

**Appendix to Minutes:  
Planning Committee  
20 April 2016**

**PLANNING CONDITIONS, REASONS AND INFORMATIVES**

**APPLICATION NO. D2016/73695 - 23-50 RICHMOND GREEN, BEDDINGTON,  
CR0 4SA**

DECISION: GRANT PLANNING PERMISSION

**Conditions**

(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:

A1\_P001, A1\_P002, A1\_P003, A1\_P004, A1\_P005, A1\_P006, A1\_P007, A1\_P008, A1\_P009, A1\_P010, A1\_P011, A1\_P012, A1\_P013, A1\_P014, A1\_P015, A1\_P016, A1\_P017, A1\_P018, A1\_P019, A1\_P020, A1\_P021, A1\_P022, A1\_P023, A1\_P024, A1\_P025, A1\_P026, A1\_P027, A1\_P028, A1\_P029, A1\_P030, A1\_P031 and A1\_P032.

In addition to the drawings listed above, the following documents have been taken into account in the consideration of the application:

Topographical (EDI Surveys Ltd) Survey September 2015, Utilities Search (Morgan Tucker Consulting Engineers) November 2015, Water and Sewer (Cornerstone Projects Ltd) August 2015, Transport Statement (Russell Giles Partnership Limited) February 2016, Explosive Ordnance Desktop Threat Assessment (Dynasafe) November 2015, Phases 1 Habitat Survey Report (Ramboll) October 2015, Planning Report (BDP) February 2016, Archaeological Desk Based Assessment (CGMS Consulting) February 2015, Impact Assessment (Bartlett Consulting) February 2016, Arboricultural Impact Assessment and Method Statement (Crown Consultants) January 2016, Sustainability Statement, Residential Overheating Risk, Energy Strategy, Code for Sustainable Homes Pre-Assessment Report (Hilson Moran) February 2016, Phase 1 Site Investigation Summary (Morgan Tucker Consulting Engineers) November 2015, Design and Access Statement (Bell Phillips Architects) February 2016, Flood Risk Assessment (Ramboll) April 2015, SuDS Assessment (Morgan Tucker Consulting Engineers) December 2015, Flood Risk Assessment, Flood Risk Sequential and Exception Test (Hilson Moran) February 2016 and Daylight and Sunlight Report (Herrington Consulting Limited) March 2016.

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

(3) Prior to the commencement of development, full details and samples where applicable showing the type and treatment of the materials to be used on the exterior of the buildings, shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials and completed prior to its occupation/use and retained thereafter.

Reason: To safeguard the visual amenities of the area and to ensure compliance with policy BP12 of the Core Planning Strategy which seeks to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(4) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.

Reason: In order to achieve the principles and objectives of Secured by Design to improve community safety and crime prevention in accordance with policy DM1 of the Site Development Policies DPD and Supplementary Planning Document No.1 'Designing Out Crime'.

(5) Dwellings 2, 8, 10, 12, 14, 16, 18 and 20 shall have obscure glazed windows in the eastern ground floor flank elevation, dwellings 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 shall have obscure glazed windows in the first floor eastern flank elevation and dwellings 3, 5, 7, 9, 11, 13, 15, 17 and 21 shall have obscure glazed windows in the first floor southern elevation and therefore retained.

Reason: To protect the privacy of adjoining occupiers.

(6) The window in the first floor rear elevation of dwelling 20 shall be obscure glazed and fixed shut and therefore retained.

Reason: To protect the privacy of adjoining occupiers.

(7) Methods for the construction of site hoarding and boundary treatments shall be in accordance with British Standard BS 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations', specifically sections 7.2.3 and 7.4.4.5. In accordance with this standard, all post holes shall be lined to prevent contact with concrete and no tree roots in excess of 25mm shall be pruned without the consent of the Local Planning Authority.

Reason: In order to safeguard the retention of existing trees on site that represent significant visual amenity, in accordance with policy DM1.

(8) Where topographical submissions indicate excavation in the root protection area of any retained tree is required for cellular confinement systems, a revised arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority. The revised method statement shall detail any re-grading of the soil and the means whereby tree roots shall be protected during construction

of new or extended drop kerb access or pathways in light of any change in levels. Advice from an engineer may be required.

Reason: In order to safeguard the retention of existing trees on site that represent significant visual amenity, in accordance with policy DM1.

(9) All excavations for new services shall be carried out in accordance with the recommendations and guidelines contained within NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees vol. 4, and other recognised codes of good practice.

Reason: In order to safeguard the retention of existing trees on site that represent significant visual amenity, in accordance with policy DM1.

(10) The applicant shall be aware that the Local Planning Authority will not be available to monitor works within the construction exclusion zone. If works specified within the approved documents require arboricultural supervision, then the services of the retained arboricultural consultant should be sought. If advice from the Local Planning Authority is thereafter required, the applicant shall submit their request in writing, with a minimum of ten days' notice. At all times tree roots shall be protected in accordance with the recommendations in the relevant British Standard.

Reason: In order to safeguard the retention of existing trees on site that represent significant visual amenity, in accordance with policy DM1.

