

Planning Committee - Date: 2 December 2020

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

Ref: DM2020/01212	WARD: B05 - Sutton North	Time Taken: 16 weeks 2 days
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Site: Angel Home, 43-45 Stayton Road, Sutton, SM1 1QY

Proposal: Change of use from C2 (residential care home) to C3 (residential) to provide 4 self-contained residential units, extension to raised terrace and balustrade, alterations to fenestration and provision of refuse/cycle stores.

Applicant: Mr Mike Stott

Recommendation:

GRANT PLANNING PERMISSION subject to the recommended conditions and the successful completion of a legal agreement by the 2 February 2021 or a later date as agreed in writing by the Interim Strategic Director of Environment Housing and Regeneration.

Obligations being Secured:

- 1. To prohibit the future occupiers of the proposed dwellings from obtaining residents car parking permits in the Sutton Town Centre Controlled Parking Zone.**

Reason for Report to Committee: The application has been de-delegated by Councillor Penneck and the council has received over 10 letters of objection, contrary to the officers recommendation.

Summary of why application proposals are acceptable:

- The proposal for the change of use from a care home to four self contained flats would be acceptable in land use terms.
- The proposal would not have a significant impact on the amenities enjoyed by the existing and future occupants of the neighbouring and surrounding properties and would provide a satisfactory level of accommodation for the future occupiers.
- Subject to the completion of a legal agreement preventing the issuing of parking permits, the proposal would not result in any adverse impact on the safe operation of

the public highway and would not be detrimental to the parking stress on the existing highway.

- Therefore, it is recommended that the application is approved subject to the recommended conditions.

1. **BACKGROUND**

1.1 **Site and Surroundings:**

1.2 The application site is located on the southern side of Stayton Road, on a corner plot with Plybrook Road to the east. The site was previously a pair of semi-detached dwelling houses, but permission was granted for the pair of properties to be converted into a single property in July 2002 and has a lawful use as a 9 bedroom care home (Use Class C2).

1.3 The surrounding area is predominantly characterised by two storey terraced and semi-detached residential dwellings.

1.4 The site is located within an Area of Potential Intensification (API), within a residential setting.

1.5 **Site Specific Designations:**

1.6 Within an Area of Potential Intensification

1.7 **Relevant Planning History:**

1.8 B1997/42313 - Use of premises as residential care home for up to 5 people. Lawful Development Certificate Granted on 4 September 1997. (no.43 only).

1.9 B1997/42312 - Erection of a two-storey side extension and a part one part two-storey rear extension. Approved on 8 October 1997 (no.43 only).

1.10 B2002/49221 - Use of premises as residential care home and single storey rear extension for 9 people. Approved on 31 July 2002.

1.11 PRE2019/00158 - Pre application request for the conversion of the existing property into 4 self-contained units together with alterations to the parking layout. Officers were supportive of the principle of the proposal within this residential area subject to the room sizes complying with the Nationally Described Space Standards and provision of off street car parking and/or restriction on allocation of parking permits.

- 1.12 DM2020/00613 - Change of use from C2 (residential care home) to C3 (residential) to provide 6 self contained residential units including the erection of a first floor rear extension, conversion of loft space involving alterations to existing roofline, two dormer extensions at rear, rooflights to front and rear roof slopes, installation of two first floor flank windows and provision of refuse/cycle stores. This application was withdrawn by the applicant as the council had concerns regarding the proposal.
- 1.13 DM2019/02064 - Change of use from residential care home to a larger House of Multiple Occupation (HMO). This application is currently recommended for approval and is reported as a separate item on this agenda.
- 1.14 DM2020/01374 - Change of use of loft space from care home to provide a self contained residential unit, involving two dormer extensions at the rear and rooflights to the front and side roof slopes, new ground floor front access, cycle and refuse storage. In this application it is intended that the flat in the loft space would be self-contained from the care home on the floors below. Withdrawn on 17 November 2020.

2 APPLICATION PROPOSAL

- 2.1 This application seeks permission for the change of use from residential care home with 9 bedrooms to four self contained residential flats, comprising one 1 bed, 1 person unit, one 2 bed, 3 person unit, one 2 bed 4 person unit and one 3 bed 4 person unit, together with alterations to the fenestration to the front elevation to create a new access, an extension of the rear terrace, alterations to the fenestration to the rear elevation and provision of a refuse and cycle store.

