

PLANNING COMMITTEE - Date:30 March 2016

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

Ref: D2016/73439/FUL	WARD: D18 / BEDDINGTON STH	Time Taken: 10 weeks, 0 days
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Site: John Fisher Roman Catholic High School, Peaks Hill, Purley, CR8 3YP
 Proposal: Provision of air conditioning units and acoustic housing at rear and retention of alterations to windows (Variation of Condition 2 (drawings) of previously approved application D2015/72166/FUL for: Removal of temporary classroom and erection of a detached two storey building to provide additional education facilities to existing school and alterations of land bank to provide enlarged play space).
 Applicant: Mr James Groux
 Agent: Mr Tom Morgan

Recommendation:

GRANT PLANNING PERMISSION

Reason for Report to Committee: Major application recommended for approval and the Council has an interest in the land.

Summary of why application proposals are acceptable:

- The application proposes minor material design alterations to an extant planning permission D2015/72166/FUL.
- The development is acceptable in the context of its impact on the character of the school, the surrounding area and within The Ridge Area of Special Local Character
- The development would not adversely impact on the amenities of the adjoining or nearby occupiers.
- The development would not adversely impact on local parking provision or highway safety.

1.0 **BACKGROUND**

2.0 **Site and Surroundings:**

3.0 The application site accommodates an area of land to the north-eastern part of the wider school grounds, incorporating the vehicular access to Great Woodcote Park and an area of playground space and teaching buildings. The application site has an area of 4025sqm (0.4ha). The wider school site extends to some 3.5ha and comprises a number of single storey and two-storey buildings, with a playing field to the south-western part of the site.

4.0 The area for the proposed teaching building is largely laid to hardstanding, with grassed areas to the boundaries of the site. There are a number of substantial

trees to the north and east boundary of the site, within the gardens of neighbouring dwellings along Great Woodcote Park.

5.0 The wider school site is within a predominantly residential area, with residential properties bounding the site.

6.0 The nearest residential properties are situated on Great Woodcote Park (to the north) and Church Road (to the east). To the north, No.41 Great Woodcote Park is adjacent to the site, the dwellinghouse stands between 12 and 16m from the site boundary. To the east, No.35a Great Woodcote Park is adjacent to the site and stands within 2m of the site boundary.

7.0 The site is relatively flat but there is a slight drop in levels from the site to the rear garden of No.41 Great Woodcote Park to the north of approximately 2m.

8.0 There are 73 car parking spaces on the site and 30 cycle storage spaces.

8.1 **Site Specific Designations:**

8.2 The application site falls within The Ridge Area of Special Local Character and the site is covered by a Tree Preservation Order.

8.3 **Relevant Planning History:**

8.4 D2004/53128/FUL - Provision of additional car parking facilities at front. Granted 23 November 2004.

8.5 D2005/54356/FUL - Erection of a detached garage for storage purposes. Granted 6 September 2005.

8.6 D2006/56140/FUL - Erection of one temporary mobile classroom. Granted 17 August 2006.

8.7 D2006/56555/FUL - Erection of a detached single storey temporary building for use as an additional classroom. Granted 14 December 2006.

8.8 D2007/57811/FUL - Erection of a two storey extension to provide additional classroom facilities and a detached building to provide library facilities. Granted 25 July 2007.

8.9 D2010/62205/FUL - Erection of a perimeter boundary fence and gates. Granted 15 March 2010.

8.10 D2010/62367/FUL - Demolition of existing temporary classrooms and erection of a new single storey teaching block with store and staff offices and provision of a new paved social/study area. Granted 27 April 2010.

8.11 D2015/72166/FUL - Removal of temporary classroom and erection of a detached two storey building to provide additional education facilities to existing school and alterations of land bank to provide enlarged play space. Granted 2 October 2015.

9.0 **APPLICATION PROPOSALS**

9.1 **Details of Proposal:**

9.2 Planning permission is sought for the provision of conditioning units and acoustic housing at rear and retention of alterations to windows (Variation of Condition 2 (drawings) of previously approved application D2015/72166/FUL for: Removal of temporary classroom and erection of a detached two storey building to provide additional education facilities to existing school and alterations of land bank to provide enlarged play space).

9.3 The proposed conditioning units and acoustic housing would measure 1.3 metres in depth, 3.9 metres in width, and 2 metres in height and positioned along the northern elevation.

9.4 The alterations to windows are along the north and west elevations. The approved western elevation had three windows at first floor and two windows at ground floor level. This application seeks to retain two windows at first floor and three windows at ground floor level.