(11) Prior to occupation of the site, details of all hard and soft landscaping, replacement of tree planting and the provision of play equipment shall be submitted to and approved in writing by the Local Planning Authority. All landscaping and replacement tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards, paying particular attention to BS 3882:2015 'Specifications for Topsoil' and BS 8545:2014 'Trees: From Nursery to Independence in the Landscape'. The works shall be carried out prior to the occupation of any part of the development or 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 are (in the opinion of the Local Planning Authority) damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority gives its consent to any variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs in accordance with Policy DM1 of the Site Development Policies.

(12) A scheme for the management of surface water drainage (SuDS) shall be submitted to and approved in writing by the Local Planning Authority. The scheme will comprise a range of features (including soakaways and attenuation tanks) that promote infiltration, reduce peak flows, and shall be designed to complement the approved hard and soft landscaping scheme and tree protection plan.

Reason; Compliance with the Flood and Water Management Act, Section 32.

(13) Prior to any works on site, a detailed Enhancement and Management Plan is created for the site, clearly outlining timeframes of planned works and the necessity for bat and bird surveys prior to demolition and vegetation clearance, respectively; the creation of a detailed soft landscaping scheme providing numbers, species, aftercare and ongoing maintenance of predominantly native and local species; the removal and safe disposal of invasive species; the details of all enhancements to the site, including nesting provisions; full details on lighting schemes and prevention of light spillage and details on flood prevention works, including the full assessment of a balancing pond to the south of Richmond Green. All details will be submitted to the LPA for written approval prior to undertaking any works on site.

Reason: To mitigate for minor losses and to enhance the biodiversity of the site, in line with national legislation, DM17 and to provide net gains for biodiversity in line with the NPPF.

(14) The development shall not be occupied until the two new No. 7 space and No. 12 space parking courts (Drawing No. 2015/2744/001) shall not be occupied until pedestrian/vehicle visibility splays of 33m by 2m have been provided on each side of the shared access roads on Richmond Green, the depth measured from the back of the footway and the widths outwards from the edges of the access and thereafter permanently retained; no fence, wall or other obstruction to visibility exceeding 0.6m in height above the surface of the adjoining highway shall be erected within the area of such splays.

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

(15) The development shall not be occupied until the existing parking bays fronting Richmond Green (Drawing No. 2015/2744/001) pedestrian/vehicle visibility splays of 2m by 2m, the depth measured from the back of the footway and the widths outwards from the edges of the access must be provided and permanently retained; no fence, wall or other obstruction to visibility exceeding 0.6m in height above the surface of the adjoining highway shall be erected within the area of such splays.

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

(16) The development hereby permitted shall not be occupied until 33 car parking have been provided. Such parking provision shall thereafter be kept for the use of the occupants of the development hereby approved.

Reason: To ensure that adequate off-street parking provisions is made to avoid danger and inconvenience to highway users and to meet sustainability objectives.

(17) No demolition or construction works, including site excavation or any external site works, the operation of plant and machinery, the erection of scaffolding, the delivery of materials, the removal of materials and spoil from the site and the use of any sound amplification equipment, shall take place outside 0800hours to 1800hours Mondays to Fridays and 0800hours to 1300hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

(18) Prior to any development taking place on site (including the storage of materials or ground works) a Construction Method Statement and Environmental Statement must be submitted to and approved in writing by the Local Planning Authority; to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding, behind any visibility zones
- (f) construction traffic routing
- (g) means to prevent deposition of mud on the highway and wheel washing facilities.
- (h) means to minimise dust pollution, air pollution and suppress noise and vibration in order to protect surrounding residential properties from any disturbance;
- (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.
- (l) Hours of construction.
- (m) green space protection by way of exclusion fencing, and the fencing shall be positioned to include protection of the public highways verge in its entirety and shall not be limited to the root protection areas of retained trees on the river bank.
- (n) how management of all the above requirements is to be undertaken on site including a process for monitoring any complaints received and a record kept of the actions taken.

Once approved all works must comply with the agreed schemes unless a variation has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway; to protect the amenities of the nearby residents from adverse effects due to pollution by noise, vibration, dust or fumes; to protect the existing green spaces, trees, and highways; in accordance with policies DM1, DM2 and DM21.

(19) No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been

submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

(20) The development hereby approved shall not be implemented until a contaminated land assessment and associated remedial strategy, has been submitted to, and agreed in writing by the local Planning Authority.

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

(21) The approved remediation works shall be completed on site.

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

(22) If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved.

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

(23) On completion of the agreed remediation works, a closure report and certificate of compliance, endorsed by the interested party/parties shall be submitted to and agreed in writing by the Local Planning Authority.

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

(24) Within 3 months of building work starting on site, a Code for Sustainable Homes 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 Level 4 rating will be achieved for each of the dwellings

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

(25) Within 3 months of occupation of the dwellings, a Code for Sustainable Homes 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 Level 4 has been achieved for each of the dwellings. 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.

