

Planning Committee - Date: 2 December 2020

Report of the Interim Strategic Director of Environment, Housing and Regeneration Directorate

Ref: DM2020/01052	WARD: B09 / Belmont	Time Taken: 18 weeks, 6 days
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Site: Former Sutton Hospital, Cotswold Road, Sutton, SM2 5NF

Proposal: Demolition of former hospital buildings and the erection of a new boundary fencing and gates.

Applicant: Sally Squires - London Borough of Sutton

Agent: N/A

Recommendation:

**Grant Planning Permission
Subject to Planning Conditions**

Reason for Report to Committee: The London Borough of Sutton is the applicant and has an ownership interest in the site and more than one objection has been received.

Summary of why the proposal is acceptable

- The principle of the development is acceptable and the proposal would improve the security of the site whilst preparing it for redevelopment in accordance with the London Cancer Hub Development Framework.
- The proposal would result in the removal of a number of derelict/redundant structures from the site, whilst retaining the historic school buildings.
- The proposed development would not adversely affect the amenities of nearby residential properties.
- Subject to compliance with conditions and the submission of a final construction logistics plan, the proposed works would be served by adequate access and parking opportunities and therefore would not be detrimental to highway safety in the local vicinity.
- The proposed development will not result in harm to any trees within close proximity of the site, or any habitats that would be used by a protected species.

1.0 BACKGROUND

1.1 Site and Surroundings

1.2 The application site relates to a number of disused buildings located towards the northern edge of the former Sutton Hospital site. The buildings previously formed integral parts of the old hospital, but most of them have been vacant since 2008, with the last hospital building closing in 2017. This has meant that their condition has deteriorated over time. The site forms part of land holdings acquired by the Council from the Epsom and St Helier Hospital Trust in 2017 as part of bringing forward the vision for the London Cancer Hub.

1.3 The buildings include a large single storey former hospital ward unit situated next to Cumbrian house (granted permission by the Planning Committee for change of use to a research facility in November 2020 under application DM2020/01313), that occupies an area of 2,150m², and 7 small single storey ancillary buildings with a combined footprint of 517m².

1.4 The buildings are all situated around three large 19th century structures, which used to form part of the Sutton Metropolitan District School before being repurposed for use as part of the former hospital. These structures originally formed part of the application, but have since been removed

1.5 All of the application buildings are generally well enclosed within the site meaning they have little impact on the character and appearance of the wider area, as they are not visible from the public realm.

1.6 The buildings are all accessed from Cotswold Road (B2218) via the main entrance to the hospital site.

1.7 Site Specific Policy Designations

1.8 The site forms part of the London Cancer Hub site designation (LCH1), which allocates the site for a mixed use health and medical research development, and secondary school, with associated ancillary development including retails, community uses, patient hotel / accommodation, open space and new transport infrastructure, including an underground car park.

1.9 Relevant Planning History

1.10 There is no relevant planning history for any of the buildings to which this application relates.

2.0 APPLICATION PROPOSAL

2.1 This application seeks consent to demolish the 8 buildings highlighted on the submitted site plan, and to erect perimeter fencing around the former Sutton

Metropolitan District School buildings and the larger former Sutton Hospital Ward Building to provide site security.

- 2.2 The proposed works are sought to improve the security on the site and to prepare it for the London Cancer Hub redevelopment. It is felt that the partial clearing of the site of these buildings will also help to attract potential investors, particularly for the Cumbrian House biomedical research facility which was approved by the Planning Committee in November 2020.
- 2.3 The proposed security fencing would stand 2.45m tall and would be constructed with mesh panelling of a colour yet to be confirmed.
- 2.4 The application is supported by a demolition method statement, a tree survey, a geoenvironmental report and a preliminary ecological assessment.
- 2.5 The originally submitted plans sought to demolish the former Sutton Metropolitan District School buildings but this aspect of the scheme has been removed whilst detailed proposals are being developed to assess their potential retention within a final scheme for the site.