9.5 The approved northern elevation had thirteen windows at first floor and ten windows at ground floor level. This application seeks to retain twelve windows at first floor level and twelve windows at ground floor level.

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

9.7 Amended plans received 17 March 2016 to show the repositioning of the air conditioning unit and acoustic housing.

10.0 **PUBLICITY**

10.1 **Adjoining Occupiers Notified**

10.2 **Method of Notification:**

10.3 Letters of consultation were sent to 48 nearby occupiers on Ambrey Way, Great Woodcote Park and Church Road on 4 February 2016 July 2015 and a site notice was erected within the vicinity.

10.4 **Number of Letters Received:**

10.5 One.

10.6 **Address of Representation:**

10.7 Tynron, Church Road

10.8 **Summary of Material Representations:**

- Loss of light
- Works have already started on site.

10.9 **Consultation Responses:**

10.10 **Internal:**

- 10.11 **Principal Tree Officer:** No objection.
- 10.12 **Highway Engineer:** No objection.
- 10.13 **Environmental Health Officer:** No objection, subject to condition for noise levels.
- 10.14 **Sustainability Officer:** No objection.
- 10.15 **Biodiversity Officer:** No objection.
- 10.16 **Flood Risk Officer:** No objection, subject to original condition being implemented for run off rates.
- 10.17 **Pupil Based Commissioning:** Any comments received will be reported orally.
- 10.18 **Waste Management:** Any comments received will be reported orally.
- 10.19 **External:**
- 10.20 **Thames Water:** No objection.
- 10.21 **Environment Agency:** Any comments received will be reported orally.
- 10.22 **Surrey and East Surrey Water:** Any comments received will be reported orally.
- 10.23 **London Borough of Croydon:** Any comments received will be reported orally.
- 10.24 **Councillor Representation:**
- 10.25 None.

11.0 MATERIAL PLANNING POLICIES

- 12.0 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:

Material Planning Policies Considered in the Determination of this Application:

National Planning Guidance:

- The National Planning Policy Framework (NPPF).
- The National Planning Policy Guidance (NPPG).

12.1 **London Plan (2015):**

- 3.16 Protection and Enhancement of Social Infrastructure
- 3.18 Education Facilities
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage

- 5.21 Contaminated Land
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing Traffic Flow and Tackling Congestion
- 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
- 7.8 Heritage Assets and Archaeology
- 7.15 Reducing Noise and Enhancing Soundscapes
- 7.19 Biodiversity and Access to Nature
- 7.21 Tree and Woodlands
- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

12.2

Core Planning Strategy DPD:

- 13.0 PMP2 Suburban Heartlands
- 14.0 BP4 Education and Skills
- 15.0 BP5 Improving Health and Well-Being
- 16.0 BP6 One Planet Living
- 17.0 BP7 Flood Risk and Climate Change Adaptation
- 18.0 BP12 Good Urban Design and Heritage
- 19.0 DP2 Planning Obligations
- 20.0 DP3 Infrastructure Requirements and Delivery

20.1

Site Development Policies DPD:

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing Street Scene and Public Realm
- DM4 Historic Environment
- DM5 Sustainable Design & Construction
- DM6 Climate Change Mitigation
- DM7 Flood Risk
- 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

20.2

Supplementary Planning Guidance/Documents:

- SPD13 Transport Assessments and Travel Plans
- SPD14 Creating Locally Distinctive Places
- IPG11 Sustainable Design and Construction

21.0

PLANNING CONSIDERATIONS

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

- 22.0 **Principle**
- 23.0 **Design Quality**
- 24.0 **Impact on Neighbours**
- 25.0 **Parking and Highways**
- 26.0 **Trees and Landscaping**
- 27.0 **Biodiversity**
- 28.0 **Sustainability**
- 29.0 **Flooding and Drainage**

29.1 **Principle:**

29.1 Policy DM31 of the Site Development Policies DPD states that the development of social and community infrastructure will be granted where it is accessible by a range of transport modes, where it provides flexible space, where it would be located close to the local community it serves and where it would not have significant environmental impacts. Policy BP4 of the Core Planning Strategy states that the Council will support the provision and improvement of education facilities to meet the aspirations and requirements of the local community.

29.2 The proposal seeks to provide air conditioning units and acoustic housing to the rear and alterations to windows. As such, it is considered that the proposal would support the Council's objectives as set out in policy BP4 and for this reason the proposal is considered acceptable in principle

29.3 **Design Quality:**

30.0 Core Policy BP12 states that the Council will seek to ensure that development respects the local context and distinctive local character. Policy DM1 of the Site Development Policies DPD states that planning permission will only be granted for development that maintains and enhances the local character and appearance of the surrounding area.