(26) Within 3 months of building work starting on site, 'as-designed' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) must be submitted to

the Local Planning Authority and approved in writing which demonstrates how the development will apply the London Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to secure at least a 35% reduction in CO2 emissions below the target emission rate (TER) based on Part L1A of the 2013 Building Regulations and seek to achieve at least a 20% reduction in total emissions (regulated and unregulated) through on-site renewable energy generation.

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

(27) Within 3 months of occupation of the dwellings, 'as-built' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) 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 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.

(28) Prior to first occupation of the development, 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 for each dwelling will be limited to 110 litres per person per day (l/p/d) 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 incorporated as part of the development.

Reason: To comply with Policy DM9 of Sutton's Site Development Policies DPD.

(29) Within 3 months of the start of building work on site, details of each building element and a copy of 'as designed' outputs from the Code Mat 01 (Lifecycle Impacts) and Mat 03 (Responsible Sourcing of Materials) calculators, including Building Research Establishment (BRE) Green Guide ratings, must be submitted to the Local Planning Authority and approved in writing to show that:

- at least 95% of timber and timber products are Forest Stewardship Council (FSC) accredited with the remainder being compliant with the UK Government's Timber Procurement Policy where feasible;
- at least 25% of the total value of materials and products used are sourced from re-used or recycled construction materials where feasible;
- at least 5% of construction materials and products (by weight) are reclaimed where feasible;
- at least 50% of construction materials and products (by weight) are locally sourced where feasible (i.e. within 35 miles of the site).

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

(30) Prior to any demolition or building work starting on site, an amended 'Flood Risk and SuDS Assessment' and 'Drainage Assessment Form' 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 demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The submitted site scheme shall:

- (i) provide details of the suitability or otherwise of the underlying geological conditions for infiltration of attenuated surface waters to the ground based on the outcome of further site investigations;
- (ii) if infiltration proves to be unfeasible, provide details of how surface water runoff from the permeable paving and sub-surface storage areas will be managed, having regard to the London Mayor's drainage hierarchy;
- (iii) incorporate revised calculations carried out by an appropriately qualified professional to show that peak run-off rates for the 1 in 100 year 6-hour storm event, taking account of the Environment Agency's updated climate change allowances, will aim to achieve the greenfield runoff rate and ensure a minimum discharge rate of 5 litres per second per outfall;
- (iv) provide a management and maintenance plan for the lifetime of the development which shall include details of arrangements to be put in place by the Sutton Housing Partnership to secure the operation of the scheme throughout its lifetime; and
- (v) include a timetable for its implementation.

Reason: To comply with Policy DM7 of the Site Development Policies DPD and London Plan Policy 5.12

(31) Prior to commencement, a hierarchical scheme for Sustainable Drainage is to be submitted to the LPA for written approval, providing all micro-drainage / flooding evaluation calculations. The scheme will:

- 1) critically assess the feasibility of the creation of a balancing pond to the south of Richmond Green, considering infiltration rates, groundwater heights, surface water run-off and transportation to a balancing pond (from the development and road gulleys), capacity against future climate change fluvial flooding levels, biodiversity & landscaping improvements and ongoing maintenance & upkeep (including long term restoration, as necessary), as a preferred option;
- 2) critically assess the capacity for and value of for grey-water recycling ('rainwater harvesting') as a secondary solution, should a balancing pond prove to be infeasible;
- 3) provide a detailed assessment for infiltration, including but not limited to micro-drainage calculations, water table heights and attenuation tank capacity, should the above two schemes not be viable, as critically evaluated and detailed in the submission to the LPA.



Reason: To provide suitable storage and control over surface water runoff in accord with DM7 and biodiversity gains, in accord with DM17

(32) No dwelling shall be occupied until the approved scheme for the management of flood risk, including all elements of the approved site drainage/SuDS strategy, have been implemented in accordance with the submitted details. The scheme shall be managed and maintained in accordance with the approved management and maintenance plan, including arrangements for adoption and any other approved arrangements to secure the operation of the scheme throughout its lifetime.

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

(33) The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA), compiled by Hilson Moran in February 2016, and the following mitigation measures detailed within the FRA, or such other measures as may be agreed in writing with the LPA prior to the commencement of development:

- 1) Ensure finished floor levels are set no lower than 37.04 m above Ordnance Datum (AOD),
- 2) Identification and provision of safe route(s) into and out of the site to Flood Zone 1
- 3) Flood Resistant and resilient measures as detailed in section 8.2.2 4.
- 4) Implementation of a flood response plan.

Reason: To reduce the risk of flooding to the proposed development and future users and to ensure the development does not increase flood risk elsewhere, and, where possible, reduce flood risk overall.

(34) Prior to building work starting on site, further documentary evidence must be submitted to the Local Planning Authority and approved in writing which demonstrates how the proposed ventilation and cooling strategy for the development will ensure that the dwellings will not be at risk from overheating now or in the future and will reduce reliance on air conditioning systems in accordance with the Mayor's cooling hierarchy. These details shall incorporate dynamic thermal modelling based on CIBSE guides TM42 and TM49 and that the ventilators would need to be an acoustically treated, type 'A' ventilator, as specified within the Noise Insulation Regulations 1975.

Reason: To provide sufficient ventilation with the windows closed and ensure that there would not be any harm by way of noise.

