



Local Development Framework

Briefing Note: Live/Work Update

November 2010

1.0: Introduction

- 1.1: The purposes of this briefing note is to update the London Borough of Merton's (LB Merton) existing live/work evidence base by taking into consideration site visits completed in August 2010.

2.0: Background

- 2.1: PPS4: Planning for Sustainable Economic Growth (PPS4) [2009] defines live/work space as "the flexible use of buildings and spaces to allow both functions within them". Merton Council defines the live/work concept as "the genuine and permanent integration of living and working accommodation within a single self-contained unit, where the principal occupier both lives at and works from the property".
- 2.2: National (PPS4) and regional (adopted London Plan [2008] and draft London Plan [2009]) supports the developments of live/work units.
- 2.3: Policy MU.4 of Merton's adopted Unitary Development Plan (UDP) [2003] deals with live/work development provision in Merton and sets out criteria upon which applications for live/work developments would be considered favourably, which includes, the size of the site and restrictions of floorspace for live and work use.
- 2.4: However, previous and recent research undertaken by LB Merton between 2006 and 2010 shows that live/work developments do not work in borough.
- 2.5: Therefore Policy CS12: Economic Development of Merton's draft Core Strategy makes clear that we will not support the development of live/work developments in the LB Merton. This policy position is contrary to national and regional policy and guidance. We also have indicated in Chapter 31 of the Core Strategy (2010) that Policy MU.4: Live/Work Developments will be replaced by policies in the Core Strategy (2010).

3.0: Prior Research

- 3.1: There is a considerable amount of existing live/work research which supports Merton's Local Development Framework, including:
- The Success of Live/Work Developments in Merton and Implications for Policy developments (2006) [Appendix 1];
 - Site Visits – Live/Work Developments April 2006;
 - Site Visits – Live/Work Developments April 2007;

- Site Visits – Live/Work Developments April 2009;
- Site Visits –Live/Work Developments August 2010 [Appendix 2].

3.2: As part of research completed for the ‘Success of Live/Work Developments in Merton and Implications for Policy developments’ [L/W] (2006), the paper assessed successful planning applications for live/work development in Merton over a 3-year period (results from 2004, 2005 and 2006). For this research site visits were completed.

3.3 The L/W results identified that out of 24 completed live/work units;

- 15 units were in residential use;
- 7 units were in work only use; and,
- 2 units remained unoccupied (the owners approached the Council regarding the change of use from live/work units to residential use only).

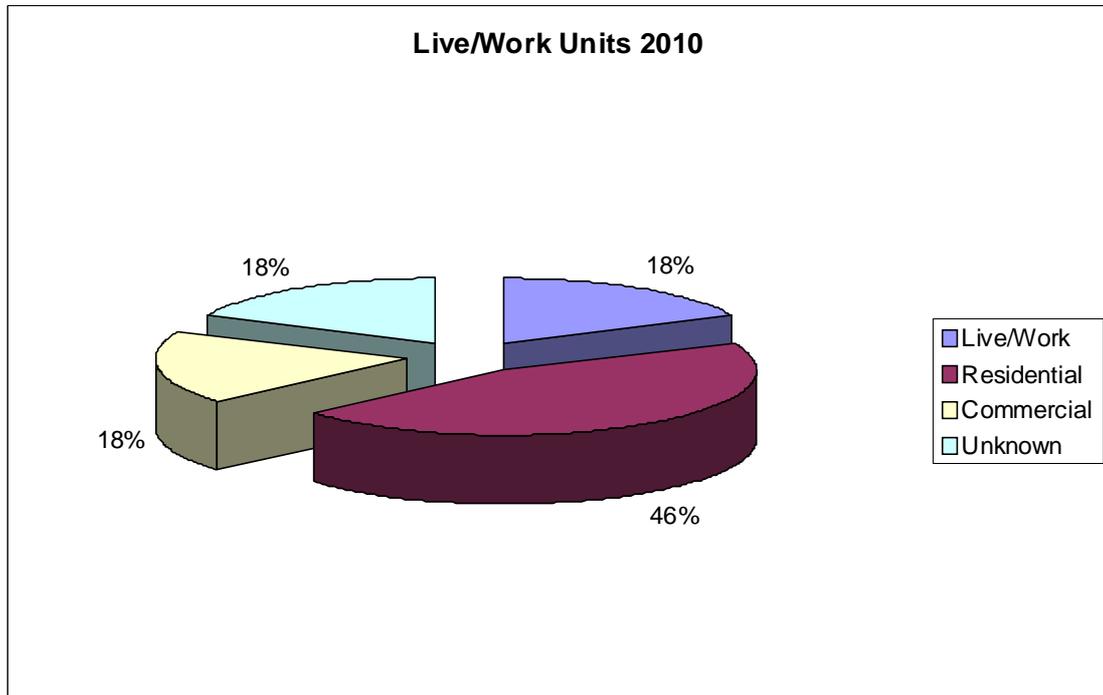
3.4: Furthermore, developers of 9 of the 11 units under construction also sought advice on changing the use of live/work units to residential use.

3.5: The L/W paper further highlighted that over a 3-year period (results from 2004, 2005 and 2006); not a single live/work had been used for its identified purpose.

4.0: Results from Updated Site Survey Work

4.1: In 2010, we assessed previous and new successful live/work applications (in total 22 applications) and completed site visits to ascertain whether these sites were operating as live/work developments. Figure 1: Live/Work Units 2010 shows the results of the site visits completed for 22 schemes (sites).

Figure1: Live/Work Units 2010



4.2: Out of 22 assessment successful live/work applications:

- 18% of schemes (4 schemes) were identified as being live/work developments;
- 18% of schemes (4 schemes) were identified as being in commercial use only;
- 46% of schemes (10 schemes) were identified as being in residential use only; and
- the status of the remaining 18% (4 schemes) were unknown.

4.3: Of those schemes classified as unknown, 2 sites were vacant, 1 site was undeveloped and 1 site was (at the time of the site visit) under construction.

5.0: Conclusion

5.1: Within Merton there is an established trend which indicates that live/work developments are not prolonged uses, with those sites either reverting to commercial or converting to full residential use. The recent 2010 site survey work clearly supports this view and the policy direction in the submitted Core Strategy (2010).

Appendix 1:
The Success of Live/Work Developments in Merton
and implications for Policy Development

The Success of Live/Work Developments in Merton and Implications for Policy Development

Lead Officer: Tara Butler (Plans and Projects)

Report Author: Simon Bashford (Regeneration Partnerships Team)

Recommendations:

1. That the existing Live/Work Supplementary Planning Guidance (SPG) be revoked.
2. That a policy similar to that proposed in para 7.2 be included in the Local Development Framework (LDF).
3. That the Council review any planning briefs where live/work has been encouraged with a view to replacing this element with alternative forms of business space.
4. That the strategy proposed in para 7.4 for dealing with existing and proposed live/work units be adopted.

1. Executive Summary and Purpose of Report

- 1.1 Following a meeting in August 2005 between officers from the Plans and Projects, Development Control and Regeneration Partnerships Teams, it was agreed that a report be prepared to inform the policy development exercise relating to the Local Development Framework (LDF).
- 1.2 There has been concern amongst some officers and members over the effectiveness of live/work developments that have been built in Merton in recent years. This concern triggered an annual survey, which has been carried out 3 times, to investigate how completed live/work units are being used.
- 1.3 The evidence indicates that not a single one of the completed live/work units has ever been or is currently in genuine live/work use as defined by Merton's (UDP). This is of particular concern as, on a number of occasions, such developments have displaced business premises and were justified on the grounds that they would provide an alternative basis for commercial activity and local employment.
- 1.4 Furthermore, due to the nature of live/work use, a lack of Council resources and the behaviour of owners/developers of live/work units, all attempts to seek compliance through planning enforcement channels have failed.
- 1.5 The purpose of the report is to consider both the Council's own survey data as well as the evidence/experience of other planning authorities and make

recommendations to assist officers within the Plans and Projects Team to develop suitable LDF policies.

2. Background

- 2.1 Merton Council defines the live/work concept as ‘the genuine and permanent integration of living and working accommodation within a single self-contained unit, where the principal occupier both lives at and works from the property’.
- 2.2 Most pressure for this type of development is focused on Merton’s ‘scattered employment sites’, which are afforded protection specifically by Policy E.6. of the UDP. It seeks to ensure that employment sites outside of the designated industrial areas are available for either B1 or D1 use class activities. In most cases, the justification for setting aside policy E.6. and allowing live/work units to replace employment uses has been the predicted jobs that would be based in them.
- 2.3 It should be noted that Merton’s UDP policy, which encourages live/work developments (MU.4) was added to the Plan at a very late stage. It did not appear in either the First or Second Deposit Draft UDPs and was therefore not the subject of public consultation. At best, such disregard for the due process could be deemed ‘procedurally incorrect’.

3. The Evidence in Merton

- 3.1 Over the past 3 years all sites that were the subject of successful planning applications for live/work developments in Merton were visited. These surveys yielded the following results-

	April 2004	April 2005	April 2006
Work not yet started:	38	29	26
Under construction:	11	13	11
Completed and not yet occupied:	1	6	2
Completed and in genuine live/work use:	0	0	0
Completed and in residential only use:	7	7	15
Completed and in work only use:	4	6	7
Total number of existing and potential units:	61	61	61

- 3.2 Of the 24 completed units as at April 2006, 15 were in residential only use, 7 were in work only use and 2 remain unoccupied (although the owners have approached the Council about a change to residential only use). Furthermore

developers of 9 of the 11 units under construction have also sought advice on changing to residential only use.

- 3.3 Over the past 3 years not a single live/work unit has been used for its identified purpose.