31.0 The application proposes to retain alterations to the approved windows and provision of air conditioning units and acoustic housing. The committee report for the extant planning permission D2015/72166/FUL recommended that the proposed building would feature contrasting horizontal brick bands which would assist in breaking up the mass of the building. The flat roof would assist in minimising the overall height and visual impact of the building.

32.0 The proposed air conditioning unit and acoustic housing would be positioned 200mm to the north of the existing building and would measure 4.9 metres in width, 3.1 metres in depth and 2.4 metres in height.

33.0 It is considered that the proposed amendments would have a negligible impact upon the character and appearance of the building and the streetscene. As such, it is considered that the development would be acceptable in relation to its design, scale and massing and its relationship with the existing buildings and the surrounding streetscene, in accordance with policies BP12, DM1 and DM4. The proposal would preserve the character and appearance of The Ridge Area of Special Local Character and is considered to be acceptable in design terms.

33.1 **Impact on Neighbours:**

- 34.0 Policy DM2 of the Site Development Policies DPD seeks to protect the amenities of neighbouring properties in terms of overlooking, loss of outlook, loss of light and overshadowing. Policy DM12 seeks to prevent development proposals that would result in exposure to noise or vibrations above acceptable levels affecting noise sensitive land uses.
- 35.0 The committee report for the extant permission D2015/42166/FUL recommended the extension would be a sufficient distance away from the nearest residential properties so as to ensure that there would be no adverse impact on their amenities. There would be some marginal loss of outlook to the first floor windows of No.35A Great Woodcote Park, however, this impact is considered to not be materially harmful due to the separation distance.
- 35.1 In order to avoid any overlooking to the neighbouring property, No.35A Great Woodcote Park, it is recommended that a condition be imposed to ensure that the first floor side facing windows are obscurely glazed.
- 35.2 The proposed air conditioning units and acoustic housing would be positioned 18.8 metres from 30A Great Woodcote Park and 23.6 metres from 41 Great Woodcote Park and as such, it is considered that given the significant distance to habitable windows the proposed air conditioning units and acoustic housing would not have a detrimental impact on those occupiers.
- 35.3 The proposal includes an air conditioning unit and acoustic housing along the rear elevation. The Council's Environmental Health Officer has commented on the proposal and has recommended a safeguarding condition to ensure that noise levels are within an acceptable tolerance. Subject to this condition it is considered that there is unlikely to be noise disturbance caused as a result of the proposed development.
- 35.4 There would be some disturbance throughout the construction phase of the proposed development. However, this impact would be transient and can be minimised through conditions relating to the method of construction.
- 35.5 An objection was raised with concerns of loss of light. This application does not seek to change the position of the building which was approved in October 2015 and therefore, it is considered that the proposed development 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 or light disturbance.
- 35.6 **Parking and Highways:**
- 36.0 Policies DM20 and DM22 seek to ensure that new development does not adversely impact on the local highway network and to ensure that parking provision is acceptable in the context of the surrounding area.
- 37.0 The proposed amendments to the previously approved application, D2015/72166/FUL, would not impact upon highways and parking. The Senior Highways Engineer, consulted on the previous application, recommended that the proposal would not likely impact upon parking or highway safety.
- 37.1 **Trees and Landscaping:**