(35) The development hereby permitted shall not be commenced until such time as a compensatory flood storage scheme has been submitted to, and approved in writing by, the local planning authority. The scheme should demonstrate that flood risk is reduced on and off site, and shall include:

- 1) a plan showing the location of the compensatory flood storage scheme.

2) a comparison of any ground level changes before and after the proposed development and the compensatory flood storage scheme, and how this changes the flood flow route.

3) calculations showing volume losses (infill of floodplain where the development is proposed) and gain (excavation of the dry area) at level increment of 0.1m, or less if the site is very flat, up to the flood level of 1 in 100 plus climate change. This should cover any flood storage loss up to the flood level of 1 in 100 plus climate change.

4) a detailed design of the compensatory flood storage scheme.

Reason: The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

(36) 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 building 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 building.

(37) Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015, Schedule 2, Part 1 (or any Order amending or revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Classes A, B, C, D, E and F to the above Schedule, Part 1, to that Order.

Reason: In order for the Council to maintain a degree of control over future development within the site.

## **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 was assessed as being 100% affordable.

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

(4) 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.

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

(6) Attention is drawn to the need to comply with the Equality Act 2010. The implementation of this planning permission does not over-ride the need to achieve full compliance with the Equality Act.

(7) 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](mailto:street.naming@sutton.gov.uk).

(8) 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.

(9) 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.

(10) The permission hereby granted does not grant the right of the applicant to carry out works to trees adjacent to the site, on public highways land. Prior to the commencement of works or the storage of materials or machinery on site, the applicant shall arrange access facilitation pruning of trees TG396 Alder and Willow with the Council's Senior Arboricultural Officer, Ben Morris. The Senior Arboricultural Officer shall be given a minimum of ten days' notice, and all works agreed shall be in accordance with the recommendations and guidelines within British Standard BS 3998:2010 'Tree Work - Recommendations'.

(11) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 8770 6061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of development related to the S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(12) Under (Section 163) Highways Act 1980 the surface water drainage of the site should be designed so as to prevent the discharge of water onto the public highway.

(13) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

(14) 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.

(15) 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.

(16) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

(17) There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

(18) 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 Ground Water. 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.

(19) 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.

(20) The contaminated land assessment shall include: -

A site investigation, including relevant soil gas surface and groundwater sampling, carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology to quantify the risks to the future users from the private public gardens.

- a site investigation report, in accordance with BS 5930:2015 (Code of Practice for Site Investigations & BS10175:2011 + A1 2013 Code of Practice Investigation of Potentially Contaminated Sites) detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy.

All work should generally be in accordance with the Environmental Protection Act 1990 (Part IIA), Statutory Guidance on Contaminated Land together with other relevant legislation and guidance as described in the DEFRA documents Contaminated Land Research Reports, CLR Series .

The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

All work should be in accordance with the HSE document “Protection of workers & the general public during the development of Contaminated Land”.

(21) The decommissioning and removal of all redundant fuel storage tanks is to be in accordance with the Health and Safety Executives (HSE) Health and Safety Guidance.

(22) The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary 'Duty of Care' documentation detailing what waste materials have been removed from the site.

**APPLICATION NO. D2016/73711 – MARSTON COURT PART OF 98-106 MANOR ROAD, WALLINGTON, SM6 0DW**

DECISION: DECISION DEFERRED UNTIL NEXT PLANNING COMMITTEE MEETING

**APPLICATION NO. B2016/73983 – TIMES SQUARE SHOPPING CENTRE, HIGH STREET, SUTTON, SM1 1LF**

**DECISION: GRANT PLANNING PERMISSION****Conditions:**

(1) The development must be begun not later than the expiration of three years from the 31<sup>st</sup> March 2015.

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:

Location Plan, 2632-A/4312 Rev. C07, 2632/A/991 Rev. P01, 2632/A/1101 Rev. P02, 2632/A/1102 Rev. P02, 2632/A/1103 Rev. P02, 2632/A/J400 Rev. C06, 2632/A/J401 Rev. C04, 2632/A/J211 Rev. C02, 2632/A/J702 Rev. P04, 2632/A/J705 Rev. P04, 2632/A/J707 Rev. A17, 2632/A/14-15 Rev. P03, A10345-VAA-EX100, A10345-VAA-EX101, A10345-VAA-EX102, and 2632/A/1175 Rev. E02.

In addition to the drawings listed above, the following documents have been taken into account in the consideration of the application:

Transport Statement dated December 2014, Planning Statement dated December 2014, Planning Statement dated 3rd March 2016, Demolition Statement dated 1st April 2014, Environmental Noise Report and Intrusion Assessment dated 27th March 2014, Air Quality Assessment dated March 2014, Desk-Based Assessment dated 25th March 2014, Ecological Assessment dated March 2014, Design and Access Statement dated 28th March 2014 and Phase 1 Geo-environmental Desk Study dated 27th March 2014.

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

(3) The development shall be completed in accordance with the details approved in respect of this condition as described within the letter dated 1st April 2015 relevant to planning application ref. B2014/70990/FUL.