3.4 Case Study – Grove Mill, Mitcham

- 3.5 In the UDP this site was identified for the following proposed uses – housing, community and B1 uses with riverside walk. However, permission was eventually granted for an almost 100% residential scheme with just 4 live/work units. During construction it became obvious that the developers had no genuine interest in the units and were seeking their change to residential only use (during a visit the site manager explained that the ground floor work areas were being built in such a way as to facilitate the inclusion of a fully fitted kitchen at a later date should the occupiers wish to use this area as a kitchen/diner.)
- 3.6 Despite pressure from officers in Regeneration Partnerships, the developers carried out very little marketing of the units and when marketing did eventually begin, they were only offered on a freehold basis at a price way in excess of what would be considered reasonable for business premises in the area. Unsurprisingly, they reported little demand for the units.
- 3.7 Following, much discussion between officers and the developers, it was agreed that the Council would allow the change of use of the 4 live/work units to residential only use if the developer were to pay £200k towards the cost of a project that was underway to provide business space in the area. The loss of employment floorspace at this site was regrettable, particularly as it resulted in this 'mixed use site', being developed solely for housing. However, there were a number of factors that suggested a change of use would be acceptable. Firstly, it appeared likely that an agreement on what constituted full and proper marketing for the newly completed live/work units would not be reached between officers and the developers. Secondly, there was doubt whether sufficient demand existed for live/work units in the borough even if the marketing exercises were properly conducted.
- 3.8 The developer agreed to enter into a unilateral undertaking and the money is currently being spent achieving the refurbishment of an old Council depot on the St Helier Estate for re-use by up to 6 individual creative industries businesses.

3.9 Case Study – Broadway Court, Wimbledon

- 3.10 In 2002, planning permission was granted for 3 live/work units on a parking area adjoining a commercial building in Broadway Court. These were built and in 2003 the same developer proposed 3 more live/units on the now cleared site next door.
- 3.11 In response to a request for observations on this latest planning application, the three existing units were visited and it was found that they were all in residential only use. Subsequently, Regeneration Partnerships recommended the Council refuse permission for a further 3 units.

- 3.12 The owner and his architect met with the planning officer and an officer from Regeneration Partnerships where the point was made to them that as the proposed units would look like small houses in the same way that the existing ones did, it was likely that they would also fail to provide genuine live/work accommodation. Accordingly, the owner sought the Council's view on what the units should look like internally and externally. A scheme was then agreed for the revised live/work units and planning permission was granted.
- 3.13 However, even though the new units were very well designed for live/work use, once complete, the owner chose to market them with a residential agent and has subsequently let 2 of them on a residential use only basis. The remaining unit is in office use on the ground floor and the upper floor appears to be vacant. Officers from the Council's Planning Enforcement Team have been unable to resolve this breach (see para 4.3)
- 3.14 It appears that even where the Council is able to influence the design and layout of a building in order to optimize its functionality as a live/work unit this by no means guarantees it will be used for its intended purpose.

4. Problems with following the Planning Enforcement Route

- 4.1 Back in February 2005, officers in the Council's Planning Enforcement Team were made aware of a number of breaches relating to misuse of live/work units for residential purposes. Despite a number of visits by officers, they have not been able to secure their use as permitted by the relevant planning applications. There appear to be a number of reasons for this.
- 4.2 There is confusion amongst both owners of and agents for live/work units as well as amongst Enforcement Officers about what constitutes genuine live/work occupation. This is often confused by those concerned with 'working from home'. Owners and occupiers sometimes point to a PC in the corner of what has obviously become a living room and claim that this proves they are occupying the unit legally. Using this definition, the majority of the homes in the borough could be considered to be live/work units.
- 4.3 There also appears to be a lack of resources within the Planning Enforcement Team to deal effectively with this issue. To illustrate this point, enforcement pressure has resulted in modifications to the rear window of one of the live/work units in Broadway Court, Wimbledon. Yet it has failed to address the problem that 5 out of the 6 units in this location are being used for solely residential purposes. Discussions with the officers involved suggest that the window issue was resolved because it was a straightforward physical issue and was driven by a neighbour's concern, whilst little action has taken place over the misuse of the units because in their opinion, it is a low priority, can be very time consuming and will probably not have a positive end result.
- 4.4 Confusing the issue further, a judge in the London County Court has ruled that the term 'live/work' means that the occupant can either live or work there, but has no obligation to do both! The ruling relates to the owner of a leasehold flat who wanted to force the landlord to extend the lease -

something that is only possible with residential properties, not commercial ones. This decision was featured in an article in the Independent, which also reported the following quotes from the owner of a company which owns many live/work units in Hackney - "it was a way around the planning process" and "eventually live/work units are bound to become residential - the whole thing is a nonsense". This judgment is becoming common knowledge amongst developers and commercial property agents and it seems that many are being tempted to market units for the higher value use and encourage people to just live in them.

5. Experiences/Examples from other Local Authorities

- 5.1 Merton is not alone in experiencing disappointment with live/work developments. Faced with wide scale misuse of hundreds of units, the London Borough of Hackney has taken the decision to stop considering applications for live/work units and to revoke its SPG, which had encouraged them.
- 5.2 At a recent Royal Town Planning Institute event entitled 'The Future of Live-Work in London' it was clear that good examples of live/work developments in London were almost impossible to find. Following their review of live/work policy, London Property Research is recommending that boroughs experiencing poor performance of live/work developments, formulate policies to avoid further examples and to deal effectively with those already approved.
- 5.3 In the neighbouring borough of Sutton, the Peabody Trust developed the much publicized BedZED scheme (Beddington Zero Energy Development). Nine galleried one-bed live/work units were included. However, would be purchasers reported difficulties finding lenders willing to offer reasonable mortgage deals as well as issues over business rates. Subsequently, the Council relaxed its position and allowed them to be sold exclusively for residential use.
- 5.4 In Croydon, the council approved the conversion of a workshop to a live/work unit, which for a time could have been considered to be in genuine live/work use. However, when the person living there, who utilized the ground floor workspace moved out, the unit became used entirely for residential purposes. Apart from the site visit of the planning officer at the time of the application 4 years ago, no one else from the Council has visited and they are therefore unaware the live/work use ceased approximately 3 years ago.

6. Conclusions

- 6.1 Despite the confidence of the SPG author that planning enforcement action would be able to secure genuine live/work use, this has not been the case. In the unlikely event that such action were to be undertaken and also prove to be successful, it is highly doubtful that the resources required to ensure ongoing compliance would be available.
- 6.2 It has been suggested that where live/work developments are owned/managed by a housing association who can place tenants wishing to run a business into them, they are likely to be used in accordance with their permitted use. Whilst this seems to be a reasonable assertion, once again, the local evidence does not

support this view. There are 2 units in Mitcham owned by the Wandle Housing Association that have remained unoccupied since their completion 18 months ago. After a brief period of marketing they approached the Council about a change to residential use.

- 6.3 Taking into account the evidence, it appears that all too often developers have no real interest in the live/work concept and are providing them purely as a way of bypassing employment land protection policies and securing residential use of these sites.
- 6.4 Furthermore, it seems that Merton is not an ideal location for this type of development. The majority of examples of apparently successful live/work developments are in areas with well-developed artistic communities where the live/work concept compliments the ethos of that community. However, even in these locations, it is doubtful whether they do actually offer real benefits to the local economy.

7. Recommendations

- 7.1 That the existing Live/Work Supplementary Planning Guidance (SPG) be revoked. Prior to the adoption of the SPG in April 2004, students from the Worcester Polytechnic Institute undertook a study of live/work sites. They interviewed the author of Merton's SPG and asked the question 'what problems have arisen with respect to live/work?' To which the answer was given 'the main problem with live/work in Merton is that there is not enough the market needs to recognize the advantages of live/work.' Since then a considerable number of units have been built but without any success. Unfortunately, the only 'market' that has seen the advantages from live/work in Merton have been private developers profiting from lucrative changes in land use. Time has shown that the rationale for encouraging live/work development was misguided. Accordingly, Merton's Live/Work SPG should be revoked.
- 7.2 That a policy along the following lines be included in the LDF – **The Council will resist proposals for the development of live/work units especially where they displace existing employment generating opportunities.** The justification for such a policy would be based on the evidence submitted in this report.
- 7.3 That the Council review any planning briefs for undeveloped sites where live/work has been encouraged and seek to replace this element with alternative forms of business space.
- 7.4 That the strategy proposed below be adopted.

For all units in residential use only contact the owners and offer 3 options;

- i) Either, bring the unit into genuine live/work use as soon as possible (let them know about the specific live/work search category on the South London Business website) or
- ii) Submit a planning application for a change of use to residential use only (informing them that where the original buildings/land were in employment use (B1, B2 or B8) the Council will seek 50% of the uplift

- in value arising from granting planning permission in compensation for the loss of employment capacity) or
- iii) Submit a planning application for a change of use to work use only (informing them that where possible these will be treated favourably).

For all units in work only use, contact the owners and offer 2 options.;

- i) Either, bring the unit into genuine live/work use as soon as possible (let them know about the specific live/work search category on the South London Business website) or
- ii) Submit a planning application for a change of use to work use only (informing them that where possible these will be treated favourably).

For all units that are both completed and vacant or under construction, contact the owners and make them aware of this strategy and the specific live/work search category on the South London Business website.

8. Financial Implications

- 8.1 The strategy proposed in para 7.4 could deliver much needed revenue that should be reinvested in alternative business premises. Indeed this approach has already brought in £200k from one site alone (see para 3.4).

Background Papers – The papers use to compile this report were:

Survey of live/work units in Merton April 2004.
Survey of live/work units in Merton April 2005.
Survey of live/work units in Merton April 2006.
Live/work Site Analysis for the Borough of Merton – Project Report.
Live/work SPG
Merton's UDP
Plus other working papers held on file.

Officer Contact:

Simon Bashford
Research and Projects Officer. Tel. 0208 545 3231

Appendix 2:
Site Survey Work 2010

Site Name:	26 Denison Road, Colliers Wood, SW19 2DA	Reference:	Insert reference on GIS map here
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Total site area:	159m ²	UPRN number:	48020702
Date of planning application approved:	15/08/2002	Current Use:	Residential
Approved Planning Application Use:	02/P0997 -Conversion of existing building to form 1 x live-work unit, 1 x 2 bed flat and 1 x studio flat involving extensions to the roof and the erection of single storey side and rear extensions, together with associated landscaping.	Number of units:	4 Residential units
Completion Date:	The development was completed prior to 2004.	Location of site:	The site is located in Colliers Wood, within close proximity to Colliers Wood High Street Neighbourhood Parade and Colliers Wood Underground Station.

