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DM2020/00816

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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

Copthall House (Bridge Road Wing), Grove Road, Sutton, SM1 1DA

Part change of use from Class B1 (offices) of Bridge Road wing of Copthall House to C3 (residential) including the erection of an additional three storeys to provide a six storey building to provide 32 self contained residential units. Erection of a five storey front extension to provide stairwell, alteration to fenestration, provision of new pedestrian access from Bridge Road, cycle/refuse storage and car parking bays including disabled spaces at ground floor level.

SECOND SCHEDULE

1. The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

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2. The approved development shall be carried out in accordance with the following drawings/details: 620/P/001, 620/P/122D, 620/P/133C, 620/P/127E, 620/P/126E, 620/P/125E, 620/P/128B, 620/P/124B, 620/P/008A, 620/P/132B, 620/P/012A, 620/P/007A, 620/P/003A, 620/P/131B, 620/P/123B, 620/P/121B, 620/P/120A, 620/P/011A, 620/P/009A, 620/P/006A, 620/P/005A, 620/P/004A, 620/P/002, 620/P/013, 620/P/135B, 620/P/134B, 620/P/130C, 620/P/129B, 620/P/010A, 620/P/160, 620/P/161, Energy Statement (received 08 June 2020), Viability Assessment (received 08 June 2020), Drainage Runoff Rates (received 26 August 2020), Supplementary Viability Information (received 18 September 2020), SUDS Statement (received 08 June 2020), Tree Report (received 08 June 2020), Noise Risk Assessment Report (received 08 June 2020), Transport Statement (received 07 October 2020), Air Quality Assessment (received 08 June 2020), Daylight / Sunlight Assessment (received 08 June 2020), Internal Daylight / Sunlight Assessment (received 13 April 2021), Aspinall Verdi S106 Financial Viability Assessment (received 7th December 2020).

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

3. Prior to the commencement of the development works, excluding demolition works, the type and treatment of the materials, including samples, to be used on the exterior of the building shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the construction of the development hereby approved, completed prior to its occupation/use and retained thereafter.

Reason: To safeguard the visual amenities of the area and to ensure compliance with Policy 28 of the Sutton Local Plan 2018. This condition is required to be pre-commencement to ensure that materials are considered at an early stage of the construction process and it is important that details are agreed at this stage as this could potentially impact on construction methods.

4. No development shall begin, including demolition and site clearance works, until a Construction Logistics Plan (CLP) and Construction Management Plan (CMP), 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) and 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 29, 36 and 37 of the Sutton Local Plan.

5. No development shall commence, including demolition and site clearance works, until a Construction Management Plan (CMP), to include details of: (a) provision of boundary hoarding; (b) hours of operation; (c) means to control dust and emissions to air; (d) means to control noise and vibration has been submitted to, and approved in writing by, the Local Planning Authority. The CMP should be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during

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Demolition and Construction'. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not have a significant adverse impact on the amenities of nearby residential properties and to minimise the impacts on local air quality. This condition is required to be pre-commencement as the Construction Management Plan needs to be in place before any works take place and to mitigate against the impacts of the demolition / construction process in accordance with policies 29 and 34 of the Sutton Local Plan.

6. Prior to the commencement of the development hereby approved, a Residents Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage non car modes of transport by the residents of the development in accordance with Policy 35 and 36 of the Sutton Local Plan.

7. Prior to the occupation of the development, the car parking provision shall be laid out in accordance with the approved drawing no. 620/P/124 B and shall be retained thereafter for the life of the development.

Reason: To ensure sufficient car parking provision is provided in accordance with Policy 37 of the Sutton Local Plan and Policy 6.13 of the London Plan.

8. Prior to the occupation of the development, details of the bin store doors, which shall slide rather than open out onto the public highway shall be submitted to and approved in writing by the Local Planning Authority and the approved doors and waste storage provisions shall be implemented prior to occupation 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.

9. Prior to the occupation of the development, full details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscaping and tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards (in particular, BS 3882: Specifications for Topsoil, Recommendations (2015) and BS 8545: Trees from Nursery to Independence in the Landscape, Recommendations (2014) or other recognised codes of good practice). The works shall be carried out prior to the occupation of any part or relevant phase of the development or in accordance with the timetable agreed with the Local Planning Authority. Any tree(s) or plants that (within a period of five years after planting) are removed, die, or (in the opinion of the Local Planning Authority) are damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority gives its consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs in accordance with Policy 28 of the Sutton Local Plan 2018.

10. Prior to the commencement of development, measures for the protection of all tree(s) shown to be retained shall be submitted to and approved in writing by the Local

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Planning Authority. The measures shall be in accordance with the British Standard BS5837: Trees in relation to design, demolition and construction. Any works/development on site shall be carried out in strict accordance with the approved details and the protective measures shall only be removed on completion of the development.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the tree (s) to be retained will not be damaged during demolition or construction and 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.

11. 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 energy strategy. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall shall be made up through the application of further sustainability measures. All of the approved measures must thereafter be retained for as long as the development is in existence.