Reason: To ensure a satisfactory standard of development is provided.

(4) The development shall be completed in accordance with the details approved in respect of this condition as described within the letter dated 1st April 2015 relevant to planning application ref. B2014/70990/FUL.

Reason: To safeguard the visual amenities of the area and to ensure compliance with policy BP12 of the Core Planning Strategy which seeks to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(5) The development shall be completed in accordance with the details approved in respect of this condition as described within the letter dated 3rd May 2016 relevant to planning application ref. B2014/70990/FUL.

Reason: To ensure the proposed development provides a safe environment.

(6) The proposed D2 leisure use unit (Anchor B) shall not be occupied until the car and motorcycle parking spaces have been provided in accordance with the approved plans. Such parking provision shall thereafter be kept for the use of the members of that D2 use hereby approved only.

Reason: To ensure that adequate off-street parking provisions is made to avoid danger and inconvenience to highway users and to meet sustainability objectives.

(7) The proposed D2 leisure use unit (Anchor B) shall not be occupied until details of the management and use of the parking have been submitted to and agreed in writing by the Local Planning Authority. This should include details on the electric vehicle charging points (20% of vehicle parking provided including 10% active and 10% passive), enforcement, parking charges and confirmation of any barrier system within the development. Only the approved details shall be implemented and thereafter be permanently maintained.

Reason: To ensure that adequate off-street parking provisions is made to avoid danger and inconvenience to highway users and to meet sustainability objectives.

(8) The development shall be completed in accordance with the details approved in respect of this condition as described within the letter dated 1st April 2015 relevant to planning application ref. B2014/70990/FUL.

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

(9) The development shall be completed in accordance with the details approved in respect of this condition as described within the letter dated 24th November 2014 relevant to planning application ref. B2014/70990/FUL.

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

(10) Within 6 months of building work starting on site (with the exception of above ground demolition works) a BREEAM Retail 2008 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. Unless otherwise agreed by the Local Planning Authority, the Interim (Design Stage) Certificate must show that a 'Very Good' rating will be achieved for each of the proposed retail and assembly and leisure units.

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

(11) Within 6 months of occupation of the development, 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. Unless otherwise agreed by the Local Planning Authority, the Interim (Design Stage) Certificate must show that a 'Very Good' rating will be achieved for each of the proposed retail and assembly and leisure units.

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

(12) a) The development shall be completed in accordance with the details approved in respect of this condition as described within the letter dated 24th November 2014 relevant to planning application ref. B2014/70990/FUL;

b) In addition, prior to occupation, evidence (e.g. copies of 'as-built' SBEM outputs 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 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.

(13) The development shall be completed in accordance with the details approved in respect of this condition as described within the letter dated 26th January 2015 relevant to planning application ref. B2014/70990/FUL.

Reason: Geological maps indicated the site lies on the Lewes Nodular, Seaford and New Haven Chalk Formation (undifferentiated). The formation is classed as a Principal

Aquifer in terms of the large amounts of water it can yield for supply and its ability to provide baseflow to surface water to supply aquatic ecology. The site lies within the inner area of a source protection zone (SPZ 1) designated to protect a nearby public water supply borehole. The area is therefore very sensitive in terms of groundwater protection. The aquifer may be vulnerable to pollution from any contaminants present at the site.

(14) No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved. The verification plan should include all necessary 'Duty of Care' documentation detailing what waste materials have been removed from the site.

Reason: The site lies on the Lewes Nodular, Seaford and New Haven Chalk Formation (undifferentiated). The formation is classed as a Principal Aquifer in terms of the large amounts of water it can yield for supply and its ability to provide baseflow to Surface water to supply aquatic ecology. The site lies within the inner area of a



source protection zone designated to protect a nearby public water supply borehole. The area is therefore very sensitive in terms of groundwater protection. The aquifer may be vulnerable to pollution from any contaminants present at the site.

(15) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: There is possibility that not all contamination will be identified during the investigation. If contamination is discovered during the development this will need to be managed appropriately to the satisfaction of the Local Planning Authority and the Environment Agency so that there are no remaining unacceptable risks to human health or the environment.

(16) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To protect underlying groundwater resources. Unless carefully managed surface water and foul water can enter and pollute controlled waters.

(17) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: The site is located within a highly sensitive groundwater protection area and the previous uses of the site may have impacted on the quality of the underlying aquifers.

(18) The development shall be completed in accordance with the details approved in respect of this condition as described within the letter dated 19th December 2014 relevant to planning application ref. B2014/70990/FUL.

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.

(19) The development shall be completed in accordance with the details approved in respect of this condition as described within the letter dated 1st April 2015 relevant to planning application ref. B2014/70990/FUL.

Reason: In the interests of highway safety and management.

(20) The development shall be completed in accordance with the details approved in respect of this condition as described within the letter dated 3rd May 2016 relevant to planning application ref. B2014/70990/FUL.

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.

(21) The proposed D2 leisure use unit (Anchor B) shall not be occupied until a car parking management plan for the parking spaces on the uppermost level shall be submitted to and approved by the Local Planning Authority and retained thereafter.