Criteria:	Comment
Location of site:	The site is located approximately 500m from Colliers Wood Underground Station. A major bus route is located on High Street, approximately 700m from the site. Tooting Station is located approximately 1km from the site.
Proximity to urban areas:	High Street Neighbourhood Shopping Parade is located approximately 150m from the site. A major bus route on Christchurch Road, approximately 900, from the site, connects Colliers Wood to Mitcham Town Centre.
Compatibility of adjoining uses:	The site is located with a residential precinct, comprising two-storey terraced housing.
Current description of site (general quality):	The building is in good condition. The units are currently occupied for residential purposes.
Occupation of site:	The building is part one storey, part two-storey residential building, with the roof space being converted for residential use. The building is rendered brick and timber construction.
Is the site in operation as a live/work unit or as residential/ commercial use only:	The site is being used for residential purposes only. Planning permission was granted for the change of use of from live/work to residential in 2006.
Have further planning applications been submitted since?	05/P2947 - Change of use from live work to a three bedroom flat including a single storey rear extension. Delegated - Grant Permission subject to Conditions 10/02/2006.

Site Name:	1-11 High Street, Colliers Wood, SW19 2JE	Reference:	Insert reference on GIS map here
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Total site area:	1100m ²	UPRN number:	48082069
Date of planning application approved:	01/02/2005	Current Use:	Residential and commercial
Approved Planning Application Use:	04/P0691 - Erection of a mixed use development comprising 72 flats, 784 sq.m live/work units , 124 sq.m of accommodation for non-residential institutions (use within class D1), 375 sq.m of accommodation for use for either business purposes (use within class B1), non-residential institutions (use within class D1), or assembly and leisure (use within class D2), retail (use within class A1) or financial and professional services with associated car parking (outline planning permission with the siting of buildings and vehicle access (from park road) determined at this stage).	Number of units:	82 Residential units + 2 live/work units
Completion Date:	Late 2009/Early 2010	Location of site:	The site is located on High Street Colliers Wood, within close proximity to Colliers Wood High Street Neighbourhood Shopping Parade and Colliers Wood Underground Station.

Criteria:	Comment
Location of site:	The site is located on Merton High Street. The site is located approximately 500m from Colliers Wood Underground Station. A major bus route is located on High Street within close proximity to the property. Tooting Station is located approximately 1km from the site.
Proximity to urban areas:	The site is located on High Street Colliers Wood. The site is within walking distance to High Street Shopping Parade. Bus routes on Christchurch Road and Merton High Street travel to Mitcham Town centre and Wimbledon town centre.
Compatibility of adjoining uses:	The site is surrounded by commercial and residential development, characterised by ground level commercial development and residential units.
Current description of site (general quality):	The building is recently constructed and is in good condition. The building is part three, part four, part five storey and is brick construction.
Occupation of site:	The building is being used for residential and commercial purposes. Two live work units are located to the rear of the property. The development occupies the total site area.
Is the site in operation as a live/work unit or as residential/ commercial use only:	The site is a mixed-use development comprising residential and commercial uses and live/work units. The ground floor units with frontage to High Street are in operation as shops (A1). Approval was granted in 2009 for a change of use from 9 live/work units to 9x1 bedroom bedsits. Two live/work units remain on the site and are in operation as live/work units.
Have further planning applications been submitted since?	<p>04/P0488 - Erection of a mixed use development comprising 62 flats, 18 live/work units, 125 sq.m of accommodation for non-residential institutions (use within class D1) with associated car parking (application for outline planning permission with the siting of buildings and vehicle access (from park road) to be determined at this stage) Illustrative plans show: - Facing high street colliers wood - a part 3 part 4 storey building comprising 125 sq.m of accommodation for non-residential institutions, 18 live work units on ground and first floors and 21 flats on upper floors. Facing park road - two blocks of flats on 3 floors (41 flats) with the top floor of accommodation in the roof space.15/02/2005 Withdrawn Decision- Applicant</p> <p>04/P1752 -Erection of a part three, part four, part five storey mixed use development comprising:- 11 live/work units; 460 sq.metres of floorspace to be used for any of the following purposes: A) business use (class b1) B) retail use (class a1) C) financial or professional services (class a2) D) non residential institutions (class d1) E) assembly and leisure (class d2). And 73 residential units with associated car parking, cycle stores, refuse stores and vehicular access from park road - Non Determination within 8 weeks - Withdrawn Appeal</p> <p>05/P0462 - erection of a part three, part four, part five storey mixed use development comprising:- 11 live/work units; 460 sq.metres of floorspace to be used for any of the following purposes: A) business use (class b1) B) retail use (class a1) C) financial or professional services (class a2) D) non residential institutions (class d1) E) assembly and leisure (class d2). And 73 residential units with associated car parking, cycle stores, refuse stores and vehicular access from park road - 12/08/2005 Grant permission subject to section 106 obligations or any other enabling agreement. (actually considered at pac 16/06/2005)</p> <p>08/P3121 - change of use of 9 live work units (use class sui generis) to form 9 x 1 bed flats 9 (use class c3). Appeal 12/05/2009</p> <p>08/P2068 - installation of new shop fronts (not signage) to ground floor commercial/retail units b, d, e & f - 19/09/2008 delegated grant permission subject to conditions</p> <p>09/P0186 - change of use of 9 live work units (use class sui generis) to form 9 x 1 bed flats 9 (use class c3). (changes to earlier application involve introduction of amenity space adjacent to the entrance doors) withdrawn decision 19/10/2009</p>

Site Name:	118 Christchurch Road, Colliers Wood, SW19 2PE	Reference:	Insert reference on GIS map here
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Total site area:	1342m ²	UPRN number:	48014872
Date of planning application approved:	23/03/2004	Current Use:	Vacant
Approved Planning Application Use:	02/P1707 -Erection of a part 5 / part 6 storey building comprising 1 restaurant (a3) unit on the ground floor and mezzanine, 2 class b1 business units, 7 live/work units and 14 residential flats above together with parking provision in the basement.	Number of units:	Nil
Completion Date:	Not commenced	Location of site:	The site is located in Colliers Wood, within close proximity to High Street Neighbourhood Shopping Parade and Colliers Wood Underground Station. The site is adjacent to the Tandem Shopping centre.

Criteria:	Comment
Location of site:	The site is located approximately 600m from Colliers Wood Underground Station. A major bus route is located on Christchurch Road and Merton High Street approximately 500m from the site.
Proximity to urban areas:	Colliers Wood High Street Neighbourhood Shopping Parade is located approximately 600m from the site. A major bus route on Christchurch Road connects Colliers Wood to Mitcham Town Centre. Wimbledon Town centre can be accessed via a major bus route on Merton High Street.
Compatibility of adjoining uses:	The site is located within a commercial precinct. The site adjoins the Tandem Shopping centre and is within close proximity to Merton High Street Shopping Parade and M&S and Sainsbury's Superstore.
Current description of site (general quality):	The site is currently vacant. No building works have commenced on the site.
Occupation of site:	The site is vacant.
Is the site in operation as a live/work unit or as residential/ commercial use only:	The development has not commenced.

Have further planning applications been submitted since?

03/P2290 - Erection of a 5-storey building comprising 1 class a1 (retail) unit on the ground floor, 2 live/work units on the first floor and 14 (6 x 1 & 8 x 2 bed) self contained flats above with basement parking for servicing vehicles and cycle parking - 23/07/2004 planning applications committee - grant permission subject to section 106 agreement

09/P0123 - A discharge of conditions 2 (materials) 3 (surface treatment) 6 (car parking) 7 (cycle parking, 8 (car park management) 12 (ventilation) , 13 (ducting) & 14 (sound proofing) attached to LBM planning permission 02/p1707 (dated 11/03/2004) relating to the erection of a part 5 / part 6 storey building comprising 1 restaurant (a3) unit on the ground floor and mezzanine, 2 class b1 business units, 7 live/work units and 14 residential flats above together with parking provision in the basement – Registered 20/01/2009

09/P0125 - Application for discharge of conditions 2 [materials], 3 [surface treatment], 5 [refuse], 7 [servicing], 8 [cycle parking] & 12 [sound proofing], attached to LBM planning permission 03/P2290 (dated 23/07/2004) relating to the erection of a 5-storey building comprising 1 class a1 (retail) unit on the ground floor, 2 live/work units on the first floor and 14 (6 x 1 & 8 x 2 bed) self contained flats above with basement parking for servicing vehicles and cycle parking – Registered 21/01/2009

09/P0430 - Discharge of conditions 2 [materials] & 8 [car parking management] attached to LBM planning permission 02/p1707 (dated 23/03/2004) relating to the erection of a part five, part six-storey mixed use scheme. NONINVALID

09/P0376 - Discharge of conditions 2 [materials], 5 [refuse] & 8 [cycle parking] attached to LBM planning permission 03/p2290 (dated 23/07/2004), relating to the erection of a part five, part six-storey mixed use scheme - 27/08/2009 withdrawn decision - Council

Site Name:	2A Haydon's Road, South Wimbledon,	Reference:	Insert reference on GIS map here
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Total site area:	180.15	UPRN number:	48126611
Date of planning application approved:	20/09/2005	Current Use:	Residential and commercial
Approved Planning Application Use:	05/P1743 -Erection Of A Part Single Part Two Storey Detached Live/Work (Class B1) Unit.	Number of units:	4 units
Completion Date:		Location of site:	The site is located within a Residential area. The site is located within close proximity to Merton High Street Neighbourhood Shopping Parade. .