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

12. Prior to first occupation of the development, a completed Water Efficiency Calculator for New Dwellings must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption for each of the dwellings will be limited to 110 litres per person per day (l/p/d) based on the Government's national calculation method for the purposes of Part G of the Building Regulations. The Water Efficiency Calculator must be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development.

Reason: To comply with Policy 33 of the Sutton Local Plan 2018

13. Prior to commencement of works on site, the applicant must submit a final detailed drainage design including drawings and supporting calculations and updated Drainage Assessment Form to the Lead Local Flood Authority for review and approval, aligned with the [add in date and name of main drainage document(s)] and associated drawings. Evidence that efforts have been made to include SuDS and minimise run off rates as much as possible should be submitted. A detailed management plan confirming routine maintenance tasks for all drainage components must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.

14. Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Sutton Council's Local Plan Policy 32

15. No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details.

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The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason: To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies 5.12 and 5.13) along with associated guidance to these policies and Sutton Council's Local Plan Policy 32.

16. Prior to above ground works, details of the boilers hereby approved shall be submitted to and approved in writing by the local planning authority. The boilers shall have dry NO_x emissions not exceeding 40 mg/kWh. The boilers shall be installed and retained for the lifetime of the development in accordance with the approved details unless the prior written approval of the authority is given.

Reason: To comply with Policy 31 of the Sutton Local Plan as well as the London Plan's SPG on Sustainable Design and Construction and Policy SI 2 of the London Plan in relation to air quality.

17. Prior to the commencement 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. This condition is required to be pre-commencement as cycle storage needs to be designed into the scheme at an early stage of the construction process and respect the materials and design of the development.

18. All building operations in connection with the construction of external walls, roof, and foundations; demolition or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00 hours and 6.00 hours Monday to Friday, and between 08.00 hours and 13.00 hours on Saturdays and not at all on Sundays, Public and Bank Holidays.

Reason: In accordance with Policies 29 and 34 of Local Plan and to safeguard the amenity of surrounding occupiers during the construction phase.

19. The development hereby approved shall be constructed in accordance with the recommendations set out within Sections 5 and 6 of the submitted Initial Noise Risk Assessment Report (ref EPL-0800) prepared by The Equus Partnership, dated September 2020 (and received on 8th October 2020).

Reason: To ensure the proposed development provides acceptable internal noise levels and living conditions for future occupiers of the proposed development, in accordance with Policy 29 of the Sutton Local Plan.

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20. All of the windows located within the east facing elevation of the development hereby approved shall be fixed shut and non openings, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the proposed development provides acceptable internal noise levels and living conditions for future occupiers of the proposed development, in accordance with Policy 29 of the Sutton Local Plan.

21. Prior to occupation of the development hereby approved, details of the proposed art works to the ground floor west elevation of the building shall be submitted to and approved in writing to the Local Planning Authority. The approved art works shall be implemented prior to occupation and permanently retained.

Reason: To ensure that the proposed art works are suitable and to ensure that the artwork will improve the visual amenity of the building and surrounding area, in accordance with Policy 28 of the Sutton Local Plan.

22. Prior to the occupation of the development hereby approved, full details of the creation, aftercare, maintenance and monitoring of the green roof, including size of area to be created, substrate depths, material composition and particle sizes, species composition (variety, numbers and distribution), aftercare management, ongoing maintenance post-aftercare to ensure the roof is fit for purpose in perpetuity and monitoring to judge success shall be submitted to and approved in writing by the Local Planning Authority. The green roof shall be implemented prior to occupation and shall be permanently retained.

Reason: To provide biodiversity enhancements in line with Policy 26 of the Sutton Local Plan.

INFROMATIVES

- (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 Council was able to negotiate successfully with the applicant to amend the application so that it complied with the relevant policies. Sutton Council has accordingly granted planning permission.
- (3) The Council considers that this permission is liable for a contribution under the Community Infrastructure Levy (CIL).

Before work commences there are certain forms which you must complete and return to planningobligations@sutton.gov.uk. Please note that penalty surcharges will be added to contributions should CIL regulations not be followed. CIL forms can be found at -

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

- (4) The developer is reminded that under the Highways Act 1980 Sections 131, 148 and 149, it is an offence to allow materials to be carried from the site and deposited on or

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damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and also to prosecute persistent offenders.

- (5) This decision notice should be read in conjunction with the agreement or Unilateral Undertaking submitted under Section 106 of the Town and Country Planning Act 1990 dated xxx.

Before work commences there may be notices or payments due in relation to this agreement and the obligations contained within. Please send any notices or queries to planningobligations@sutton.gov.uk.

Please note that failure to follow the obligations as stated in the agreement could result in penalty charges being added.

- (6) The developer should contact Network Rail's Asset Protection and Optimisation (ASPRO) team via AssetProtectionLondonSouthEast@networkrail.co.uk prior to works commencing. Our ASPRO team will ensure the works can be carried out safely and not pose a risk to Network Rail's Infrastructure. The applicant may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works. More information can also be obtained from our website <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>.

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