3 PUBLICITY

3.1 Consultation:

- 3.2 In total 10 letters were sent to local residents on 14 August 2020 surrounding the site on the following roads listed below, and a site notice was displayed at the site on 21 August 2020.

- Stayton Road
- Plybrook Road

3.3 Number of Letters Received in Response to the Proposal:

- 3.4 The application received 6 objections from the addresses listed below (2 from one address):-

- 44 Stayton Road
- 2, 3, 4, and 10 Plybrook Road

3.5 Two petitions containing 41 signatures and 11 signatures have also been received.

3.6 **Representations Received:**

Objection Letters Received	Officer Response
Use of property:	
Over concentration of HMO's in the area	This application is not for an HMO, it is for four self contained flats, therefore the proposal would not result in an overconcentration of HMO's in the area.
Inappropriate use in a residential area	The use of a property as four self contained flats in a residential location such as this is considered to be suitable, it is located within an area of potential intensification, it will not have a significant adverse impact on neighbouring amenity, it is not considered to detract from the appearance of the surrounding area, and would not have an adverse impact on parking in the area. As such the use of the property as four self contained flats in this location is considered to be appropriate.
Not suitable for families	Three of the four flats could be suitable for families, especially the three bed unit which is situated on the ground floor with an area of private outdoor space.
Design:	
Rear dormers out of character with surrounding area	There are no rear dormers proposed as part of this application.
Highways:	

<p>Increase in traffic and pressures on on-street parking.</p>	<p>The Council's Senior Highways Officer has assessed the application and concluded that the site is in an area of good public transport accessibility (PTAL 4) with ready access to bus and rail services, and is within a relatively short distance of Sutton town centre with its comprehensive range of facilities. The surrounding streets are covered by a controlled parking zone and infrastructure such as car club facilities. There are no objections subject to the development being dedicated as car/permit free such that residents are unable to obtain a resident parking permit.</p>
<p>Impact on Residential Amenity:</p>	
<p>Impact on privacy enjoyed by surrounding residential properties.</p>	<p>The proposal involves alterations to the rear elevation which includes an extension to the width of the rear terrace and two new doors; but does not involve the addition of any new windows to the application property that would result in an unacceptable level of overlooking to neighbouring properties. The change of use would result in any significant increase in overlooking or loss of privacy to the surrounding neighbouring properties.</p>
<p>Unsociable behaviour from future occupants and no sense of community</p>	<p>The council would not be able to control who occupies the flats within the property, nor would this be reasonable to do so.</p>
<p>Increase in noise and disturbance</p>	<p>The change of use from care home to four self contained flats is not considered to result in a significant increase in noise and disturbance. The use is considered to be appropriate for this detached dwelling located within a residential area.</p>
<p>Other matters:</p>	
<p>The property is not used as a care home, the rooms are rented out through a web based company</p>	<p>It is understood that the property is not currently used as a care home and in the past the property has been rented out on a private basis through websites. It is now understood that this use is unauthorised and has ceased but any further reports of unauthorised use will be referred to planning enforcement for investigation. The use of</p>

	the property as four self contained flats would prevent unauthorised use as a guest house.
Non-material planning considerations:	
The flats would be for people leaving care who require supported living.	The application is for 4 self contained units, these could be occupied by private owner, renters or people leaving care who require a more conventional living arrangement, the future tenants of the units would be decided by the owner of the property. It is noted that there is a permitted change between C3 (a) C3 (b) and there are no justifiable grounds to restrict the use to C3 (a) particularly as the lawful use of the property is as a care home.

3.7 **Internal and External Consultations:**

3.8 The following internal consultees were consulted and the comments are listed in the table below:

Internal Consultation	Comments Received
Highways	<p>The Council’s Senior Highways Officer has assessed the application and notes that the site is in an area of good public transport accessibility (PTAL 4) with ready access to bus and rail services, within a relatively short distance of Sutton town centre with its comprehensive range of facilities and the surrounding streets are covered by a controlled parking zone and infrastructure such as car club facilities. As such, there is no objection subject to the development being dedicated as car/permit free such that residents are unable to obtain on street parking permits.</p> <p>Accounting for the above factors, the highway impacts of the development are considered acceptable subject to conditions relating to cycle storage, construction logistics plan and the applicant entering into a S106 agreement to prevent future occupants from obtaining a residents parking permit.</p>
Environmental Health	Environmental Health officers have not raised any objections subject to a condition relating to hours of construction work.