Criteria:	Comment
Location of site:	The site is located approximately 750m from Colliers Wood Underground Station and is located approximately 50m from a major bus route on Merton High Street. A bus service is available to Wimbledon Town Centre from Merton High Street.
Proximity to urban areas:	The site is located approximately 100m from Merton High Street Neighbourhood Shopping Parade. The site is located approximately 1km east of Wimbledon Town Centre. The site is also located within close proximity to M&S/Sainsbury's Superstore and Tandem Shopping Centre in Colliers Wood.
Compatibility of adjoining uses:	The site is surrounded by residential development on Haydon's Road. Commercial development is located on Merton High Street.
Current description of site (general quality):	The property is a single storey brick building. The building contains a basement level, which was approved a work unit. The building is in good condition.
Occupation of site:	The property is being occupied for residential use.
Is the site in operation as a live/work unit or as residential/commercial use only:	The site is not in operation as a live/work unit. The basement level of the property has not been used for business purposes. Planning permission was granted in 2009 for the change of use of the lower ground level to a storage/workspace to be used in association with the residential use.
Have further planning applications been submitted since?	09/P1497 - Change Of Use Of Previously Approved Unused Semi-Basement B1 Area To Storage / Workroom Use Ancillary To Existing Residential Accommodation Above. Delegated – Grant permission subject to conditions 08/09/2009

Site Name:	1 York Road, South Wimbledon,	Reference:	Insert reference on GIS map here
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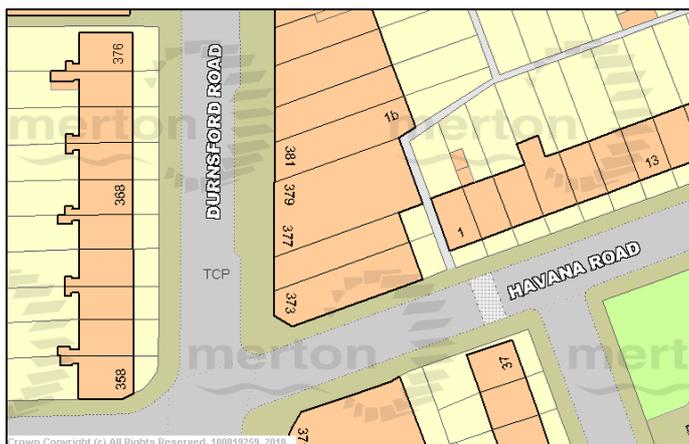


Total site area:	605m ²	UPRN number:	48076922
Date of planning application approved:	26/02/2004	Current Use:	Residential and vacant.
Approved Planning Application Use:	03/P1711 - Redevelopment of the site by the erection of two buildings providing a total of 7 business units (class B1) on ground, first and second floors (of which 3 would be combined living/working units) and off-street parking.	Number of units:	Two residential dwellings constructed. The rear portion of the site is vacant.
Completion Date:	Two dwellings completed early 2006.	Location of site:	The site is located in a residential area, adjoining Haydon's Road Neighbourhood Shopping Parade.

Criteria:	Comment
Location of site:	The site is located on York Road, which is accessed from Haydon's Road. Haydon's Road Station is located approximately 450m from the site. A bus route services Haydon's Road, connecting the site to Wimbledon town centre.
Proximity to urban areas:	The site is located approximately 50m from Haydon's Road Neighbourhood Shopping Parade. Wimbledon town centre is located approximately 800m from the site.
Compatibility of adjoining uses:	The site is surrounded by residential development. Commercial uses are located along Haydon's Road.
Current description of site (general quality):	The site contains 2, two-storey semi detached dwellings. The rear portion of the site is vacant. The dwellings are rendered brick and in good condition.
Occupation of site:	The site is being used for residential purposes. The remainder of the site is vacant.

Is the site in operation as a live/work unit or as residential/commercial use only:	No business units or live/work units have been constructed on the site. The two dwellings are being used solely for residential purposes. An application was lodged in 2004 for a change of use of the buildings from business (B1) to residential.
Have further planning applications been submitted since?	<p>07/P2548 - Erection Of 1A Three Storey Block Of 12 Flats With Communal Roof Garden, Erection Of A Two Storey Building Accommodating 2 Class B1 Office Units With Associated Landscaping, Carparking And Cycle Storage – Delegated – Refuse permission – 07/11/2007 Appeal Dismissed - 14/07/2008</p> <p>08/P0321 - Erection Of 8 X 1 Bed Flats And 3 X 2 Bed Flats, Within Three Storey Building And Erection Of A Two Storey Building Accommodating Two Class B1 Office Units With Associated Landscaping, Car Parking And Cycle Storage – Delegated – Refuse Permission- 02/05/2008</p> <p>08/P3098 - Erection Of 8 X 1 Bed Flats And 4 X B1 Units, Within Three Storey Building And Erection Of A Two Storey Building Accommodating Two Class B1 Office Units With Associated Landscaping, 2 X Car Parking Spaces And 14 X Cycle Spaces. Delegated – Refuse Permission - 19/02/2009. Appeal Allowed 29/09/2009</p> <p>10/P2147 - Application For Non-Material Amendments To Planning Application 08/P3098 For The Erection Of 8 Flats And 4 X B1 Units, Within Three Storey Building And Erection Of A Two Storey Building Accommodating Two Class B1 Office Units With Associated Landscaping, 2 X Car Parking Spaces And 14 X Cycle Spaces. Registered 30/09/2010</p> <p>10/P2712 - Application For Discharge Of Conditions 4,5 And 8 Attached To Lbm Planning Application 08/P3098 Dated 19/02/2009 Relating To The Erection Of 8 X 1 Bed Flats And 4 X B1 Units, Within Three Storey Building And Erection Of A Two Storey Building Accommodating Two Class B1 Office Units With Associated Landscaping, 2 X Car Parking Spaces And 14 X Cycle Spaces. Registered 06/10/2010</p>

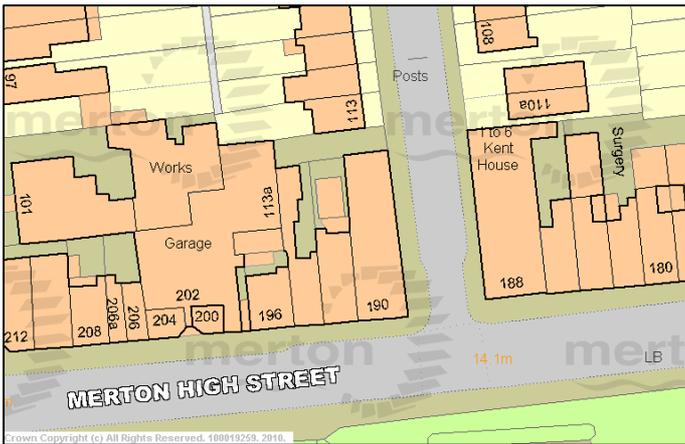
Site Name:	Studio 2 373/375 Durnsford Road, Wimbledon Park, SW19 8EF	Reference:	Insert reference on GIS map here
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Total site area:	165m ²	UPRN number:	48116154
Date of planning application approved:	10/07/2003	Current Use:	Residential
Approved Planning Application Use:	03/P0949 - Erection of an additional storey to the existing building to provide a studio flat for use in connection with the existing commercial use (combined live-work unit).	Number of units:	1 unit
Completion Date:	Not commenced	Location of site:	The site is located within Durnsford Road Neighbourhood Parade.

Criteria:	Comment
Location of site:	The site is located within Durnsford Road Neighbourhood Shopping Parade. A major bus route connects Durnsford Road with Wimbledon Town Centre. The site is located 650m from Wimbledon Park Station.
Proximity to urban areas:	The site is part of Durnsford Road Neighbourhood Parade and is located approximately 500m from Arthur Road Local Centre. A bus service operates on Durnsford Road to Wimbledon Town Centre.
Compatibility of adjoining uses:	The property is surrounded by commercial development on Durnsford Road and residential semi-detached dwellings and units.
Current description of site (general quality):	The site contains a one-storey studio used solely for residential purposes. No building works have commenced in relation to the development of a live/work unit providing office and workshop areas on the ground floor and a 1 bedroom residential unit on the first and second floors.
Occupation of site:	The building is single storey brick and timber construction. The building occupies the total site area.
Is the site in operation as a live/work unit or as residential/ commercial use only:	The site is currently being used for residential purposes. The additional storey on the studio has not been constructed. The current building contains Studio 1 and Studio 2. Studio 1 contains a floor restoration business and Studio 2 appears to be used for residential purposes.
Have further planning applications been submitted since?	04/P2585 -Erection of extension on ground and first floor including remodelling roof of existing business accommodation and change of use of part of ground floor of the existing building to form a two bedroom residential unit in place of live work unit approved under planning permission 03/p0949 dated 10/07/03.Delegated Refuse Permission 18/01/2005 08/P0247 -Development of a live/work unit providing office and storage areas on the ground floor and residential accommodation on the first and second floors. Delegated Refuse Permission 28/03/2008 08/P3245 - development of a live/work unit providing office and workshop areas on the ground floor and a 1 bedroom residential unit on the first and second floors. Delegated Grant Permission subject to Conditions 29/07/2009

Site Name:	190 Merton High Street, Colliers Wood, SW19 2DA	Reference:	Insert reference on GIS map here
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Total site area:	180m ²	UPRN number:	48083719
Date of planning application approved:	28/04/2006	Current Use:	Commercial and Residential
Approved Planning Application Use:	06/P0507 - change of use of the second floor level from offices (class B1) to class C3) residential accommodation.	Number of units:	Three units (1 Residential, 1 Retail and 1 Office Unit)
Completion Date:	Not commenced	Location of site:	The site is located in Colliers Wood, within close proximity to Colliers Wood High Street Neighbourhood Shopping Parade and Colliers Wood Underground Station.

Criteria:	Comment
Location of site:	The site is located on Merton High Street. The site is located approximately 900m from Colliers Wood Underground Station. A major bus route services Merton High Street.
Proximity to urban areas:	The site is adjacent to Colliers Wood High Street Neighbourhood Shopping. Wimbledon town centre is situated approximately 800m from the site. A major bus route connects Merton High Street to Wimbledon town centre.
Compatibility of adjoining uses:	The surrounding development consists of commercial and residential development. Merton High Street contains a range of commercial uses with residential units located above. The site is also surrounded by a number of residential flats.
Current description of site (general quality):	The building is a part two storey, part three-storey rendered brick construction. The building is in fair condition and needs some maintenance.
Occupation of site:	The ground floor is used as a restaurant, the second storey is vacant and a "to let" sign advertises the second storey as office space. The third storey is a residential unit. The building occupies the majority of the site area.
Is the site in operation as a live/work unit or as residential/ commercial use only:	The site is not in operation as a live/work development. Each storey of the building is being occupied separately for retail, office and residential uses. An application was submitted in 2006 for the change of use of the second floor unit from offices (B1) to residential (C3). Planning permission was granted; however, the second storey has not yet been converted to residential as the vacant level is being marketed as office space. It does not appear that this site was approved as a live/work unit as the approval was for the change of use from office to residential. The building is used as a commercial (retail/office) and residential building.
Have further planning applications been submitted since?	A planning application was lodged in 2006 for a change of use of the second floor level from (class B1) to mixed use (class B1) workspace and (class C3) residential accommodation. This application was withdrawn by the applicant. 06/P0507 - Change of use of the second floor level from offices (class B1) to class C3) residential accommodation – Delegated - Grant Permission subject to Conditions 28/04/2006

Site Name:	Station Building, Rutlish Road, South Wimbledon, SW19 3AL	Reference:	Insert reference on GIS map here
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Total site area:	639.11m ²	UPRN number:	48062052
Date of planning application approved:	06/11/2000	Current Use:	Residential
Approved Planning Application Use:	00/P0146- Redevelopment involving the erection of 28 dwellings, the refurbishment and conversion of the existing station building to provide a live/work unit, the provision of associated parking, landscaping and the creation of a nature area.	Number of units:	30 Dwellings (including Station building)
Completion Date:	The development was completed prior to 2004.	Location of site:	The site is located in a predominately residential area. A number of commercial uses are located along Kingston Road. Merton Park Tramway is located to the south of the site.

