that the existing kitchen/canteen block may contain asbestos. This should be removed by an appropriately licensed contractor in a manner considered to be appropriate by national legislation covering such matters (i.e. The Hazardous Waste (England and Wales) Regulations 2005).

(5) Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Development Control -

Transport Planning and Works Section at 24 Denmark Road in Carshalton (tel. 020 8770 6455).

(6) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority.

(7) The developer is reminded that under the Highways Act 1980 Sections 131, 148 and 149, it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and also to prosecute persistent offenders.

(8) 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 0845 850 2777.

(9) Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. It is also recommended, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

(10) Some advice is given in 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems', a report prepared by Netcen on behalf of Department for Environment, Food and Rural Affairs dated January 2005.

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

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