3.0 **PUBLICITY - CONSULTATION**

- 3.1 The application was advertised by way of a site notice posted on 5 August 2020, a press notice published in the Sutton Guardian on 30 July 2020 and 204 individual letters of notification delivered on 1 August 2020 to residential properties at Scarborough Close, York Road, Cornwall Road, Manor Road, Chiltern Road, Bassett Close, Woodbury Drive, Maple Walk, Brighton Road, Rookley Close, Hulverston Close, Pine Walk, Banstead Road, Avenue Road, The Avenue, Upper Mulgrave Road, and hospital buildings within the Royal Marsden Hospital and Institute of Cancer Research sites.
- 3.2 Following the removal of the former school buildings from the demolition scheme, the application was re-advertised by way of a site notice posted on 22 October 2020, a press notice published on 29 October 2020 and a further round of 204 notification letters delivered to addresses at all of the above mentioned locations on 28 September 2020.

3.3 **Number of letters received in response to the proposal**

- 3.4 The originally submitted plans received 16 letters of objection from the addresses listed below.
 - 9 Chiltern Road, Sutton
 - 176 Hulverston Close, Sutton
 - 30 Manor Road, Cheam
 - 90 Banstead Road South, Sutton
 - 1 Avenue Road, Belmont
 - 79 Pine Walk, Carshalton

- 3A Cotswold Road, Sutton
- 26 York Road, Cheam
- 54 Cornwall Road, Cheam
- 2 Upper Mulgrave Road, Cheam
- Scarborough Close, Cheam
- 42 The Avenue, Cheam
- 14 Cotswold Road, Sutton
- The Victorian Society
- Belmont & South Cheam Residents Association

3.5 **Representations received:**

3.6 The originally submitted plans received 16 objections. These objections are listed below with the officers response against it.

Objections Received	Officer Response
<p>The 'H' buildings are of significant historic importance and are all that remain of the old school and the heritage of Belmont.</p>	<p>Whilst the old school buildings are not designated as a heritage asset, and do not benefit from any specific policy protections, it is recognised that they form part of the area's heritage, and that an aim of the LCH1 site allocation is to ensure the retention and integration of buildings considered to be of local architectural or historical interest into any new development, where possible.</p> <p>That being said, these buildings do not form part of the application or demolition scheme and will therefore be retained.</p>
<p>The old school buildings have been recognised by Historic England as being of historic importance, and accordingly form part of the London Cancer Hub Development Framework. They should be retained and reused.</p>	<p>As mentioned above, the proposed buildings do not form part of the demolition scheme and would therefore be retained. It has been made clear by the applicant that these buildings have been removed from the proposed demolition scope, whilst detailed proposals are being developed to assess their potential retention within a final scheme for the site.</p>
<p>There are concerns over the site being left in a dilapidated and overgrown</p>	<p>The removal of the old school buildings from the site will significantly reduce</p>

<p>state for an extended period of time following the demolition of the buildings.</p>	<p>the amount of demolition and clearance work that would take place on the site. The main hospital ward building however, is generally well contained by planting and security fencing so it is not considered that the removal of the building would lead to the site being viewed as untidy or unsightly. The smaller ancillary buildings to be demolished are already in somewhat of a state of disrepair and it is considered that their demolition and clearance would improve the general condition of the site.</p>
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3.7 Following the submission of the amended plans, removing the former school buildings from the demolition scheme, no additional objections have been received, and the Belmont and South Cheam Residents Association has confirmed that they do not have any objection to the amended proposal.

3.8 **Internal and External Consultations:**

<p>Internal Consultation</p>	<p>Comments Received</p>
<p>Tree and Landscape Officer</p>	<p>06/11/2020 Although the submission of a BS5837 tree survey clarifies that there are a number of High and Moderate value trees on site, there is still the requirement to provide details of tree protection measures during construction.</p> <p>There is no objection subject to conditions that require details of tree protection measures and that a meeting takes place prior to the commencement of works to discuss working procedures and to ensure that all tree protection measures are in place.</p> <p>11/11/2020 The revised Arb method statement report is now agreeable. No further</p>

	objections subject to a compliance condition.
Principal Highways Officer	No objection subject to conditions requiring additional information in relation to cycle storage details and a final detailed construction logistics plan
Environmental Health	<p>It is not considered to be a potential plausible significant contaminant linkage to be present considering the historical and current land use and details provided with the report.</p> <p>The conclusions of the report recommending additional intrusive works to ascertain the ground conditions are agreed.</p> <p>A condition requiring further intrusive work and a more detailed risk assessment is required. It is required that a detailed intrusive investigation report is submitted by condition.</p> <p>Permission should be subject to conditions that restrict construction hours and prevent bonfires from being lit on site.</p>
Drainage	The proposal will have no or minimal impact on flood risk or drainage.

