

**Appendix to Minutes:
Planning Committee
24 February 2016**

PLANNING CONDITIONS, REASONS AND INFORMATIVES

APPLICATION NO: A2015/72735/FUL - BROADLANDS NURSING HOME, 51 BURDON LANE, CHEAM, SM2 7PP

Planning permission be refused for application No. A2015/72735/FUL on the grounds of overdevelopment of the site by reasons of the visual impact on the street scene on Manor Road and Burdon Lane and the total amount of development on the site, and because the proposal would result in material harm to the character and appearance of the area by virtue of its design, bulk and massing and would fail to enhance the character and appearance of the Area of Special Local Character.

APPLICATION NO. A2015/72753 - CHEGWORTH NURSING HOME, 23 DOWNS SIDE, CHEAM, SM2 7EH

(1) The temporary residential accommodation on the lower lawn at the rear hereby approved shall be removed as soon as practically possible following completion of the program of works on the main building and in any event by no later than 31 October 2016, whichever is sooner. After which, the use must end and the buildings removed. The land must then be returned to its original use as a residential garden in conjunction with details to be approved under condition (3) of this approval and the indicative landscaping plan (drawing nos. 14:286/3, 14:286/3A).

Reason: In the interests of visual amenity and to secure the removal of this temporary structure, in accordance with Policy BP12 of the Core Planning Strategy.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement, LBS1, Programme of Works submitted by TNV Construction, 1628/26 Rev B, 1628/27 Rev A, 14:286/3, 14:286/3A and Temporary Accommodation Schedule of Works received by email from Mr Madge on 23 February 2016 at 10:23am.

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

(3) Notwithstanding condition (2) above, within two months of the date of this permission full details of the submitted landscaping scheme, to include species, pot size and density, shall be submitted in writing to, and approved by, the Local Planning Authority. The hard landscaping shall thereafter be completed within 3 months of the removal of the structures, in line with the approved scheme. 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 removal of the structures 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 the land is satisfactorily restored to its former use and to comply with the Council's planning policies that ensure landscaping schemes provide where appropriate adequate privacy and screening, pay sufficient regard to nature conservation, boundary treatments and promote satisfactory townscape.

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

(3) Should a crane be utilised to deliver / remove the units to / from site you are reminded that there are two protected trees within the front garden of the application site. You are also reminded that it is an offence to cut down, top, lop, uproot, wilfully damage or destroy such trees except with the consent of the Local Planning Authority.

(4) Should neighbours continue to raise concerns about outdoor lighting at the property, this will be investigated by Environmental Health

(5) The Applicant be advised that the conditions on site will be kept under scrutiny and that Enforcement Action will commence if development is not completed by the approved date and the site cleared of all unauthorised development.

APPLICATION NO. A2015/72173/FUL - 717 LONDON ROAD, NORTH CHEAM, SM3 9DL

(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. 01, 02 Rev D, 03 Rev A, 04 Rev A, 06 Rev B, 21 Rev H, 22 Rev H, 23 Rev H, 24 Rev G, 25 Rev H, 26 Rev F, 27 Rev G, 28 Rev E, 30 Rev E, 31 Rev E, 32 Rev D, 33 Rev E, 34 Rev D, 35 Rev D, 36 Rev D, 37 Rev D, 38, 153188/01.

Planning Statement, Heritage Desk-based Assessment by The Howlett Consultancy (document no. HC/114/A v2b), Energy Statement (s1920 Rev 1), Transport Statement by Bellamy Roberts (ITR/4697/TS.2), Report by HCP Consulting Engineers, Report by AA Environmental Limited ref: 153188/JDT, Letter from Get Planning dated 11 August 2015.

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 buildings and including windows, doors, porches and balconies 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 in accordance with the London Plan, Policy BP12 of the Core Planning Strategy and Policies DM1 and DM3 of the Site Development Policies DPD.

(4) Prior to the installation of any boundary treatments including walls, railings and fences, full details including drawings, shall be submitted to, and approved in writing by the Local

Planning Authority prior to the first occupation of the dwellings. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard, where applicable, the security, visual amenity and privacy of occupiers of adjoining properties and the development hereby approved.

(5) Prior to occupation of the dwellings hereby approved, a scheme of hard and soft landscaping including details of the replacement trees, shall be submitted to, and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice. The works shall be carried out in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that (within a period of five years after planting) are removed, die, or become (in the opinion of the Local Planning Authority) seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of species/size/number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

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

(6) Notwithstanding the details hereby approved, all of the windows on the northern and southern flank elevations of Block A and Block B shall be fixed shut, non-opening and obscure glazed to a height of 1.7 metres above the finished floor level and shall be maintained as such permanently.

Reason: To safeguard the current level of privacy enjoyed by the occupants of adjoining properties.