3.9 **Councillor Representations:**

3.10 Councillor Steve Penneck has requested that this application is de-delegated and has raised the following concerns:

- Lack of car parking
- Insufficient garden space

4 **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:

- London Plan 2016
- Sutton Local Plan 2018

4.2 **Also a material consideration in determining planning applications are:**

- National Planning Policy Framework (NPPF) 2019.
- National Planning Policy Guidance (NPPG).
- Adopted London Borough of Sutton Supplementary Planning Guidance Documents.
- Human Rights Act 1998
- Equality Act 2010
- Draft London Plan 2017

4.3 **Public Sector Equality Duty (PSED) and Human Rights..**

4.4 In making your decision you must have regard to the Public Sector Equality Duty (PSED) under s149 of the Equality Act (2010). This means the Council must have due regard to the need (in discharging its functions) to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
- Foster good relations between people who share a protected

characteristic and those who do not, including tackling prejudice and promoting understanding.

4.5 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

4.6 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s149 as all the factors that need to be considered may be balanced against other relevant factors.

4.7 It is considered that the change of use of this care home to four self contained flats would not have a negative impact on anyone with protected characteristics. As such, the granting of this application would have no adverse impact on those who share the protected characteristics. It is noted that the use of the property as a care home is not a protected use as there is sufficient levels of care home provision elsewhere in the borough.

4.8 **Material Planning Policies in the Determination of this Application:**

4.9 **London Plan 2016 Policies:**

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 3.14 Existing Housing Stock
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.7 Renewable Energy
- 5.9 Overheating and cooling
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.14 Water Quality and Wastewater Infrastructure
- 5.15 Water Use and Supplies
- 6.1 Strategic Approach
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing Traffic Flow and Tackling Congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime

- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.21 Trees and Woodlands
- 8.3 Community Infrastructure Levy

4.10 **Sutton Local Plan 2018 Policies**

- 1 Sustainable Growth
- 7 Housing Density
- 9 Housing Sizes and Standards
- 10 Loss of Housing and Conversions
- 28 Character and Design
- 29 Protecting Amenity
- 31 Carbon and Energy
- 32 Flood Risk and Sustainable Drainage
- 33 Climate Change Adaptation
- 34 Environmental Protection
- 36 Transport Impact
- 37 Parking
- 38 Infrastructure Delivery

4.11 **Supplementary Planning Documents**

- SPD14 Creating Locally Distinctive Places

5 **PLANNING CONSIDERATIONS**

- 5.1 The main issues addressed within this report relate to the following (including whether any material planning objections have been reasonably addressed) as being most relevant to this application are:

- A) The Principle of Development**
- B) The Design of the Development**
- C) The Impact on Residential Amenity**
- D) Transport and Highways**
- E) Layout and Standard of Accommodation**
- F) Sustainability**
- G) Community Infrastructure Levy**
- I) Conclusion**

- 5.2 **A) The Principle of the Development:**

- 5.3 The NPPF requires that planning policies and decisions should promote the 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. It states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

- 5.4 Policy 3.3 of the London Plan (2016) sets out that the Mayor will seek to ensure that identified housing need is met particularly through provision consistent with at least an annual average of 42,000 net additional homes across London which will enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners.
- 5.5 Policy 3.4 of the London Plan (2016) should take into consideration local context and character, the design principles and public transport capacity, development should optimise housing output for different types of location within the relevant density.
- 5.6 Policy 3.5 of the London Plan (2016) states Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live. Policy 1 of the Sutton Local Plan states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Policy 7 of the Local Plan requires new dwellings to maintain and seek to enhance the quality of the borough's environment ensuring development respects the positive features of Sutton's character, reinforcing local distinctiveness and a sense of identity.
- 5.7 Policy 9 states that the council will permit new dwellings provided that the density and size of the dwellings is suitable to the local character. It states that there is a need for 2-3 bedroom homes and a need for smaller affordable units.
- 5.8 The application site comprises a 9 bedroom care home that was originally a pair of semi-detached dwellings (but granted permission to become one building under ref:B2002/49221). The property has communal space to the rear and off street parking for two vehicles. The proposal involves the change of use of the property to one 1 bed flat, two 2 bed flats and one 3 bed flat with private and communal outdoor space, bin and cycle stores. The loss of the care home is considered to be acceptable in this instance as this is not a protected use within the borough as there are sufficient numbers of care homes in the borough.
- 5.9 The site is located within an area designated as an Area of Potential Intensification and as such the creation of four flats at this property would be acceptable in land use terms.
- 5.10 This proposal will return the use of the building to residential use for which it was originally intended prior to its conversion to a care home and as such, the conversion to four flats is considered acceptable in principle in land use terms. The

addition of four residential flats in this location close to Sutton Town Centre will provide much needed residential accommodation with an acceptable internal floor area and would respect and not alter the existing pattern of development. In light of the above, it is considered that the proposal would be acceptable in principle in land use terms, subject to all other relevant planning policy guidance and other material planning considerations.