External Consultation	Comments Received
London Fire Brigade	No objection
Environment Agency	It is noted that there is the potential for historic ground contamination to be present at the site and an intrusive investigation has been recommended in the report to assess this. However, it is understood that this application is for just the demolition of the existing buildings and the erection of a perimeter fence; no

	<p>redevelopment of the site is currently proposed. Consequently, the following condition should be applied:-</p> <p>If, during the demolition works, contamination not previously identified or suspected 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.</p>
Design Out Crime Officer	<p>The recommended gating and fencing strategy has been incorporated in this application.</p> <p>The type of fencing will create natural surveillance opportunities across the site in order to mitigate unauthorised intrusion, and criminal damage and related safety issues.</p> <p>The application is welcome as it should go some way in mitigating the local issues on the site prior to redevelopment.</p>

3.9 Councillor Representations

3.10 None received.

4.0 MATERIAL PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan (as amended) 2016
- Sutton's Local Plan 2018

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- The London Housing SPG
- Human Rights Act 1998
- Public Sector Equality Duty
- Equalities Act 2010
- The draft London Plan
- Draft National Planning Policy Framework (NPPF)

4.3 London Plan Policies:

- 3.2 Improving Health and Addressing Health Inequalities
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and Social Care Facilities
- 6.3 Assessing Effects of Development on Transport Capacity
- 7.5 Public Realm

4.4 Sutton's Local Plan 2018 Policies:

- 1 Sustainable Growth
- 2 London Cancer Hub
- 21 Health and Well-Being
- 22 Social and Community Infrastructure
- 28 Character and Design
- 36 Transport Impact

4.5 Supplementary Planning Documents

- SPD14 Sutton's Urban Design Guide

5.0 **PLANNING CONSIDERATIONS**

5.1 The principal planning considerations for this application are

- A) Principle of Development**
- B) Impact on the Appearance of the Area**
- C) Impact on Neighbours**
- D) Highways, Access and Parking**
- E) Trees and Landscaping**
- F) Ecology**

5.2 **A) Principle of Development**

5.3 The National Planning Policy Framework (NPPF) sets out that at the heart of the planning system is the presumption in favour of sustainable development, which

should be seen as a golden thread running through plan-making and decision-taking. It requires the Council to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 5.4 Policy 1 of the Sutton Local Plan echoes the above principles in establishing that when considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It also states that the council will create the conditions for sustainable growth to deliver homes, jobs, thriving centres and improved infrastructure, including the London Cancer Hub.
- 5.5 Policy 2 of the Sutton Local Plan establishes that the council will work with its partners, the Institute of Cancer Research, the Royal Marsden NHS Foundation Trust, the Epsom and St Helier University Hospitals NHS Trust and the Greater London Authority, to deliver about 280,000m² additional gross mixed use floorspace at the London Cancer Hub according to Local Plan Site Allocation LCH1.
- 5.6 Policy 21 also states that the council will support the proposals for the development of the London Cancer Hub (Site Allocation LCH1) in line with Policy 2 of the Local Plan and the 'London Cancer Hub - Development Framework' (approved September 2016).
- 5.7 The proposed demolition scheme seeks to remove a number of disused buildings from the site and to install anti-climb safety barriers around the former school and ward buildings in order to improve site security and to prepare the site for redevelopment as part of the wider London Cancer Hub vision as set out in Policy 2 and site allocation LCH1 . The development framework for the London Cancer Hub anticipates that the buildings included for demolition within this application are not considered to have strategic or functional significance and will be replaced as part of the future vision for the site.
- 5.8 It is therefore considered that the proposed removal of the buildings would facilitate the future development of the London Cancer Hub and is therefore acceptable in principle.
- 5.9 **B) Impact on the Appearance of the Area**
- 5.10 Concerns have been raised by local residents that the proposed demolition works would lead to the site becoming unsightly and overgrown, resulting in it becoming an eyesore.
- 5.11 There are no specific policies that relate to the impact of demolished sites on the appearance of an area, but Policies 7.4 and 7.6 of The London Plan and Policy 28 of the Sutton Local Plan emphasise the importance of ensuring that proposals respond to any natural and landscape features and do not detrimentally affect the character and appearance of an area.

