

Planning Committee - Date: 2 December 2020

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

Ref: DM2019/02064	WARD: B05 - Sutton North	Time Taken: 51 weeks, 5 days
-------------------	--------------------------	------------------------------

Site: Angel Home, 43-45 Stayton Road, Sutton, SM1 1QY

Proposal: Change of use from Residential Care Home to a larger House of Multiple Occupation (HMO).

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 Dombey and more than 10 letters of objection have been received contrary to the officers recommendation.

Summary of why application proposals are acceptable:

- The proposal for the change of use from a care home to a House in Multiple Occupation (HMO) would be acceptable in land use terms.
- The change of use to a HMO would represent a valuable addition to the housing supply within the borough.
- The proposed development would not give rise to an unacceptable loss of amenity to neighbouring properties from this proposed use or any resultant over concentration of such use which might be deemed harmful.

- The proposal 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 increase parking stress on the existing highway.

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 04th 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 8th 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 31st 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 proposal, however, pre-application advice was not submitted for the conversion of the property into a larger HMO.

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 DM2020/01212 - 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. This application is also recommended by officers for approval on the same agenda as this item.
- 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. 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 a larger House of Multiple Occupation (HMO) with 10 bedrooms, for a maximum of 17 occupants. There would be no external alterations to the building and the existing two off street parking will be retained at the rear of the property.
- 2.2 **Amendments**
- 2.3 On 2 September, the application was amended to take into account discussions with regulatory services.
- 2.4 The internal layout has been altered to include an additional kitchen and bathroom space to support a maximum occupancy of 17. No external changes have been made to the building. Therefore it was not deemed necessary to carry out a further consultation.

3 PUBLICITY

- 3.1 **Consultation:**
- 3.2 In total 10 letters were sent to local residents on 1 October 2019 surrounding the site on the following roads listed below, and a site notice was displayed at the site on 04 February 2020.

- Stayton Road
- Plybrook Road

3.3 Number of Letters Received in Response to the Proposal:

3.4 The application received 15 objections from the addresses listed below:-

- 41, 44, 47, 50b, 52 and 56 Stayton Road
- 1, 2, 3, 4, 5, 10, 12 and 16 Plybrook Road
- 33 Sorrento Road

3.5 A petition containing 40 signatures has also been received.

3.6 Representations Received:

Objection Letters Received	Officer Response
Use of property:	
Over concentration of HMO's in the area	There are approximately 104 properties in a 100m radius of the application property, the council's regulatory services team have confirmed that there is one property within this radius that is licenced as a larger HMO; the proposal therefore complies with Policy 10 which defines over concentration where more than 20% of properties 100m either side of the property are HMO's.
Inappropriate use in a residential area	The use of a property as a larger HMO in a residential location such as this is supported by Policy 10 of the Sutton Local Plan in that the property is detached, within an Area of Potential Intensification, is not considered to have significant adverse impact on neighbouring amenity, is not considered to detract from the appearance of the surrounding area, and would not have an adverse impact on parking in the area. The change of use will not result in an over concentration of care homes as stated above. As such the use of the property as an HMO in this location is considered to be appropriate.
Highways:	

Increase in traffic and pressures on on-street parking.	The Council's Senior Highways Officer has assessed the application and notes there are good levels of access to public transport, the site is located close to the town centre and due to the nature of the proposed development, car ownership is likely to be low. The site is located within a CPZ and therefore the proposal would have an unacceptable impact on the on-street parking situation, subject to the applicant entering into a legal agreement that would prevent future occupants from obtaining resident parking permits.
Impact on Residential Amenity:	
Impact on privacy enjoyed by surrounding residential properties.	The proposal does not involve the addition of any new windows to the application property, and the change of use would not mean that there would be any significant increase in overlooking or loss of privacy to the surrounding neighbouring properties.
Unsociable behaviour from future occupants and no sense of community	The council would not be able to control who occupies the rooms within the property, however this in itself is an issue for the Council's environmental health team to address, as owners of HMO's have a duty to deal with such behaviour as part of their licencing terms.
Increase in noise and disturbance	The change of use from care home to HMO is not considered to result in a significant increase in noise and disturbance, the use is considered to be appropriate for a detached dwelling located within a residential area such as this. As with the objection above, the owner would have a duty of care to deal with any unreasonable disturbance issues as part of their licencing terms.
Other matters:	
There was no site notice displayed	A site notice was displayed at the front of the application site dated 4 February 2020
The property is not used as a care home, the rooms are rented out through a web based company	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 the property as four self contained flats would prevent unauthorised use as a guest house.
--	---

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	The application has been reviewed by the Highways Engineer. No objection has been raised subject to the completion of a legal agreement restricting the future occupiers from obtaining resident parking permits and conditions relating to the provision of cycle storage and a Construction Logistic Plan (CLP) Plan.
Environmental Health and Regulatory Services	Environmental Health have confirmed that the property is suitable for conversion into a HMO and have not raised any objections subject to a condition relating to hours of construction work. Comments have been received from Regulatory Services who have confirmed that, as amended, the layout and facilities would be suitable for up to 17 occupants and that the property is suitable for conversion to a larger HMO.