(7) Notwithstanding the details hereby approved and prior to the occupation of the development, privacy screens to a minimum height of 1.7 metres shall be installed along the north and south elevations of all of the balconies serving Block A. The approved privacy screen shall thereafter be retained for the duration of the development.

Reason: To safeguard the current level of privacy enjoyed by the occupants of adjoining properties and to preserve the amenity of occupiers of the units hereby approved.

(8) Prior to the commencement of the development hereby approved, full details of external lighting within the site shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out prior to the occupation of any part of the development and in accordance with the approved details.

Reason: To protect the amenities of neighbouring occupiers.

(9) No development shall take place until a Construction Logistics Plan which sets out details of how the construction of the development hereby permitted will be managed, have been submitted to, and approved in writing by, the Local Planning Authority.

The statement should 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 minimise dust pollution, air pollution and suppress noise and vibration in order to protect surrounding residential properties from any disturbance.

(h) means to prevent deposition of mud on the highway.

(i) means to manage and control construction traffic.

(j) Signing system for works traffic.

(k) Compliance with Sutton Council's Code of Practice for the Control of Pollution and noise from Demolition and Construction Sites, May 2008.

Construction works shall take place solely in accordance with the approved details.

Reason: To avoid hazard and obstruction being caused to users of the public highway and in the interest of highway safety.

(10) No development shall take place until a Delivery and Servicing Plan which sets out details specifying the arrangements for deliveries to and removals from the site, has been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall thereafter be implemented and 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.

(11) The development shall not be occupied until the proposed vehicular access to London Road has been constructed in accordance with the approved plans, and shall thereafter be permanently retained.

Reason: In the interest of road safety.

(12) Prior to the commencement of the development hereby approved, drawings showing the pedestrian / vehicle visibility splays for the new access onto London Road 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. No fence, wall or other obstruction to visibility exceeding 0.6 metres in height above the surface of the adjoining highway should be erected within the area of the splays.

Reason: To minimise danger and to ensure that the development does not impact on the safety and operation of the public highway.

(13) All building operations in connection with the construction of external walls, roof, and foundations; demolition 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.

(14) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for 16 cars to be parked. The parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To prevent obstruction and inconvenience to other highway users

(15) Notwithstanding the plans hereby approved, the development hereby permitted shall not be occupied until details of the provision to be made for secure cycle parking for all units has

been submitted to, and approved in writing by the Local Planning Authority. The cycle parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To encourage access by non-car modes.

(16) The development hereby permitted shall not be occupied until refuse storage facilities have been provided in accordance with a scheme which have been agreed in writing by the Local Planning Authority. The storage provision shall thereafter be kept for the use of the occupants 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.

(17) Prior to the occupation of the development hereby approved, full details for 'Designing Out Crime' shall be submitted to and approved in writing by the Local Planning Authority. The details once approved in writing by the Local Planning Authority, shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure compliance with Policy 7.3 of the London Plan 2015.

(18) Prior to the commencement of the development hereby approved a scheme detailing additional sound reduction measures, to be installed to the separating walls and separating floor / ceiling constructions to limit the airborne and impact sound transmission through Block A shall be submitted to and approved in writing by the Local Planning Authority. The sound insulation shall be designed to be 5dB better than that given in Approved Document E (2003 Edition incorporating 2004 and 2010 amendments) of the Building Regulations (Table 0.1a, page 12).

Reason: In accordance with Planning Policy DM12, improve on the sound insulation standards in Part E of the Building Regulations by 5dB in accordance with the Mayor's preferred standards set out in the Mayor's Sustainable Design and Construction SPG (2006) as amended.

(19) Prior to the commencement of the development hereby approved a scheme detailing additional sound reduction measures, to be installed to the separating floor / ceiling construction to limit the airborne and impact sound transmission through the Block A shall be submitted to and approved in writing by the Local Planning Authority. The sound insulation shall be designed to be 10dB better than that given in Approved Document E (2003 Edition incorporating 2004 and 2010 amendments) of the Building Regulations (Table 0.1a, page 12).

Reason: In accordance with Planning Policy DM12, improve on the sound insulation standards in Part E of the Building Regulations by 5dB in accordance with the Mayor's preferred standards set out in the Mayor's Sustainable Design and Construction SPG (2006) as amended.

(20) Prior to the commencement of the development hereby approved a scheme giving details of a resilient layer fixed to stair treads and landings to limit impact sound through Block A shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In accordance with Planning Policy DM12, improve on the sound insulation standards in Part E of the Building Regulations by 5dB in accordance with the Mayor's preferred standards set out in the Mayor's Sustainable Design and Construction SPG (2006) as amended.

(21) Prior to building work starting on site, other than demolition works, 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.