- 5.12 The applicant has confirmed through their design and access statement and demolition method statement that the majority of material to be demolished will be removed in a systematic manner from the site, with the only exception being the spreading out of rubble / hard core over the area of the larger ward building, which would be contained by 2.4m high safety fencing.
- 5.13 The smaller ancillary buildings, which are generally in a state of disrepair would therefore be removed and cleared, whilst any rubble created by the removal of the larger ward building would be contained and concealed behind safety fencing, and a blanket of vegetation that surrounds the site. As such, it is considered that the proposed works would result in the tidying up of the site, particularly as the proposed safety fencing would represent an aesthetic improvement to the timber hoardings that currently contain the ward building.
- 5.14 Mindful of the above, and the fact that any views of the site will be restricted to those within the hospital grounds, it is not considered that the proposed demolition works would be detrimental to the appearance of the hospital site when viewed from the wider public realm. It is therefore considered that the proposal is in accordance with Policies 7.4 and 7.6 of the London Plan and Policy 28 of Sutton's Local Plan.
- 5.15 **C) Impact on Neighbours**
- 5.16 Policy 29 of Sutton's Local Plan states that the council will not grant planning permission for development if it adversely affects the amenities of future occupiers or those currently occupying adjoining or nearby properties, or has an unacceptable impact on the residents of the surrounding area.
- 5.17 As previously mentioned, the site is generally well contained within the hospital site by other neighbouring buildings and a dense ribbon of vegetation around its north, east and western boundaries. As such, none of the buildings to which this application relates are visible from any nearby residential properties, the closest of which lies to the north of the Hospital site at Chiltern Road.
- 5.18 Due to the scale of demolition, the Council's Environmental Health Team has been consulted. They have assessed the submitted demolition method statement, which outlines information such as proposed hours of work and methods for the management of materials, and have raised no concerns. However, it is deemed appropriate in this instance to attach a condition to this recommendation to ensure that the works are carried out in accordance with the submitted document.
- 5.19 The Environmental Health Officer has also reviewed the submitted Geoenvironmental Study, and has confirmed there is not considered to be a potential plausible significant contaminant linkage to be present considering the historical and current land use and details provided with the report. However it has been suggested that a condition should be attached to this recommendation requiring the submission of the results of further intrusive investigations so that a

more detailed risk assessment can be provided. To ensure that potential contaminants are fully investigated, a condition to this effect is included within this recommendation.

- 5.20 It is therefore considered that subject to compliance with conditions, the application is in accordance with Policy 29 of the Sutton Local Plan.
- 5.21 **D) Highways, Access and Parking**
- 5.22 Policy 36 of the Sutton Local Plan states that development proposals will be required to make appropriate provision for sustainable transport modes and will be assessed for their impact on the existing and proposed transport infrastructure and services, and the local environment. Additionally, Policy 37 of the Sutton Local Plan 2018 requires development proposals to provide the appropriate amount of car parking and cycle storage in accordance with the Council's restraint-based maximum car and cycle parking standards, taking into account public transport accessibility levels (PTAL's) existing publicly available parking provision and usage in the vicinity of the site, and to ensure the safe and efficient operation of the transport network.
- 5.23 The application site is located to the south of Sutton town centre in an area of PTAL 2. It is located to the east of the B2218 Cotswold Road and forms part of the old Sutton Hospital site, and the London Cancer Hub designation.
- 5.24 The proposal would utilise the existing access to the hospital site from Cotswold Road, and would benefit from existing on-site parking provision, which would be re-organised to provide parking areas for construction and workers vehicles.
- 5.25 The Council's Senior Highways Officer has assessed the proposal and originally requested further information in relation to routing of construction vehicles to and within the site, how long the works would be taking place, the number of vehicle trips per day and the type of vehicles that would be visiting the site and the number of workers that would be on site.
- 5.26 The applicant has subsequently updated the Construction Method Statement to include an outline Construction Logistics Plan, which details the following:
- Any heavy goods vehicles will be prohibited from using Pelton Avenue and Downs Road, and will not be granted access to the site during peak congestion periods or school drop off and pick up times,
 - Internal traffic circulation and parking arrangements within the site,
 - The works are proposed to take around 12 weeks,
 - It is anticipated that a maximum of 20 contractors will be on site at any one time.
 - It is not anticipated that vehicle trips per day will significantly exceed 20 2-way movements, but further details will be provided once a contractor is appointed.