5.11 B) The Design of Development:

5.12 Policy 28 the Sutton Local Plan states that the council will grant planning permission for new development, including extensions, provided the new development is of a suitable scale, massing and height to the setting of the site.

5.13 This application proposes the addition of a new entrance door and a replacement window in the front elevation together with two new pedestrian gates in the existing front boundary wall.

5.14 To the rear, the width of the existing rear terrace will be increased with the addition of trellis to provide some privacy and the removal of the central steps. The existing access ramp will be removed to provide space for the refuse and bike store. Two new doors will be added to the rear elevation to provide access to the rear terrace

5.15 The external alterations to the building are considered to be modest and would not detract from the overall appearance of application property or the wider surrounding area, it could be argued that the alterations to the rear and the removal of the access ramp would actually improve the appearance of the rear garden.

5.16 The application is therefore considered to comply with the aims and objectives set out in Policy 28 of the Sutton Local Plan.

5.17 C) The Impact on Residential Amenity:

5.18 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. As such, in assessing the impact of a proposed development, the council will take into consideration a loss of privacy, a loss of sunlight or daylight, and increase in noise and disturbance, the creation of a sense of enclosure or the loss of outlook.

5.19 Given that the proposed change of use of this building only includes minor changes to the external appearance of the property, the proposal is not considered to result in any significant impact on the outlook, privacy or daylight currently enjoyed by the occupants of the surrounding neighbouring properties.

- 5.20 The change of use of the property from a 9 bed care home to four self contained flats containing 8 bedrooms in total would not give rise to an unacceptable increase in noise and disturbance above and beyond what would be generated by the existing lawful use of the building as a care home. The property is detached from its neighbours and its return to residential use would not be unreasonable within this residential setting or give rise to unacceptable levels of noise and disturbance to the occupiers of surrounding properties.
- 5.21 It is therefore considered that given the nature of the existing use, the location and the separation distances to neighbouring properties, approval of the application would not result in a significant adverse impact upon any neighbouring occupiers in terms of loss of light, privacy, outlook, or increased noise and disturbance.
- 5.22 As such the proposal is considered to comply with the aims and objectives set out in Policy 29 of the Sutton Local Plan.
- 5.23 **D) Transport and Highways:**
- 5.24 Policy 36 of the Sutton Local Plan states that the Council will assess all new development proposals for their impact on the transport network and the local environment. Policy 37 of the Sutton Local Plan states that new developments will be expected to provide car parking in accordance with the councils restraint based maximum car parking standards.
- 5.25 The proposal is for a change of use from Residential Care Home to four residential flats. There will be two off street parking spaces retained at the rear meaning two of the units would be car free. The site is in an area of good public transport accessibility (PTAL 4) with ready access to bus and rail services, and is within a relatively short distance of Sutton town centre with its comprehensive range of facilities. The surrounding streets are covered by a controlled parking zone and infrastructure such as car club facilities.
- 5.26 The management of the two off-street parking spaces would be a management issue for the applicant to decide how these spaces are allocated as the whole development would require 4 parking spaces, resulting in two units being car free which is acceptable for the reasons set out above, plus the site is located within an Area of Potential Intensification where it is acceptable to provide less car parking. A legal agreement preventing all occupants purchasing on street parking permits for all units will be required to ensure there will be no additional parking pressures added to the existing CPZ.
- 5.27 A Construction Logistics Plan (CLP) should be submitted by the developer and will need to be approved by the Council before any work commences on site.

5.28 Cycle parking facilities have been shown on site, they are in a suitable location, but details will need to be provided to show that the storage is secure and how the bikes will be secured. A condition has been recommended to secure these details.