Reason: To ensure that adequate off-street parking provisions is made to avoid danger and inconvenience to highway users and to meet sustainability objectives.

(22) The development shall be completed in accordance with the details approved in respect of this condition as described within the letter dated 19th December 2014 relevant to planning application ref. B2014/70990/FUL.

Reason: To enhance the biodiversity value of the land in accordance with policy DM17 of the Site Development Policies DPD which seeks to create, conserve or enhance biodiversity.

(23) The development shall be completed in accordance with the details approved in respect of this condition as described within the letter dated 19th December 2014 relevant to planning application ref. B2014/70990/FUL.

Reason: To ensure compliance with policy DM1 of the Site Development Policies DPD which seeks to retain trees where possible.

(24) The parking at third floor level hereby approved shall not be used by customers of the retail units.

Reason: To maintain the vitality and viability of the Town Centre.

(25) The proposed Anchor B unit shall be used for purposes within Use Class D2 (Assembly and Leisure) only and this shall not be open for customers outside the following hours:- 06.00 to 23.00 on Monday to Saturday, and 06.30 to 22.00 on Sundays, Public and Bank Holidays; other than if the Anchor B unit is to be used as a gymnasium when the use will be permitted to be open for customers over a 24 hour period.

Reason: To safeguard the amenities of adjoining residential properties

### **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) 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.

(4) 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.

(5) Attention is drawn to the need to comply with the Disability Discrimination Act. The implementation of this planning permission does not over-ride the need to achieve full compliance with the Disability Discrimination Act.

(6) 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](mailto:street.naming@sutton.gov.uk).

(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) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 8770 6061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of development related to the S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(9) Under (Section 163) Highways Act 1980 the surface water drainage of the site should be designed so as to prevent the discharge of water onto the public highway.

(10) 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.

(11) This decision notice should be read in conjunction with the legal agreement attached to this application under section 106 of the Town and Country Planning Act 1990.

(12) 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.

(13) The applicant should refer to the IAQM Guidance on Assessing Impacts from Construction and the London Council's Best Practice Guidance for controlling dust and emissions from construction and demolition with respect to an appropriate Construction Management Plan.

**APPLICATION NO. C2016/73426 – WOODCOTE GROVE HOUSE, WOODCOTE GROVE, COULSDON, CR5 2XL**

DECISION: GRANT PLANNING PERMISSION

**Conditions**

(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:

EX01A00, EX02A00, EX10A01, EX11A01, EX21A00, EX22A00, DN01A00, DN10A01, DN11A01, T06 Rev G, T07 Rev G, T08 Rev G, GE21A00, GE22A00, T03 Rev F, T04 Rev F, T05 Rev E, TO1 Rev G, GA31A00, GA32A00, GA33A00, GA34A00, GA99A00, GA110A00, GA111A00, GS01A00, DN01A00, DN10A01, DN11A01, IM03A00, IM004A00, SK96A01, 01B, 02 Rev A, 03, 04, 05, 06, 121210WGTCPRRevBLI&AM, 121210WGTPPLI&AM1.0, 624/11A, Design and Access Statement, Heritage Impact Statement, Planning Statement, SCAU desk based Archaeological Assessment, CBA Ltd Ecological Appraisal, MLM Flood Risk Assessment, Portus and Whitton Landscape Character and Visual Impact Assessment, MLM Renewable Energy 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. D2015/73381 – 31-35 STAFFORD ROAD, WALLINGTON, SM6 9AP**

DECISION: GRANT PLANNING PERMISSION

**Conditions**

(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 and documents:

Drawing No. A2477-100 Rev P11, A2477-110 Rev P11, A2477-150 Rev P11, A2477-200 Rev P11, A2477-201 Rev P11, A2477-202 Rev P11, A2477-203 Rev P11, A2477-204 Rev P11, A2477-300 Rev P11, A2477-400 Rev P11, Arbtech AIA 01, Arbtech Tree Survey dated 24/03/2015, Landscape & Public Realm Strategy dated September 2015, Transport Statement dated November 2015, Decommissioning Report dated 10 January 2007 Issue No 1 44407354/6620R, Energy Strategy Rev 1, Sustainability Statement Rev 2, Daylight, Sunlight & Overshadowing report dated November 2015, Daylight and Sunlight addendum letter dated 18 March 2016 reference: JC/LSF/10318, Planning Statement, Design and Access Statement dated 24 November 2015 reference: A2477 3-1-1, Surface Water Drainage & SuDs Assessment.



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

(3) Prior to the commencement of the development hereby approved, full details including elevation and section drawings at 1:20 scale, samples and a schedule of materials to be used within the external elevations of the buildings including windows, doors, porches, privacy screens, balconies and shopfronts 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 the occupation of the development, full details of all hard and soft landscaping (including provision of green roofs, green walls, rain gardens, and water harvesting and attenuation schemes) and replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. All landscaping and replacement tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards, paying particular attention to BS 3882:2015 'Specifications for Topsoil' and BS 8545:2014 'Trees: From Nursery to Independence in the Landscape'. The works shall be carried out prior to the occupation of any part of the development or 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 are (in the opinion of the Local Planning Authority) damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority gives its consent to any variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs in accordance with Policies DM1 and DM7 of the Site Development Policies.

