

DM2020/00590 - 48 Manor Road Appendix B

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DM2020/00590

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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

48 Manor Road, Wallington, SM6 0AB

External alterations to the fenestration and elevational finish of a vacant former office space, and the removal of an external staircase.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

0100 REV 03 (Proposed Ground Floor Plan); 0100 REV 01 Existing Site Location Plan); 0100 REV 02 (Existing Ground Floor Plan); 0101 REV 01; 0200 REV 02; 0201 REV 02; 0202 REV 02; 0203 REV 02; 520 P01; Planning Noise Assessment by NSL ref 88731 00 dated 4th December 2019; 0208 REV 07; 0205 REV 07; 0102 REV 01; 0207 REV 07; 0206 REV 07; 0100 REV 03 (Window Details).

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

(3) 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.

(4) 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 in accordance with Policy 36 of the Sutton Local Plan 2018. 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.

(5) Site construction works shall only be carried out between the hours of 0800 and 1800 hours Monday to Friday, 0800 and 1300 hours on Saturday and not at all on Sundays and Bank Holidays.

Reason: To protect neighbouring amenities in accordance with Policy 29 of the Sutton Local Plan 2018.

(6) A scheme of noise insulation/reduction shall be submitted to ensure that the noise level of 35 dBLAeq,16 hour in living rooms and bedrooms during the daytime (0700 to 2300 hours) and 30 dBLAeq,8 hour and 45 dBLAmax during the night time (measured with F time-weighting and between 2300 and 0700 hours) in bedrooms in accordance with BS8233:2014 shall not be exceeded. Where these levels cannot be met with windows open appropriate acoustic ventilation should be provided so that the room can be sufficiently ventilated. The acoustic performance of any passive vent, variable speed mechanical air

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supply unit or whole house ventilation must be sufficient to ensure that the noise level standards given above are not compromised.

Reason: To ensure that the future occupants of the development are not exposed to unwarranted extraneous noise in accordance with Policy 29 of the Sutton Local Plan. This condition is required to be pre-commencement to ensure that these details are considered at an early stage of the process and the required details are an integral part of the construction.

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

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of Policy 34 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 permission hereby granted confers no rights on the applicant to encroach upon, extend over or otherwise enter upon property not in his ownership for any purposes connected with the implementation of this planning permission.

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

(4) 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.

(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.

Pre-Commencement Highways Condition Surveys:

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;

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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.

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.