(22) 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 and maintained thereafter.

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

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

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

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest 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.

(24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no part of the buildings shall be used as a house in multiple occupation without planning permission from the local planning authority.

Reason: In order that the Local Planning Authority may exercise further control of potential impacts from a house of multiple occupation and in the interests of highway safety, the amenities of occupiers of nearby properties and the amenities of the future occupiers of the buildings.

(25) Prior to occupation of the development, 'as-built' BRUKL outputs prepared under the Standard Assessment Procedure should be submitted to the Local Planning Authority and approved in writing to demonstrate that each of the dwellings 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 CO2 emissions below the target emission rate (TER) based on Part L1A of the 2010 Building Regulations (or equivalent reduction compared to Part L1A 2013)

and achieve a 20% reduction in total emissions (regulated and unregulated) through on-site renewable energy generation. 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 Sutton's Site Development Policies DPD

(26) Prior to building work starting on site, a completed Water Efficiency Calculator for New Dwellings must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption will be limited to 105 litres per person per day (l/p/d) for each of the dwellings based on the Government's national calculation method for water efficiency for the purpose of Part G of the Building Regulations. 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 5000 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) **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.

(5) The Council consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL).

Please note that if you commence work without giving prior notice of the start date the CIL charge must be paid immediately.

(6) The building works shall comply with: Sutton Council's Code of Practice for the Control of Pollution and noise from Demolition and Construction Sites, May 2008.

(7) The applicant is advised of the following comments from Transport for London:

The site of the proposed works is on the A24 London Road, which forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN, and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN.

The proposals include the formation of one central vehicular and pedestrian access point, in place of the existing two access points. The applicant will need to enter into a Section 278 agreement with TfL for any works to the footway or highway. It should be noted that TfL will have to approve and agree any amendments to the highway and all costs must be covered by the applicant.

TfL notes that there is a school located next to the site, and students often run along the footpath of the proposed access point. To maximise visibility for drivers coming out of the site, TfL requests the area behind the boundary wall on the north east corner be kept clear of trees/high vegetation.

TfL requests servicing is undertaken off-street where possible.

The footway and carriageway on the A24 London Road must not be blocked during the construction works. Temporary obstructions during the construction 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 A24 London Road.

All vehicles associated with the development must only park / stop at permitted locations and within the time periods permitted by existing on-street restrictions.

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>

(8) The applicant is advised of the following comments from Thames Water:

Waste Comments

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage - 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.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Water Comments

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

(9) The applicant is advised of the following comments from English Heritage with regards to Condition 23:

The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage.

It is recommended that the archaeological fieldwork should comprise of the following:

Watching Brief - A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

APPLICATION NO. C2015/73328 - WAR MEMORIAL SPORTS GROUND, COLSTON AVENUE, CARSHALTON, SM5 2PW

(1) The development must be begun not later than the expiration of three years from the date of approval of the original planning permission ref C2013/68432/FUL (allowed on appeal APP/P5840/A/14/2216188).

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) For a period of one year from the date of this planning permission, the floodlights shall be switched off unless the pitch is being used or for reasons of health and safety, and in any case shall not be switched on before 0900 hours on any day or after 2215 hours on weekdays or Saturdays (with the exception of weekday fixtures when they may be illuminated until 2300 hours if required, on up to 75 occasions per annum) or after 2015 hours on Sundays.

Reason: To enable the impact of the development to be assessed over a one year period in order to protect the amenity of nearby residents.

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 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.

APPLICATION NO. C2015/73316 - WOODCOTE GROVE HOUSE, WOODCOTE GROVE, COULSDON, CR5 2XL

(1) The development must be begun not later than the expiration of three years from the date of approval of planning ref. C2012/66833/FUL.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development shall be carried out in line with the materials approved by the Local Planning Authority on 18th February 2015.

Reason: To safeguard the visual amenities of the area and to ensure compliance with Policy DM1 of the Site Development Policies DPD which seeks to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(3) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for 30 cars to be parked. The parking area shall be used and permanently retained exclusively for its designated purpose.

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

(4) The development shall not be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority to provide cycle parking. The approved details shall be implemented, and thereafter be permanently maintained.

Reason: To encourage access by non-car modes

(5) Before the first occupation of the development, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall then be implemented, developed, monitored and enforced in accordance with the approved details.

Reason: To encourage access by non-car modes and reduce the need to travel especially by car.

(6) The development shall not begin until a Construction Method Statement/Environmental Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding, behind any visibility zones
- (f) construction traffic routing
- (j) means to prevent deposition of mud on the highway

have 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.

(7) 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.

(8) Prior to building work commencing on site a BREEAM pre-assessment estimator must be submitted to the Local Planning Authority and approved in writing to show how a minimum very good rating will be achieved. Within six months of work starting on site, a BREEAM Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE) or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to show that a minimum very good rating will be achieved.