(6) Prior to occupation of the site, full details of play space provision shall be submitted to and approved in writing by the Local Planning Authority. The submissions shall include full details on the layout, surface treatment, boundary treatments, and equipment to be installed thereon and shall be designed to complement the wider landscaping scheme. The respective play area shall thereafter be maintained in accordance with the approved details, and in accordance with relevant Government guidance.

Reason: To ensure that adequate provision is made for children's recreation in the interests of new occupiers of the development and to ensure compliance with our Core Planning Strategy (DPD) PMP9 and London Plan Policy 3.6.

(7) Prior to the commencement of development or the storage of materials on site, a tree protection plan shall be submitted to and approved in writing by the Local Planning Authority. The details secured therein shall be in line with the recommendations and guidelines in the relevant British Standard, BS 5837:2012. All trees described as being retained shall be protected in accordance with that Standard and tree protection measures shall be retained until the completion of all construction works hereby approved and all construction machinery and materials have been entirely removed from site.

Reason: To enable proper consideration be given to the impact of proposed development on existing trees.

(8) Notwithstanding the details hereby approved, the windows on the western flank elevation of Units 1-3 and 2-3 of Building 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 neighbouring properties.

(9) 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 side elevations of all of the balconies serving the development. The approved privacy screens 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.

(10) 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.

(11) No development shall take place until a Construction Management 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.

(12) No development shall take place until a Delivery and Servicing Plan which sets out details specifying the arrangements for deliveries to and 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.

(13) Prior to the commencement of the development hereby approved, a parking management plan for the commercial parking area shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: to ensure that conflicts between alternative parking uses are avoided and that there are no adverse effects on the public highway caused by vehicles waiting to enter the parking areas.

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

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

(15) 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.

(16) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for 28 cars to be parked (20 residential and 8 commercial). The parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To prevent obstruction and inconvenience to other highway user.

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

Reason: To encourage access by non-car modes.

(18) 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.

(19) 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.

(20) The development hereby approved shall not be implemented until a contaminated land assessment and associated remedial strategy, have been submitted to, and agreed in writing by the local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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

(21) If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved.

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

(22) On completion of the agreed remediation works, a closure report and certificate of compliance, endorsed by the interested party/parties shall be submitted to and agreed in writing by the Local Planning Authority.

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

(23) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

(24) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters.

(25) Noise from the plant and machinery associated with the commercial units shall not exceed a level of 5dB(A) above the existing background level when measured in accordance with British Standard BS 4142 - 1997 at a distance of one metre externally from any residential window.

Reason: To protect the amenities of adjoining occupiers.

(26) Prior to the commencement of the development hereby approved, a Noise Assessment Report demonstrating that the residential units will comply with the noise criteria set out in BS8233:2014, Guidance on sound insulation and noise reduction for buildings, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall thereafter be installed prior to the occupation of the residential units and in strict accordance with the approved details.

Reason: To safeguard the amenity of adjoining properties and to protect the general environment.

(27) The commercial A1 / A2 units shall not be open for customers outside the following hours:-

07.00 to 22.00 on Monday to Saturday; and  
08:00 to 18:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of adjoining residential properties.

(28) Prior to the commencement of construction, details of the proposed biodiverse (bio-solar) roof, including substrate material, depth, species provenance, number and locale, creation and upkeep and details of PV panels, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the biodiverse roof is fit for purpose and will be maintained correctly in perpetuity, creating net gains for biodiversity, in accord with DM17 and the NPPF Paragraphs 109, 111 & 118.

(29) Prior to building work starting on site, an amended Energy Statement incorporating revised 'as-designed' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) and the Simplified Building Energy Model (SBEM) must be submitted to the Local Planning Authority and approved in writing which demonstrates how the development as a whole will apply the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to secure at least a 35% reduction in CO2 emissions below the target emission rate (TER) based on Parts L1A and L2A of the 2013 Building Regulations and seek to achieve a 20% reduction in total emissions (regulated and unregulated) through on-site renewable energy generation.

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

(30) Prior to occupation of the development, 'as-built' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) and the Simplified Building Energy Model (SBEM) 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 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.

(31) 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 for each of the dwellings will be limited to 110 litres per person per day (l/p/d) 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.

(32) Prior to building work starting on site, a scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in

writing which identifies appropriate site drainage and flood risk management measures, including SUDS, in order to manage surface water run-off as close to its source as possible, ensure that peak run-off rates and total volumes of run-off are less than previous conditions on the site for all storm events up to and including the 1 in 100 year 6-hour storm event (plus 30% for climate change) and achieve 'greenfield' run-off rates where possible. The development shall thereafter be carried out in accordance with the approved details.

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

(33) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Part 3 of Schedule 2 of that order.

Reason: To ensure the vitality and viability of the Stafford Road Larger Local Area Centre is protected.

(34) 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.