Criteria:	Comment
Location of site:	The site is located off Kingston Road in South Wimbledon. The site is located approximately 50m from Merton Park Tram Station. A major bus routes services Kingston Road, located approximately 150m from the site. A major bus route services Wimbledon Town Centre from Hartfield Road via Kingston Road.
Proximity to urban areas:	The site is located approximately 400m from Kingston Road Neighbourhood Shopping Parade. Wimbledon Town Centre is located approximately 750m to the north of the site.
Compatibility of adjoining uses:	The site is located at the end of Rutlish Road and is surrounded by residential development. Commercial development is located on Kingston Road.
Current description of site (general quality):	The two-storey residential buildings surrounding the station building are in good condition. The station building requires maintenance, but is in fair condition.
Occupation of site:	It appears that the site is being used solely for residential purposes; however, an internal inspection was not undertaken. A large area of the site is landscaped and less than 30% of the total site area contains built structures.
Is the site in operation as a live/work unit or as residential/commercial use only:	The station building is surrounded by residential units. It appears that the building is being used for residential purposes; however there is no planning condition requiring the identification of business activity within the premises. Therefore, although the building appears residential, without an internal inspection it cannot be determined with certainty that the unit is not a live/work unit.
Have further planning applications been submitted since?	No further planning applications have been submitted.

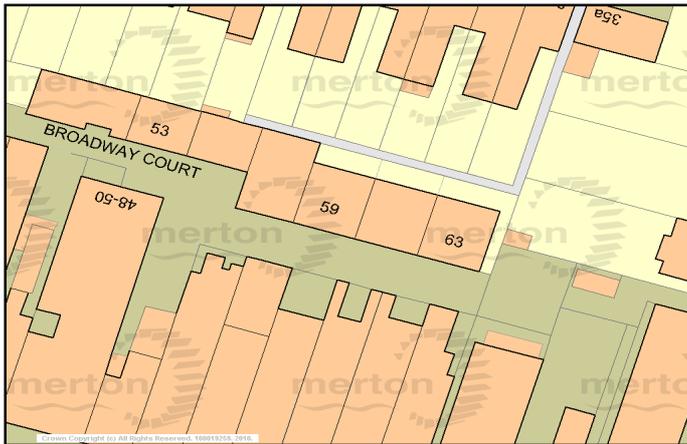
Site Name:	90A The Broadway, Wimbledon, SW19 1RH	Reference:	Insert reference on GIS map here
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Total site area:	290m ²	UPRN number:	48008263 48008366
Date of planning application approved:	04/01/2000	Current Use:	Commercial and Residential
Approved Planning Application Use:	99/P1270- Redevelopment of the site to provide four combined working and living units containing work spaces on ground and part first floor and residential accommodation on part of first and second floors and four parking spaces.	Number of units:	Four units
Completion Date:		Location of site:	The site is located within Wimbledon Town Centre.

Criteria:	Comment
Location of site:	The site is situated in Wimbledon town centre. The site is approximately 100m from a major bus route on The Broadway. Wimbledon Station is located approximately 450m from the site.
Proximity to urban areas:	The site is located within Wimbledon town centre.
Compatibility of adjoining uses:	The site is located on The Broadway and is surrounded by commercial development.
Current description of site (general quality):	The building is two-storey brick construction. The building is in moderate condition.
Occupation of site:	The site is being used for commercial purposes. The building occupies the total site area.
Is the site in operation as a live/work unit or as residential/commercial use only:	The building is not in operation as live/work units. The building is being used solely for commercial purposes. The building contains four business premises (Class B1). Planning permission was granted to convert Unit 1 and Unit 2 from mixed office and residential use to complete business use.
Have further planning applications been submitted since?	03/P1252 - Change of use from mixed business and residential use to complete office use (class B1) Unit 2 Delegated Grant permission subject to conditions 12/11/2003 03/P2753 - change of use from mixed business and residential use to complete office use (class B1). Delegated Grant permission subject to conditions 03/02/2004

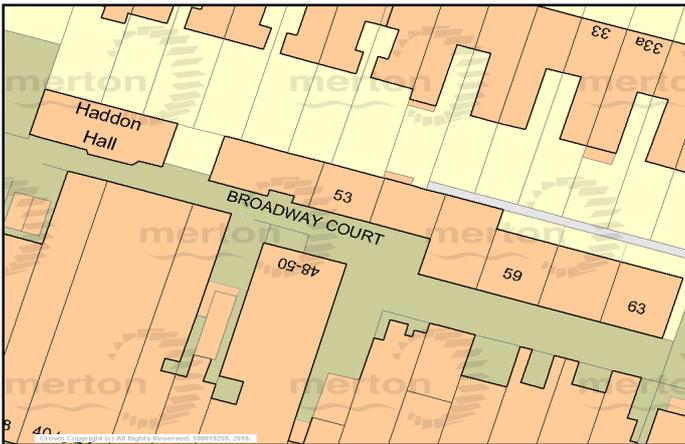
Site Name:	59-63 Broadway Court, Wimbledon, SW19 1RG	Reference:	Insert reference on GIS map here
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Total site area:	290m ²	UPRN number:	48008263 48008366
Date of planning application approved:	08/11/2000	Current Use:	Residential and commercial
Approved Planning Application Use:	99/P2444- Erection of a two-storey building to provide 3 combined living/working units with garages.	Number of units:	3
Completion Date:		Location of site:	The site is located within Wimbledon town centre.

Criteria:	Comment
Location of site:	The site is situated in Wimbledon town centre. The site is approximately 100m from a major bus route on The Broadway. The site is located approximately 300m from Wimbledon Station.
Proximity to urban areas:	The site is located within Wimbledon town centre.
Compatibility of adjoining uses:	A mix of commercial and residential development surrounds the site. The site is located on Broadway Court, accessed from The Broadway.
Current description of site (general quality):	The building is two-storey brick construction and is in good condition.
Occupation of site:	Unit No. 59 is being used as office premises. This does not appear to be a live/work unit; rather the unit is being occupied solely for commercial purposes. Unit 61 and 63 appear to be occupied as residential units. The building occupies approximately 70% of the total site area.
Is the site in operation as a live/work unit or as residential/ commercial use only:	A paintball promotions agency (IPG) is located in Unit 59. The property is being used solely for commercial purposes and not as a live/work unit. Unit 61 and 63 appear to be occupied as residences. There is no evidence of any business activity; however, there is no planning condition requiring the identification of business activity at the property. No internal inspection was undertaken; therefore, although the properties appear to be used solely for residential purposes, this cannot be confirmed.
Have further planning applications been submitted since?	01/P0527 - Erection of a terrace of three 2-storey 3-bedroom houses. Delegated – Refuse permission 12/06/2001

Site Name:	53-57 (52-54) Broadway Court, Wimbledon, SW19 1RG	Reference:	Insert reference on GIS map here
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Total site area:	186m ²	UPRN number:	48102214 48008615 48125863
Date of planning application approved:	24/10/2003	Current Use:	Residential
Approved Planning Application Use:	03/P1619 - Erection of 3 x 2 bedroom live/work units.	Number of units:	3 Residential Units
Completion Date:		Location of site:	The site is located within Wimbledon Town Centre.

Criteria:	Comment
Location of site:	The site is located within Wimbledon town centre. The site is approximately 100m from a major bus route on The Broadway. Wimbledon Station is situated approximately 300m from the site.
Proximity to urban areas:	The site is within the boundaries of Wimbledon town centre.
Compatibility of adjoining uses:	A mix of commercial and residential development surrounds the site. The site is located on Broadway Court, running parallel to The Broadway.
Current description of site (general quality):	The building is two-storey brick construction. The building is in good condition.
Occupation of site:	The building is occupied and appears to be in residential use. The building occupies the total site area.
Is the site in operation as a live/work unit or as residential/ commercial use only:	Each property appears to be used for residential purposes. The buildings do not display any evidence of business activity. Although the appearance of units suggests they are being used for residential purposes, there is no planning condition requiring the identification of any business use within the premises. Therefore, without an internal inspection of the properties it cannot be determined with certainty that the units are not being used as live/work units.
Have further planning applications been submitted since?	04/P1748 -Erection of 3 live work units' variations to planning permission (LBM ref: 03/p1619), involving substitution of pitched roof with flat roof on rear extension and installation of roof lights. Delegated - Grant Permission subject to Conditions - 12/10/2004
Any other comments:	

Site Name:	327A West Barnes, New Malden, KT3 6JE	Reference:	Insert reference on GIS map here
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Total site area:	74.50	UPRN number:	48072457
Date of planning application approved:	22/09/2004	Current Use:	Residential
Approved Planning Application Use:	04/P1676 - Change of use from office/business accommodation to a live/work unit (combined business and residential accommodation) including ground and first floor extensions.	Number of units:	1 Residential dwelling
Completion Date:	2006/07	Location of site:	The site is located in a residential area.

Criteria:	Comment
Location of site:	Motspur Park Station is situated approximately 250m from the site. A major bus route is available on Grand Drive, approximately 800m from the site and provides connections to Morden town centre and Wimbledon town centre.
Proximity to urban areas:	The site is located approximately 150m from Motspur Park Local Centre. Raynes Park is located approximately 2km north of the site.
Compatibility of adjoining uses:	The site is surrounded by residential development, predominately semi-detached houses.
Current description of site (general quality):	The building is recently constructed and in good condition. The building is two-storey brick construction.
Occupation of site:	The building is being used for the purpose of a residential dwelling. The building occupies approximately 70% of total site area.
Is the site in operation as a live/work unit or as residential/ commercial use only:	The property has been recently tenanted. It appears that the property is being used as residential dwelling. There was no evidence of any business use within the building. However, no planning condition requires the identification of any business use within the property; therefore, without an internal inspection it cannot be guaranteed that the property solely in use as a residential dwelling. It is recommended that an internal inspection be undertaken to determine with certainty the use of the property.
Have further planning applications been submitted since?	05/P2435 -Demolition of single storey building and erection of a two storey detached live/work unit to provide offices/work area on the ground floor and living accommodation on the first floor. Delegated – Grant permission subject to conditions - 23/12/2005 07/P0352- Demolition of existing single storey office and erection of a two storey detached live/work unit. Delegated –Refuse Permission 22/05/2007 07/P1903 -Demolition of existing single storey office and erection of a two storey detached live/work unit, with parking to the front accessed off Seaforth Avenue. Delegated –Grant permission subject to conditions - 09/08/2007

Site Name:	2b Windermere Avenue, Merton Park, SW19 3ER	Reference:	Insert reference on GIS map here
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Total site area:	54m ²	UPRN number:	48110739
Date of planning application approved:	11/10/2002	Current Use:	Residential
Approved Planning Application Use:	02/P0931 -conversion of building into 1 live/work unit	Number of units:	1 unit
Completion Date:	Completed 2003/04	Location of site:	The site is located within Morden Town Centre.