- 5.27 The Senior Highways Officer has reviewed the construction logistics information and has confirmed that the proposed works would be unlikely to result in significant disruption to the local highway network. It is however suggested that a fully detailed construction logistics plan is submitted prior to the commencement of works, and the applicant has agreed that a condition requiring such details can be attached to any permission.
- 5.28 As such, it is therefore considered that subject to compliance with conditions, the proposal would not have a significant impact on the operation of the local highway network, and therefore complies with Policies 36 and 37 of the Sutton Local Plan.
- 5.29 **E) Trees and Landscaping**
- 5.30 Part P of Policy 28 of the Sutton Local Plan establishes that where trees are present on a proposed development site a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees.
- 5.31 A Tree Survey was submitted alongside the application, which shows that there are a number of category A (good quality) and B (moderate quality) trees within and surrounding the site, although most of these specimens are located at a safe distance from the buildings that are proposed to be demolished.
- 5.32 The Council's Tree and Landscape Officer has assessed the application and submitted Tree Survey and has confirmed that there are no objections to the proposed works subject to a condition being attached to any permission that would require the applicant to submit details of tree protection measures to be put in place prior to the commencement of works.
- 5.33 Subsequent to receiving the Tree and Landscape Officer's comments, the applicant has submitted an Arboricultural Method Statement, which clarifies 10 poor to moderate quality trees will need to be removed prior to the commencement of works, but that all significant category B and A trees will be protected. The statement also incorporates a Tree Protection Plan that details where protective fencing will be located prior to the commencement of works.
- 5.34 The Tree and Landscape Officer has confirmed that the report is sufficient to avoid the need for the originally suggested condition. It is still deemed necessary however to attach a condition to this recommendation to ensure that the proposed works are carried out in accordance with the Arboricultural Method Statement.
- 5.35 Given that the proposed scheme would not result in harm to any significant tree specimens in and around the site, it is considered that subject to compliance with the above referenced condition, that the proposal would be acceptable in terms of tree and landscape impacts.

5.36 **F) Ecology**

5.37 Policy 26 of the Sutton Local Plan establishes that major new development should result in no net loss in biodiversity value and should incorporate opportunities to enhance biodiversity, wherever possible. The scheme will not provide scope to incorporate measures to enhance biodiversity as no new development is proposed, but the applicant has submitted a preliminary ecological assessment alongside the application in order to enable an assessment of the ecological value of the buildings that would be demolished.

5.38 The Preliminary Ecological Assessment relates to the former school buildings, as well as those that are subject to this application.

5.39 In assessing the former school buildings, the report states that further survey works in the form of a bat roost assessment and bat emergence surveys are required before any demolition works can be undertaken. The applicant has carried out these additional surveys and has submitted the associated reports, which confirm that these buildings provide a suitable habitat for bats and as such, works could only commence in their absence.

5.40 However, in assessing the buildings proposed for demolition within the amended scheme, the Preliminary Ecological Assessment concludes that they all have negligible ecological importance and provide an unsuitable habitat for any protected species.

5.41 The Assessment does however provide a number of recommendations that should be followed to ensure no harm comes to any protected birds, reptiles or hedgehogs that may be present on the site, which include; not carrying out works to any building or vegetation between 1 March and 31 August (unless a close inspection confirms there are no nests present), keeping the grass cut to a short level for the duration of the demolition works to avoid ingress from reptiles, and covering any trenches at night, directing security lighting away from undergrowth and storing chemicals securely.

5.42 A condition has therefore been included within this recommendation that would require the proposed demolition works to be carried out in accordance with the recommendations set out within Section 4 (Conclusions, Impacts & Recommendations) or the submitted Preliminary Ecological Appraisal.

5.43 Subject to compliance with conditions, it is considered that the proposed works would not result in harm to any protected species or habitats within or surrounding the site.