5.29 **E) Layout and Standard of Accommodation:**

5.30 The proposed dwellings would be required to meet the minimum standards of internal floor space which are set out in Policy 3.5 of the London Plan 2015 (as amended). In accordance with policy 9 of the Sutton Local Plan 2018, the Council will not grant planning permission for new residential development, including conversions, which does not meet the internal space standards set out in the London Plan.

5.31 A one bedroom 1-person unit with a shower room would be required to provide a minimum of 37m² of internal floor area, a 2 bed, 3-person flat would need to provide 61m², a 2 bed 4-person flat 70m² and a 3 bed 4 person flat would need to provide 74m². All of the proposed flats meet the above standards and it is noted that all of the proposed bedrooms meet the required floor areas and dimensions.

5.32 It is considered that the proposal would provide an acceptable level of outdoor amenity space for the proposed dwellings. The two flats on the ground floor will have a small area of private outdoor space, of approximately 11 m² to the rear and 5m² to the front of the property (The Mayor of London's Housing Supplementary Planning Guidance (SPG) 2016 sets a standard of 5m² of private outdoor space for 1 to 2-person dwellings and an extra 1m² for each additional person, so this policy is met for the ground floor units) and there will be an area of communal garden at the rear for all four of the dwellings of approximately 68.4m², it is also noted that Sutton Green is approximately 100m east of the application site which offers outdoor amenity space and public facilities.

5.33 The proposed dwellings would provide an acceptable standard of accommodation in accordance with policy 3.5 of the London Plan and policy 9 of the Sutton Local Plan 2018. The sizes of the rooms and the layout of the dwellings coupled with the level of external amenity space indicate that the proposal would function as four independent units and therefore considered acceptable in that respect.

5.34 Refuse storage and cycle storage at the site are detailed on the drawings and are considered to be acceptable in relation to style and location. A cycle store is proposed to the rear of the building which will provide cycle storage for 10 bikes however further details of the cycle parking are sought by condition to ensure that the storage is secure and covered. There will be covered bin stores to the front of the property for six bins and an additional two at the rear of the property.

5.35 It is therefore considered that the proposed layout is acceptable in planning terms as it would provide a sufficient standard of accommodation for future occupiers.

5.36 **F) Sustainability:**

5.37 In accordance with policy 5.2 of the London Plan, development proposals will be required to make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimising carbon dioxide emissions according to the following hierarchy: (1) Be lean (2) Be clean; and (3) Be green. In accordance with the London Plan policies 31 and 33 of the Sutton Local Plan 2018 seek to promote the highest standards of sustainable design and construction within the Borough.

5.38 The Council's Sustainability Officer has assessed the proposal and initially raised objections, as an energy statement had not been submitted, nor were there any details of proposed water efficiency for the four units. The applicant has subsequently submitted an energy statement and a water use statement, this information was assessed by the councils sustainability officer and it has been concluded that the submissions are acceptable, subject to a condition relating to a revised energy statement and Standard Assessment Procedure (SAP) details. The water usage information is considered to be acceptable and no further information is required on this matter. As such, no objections are raised subject to the inclusion of the two recommended conditions, including pre-commencement conditions. The applicant has agreed in writing their acceptance of the pre-commencement conditions.

5.39 **H) Community Infrastructure Levy:**

5.40 The proposed development would be liable for the London Borough of Sutton's Community Infrastructure Levy (CIL) as well as the Mayor of London's CIL. All residential developments are required to pay £120 per m² (£100 per m² for London Borough of Sutton and £20 per m² for the Mayor) on any new floor space or net increase of existing floor space.

5.41 All Local Authorities are required to index the CIL charges to take account of price increases between the time when charging schedules setting out an authority's rate come into force, and the time at which planning permission is granted. In this instance the London Borough of Sutton's CIL was indexed from its adoption in April 2014 and the Mayoral CIL indexed from its adoption in April 2012.

5.42 **I) Conclusion and recommendation:**

5.43 The proposal for the change of use from care home to four residential flats would be acceptable in land use terms.

- 5.44 The proposal would not have a significant impact on the amenities enjoyed by the existing and future occupants of the neighbouring and surrounding properties and would provide a satisfactory level of accommodation for the future occupiers.
- 5.45 The proposal would not result in any adverse impact on the safe operation of the public highway and would not be detrimental to the parking stress on the existing highway.
- 5.46 The change of use to four self-contained flats would represent a useful addition to the housing supply within the borough.
- 5.47 Therefore, it is recommended that for the reasons set out above, the application is approved subject to the recommended conditions.