Criteria:	Comment
Location of site:	The site is located approximately 200m from Morden Underground Station and bus station.
Proximity to urban areas:	The site is located within Morden town centre, to the rear of Crown Lane.
Compatibility of adjoining uses:	The site is surrounded by commercial development on Crown Land and residential development to the north on Windermere Avenue.
Current description of site (general quality):	The site is located to the rear of Crown Lane and is accessed through a private car park. The building is in good condition.
Occupation of site:	The site appears to be used for residential purposes. There is no evidence of any business activity at the property. The building has the appearance of a residential dwelling. The building occupies the total site area.
Is the site in operation as a live/work unit or as residential/commercial use only:	The property is not in operation as a live/work unit. The building appears to be used for residential purposes. There is no business use located on the first level of the building.
Have further planning applications been submitted since?	No further applications have been submitted.

Site Name:	4 Seddon Road, Morden, SM4 6EE	Reference:	Insert reference on GIS map here
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Total site area:	97m ²	UPRN number:	48063570
Date of planning application approved:	11/12/2003	Current Use:	Commercial
Approved Planning Application Use:	03/P2123 -Demolition of existing building and erection of a 3 storey building comprising 2 live / work units and 1 business (class B1) unit	Number of units:	1 Commercial building
Completion Date:	Not commenced	Location of site:	The site is located in a residential area. Commercial development is located on Hillfield Parade and London Road.

Criteria:	Comment
Location of site:	The site is located on Seddon Road, off Bishopfords Road in Morden. The site is located between Morden town centre and Mitcham town centre. A major bus route services Bishopfords Road, approximately 80m from the site. This route connects to Morden Town Centre and Mitcham Town Centre.
Proximity to urban areas:	Morden Town Centre is located approximately 1.8km from the site and Mitcham Town Centre is located approximately 1.7km from the site. St Helier Neighbourhood Parade Shopping Centre is located approximately 1km from the site.
Compatibility of adjoining uses:	The site is surrounded by residential development. A number of retail uses are located on Hillfield Parade.
Current description of site (general quality):	The site is being used for the storage, assembly and retail of blinds and awnings. The existing building remains on the site.
Occupation of site:	The site is currently being used for commercial/light industrial purposes (Gemini Blinds and Awnings). No demolition or construction works have commenced in relation to planning permission 03/P2123. The existing building occupies the total site area.
Is the site in operation as a live/work unit or as residential/commercial use only:	The site is not in operation as a live/work unit. The existing building is being used for commercial purposes.
Have further planning applications been submitted since?	No further applications have been submitted.

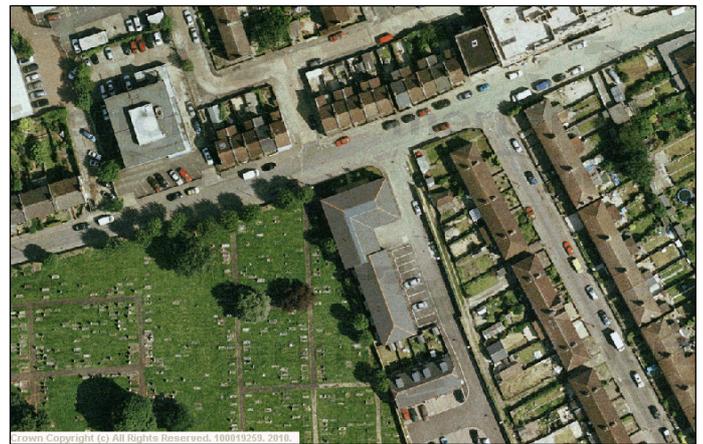
Site Name:	Crown and Grove Mill, 483 London Road, Mitcham, CR4 4BB	Reference:	Insert reference on GIS map here
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Total site area:	5197m ²	UPRN number:	48044421 48044425
Date of planning application approved:	24/06/2003 Planning Applications Committee.	Current Use:	Residential use
Approved Planning Application Use:	02/P0594 Change of use of original part of grove mill from (Class B2) to residential (Class C3) (comprising of 8 x 2 bed and 3 x 1 bed flats) with two live/work units each comprising of 72 square metres of work space on the ground floor with linked two bed flats above. Erection of a three storey block comprising of 30 x 2 bed flats and provision of parking facilities (application for outline planning permission)	Number of units:	43 units
Completion Date:	2005	Location of site:	The site is located in a predominately Residential area and is surrounded by open space. An Industrial area is located to the East of the site.

Criteria:	Comment
Location of site:	The site is bounded by River Wandle to the south and is surrounded by open space. The surrounding development is predominately residential. An industrial estate is located approximately 500m to the east of the site. The site is located approximately 450m from Mitcham Tram Station. Mitcham Junction Station is located approximately 1.5km from the site.
Proximity to urban areas:	The site is located approximately 1km from Mitcham town centre. An industrial estate is located to the east of the site, with access from Goat Road.
Compatibility of adjoining uses:	The site is surrounded by residential development to the north. River wandle and open space border the development to the east, south and west. Wandle house office building is located immediately o the north of the site.
Current description of site (general quality):	The site contains a three-storey brick residential building, two storey rendered brick residential building and two-storey timber building. The site is in good condition and has high residential amenity.
Occupation of site:	The site is used for residential purposes. Buildings occupy approximately 40% of the total site area.
Is the site in operation as a live/work unit or as residential/ commercial use only:	Planning permission was granted (05/P1578) for a change of use of two live work units in the new granary building to 2x3 bedroom houses, subject to 106 obligations. Therefore, the site is used solely for residential purposes.
Have further planning applications been submitted since?	<p>03/P2367 -Erection of a 3 - storey block comprising 30 self contained flats with associated parking provision (amended design to scheme approved under outline planning permission ref 02/p0594)- 20/05/2004 Delegated Grant Permission Subject to Section 106 Agreement</p> <p>04/P1642 - Demolition of former workshop building and erection of a two-storey building to provide 2 live/work units (each unit to comprise combined business and living accommodation). 19/10/2004 Planning Applications Committee – Grant permission subject to conditions</p> <p>05/P1578 - Change of use of 2 no live/work units in the new granary building to 2 x 3 bedroom houses (class C3 residential). 23/09/2005 planning applications committee Grant permission subject to 106 obligations or enabling agreement.</p> <p>05/P1777 - Change of use of 2 live/work units in the new granary building to form 2 x 2 bedroom residential flats (class C3) on the first floor and 2 office units (class B1(a)) on the ground floor. Withdrawn - applicant.</p> <p>05/P1780 - Change of use of 2 live/work units comprising part of grove mill to form 2 x 2 bedroom flats (Class C3) and two office units (class B1 (a)). Withdrawn – applicant.</p>

Site Name:	2-4 Miles Road, Mitcham, CR4 3DA	Reference:	Insert reference on GIS map here
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Total site area:	348.96m ²	UPRN number:	48083790 48115321
Date of planning application approved:	22/08/2002 Committee Meeting	Current Use:	Residential, commercial and vacant.
Approved Planning Application Use:	02/P0460 - Redevelopment of site involving the erection of 10 dwelling houses (6x3 bed and 4x4 bed); 3 storey building comprising 3 class B1 business units, 2 live/work units, 8x1 and 1x2 bed flats, together with parking and servicing spaces and landscaping.	Number of units:	2 live/work units, approximately 14 residential units and 5 business units
Completion Date:	The development was completed prior to April 2007 for the approved use (02P0460). Construction work has been carried out in relation to the three-storey building with frontage to Miles Road. This construction work appears to be in relation to planning application 10/P2433.	Location of site:	The site is located in a predominately Residential area. A Cemetery is located immediately to the west of the site.

Criteria:	Comment
Location of site:	The site is accessed from Church Road. A major bus service operates from Lower Green West/London Road located approximately 500 from the site. Belgrave Walk Tram Station is located approximately 700m from the site.
Proximity to urban areas:	The site is located approximately 600m Mitcham town centre. A small number of retail shops are located on Church Road approximately 250m from the site.
Compatibility of adjoining uses:	The site is located within a predominately residential area. A cemetery is located immediately to the west of the site. A number of commercial uses are located on Church Road.
Current description of site (general quality):	The building is three-store, brick construction. The building is in good condition. There has been recent building work within part of the building with frontage to Miles Road.
Occupation of site:	<p>The site is being used for residential and commercial uses and a number of units remain vacant. The two-live/work units are vacant. Two of the class B1 units are occupied with commercial uses and one B1 unit remains vacant. The majority of the residential units with access to Venus Mews appear to be tenanted.</p> <p>There has been recent construction activity within part of the building with frontage to Miles Road. A "To Let" sign is advertising commercial units on the ground floor of this building. Residential units appear to be located on the third storey. The alterations to the building are consistent with the approval being sought in planning application 10/P2433, registered 13/09/2010.</p>
Is the site in operation as a live/work unit or as residential/commercial use only:	The site is used for residential and commercial purposes. The two-live/work units are vacant. The units with frontage to Miles Road are vacant (under construction).
Have further planning applications been submitted since?	<p>10/P1332 – Change of use of second floor to form four self contained flats (3x1 bedroom and 1 studio) including alterations to Miles Road frontage to provide 4 parking spaces with associated vehicle crossover and bin store – >> Withdrawn 23/08/2010</p> <p>10/P2433 – The formation of an additional internal floor to create three floors of accommodation with the change of use of the top floor from B1 office space to form 4 (2x1 bedroom, 1x 1 bedroom and 1 studio) flats, use of the ground floor and new first floor to provide A1 (retail)/A2 (professional services)/A3 (restaurant or café) or B1 (office) uses with vehicle and cycle parking – Registered 13/09/10</p>