(35) Prior to the commencement of any work on site including site clearance and ground preparation, security fencing, the forming of a temporary or permanent access, or the storage of plant or materials, an updated tree protection plan and arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Unless otherwise agreed the details submitted shall be in accordance with the current standards for tree protection as recommended in British Standard BS 5837:2012 Trees in Relation to Design, Demolition, and Construction - Recommendations.

Reason: In order to safeguard the retention of trees that represent significant visual amenity, in accordance with Policy DM1 of the Site Development Policies.'

## **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](mailto: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 applicant is advised of the following comments from the Environment Protection Officer:

The contaminated land assessment shall include: -

- A site investigation, including relevant soil gas surface and groundwater sampling, carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology to quantify the risks to the future users from the private public gardens.

- A site investigation report, in accordance with BS 5930:2015 (Code of Practice for Site Investigations & BS10175:2011 + A1 2013 Code of Practice Investigation of Potentially Contaminated Sites) detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy.

- All work should generally be in accordance with the Environmental Protection Act 1990 (Part IIA), Statutory Guidance on Contaminated Land together with other relevant legislation and guidance as described in the DEFRA documents Contaminated Land Research Reports, CLR Series.

The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.

Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary "Duty of Care" documentation detailing what waste materials have been removed from the site.

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



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.

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure.

Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

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

(8) Any proposed signage or adverts on the shopfront will require the submission and approval of on an application for Advertisement Consent.

**APPLICATION NO. A2015/73137 – 700 LONDON ROAD, NORTH CHEAM, SM3 9BY**

DECISION: GRANT PLANNING PERMISSION

**Conditions**

(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:

OS Map, Location Plan, Existing Plans and Elevations, Proposed Plans and Elevations 700LR/001 B.

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

(3) The use hereby permitted shall operate only between the hours of 07.00 and 19.00 Monday to Sundays including Bank holidays.

Reason: To safeguard the amenities of adjacent residential properties.

(4) Prior to the commencement of the development hereby approved, full details with calculations, of the proposed extraction system shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include details of:

- (i) The extract fan, silencers, anti-vibration mounts, high velocity cowl, correctly sized carbon filter and electrostatic precipitator systems and any other items of plant;
- (ii) The velocity of air flowing through the cooker hood, the carbon filters, electrostatic precipitator and at the duct termination;
- (iii) The retention time of gases in the carbon filters;
- (iv) A maintenance schedule;

The approved extraction system shall be installed on site in accordance with the approved details and shall be retained and maintained thereafter. Any variations thereafter shall be agreed in writing by the Local Planning Authority.

Reason: To comply with the requirements of policy DM12 of the Site Development Policies DPD.

(5) Noise from the kitchen extract system, shall be assessed and rated in accordance with BS4142:2014. 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 kitchen extract duct system shall not exceed 35 dBLAeq(5 minutes) at nearby noise sensitive windows.

Reason: To protect the amenities of adjoining occupiers.

(6) 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 the building 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.

(7) Prior to the commencement of the development hereby approved, details of the provision to be made for the storage and collection of refuse and recycling has been submitted to, and approved in writing by the Local Planning Authority. The approved refuse storage shall be provided prior to the occupation of any part of the development hereby permitted and thereafter retained.

Reason: To ensure compliance with Policy BP12 of the Core Planning Strategy DPD and Policy DM1 of the 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) The applicant is advised of the following comments from Transport for London:

Should a delivery service be operated from the premises, vehicles will only be able to stop within the permitted loading bays on London Road during the times specified.

The footway and carriageway on the A24 London Road must not be blocked during the change of use. Temporary obstructions during the conversion must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A24 London Road.

All vehicles associated with the change of use 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>

**APPLICATION NO. B2016/74052 – WESTBOURNE PRIMARY SCHOOL, ANTON CRESCENT, SUTTON, SM1 2NT**

DECISION: GRANT PLANNING PERMISSION

**Conditions**

(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: 01 Rev. B, 02 Rev. B Design and Access Statement Dated March 2016.

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

(3) All external facing materials, treatments and finishes shall be as specified within the application form or similar to those of the original building. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

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

(4) The replacement trees shall be Silver Birch (betula) trees and shall be planted on a one to one basis in relation to the trees which have to be removed to facilitate the proposed development. The trees shall be planted in the location as shown on the annotated location plan submitted on the 03 May 2016. The replacement trees shall have a trunk circumference of 14-16 centimetres.

Reason: To ensure, where applicable, compliance with policy DM1 of the Site Development Policies DPD and to protect the visual amenity of the site and street scene.

**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. B2016/73920 – ROBIN HOOD INFANTS SCHOOL, ROBIN HOOD LANE, SUTTON, SM1 2SF**

DECISION: GRANT PLANNING PERMISSION

**Conditions**

(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:

BRM/3336/ 15-OS, E1, E2, E3, P1, P2, P3; and Design and Access Statement

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

(3) All external facing materials, treatments and finishes shall be as specified within the application form or similar to those of the original building. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

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

**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. D2016/73857 – 154 BEDDINGTON LANE, BEDDINGTON,  
CR9 4QD**

**DECISION: DECISION DEFERRED UNTIL NEXT PLANNING COMMITTEE  
MEETING**