3.9 Councillor Representations:

3.10 Councillor Ruth Dombey requested that the application was de-delegated and raised the following concerns:

- Town cramming
- Over development of the site
- Impact on the streetscene
- Impact on neighbouring properties
- Impact on parking and traffic

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 a larger HMO 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) Community Infrastructure Levy**
- G) 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.
- 5.7 Policy 10 of the Sutton Local Plan 2018 states that the council will support conversion of larger properties into smaller properties in certain circumstances as this provides a valuable source of new housing. In this case, the proposal is for the conversion of a 9 bedroom care home to a larger HMO.
- 5.8 Proposals for new large houses in multiple occupation will be supported by the Council provided that the proposal does not lead to a concentration of HMO's in the vicinity, where the cumulative effect of the HMO's harms the character of the area. Concentration which harms the area will be considered as where more than 20% of properties 100 meters either side of the proposal site are HMO's.
- 5.9 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 a 10 bedroom HMO which would have shared living space, kitchen facilities and bathrooms and in some cases, ensuite bathrooms. Only internal changes are proposed at the site.
- 5.10 The Council has no specific planning policies or prescriptive standards set out in planning policy or supplementary guidance that specifically deal with minimum room sizes for proposals for new HMO accommodation, but it appears from the submitted layouts that all of the habitable rooms meet minimum standards for HMOs set out within the 2004 Housing Act. This has been confirmed by Regulatory Services who have stated the maximum room occupancy for each of the 10 bedrooms.
- 5.11 There are no policies within the Local Plan that seek to prevent the loss of care home for the elderly or vulnerable people, and it appears that the property is not currently operating as a care home. Therefore there is no objection to the change of use from a care home as there are currently sufficient care home places available within the borough and is not a protected use. The previous care home was for adults with learning difficulties and the previous owners decided to scale back their operations and sell the premises. Supported Communal Living Ltd have taken on the property with the intention to continue to provide supported living options for the community.
- 5.12 Given that the property is detached, is located close to Sutton town centre and is not considered to give rise to unacceptable impacts on neighbour amenity and highways, it is considered to comply with the aims and objectives set out in Policy 10 of the Sutton Local Plan. The most relevant part of this policy is 10d which

states that proposals for new large HMO's will be permitted provided that the proposal does not lead to a concentration of HMO's in the vicinity where the cumulative effect of the HMO's harms the character of the area. A concentration of more than 20% of properties within 100m either side of the proposal site would be considered to be harmful. A search of Council records confirm that there is one other licenced large HMO within a 100m radius of the site, which contains approximately 104 properties, therefore it is considered that there is not an over intensification of this use in the surrounding area, nor would one result from this proposal.

- 5.13 It is recognised that the use of the building as a HMO represents an intensification when compared to the former care home use, but the number of potential occupiers is similar, and it is considered that the site is large enough to successfully be converted into a 10 bed HMO, serving a maximum of 17 occupants, and this will not result in such a demonstrable increase in activity compared to the lawful planning use as to make this application unacceptable in planning terms due to impact on neighbouring residential amenity.
- 5.14 Therefore the conversion of this property into a HMO with 10 bedrooms which would enable the delivery of new short term accommodation and contribute towards the delivery of housing in the Borough as a whole, is acceptable in principle in land use terms having regard to all other planning policy guidance and other material planning considerations.
- 5.15 **B) The Design of Development:**
- 5.16 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.
- 5.17 This application does not propose any external changes to the external appearance of the property as the only changes to facilitate this change of use are internal. Therefore the proposal is not considered to detract from the appearance of the existing street scene or the wider surrounding area.
- 5.18 The application is therefore considered to comply with the aims and objectives set out in Policy 28 of the Sutton Local Plan.
- 5.19 **C) The Impact on Residential Amenity:**
- 5.20 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.