- 37.2 Policy DM1 of the Site Development Policies DPD states that development will be expected to respect and retain trees of amenity value where possible and make provision for high quality landscaping.
- 37.3 The Council's Tree Officer has considered the proposals and raises no objection subject to a condition to ensure that trees which are to be retained are protected throughout the construction process.
- 37.4 As such, it is considered that the application is acceptable in relation to trees and landscaping.
- 37.5 **Biodiversity:**
- 38.0 Policy PMP9 of the Core Planning Strategy seeks to enhance the Borough's biodiversity and Policy DM17 of the Site Development Policies DPD states that the Council will grant permission for developments that create, conserve or enhance biodiversity and improve access to nature. The application is accompanied by a BREEAM Ecological Assessment, which concludes that the ecological value of the site is very low but suggests a number of biodiversity enhancements that could be carried out.
- 39.0 The Council's Biodiversity Officer has considered the proposal and raises no objection subject to the conditions agreed on the previous application D2015/72166/FUL to ensure that the recommendations made by Skilled Ecology, in the submitted Ecological Assessment, are implemented in full and that a soft landscaping scheme of value for wildlife should be made a condition to provide minor enhancement to the scheme. Subject to this condition, the proposal is considered to be acceptable in terms of biodiversity.
- 39.1 **Sustainability:**
- 39.2 The London Plan 2015 Policy 5.2 requires developments to make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimising carbon dioxide emissions according to the following hierarchy: use less energy through the use of passive design and energy efficiency measures, supply energy efficiently through the use of decentralised energy provision and generate renewable energy on-site. Further guidance is contained in the Council's IPG11 'Sustainable design and construction', Policy BP6 'One Planet Living' of the Core Planning Strategy DPD, and Policies DM5 and DM6 of the Site Development Policies DPD, which promote the highest standards of sustainable design and construction within the Borough in support of the Council's vision of 'Creating a sustainable suburb'.
- 39.3 The Council's Sustainability Officer has considered the proposal and raises no objection subject to the conditions agreed on the previous application D2015/72166/FUL to ensure that the proposed building would achieve a 'very good' BREEAM rating.
- 39.4 **Flooding and Drainage:**
- 39.5 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

- 39.6 The site is not within Flood Zones 2 or 3. It is of note that the EA stated under the previous application D2015/72166/FUL that it considers that the proposed development has a low environmental risk. The Councils Flood Risk Officer also stated under the original application concluded that the proposed development is acceptable in terms of surface water runoff subject to a condition to secure a drainage strategy is submitted and agreed prior to the commencement of development.
- 39.7 Therefore, it is considered that the impact on flooding and drainage would be acceptable.
- 40.0 **CONCLUSION AND RECOMMENDATION:**
- 40.1 The proposed alterations to the previously approved application are considered not to detract from the appearance of the existing buildings or the character of the surrounding area and The Ridge Area of Special Local Character. Furthermore, it would not adversely impact on the amenities of neighbouring occupiers or give rise to any adverse implications for highways.
- 40.2 Therefore, it is recommended that permission be granted, subject to conditions.

Background Papers: D2016/73439/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: **D2016/73439**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

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D2016/73439/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

John Fisher Roman Catholic High School PEAKS HILL Purley CR8 3YP

Provision of air conditioning units and acoustic housing at rear and retention of alterations to windows (Variation of Condition 2 (drawings) of previously approved application D2015/72166/FUL for: Removal of temporary classroom and erection of a detached two storey building to provide additional education facilities to existing school and alterations of land bank to provide enlarged play space).

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years from the date of approval of planning ref. D2015/72166/FUL.

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 and documents:

FQ097-01-100 Rev A, FQ097-01-110 Rev A, FQ097-01-120 Rev D, FQ097-01-130 Rev A, FQ097-01-140 Rev D, FQ097-01-150 Rev D, FQ097-01-260 Rev D, FQ097-01-280 Rev D, FQ097-01-281 Rev D, FQ097-01-1200 Rev D, FQ097-01-2000 Rev

E, FQ097-01-2100 Rev E, FQ097-01-2201 Rev A, FQ097-01-2300 Rev A, 2282P_TPP_01 Rev C, FQ097-01-1412 Rev F, undated letter from Headteacher Mr M J Scully, Ground Investigation carried out by Key GeoSolutions Ltd dated 8 April 2015, Certificate of Analysis carried out by Key GeoSolutions Ltd dated 20 April 2015, Petition in support dated 14 May 2015, BREEAM Ecological Assessment dated March 2015, BREEAM UK New Construction 2014 Pre-Assessment Estimator, BRUKL Output Document, IES Modelling report dated 31 May 2015, Arboricultural Impact Assessment dated August 2015, Method Statement dated August 2015, Planning Statement, Design & Access Statement, School Travel Plan dated May 2015, School Travel Plan Appendix B, Parking Survey and Transport Assessment.

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

(3) The development shall be carried out in line with the materials approved by the Local Planning Authority on 17th December 2015.

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.

(4) The development shall be carried out in line with the details approved by the Local Planning Authority on the 17th December 2015.