Reason: To comply with policy DM5 of the Site Development Policies DPD.

(9) Within six months of the first occupation of the building, a BREEAM Final (Post-Construction) Certificate, issued by the BRE, 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 the Site Development Policies DPD.

(10) Prior to occupation, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under the National Calculation Method) 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 25% 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 and the London Plan Policy 5.2

(11) The development hereby permitted shall not commence until a full surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and permanently retained and maintained thereafter.

Reason: To ensure the development does not increase the risk of surface water flooding.

(12) The development shall only take place in accordance with the detailed scheme approved by the Local Planning Authority on 12th May 2014 pursuant to this condition.

Reason: To ensure compliance with policy DM4 of the Site Development Policies DPD.

(13) Prior to work starting on the relevant part of the development revised drawings of the dog leg ramp to be agreed by the Greater London Authority shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure a more inclusive design in accordance with policy DM1 of the site Development Policies DPD.

(14) The mitigation/enhancements laid out in the biodiversity report agreed by the Local Planning Authority on 19th February 2015 shall then be carried out pursuant to this condition.

Reason: To ensure Compliance with Policy DM17 of the Site Development Policies DPD.

(15) No development or demolition shall commence until an arboricultural method statement and tree protection plan describing in detail construction methods relating to foundations and hardstanding is submitted to and approved in writing by the Local Planning Authority. The details shall include an appropriately scaled survey plan showing the positions of trees affected by the proposed development, construction details including cross sectional drawings describing the depth and width of footings where they fall within the root protection areas and means whereby the tree roots are to be protected in accordance with British Standard BS: 5837:2012. A schedule of pre-construction tree works shall also be included, detailing works relating to the pruning of branches in order to allow the erection of the proposed buildings in accordance with British Standard BS: 3998:2010.

Protective fencing and ground protection described within the Tree Protection Plan shall remain in place during the entire course of the demolition and construction phase and shall not be removed unless with the prior written consent of the Local Planning Authority.

Reason: To ensure, where applicable, compliance with BP12 of the Core Planning Strategy and DM1 of the Site Development Policies, which seek to retain and replace trees; and which requires landscaping schemes to provide a satisfactory townscape incorporating hard and soft landscaping’.

(16) Prior to work starting on the relevant part of the development a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land and details of any to be retained shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure, where applicable, compliance with policy DM1 of the Site Development Policies DPD which requires landscaping schemes to provide satisfactory hard and soft landscaping.

(17) 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 ensure where applicable compliance with Policy DM1 of the Site Development Policies DPD.

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

EX02A00, EX10A01, EX11A01, EX21A00, EX22A00, DN01A00, DN10A01, DN11A01, GE01A03, GE02A00, GE21A00, GE22A00, GA00A04, GA01A04, GA02A04, GA31A00, GA32A00, GA33A00, GA34A00, GA99A00, GA110A00, GA111A00, GS01A00, IM03A00, IM004A00, SK96, 01B, 06, 121210WGTCPRRevBLI&AM, 121210WGTPPLI&AM1.0, Design and Access Statement, Heritage Impact Statement, Planning Statement, SCAU desk based Archaeological Assessment, CBA Ltd Ecological Appraisal, MLM Flood Risk Assessment, Portus and Wilson Landscape Character and Visual Impact Assessment, Tree Protection Plan, MLM Sustainability Report, Arboricultural Impact Assessment and Motion Transport Assessment.

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

INFORMATIVES:

(1) The applicant was provided with pre application advice. As the submitted application accorded with that advice and complied with the relevant policies Sutton Council has accordingly granted planning permission.

(2) You are advised that the Enhancement and Management Plan shall contain the recommendations (made by the Council's Biodiversity Team) set out in the Email sent to The JTS Partnership on 20 February 2013.

(3) 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.

(4) Landscaping means the treatment of land (other than buildings) being the site or part of the site in respect of which this planning permission is granted, for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means of enclosure; measures to screen the refuse provision; planting of trees, hedges, shrubs or grass; formation of banks, terraces or other earth works, laying out of gardens, paved areas or courts and other amenity features.

APPLICATION NO. C2016/73412/LBC - ST PHILOMENAS SCHOOL, POUND STREET, CARSHALTON, SM5 3PS

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 'Method Statement for Removal and Re-instatement of Gates and Associated Fencing, Carshalton House', 07-1172 Rev E, 01-1190 Rev E, 01-1121 Rev E, 01-1174 Rev E, WSI Built of Site 1, Design and Access Statement, Heritage Statement.

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

(3) All external facing materials, treatments and finishes shall be similar to those of the original wall. 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 wall.

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 5000 before proceeding with the work.

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