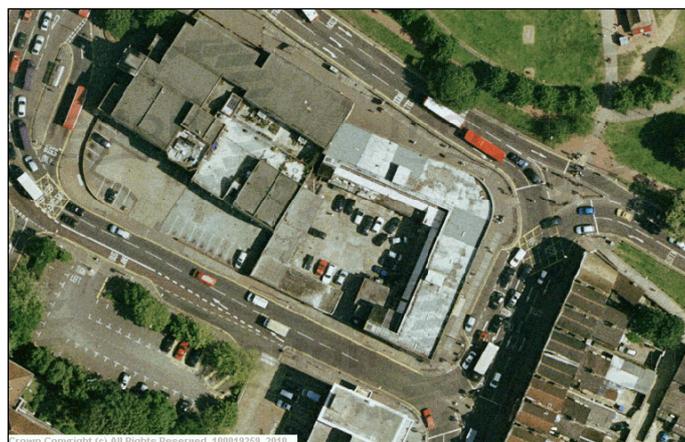
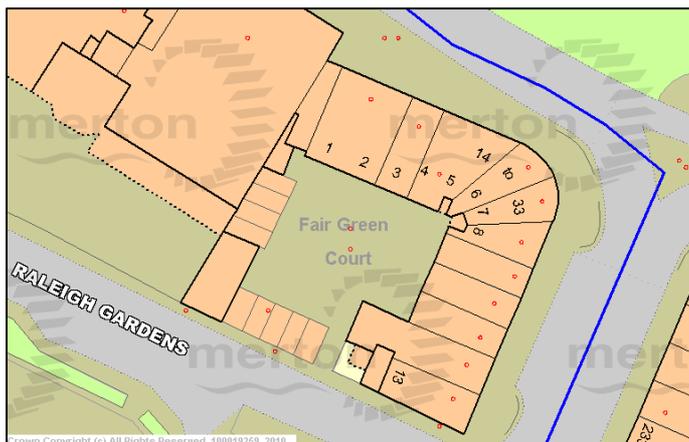
Site Name:	Land Adj to 87 Love Lane / 1 Taffy's How And Rear of 75 to 83 Love Lane Mitcham CR4 3AX	Reference:	Insert reference on GIS map here
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Total site area:	888.86m ²	UPRN number:	48111498 48111495
Date of planning application approved:	25/04/2001, 03/04/2002	Current Use:	Residential
Approved Planning Application Use:	01/P0176 - Redevelopment of site to provide 1 x 1 bed, 4 x 2 bed and 1 x 3 bed flats and 2 business units. 01/P2268 - Redevelopment of site to provide 6 flats (5 x 2 and 1 x 1 bed) and 2 business units (approval of reserved matters relating to external appearance and landscaping of outline permission LBM ref: 01/p0176)	Number of units:	6 Residential units
Completion Date:	Completed early 2005	Location of site:	The site is located in a residential area within close proximity to Mitcham Town Centre.

Criteria:	Comment
Location of site:	A major bus route is available on Western Road, approximately 200m from the site. A major bus service also operates on London Road, 400m from the site. Mitcham Tram Station is located approximately 1km from the site.
Proximity to urban areas:	The site is located approximately 250m from Mitcham town centre.
Compatibility of adjoining uses:	The site is surrounded by residential development, consisting of a mix of residential units and detached houses.
Current description of site (general quality):	The buildings are two-storey brick construction. The site is in good condition.
Occupation of site:	The site is currently being used for residential purposes. The buildings occupy approximately 50% of the total site area.
Is the site in operation as a live/work unit or as residential/ commercial use only:	It appears that the units are being occupied as residential dwellings. The units do not display any evidence of any business activity. However, no planning condition requires identification of a business use within the premises. The units are combined live/work units, and despite the residential appearance an internal inspection is required to determine with certainty that the units are not being used as live/work units.
Have further planning applications been submitted since?	No further planning applications have been submitted.

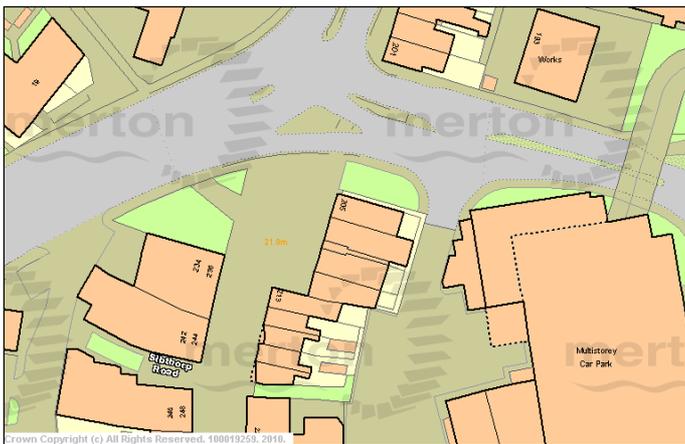
Site Name:	Eldercrest House, 27 Raleigh Gardens (rear of Fair Green Court), Mitcham, CR4 3NS	Reference:	Insert reference on GIS map here
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Total site area:	781m ²	UPRN number:	48114436
Date of planning application approved:	25/07/2002	Current Use:	Residential and vacant
Approved Planning Application Use:	01/P1254 - Erection of a 4 storey building comprising 3 live/work units and 8 self contained flats (5 x 1 bed & 3 x2 bed) with associated off-street car parking. Planning applications committee - Grant Permission Subject to Section 106 Agreement	Number of units:	11 units
Completion Date:	Completed 2010	Location of site:	The site is located within Mitcham Town Centre.

Criteria:	Comment
Location of site:	The site is located to the rear of Fair Green Court off London Road. A major bus route services Raleigh Gardens, connecting to London Road and Western Road. Mitcham Tram Station is located approximately 1km from the site.
Proximity to urban areas:	The site is located within Mitcham town centre.
Compatibility of adjoining uses:	Adjoining land uses consist of commercial development, medium density residential units and car parks. The site is within Mitcham town centre; therefore, the surrounding land uses are predominately commercial.
Current description of site (general quality):	The building is recently constructed and in good condition. The building is four-storey brick construction.
Occupation of site:	A number of the residential units are tenanted; however, the live/work units are vacant. The building appears to have only two live/work units. The building occupies the total site area.
Is the site in operation as a live/work unit or as residential/ commercial use only:	The building appears to have been constructed recently. The live/work units are currently vacant. A number of the residential units are tenanted; however, a number of units are vacant.
Have further planning applications been submitted since?	09/P2592 -Application for discharge of condition 2 (facing materials) 3 (surface material) 5 (cycle parking) 8 archaeological report) 9 (landscaping scheme) and 10 attached to LBM planning application 01/P1254 dated 29/07/2002 relating to the variation of erection of a 4 storey building comprising 3 live/work units and 8 self contained flats (5 x 1 bed & 3 x2 bed) with associated off-street car parking – 22/01/2010 Delegated Discharge of Conditions Approved in full

Site Name:	205-211 London Road, Mitcham, CR4 2JD	Reference:	Insert reference on GIS map here
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Total site area:	514m ²	UPRN number:	48043972 48043974 48043988 48044051
Date of planning application approved:	07/01/2003 Delegated	Current Use:	Residential and commercial use.
Approved Planning Application Use:	02/P1740 - Erection of roof extension to provide 4 self contained flats (2 x 2 and 2 x 1), conversion of ground floor A2 units to provide 2 live/work units involving the erection of single storey rear extensions and alterations to shop front.	Number of units:	4 units in roof extension, plus existing units.
Completion Date:	The development is completed (2008)	Location of site:	The site is located in Mitcham Town Centre.

Criteria:	Comment
Location of site:	The site is located on London Road, which is serviced by a major bus route. The closest Railway Station is Mitcham Eastfields Station, located approximately 750m from the site.
Proximity to urban areas:	The site is located within Mitcham town centre.
Compatibility of adjoining uses:	Commercial development and medium density residential units surround the site.
Current description of site (general quality):	The building is five storeys and is in good condition. All residential units appear to be tenanted. The building contains 4 shop fronts. No.209 and No.211 are vacant. No. 205 and No. 207 are occupied for business purposes.
Occupation of site:	The site is predominately used for residential purposes. The building contains 4 shop fronts, two of which are vacant. All residential units appear to be occupied. The building occupies the majority of the site (approximately 80% of total site area).
Is the site in operation as a live/work unit or as residential/commercial use only:	It appears that the building is used for residential and commercial use rather than live/work units. The ground units (No. 209 and No.211) are vacant and are business premises rather than live/work units. The residential units located on the on the first, second and third storey appear to be tenanted.
Have further planning applications been submitted since?	<p>02/P2515 - Erection of roof extension to provide 4 self contained flats (2 x 2 and 2 x 1 bed), conversion of ground floor A2 units to provide 2 live/work units, erection of a rear lift enclosure, single storey rear extensions and alterations to shop front (amendments to planning permission ref: 02/P1740) - 07/01/2003 delegated grant permission subject to conditions.</p> <p>04/P0211 - Erection of single storey rear extension comprising 2 x 1 bed self contained flats - Withdrawn - Applicant</p>

Site Name:	Peppermint Mews, Land to the rear of 45 Heyford Road, Mitcham, CR4 3EW	Reference:	Insert reference on GIS map here
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Total site area:	1892m ²	UPRN number:	48082047
Date of planning application approved:	27/05/2004	Current Use:	Construction site
Approved Planning Application Use:	Erection of 9 dwelling houses and with associated parking provision – the application was altered to delete the live/work unit. This site is not a live/work development.	Number of units:	9 two-storey dwellings (only two dwellings constructed)
Completion Date:	Not yet completed	Location of site:	The site is located in a Residential Area. The site is located close to Mitcham Town Centre.