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**Mr Mike Stott
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HACKBRIDGE
SM6 7BZ**

DM2020/01212

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

**Angel Home
43-45 Stayton Road
Sutton
SM1 1QY**

Change of use from C2 (residential care home) to C3 (residential) to provide 4 self-contained residential units, extension to raised terrace and balustrade, alterations to fenestration and provision of refuse/cycle stores.

SECOND SCHEDULE

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

Site location plan, 0191-ECD-00-XX-FF-DR-A-1011-P01, 0191-ECD-00-FF-DR-A-1111-P01, 0191-ECD-00-GF-DR-A-1010-P01, 0191-ECD-00-GF-DR-A-1001-P-1, 0191-ECD-00-XX-DR-A-1001-P01, 0191-ECD-00-XX-DR-A-1020-P01, 0191-ECD-00-XX-DR-A-1100-P03, 0191-ECD-00-XX-DR-A-1120-P02, 0191-ECD-00-XX-DR-A-1121-P01 and Water DEMand Assessment by Twinn Sustainability Innovation.

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) No development shall begin, including demolition and site clearance works, until a 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. 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 and ensure compliance with Policy 29 and 36 of the Sutton Local Plan 2018.

(4) All external facing materials, treatments and finishes shall be similar to those of the original building and maintained and retained thereafter. This applies unless differences are shown on the drawings we have approved.

Reason: To ensure that the extension harmonises with the existing building and to ensure compliance with Policy 28 of the Sutton Local Plan 2018.

(5) Prior to the occupation of the development, full details of the secure cycle storage facilities shall be submitted to, and approved in writing by, the Local Planning Authority which shall show their positioning within the site, the size and materials of the enclosure and the means of access. The approved details shall be implemented on site prior to the

first occupation of the development hereby approved and thereafter permanently retained in accordance with the approved details.

Reason: To ensure the development provides an adequate level of cycle parking facilities and to encourage sustainable modes of transport, in accordance with Policies 36 and 37 of the Sutton Local Plan 2018.

(6) Prior to the commencement of development, a Revised Energy Statement, accompanied by 'as designed' Standard Assessment Procedure (SAP) outputs, must be submitted to the Local Planning Authority and approved in writing which demonstrates how each of the dwellings will minimise CO2 emissions through application of the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy); achieve at least a 35% reduction in CO2 emissions compared to Part L of the 2013 Building Regulations; and achieve at least a 10% reduction in total CO2 emissions (regulated and unregulated) through on-site renewable energy generation.

Reason: To comply with London Plan Policy 5.2 and Policy 31 of the Sutton Local Plan 2018.

(7) Prior to first occupation, as-built' Standard Assessment Procedure (SAP) outputs must 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 must be made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing. The approved details must thereafter be retained.

Reason: To comply with London Plan Policy 5.2 and Policy 31 of the Sutton Local Plan 2018

(8) The site and building 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 avoid detrimental impact on neighbouring amenities in accordance with Policy 29 of the Sutton Local Plan 2018..

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

(3) No pre-application was provided but the submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(4) 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.

(5) Preventing Damage to the Public Highway:

Care should be taken by all applicants to ensure that no damage is caused to the public highway adjacent to their site during demolition and/or construction work. The Council will always seek to recover any costs incurred in repairing or making good such damage from the owner of the development site, except where they are otherwise able to identify the person(s) who caused the damage and are willing to accept the recoverable costs.

(6) To avoid the above costs arising, and BEFORE ANY WORK COMMENCES on your site, you MUST contact Sutton Highways DC Team at London Borough of Sutton, 24 Denmark Road, Sutton, Surrey SM5 2JG OR BY EMAIL at: highwayshcs@sutton.gov.uk; to arrange a pre- commencement photographic survey of the public highway conditions around your site; where the Council decides that a survey is necessary. A refundable Deposit is payable at application for the survey; together with an Inspection Fee, payable by cheque to "London Borough of Sutton". The pre-commencement survey will ensure you are not charged for any damage which existed prior to commencement of your works. If you fail to contact us to arrange a pre-commencement survey, it will be assumed that any damage to the highway was caused by your own activities and you will be charged the full cost of repair. Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage, the case will be closed, and your deposit refunded. If damage is found to have occurred, the Council will carry out the repairs, and the costs will be charged to you, whether less or more than the deposit value."