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

(5) Prior to the development being occupied an amended Travel Plan describing in detail the measures to be implemented, which will reduce travel by car and in the interests of promoting sustainable transport modes, to include but not be limited to the following:

- Hands up mode of travel surveys with pupils and staff annually.
- An initial paper or online consultation survey with pupils and staff.
- Establishment of a working group.
- Participation in a walking / cycling zone project which includes development of a map for staff.
- Utilisation of TfL's New Pupils toolkit (this could happen as part of the Travel Ambassador's work).
- Provision of Bikeability cycle training to year 7 as a minimum.
- Provision of cycle storage, sufficient for 5% of the school population, along with scooter storage space.
- Staff showers and a changing area with a drying room for staff, as well as locker space for pupils and staff.
- Complete other activities as stated in STAR's to reach Bronze level.

shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented by the school and monitored and enforced by the Local Planning Authority in accordance with the approved details.

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

(6) The development hereby approved may only be carried out in accordance with the submitted tree protection plan (dwg ref: 2282P_TPP_01 Rev C) and the associated arboricultural method statement.

Reason: In order to safeguard the retention of existing trees on and adjacent to the site that represent significant visual amenity.

(7) The development shall be carried out in line with revises drawings FQ097-01-120, FQ097-01-140, FQ097-01-150 and FQ097-01-260 (all rev F), approved by the Local Planning Authority on the 17th December 2015.

Reason: To ensure the adequate protection of trees on and adjacent to the site which make a valuable contribution to the character of the area.

(8) The development hereby approved may only be carried out in accordance with the submitted tree protection plan (dwg ref: 2282P_TPP_01 Rev C) and the associated arboricultural method statement.

Reason: In order to safeguard the retention of existing trees on and adjacent to the site that represent significant visual amenity.

(9) The development shall be carried out in line with the hard and soft landscaping details approved by the Local Planning Authority on the 11th January 2016.

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

(10) The development shall be carried out in line with drawing 1022-01 and Landscaping Specification details approved by the Local Planning Authority on the 11th January 2016.

Reason: Having regard to the biodiversity value and potential of the site.

(11) If during implementation of this development, evidence of ground contamination is encountered it shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to the Local Planning Authority

Reason: To prevent harm to human health and pollution of the environment.

(12) Noise from plant, shall be assessed and rated in accordance with BS4142:1997. The rated noise level shall not exceed a noise level 5dB below the background noise level at nearby noise sensitive windows. Alternatively, the noise from the plant shall not exceed 35 dBLAeq(5 minutes) at nearby noise sensitive windows.

Reason: Having regard to neighbouring amenity.

(13) The development shall be carried out in line with the details approved by the Local Planning Authority on the 11th January 2016.

Reason: To ensure that runoff rates are within acceptable levels.

(14) Within 3 months of building work starting on site, a BREEAM New Construction 2014 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 the development will demonstrate an overall 'Very Good' rating, with a minimum of 5 credits achieved under criterion ENE 01 on 'Reduction of energy use and carbon emissions'.

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

(15) Prior to first occupation of the development, a BREEAM New Construction 2014 Final (Post-Completion) 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.

(16) Prior to occupation of the development, documentary evidence incorporating 'as-built' BRUKL outputs prepared under the simplified building energy model (SBEM) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has achieved at least a 40% reduction in CO2 emissions below the target emission rate (TER) based on Part L2A of the 2010 Building Regulations and seek to achieve at least a 20% 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.

(17) The development shall be carried out in line with the details approved by the Local Planning Authority on the 8th December 2015, which demonstrates that the maximum BREEAM credits will be achieved respectively under criteria Mat 01 on 'Life cycle impacts' and Mat 03 on 'Responsible sourcing of materials' of the BREEAM New Construction 2014 scheme.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD and Sutton's One Planet Action Plan targets.

(18) The proposed windows in the east facing elevation of the development hereby approved shall be glazed with obscure glass fixed shut in a manner that they cannot be opened and so maintained.

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

(19) The proposed air conditioning units shall not be used between the hours of 22:00 to 7:00 Monday to Saturday and not on Sundays or Bank Holidays.

Reason: Having regard to neighbouring amenity.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

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

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

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

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

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

(7) The applicant's attention is drawn to the fact that the London Borough of Sutton monitors the implementation of permissions and in particular that conditions imposed are fully complied with. Should you have any queries with regard to the discharge of the conditions please telephone 020 8770 5070 for further information.

(8) In relation to Condition 10, the soft landscaping scheme of value for wildlife should expand on the recommendation given in section 5.1.2 of the submitted

Ecological Assessment, (which refers solely to tree and shrub species of value). A variety of non-native species can be utilised, the RHS' Perfect for Pollinators is a useful start: <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/encourage-wildlife-to-your-garden/plants-for-pollinators>. However, a high proportion (at least 50%) should be of native and local provenance to provide suitable habitat for the various life-stages of local invertebrates.

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