6.0 **Conclusions and Recommendations**

- 6.1 The proposed demolition works would improve site security and to prepare the site for redevelopment in accordance with the London Cancer Hub Development Framework document.
- 6.2 The proposal would result in the removal of a number of disused and derelict buildings from the site, and the installation of improved security fencing, therefore tidying up and improving the general condition of the site, whilst retaining the historic former school buildings.
- 6.3 A further detailed construction logistics plan is required prior to the commencement of works, but it is considered that the proposal would be served by sufficient access and parking arrangements, and would not be detrimental to the operation of the local highway network, although a more detailed Construction Logistics Plan will be required prior to the commencement of works.
- 6.4 Subject to compliance with conditions, the proposed demolition works would not result in damage or harm to any nearby tree specimens that provide significant amenity value or any habitats that would be used by a protected species.
- 6.5 Subject to the suggested conditions it is therefore recommended that planning permission is granted.

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DM2020/01313

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

Cumbrian House, Sutton Hospital, Cotswold Road, Sutton, SM2 5NG

Change of use of the existing hospital (non-residential) building to business (laboratory and office) use, including erection of a lift, provision of attached fenced/caged storage areas, alterations to site parking and pedestrian access and boundary treatments.

SECOND SCHEDULE

(1) The approved development shall be carried out in accordance with the following drawings/details submitted as part of this application

- VAL 3938 B Site Location Plan
- LCH - DRG. 01 Amended Demolition and Fencing Plan
- Gate Details Plan
- G.A.1 Fence Details Plan
- ARC-SHP1001-01 Tree Constraints Plan
- Amended Demolition Method Statement and Construction Logistics Details
- Amended Arboricultural Method Statement

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

(2) 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.

(3) All tree(s) on and adjacent to the site shown to be retained shall be protected in accordance with the Arboricultural information submitted with the Application (Arboricultural Method Statement and Tree Protection Plan) and follow recommendations in British Standard BS 5837: Trees in Relation to Design, Demolition and Construction - Recommendations (2012). There will be no materials stored within Construction Exclusion Zone (CEZ), and the Tree Protection Fencing (TPF) and other measures shall only be removed on completion of development. On completion of development, the applicant (their heirs or successors in title) shall submit photographic evidence of compliance with BS5837:2012.

Reason: To ensure tree(s) significant in terms of their provision of local amenity are protected from construction damage, in accordance with best practice and Policy 28 of the Sutton Local Plan 2018.

(4) Before any development or construction work begins, a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority (LPA) to discuss details of the working procedures and agree that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the LPA.

Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with best practice and Policy 28 of the Sutton Local Plan 2018.

- (5) The demolition works hereby approved shall be carried out in accordance with the amended Proposed Demolition Method Statement received on 25th September 2020.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties in accordance with Policies 28, 36 and 37 of the Sutton Local Plan. This condition is required to be pre-commencement as the Construction Logistics Plan needs to be in place before any works take place and to mitigate against the impacts of the demolition / construction process.

- (6) No development shall begin, including demolition and site clearance works, until a final Construction Logistics Plan (CLP), to include details of: (a) loading and unloading of plant and materials; (b) storage of plant and materials; (c) programme of works (including measures for traffic management); (d) provision of boundary hoarding, behind any visibility zones of construction traffic routing; (e) hours of operation; (f) means to prevent deposition of mud on the highway have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties in accordance with Policies 28, 36 and 37 of the Sutton Local Plan. This condition is required to be pre-commencement as the Construction Logistics Plan needs to be in place before any works take place and to mitigate against the impacts of the demolition / construction process.

- (7) Prior to commencement of demolition works, a combined Geoenvironmental and Geotechnical report shall be submitted to and approved by the Council to allow a more detailed assessment of the risks highlighted within the submitted Phase 1 Geoenvironmental Desk Study Report, dated September 2020.

Should remedial works be required, a remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of the development works and remedial works.

On completion of the agreed remedial 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, prior to the occupation of the site by end users.

Reason: To prevent harm to human health and pollution of the environment in accordance with Policy 34 of the Sutton Local Plan.

- (8) The site and demolition works required to implement the development shall be only carried out between the hours of 08.00 and 18.00 Mondays to Fridays and between 08.00 and 13.00 on Saturdays and not at all on Bank Holidays and Sundays

Reason: To safeguard the amenity of the neighbours by minimising impacts of the demolition works that would otherwise give rise to nuisance, in accordance with Policy 29 of the Sutton Local Plan.

- (9) The burning of any waste arising from any works required to implement the demolition works hereby approved is prohibited on site.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the demolition works that would otherwise give rise to nuisance, in accordance with Policy 29 of the Sutton Local Plan.