- 5.21 The proposed change of use of this building does not include any external alterations to the building, therefore the proposal would not result in any unreasonable impact on the outlook, privacy or daylight currently enjoyed by the surrounding residential properties. However due to the proposed change of use, the impact of any change in noise and disturbance to neighbouring properties needs to be considered.
- 5.22 The change of use of the property to a 10 bedroom HMO is not considered to give rise to a significant amount of noise and disturbance above and beyond what would be generated by the existing lawful use of the building as a care home, this will also be aided by the fact that the property is detached. The use of the property as a HMO would not be unreasonable within this residential setting and would not give rise to unacceptable levels of noise and disturbance to the occupiers of surrounding properties. Neighbour representations have been received which raise concerns over anti-social behaviour associated with the HMO use. However, there is a separate licensing regime which the owners would need to apply for to agree terms of occupation which is regulated and enforced by Regulatory Services under the Housing Act. Should permission be granted alongside a licence it would be the licensing authority that would remedy any breach of the terms of that license.
- 5.23 It is therefore considered that given the nature of the existing use, the location and the separation distances to neighbouring properties, this proposed change of use would not result in an unacceptable impact upon any neighbouring occupiers in terms of loss of light, privacy, outlook, or increased noise and disturbance.
- 5.24 As such the proposal is considered to comply with the aims and objectives set out in Policy 29 of the Sutton Local Plan.
- 5.25 **D) Transport and Highways:**
- 5.26 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.
- 5.27 The proposal is for a change of use from residential care home to a larger House in Multiple Occupation and will retain two off street parking spaces to the rear. 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.

5.28 The development does not propose any new parking provisions but retains the existing two spaces and access arrangements to the rear of the site. However, occupiers of HMO's tend to have a lower rate of vehicle ownership and the site is in an area of good public transport accessibility and located within a Controlled Parking Zone. Therefore in this location and noting the type of accommodation the level of parking provision is considered to be acceptable. To ensure that the proposal does not result in any undue pressure on the on-street parking situation, it will be necessary for the applicant to enter into a S106 legal agreement which would prevent future occupants applying for residents parking permits.

5.29 Cycle parking facilities have not been shown on site, but it is evident that there is sufficient space to accommodate this within the rear of the site. These details have been secured by a condition.

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

5.31 The council has no specific planning policies or prescriptive standards set out in planning policy or supplementary guidance that specifically deal with minimum room sizes for houses in multiple occupation (HMO). There are no concerns regarding the size, mix and layout of the units as the internal arrangements are governed by the Housing Act as enforced by the Council's Regulatory Services Section who have assessed the application and after requesting amendments to the layout, raise no objection. The occupancy of each room is as follows:

Room number	Maximum occupancy
1,2,3,6,8,9 and 10	2 persons
4,5 and 7	1 person

5.32 The property will have communal living space, outdoor space and kitchen areas which appear sufficiently sized together with shared or private bathrooms.

5.33 Refuse storage and cycle storage at the site will be secured by condition, requiring details of design and location.

5.34 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.

5.35 **F) Community Infrastructure Levy:**

5.36 The proposed development would not be liable for the London Borough of Sutton's Community Infrastructure Levy (CIL) as well as the Mayor of London's CIL.

- 5.37 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 has been indexed from its adoption in April 2014 and the Mayoral CIL indexed from its adoption in April 2012.
- 5.38 **H) Conclusion and recommendation:**
- 5.39 The proposal for the change of use from care home to HMO would be acceptable in land use terms.
- 5.40 The change of use to a HMO would represent a valuable addition to the housing supply within the borough.
- 5.41 The proposed development would not give rise to an unacceptable loss of amenity to neighbouring properties from this proposed use or any resultant over concentration of such use which might be deemed harmful.
- 5.42 The proposal would provide a satisfactory level of accommodation for the future occupiers.
- 5.43 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 increase parking stress on the existing highway. The change of use to a HMO would represent a useful addition to the housing supply within the borough.
- 5.44 Therefore, it is recommended that for the reasons set out above, the application is approved subject to the recommended conditions.

G

**Mr Mike Stott
11 Helios Road
HACKBRIDGE
SM6 7BZ**

DM2019/02064

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 Residential Care Home to a larger House of Multiple Occupation (HMO).

SECOND SCHEDULE

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

SK23/10D, SK31/08A, SK31/08B, SK31/08C, SK31/08D, SK31/08E, SK31/12F and SR102 E.

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) Prior to the occupation of the development, details of the cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the development and shall be retained thereafter for the life of the development.

Reason: To ensure sufficient cycle parking provision is provided in accordance with Policy 37 of the Sutton Local Plan 2018..

(4) Prior to occupation of the development hereby approved, full details of refuse and recycling storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation of the development and retained thereafter.

Reason: To avoid harm to the character and appearance of the streetscene and local area in accordance with policy 28 of the Sutton Local Plan 2018 and to ensure adequate provision of refuse and recycling facilities in the interests of amenity for future and neighbouring occupiers in accordance with policy 29 of the Sutton Local Plan 2018.

(5) 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: highways@ 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."