Criteria:	Comment
Location of site:	The site is located within a residential area, within close proximity to Mitcham town centre. A major bus route is available on Western Road approximately 180m from the site. The site is located approximately 1.5km south of Colliers Wood Underground Station.
Proximity to urban areas:	The site is located approximately 300m from Mitcham town centre.
Compatibility of adjoining uses:	The site is surrounded by residential development, typically characterised by terrace housing. A primary school is located within close proximity to the site.
Current description of site (general quality):	The development is still in the construction phase. It appears that 2, two-storey dwellings have been constructed. The site is predominately vacant.
Occupation of site:	The development is still under construction. The site is vacant and a considerable amount of building work is yet to be completed. There is no access to the site.
Is the site in operation as a live/work unit or as residential/commercial use only:	The development is still under construction. An advertising sign at the entrance to the property markets the development as “9 new build houses for affordable rent” (Wandle Housing Association). The original planning application was altered (03/P2031) through the deletion of the live/work unit. Planning permission was granted for 9 two-storey dwellings. Therefore, the site is not a live/work development as the application was approved as a residential development. Upon completion the site will be used for residential purposes only.

Have further planning applications been submitted since?

05/P0960 - Demolition of existing garages and disused car repair workshop building and erection of 9 two-storey (with rooms in the roof) terraced houses (2 x 2 bed, 6 x 3 bed and 1 x 4 bed) with the provision of 11 parking spaces, including one disabled parking space. Vehicular access would be from Heyford Road, adjacent to no.45. Planning Applications Committee - Grant Permission Subject to Section 106 Obligation or any other enabling agreement 06/12/2007

08/P1814 - Discharge of conditions 2, 3, 5, 10, 11, 12, 13, 14 & 15 attached to planning approval 05/P0960. Delegated - Discharge of Conditions Approved 24/10/2008

09/P0379 - Alterations to the development currently under construction [ref 05/P0960] including revisions to the internal layout and conversion of garages to provide 2, two bedroom, 6 four bedroom and 1 six bedroom houses [previously 2, two, 6 three and 1 four bedroom houses] with alterations to the car parking area to provide 6 additional spaces. Delegated - Grant Permission subject to Conditions 17/04/2009

09/P2757 - application for non-material amendments to planning application 09/P0379. Delegated - Grant non-material amendment to planning permission 12/05/2010

09/P2676 -installation of nine solar panels on lightweight frame supports to the roof of the terrace of dwellings under construction and approved under permission ref 09/P0379. Delegated - Grant permission subject to conditions 20/01/2010

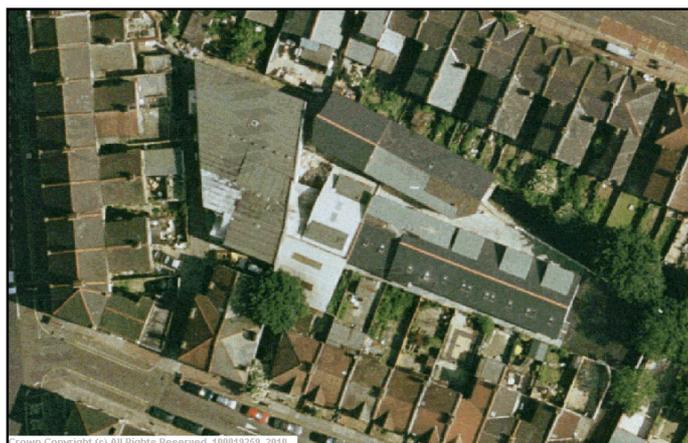
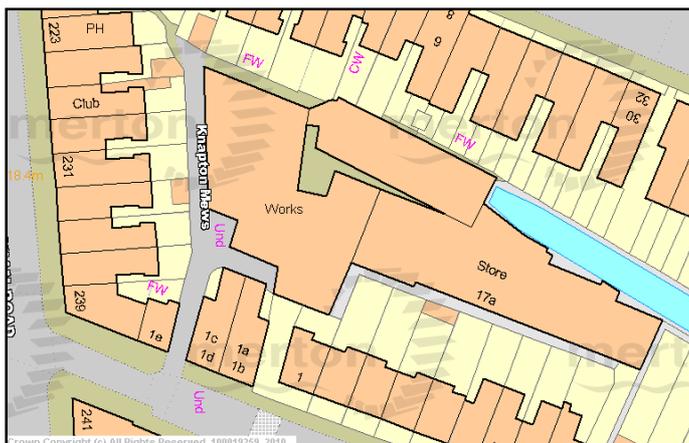
Site Name:	80 Gorrington Park Avenue, Mitcham, CR4 4BB	Reference:	Insert reference on GIS map here
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Total site area:	381m ²	UPRN number:	48116898
Date of planning application approved:	17/09/2003 Delegated	Current Use:	Site visit
Approved Planning Application Use:	03/P1477 - Demolition of existing warehouse and erection of a 2 storey building comprising 3 live/work maisonettes with associated parking provision	Number of units:	Nil
Completion Date:	Not yet completed	Location of site:	The site is located in a Residential Area.

Criteria:	Comment
Location of site:	The site is located approximately 450m from Tooting Overground Station. The site is serviced by a major bus route on London Road (approximately 250m from the site).
Proximity to urban areas:	The site is approximately 400m from North Streatham Neighbourhood Shopping Parade. The site is located approximately 1km from Mitcham town centre.
Compatibility of adjoining uses:	The site is surrounded by residential development, generally terrace housing. A small number of retail shops are located on Gorrington Park Avenue. A church is within close proximity to the site.
Current description of site (general quality):	A disused warehouse building remains on the site. There is no construction activity on the site.
Occupation of site:	A vacant warehouse occupies the total area of the site. The site is not in use.
Is the site in operation as a live/work unit or as residential/commercial use only:	The warehouse remains on the site and is not in use. It appears that planning permission has lapsed for the development (03/P1477). Approval was not granted when the application was resubmitted in 2008 (06/10/2008). Further applications have been lodged seeking demolition of the warehouse and construction of two dwellings.
Have further planning applications been submitted since?	<p>08/P1955 - Demolition of existing warehouse and erection of a 2 storey building comprising 3 live/work maisonettes with associated parking provision [resubmission of application 03/p1477 approved 17/09/2003] – Refuse Permission 06/10/2008 Delegated.</p> <p>09/P2436 -Demolition of existing warehouse building and the construction of 2, two bedroom bungalows with two off street car parking spaces with access from Gorrington Park Avenue - 24/02/2010 Planning Applications Committee Refuse Permission.</p> <p>Pre-Application Advice - demolition of warehouse and the erection of 2 three-bedroom houses with 4 car parking spaces. Revised proposals following refusal under LBM ref 08/P1955.</p> <p>10/P2395/invalid - change of use from D1 to D2 –Received 18/08/2010</p>

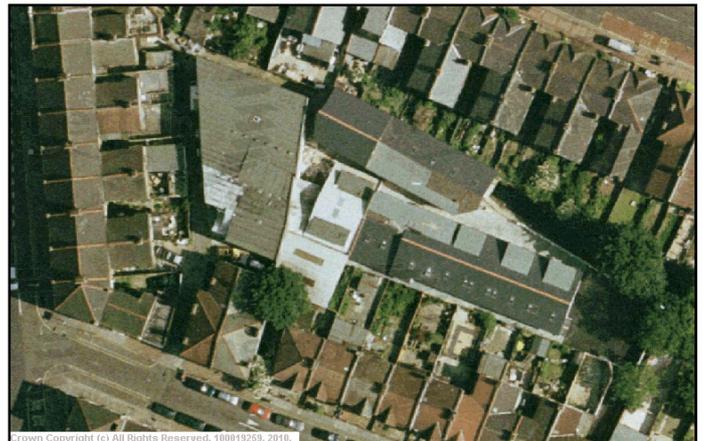
Site Name:	1F Seely Road, Tooting, SW17 9QP	Reference:	Insert reference on GIS map here
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Total site area:	593m ²	UPRN number:	48063652
Date of planning application approved:	17/12/2004	Current Use:	Vacant
Approved Planning Application Use:	04/P2153 - change of use from light industrial to live/work accommodation.	Number of units:	N/A
Completion Date:	Not yet commenced.	Location of site:	The site is located in a residential area, off Mitcham Road.

Criteria:	Comment
Location of site:	The site is located at the end of Knapton Mews, off Seely Road. The site is located approximately 350m from Tooting Station. Tooting Broadway Underground Station is located approximately 1km from the site. A major bus route services Mitcham Road, located approximately 50m from the site.
Proximity to urban areas:	North Mitcham Neighbourhood Parade is located approximately 200m from the site. A major bus route connects the site to Mitcham town centre via Mitcham Road.
Compatibility of adjoining uses:	The property is surrounded by residential flats and semi-detached houses on Seely Road. Commercial uses are located on Mitcham Road.
Current description of site (general quality):	The property is vacant. The property is a two-storey rendered brick building. The building was originally used for light industrial purposes.
Occupation of site:	The building is vacant. There is no residential use or business use within the property.
Is the site in operation as a live/work unit or as residential/commercial use only:	The site is not in operation as a live/work unit. There have been no building improvement works and the building appears to be in original condition. The building is vacant, with a number of disused items (desk, fridge) located on the first floor.
Have further planning applications been submitted since?	07/P3720/NEW - Development for 8 self contained flats, 2 penthouses and 1 house. Pre- Application Advice.

Site Name:	The Hayloft, 17A Seely Road, Tooting, SW17 9QP	Reference:	Insert reference on GIS map here
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Total site area:	1099m ²	UPRN number:	48084840
Date of planning application approved:	17/10/2002	Current Use:	Residential, live/work and commercial.
Approved Planning Application Use:	02/P1469 - Conversion of and alterations to existing industrial buildings to form 7 live/work units with associated parking provision	Number of units:	9 units
Completion Date:	2006	Location of site:	The site is located in a residential area. Commercial development is located along Mitcham Road.

Criteria:	Comment
Location of site:	The site is located approximately 350m from Tooting Station. Tooting Broadway Underground Station is located approximately 1km from the site. A major bus route services Mitcham Road, located approximately 50m from the site.
Proximity to urban areas:	North Mitcham Neighbourhood Parade is located approximately 200m from the site. A major bus route connects the site to Mitcham town centre via Mitcham Road.
Compatibility of adjoining uses:	The surrounding development consists of residential flats and dwelling houses in Seely Road and commercial uses along Mitcham Road.
Current description of site (general quality):	The site is in moderate condition. Construction work was being undertaken at Unit 1.
Occupation of site:	The buildings occupy the total site area. The site contains two buildings, which are two-storey rendered brick construction.
Is the site in operation as a live/work unit or as residential/commercial use only:	Unit 6 and 9 appear to be in operation as live/work units. Unit 2 contains a cleaning and maintenance business (CSCS Contracts) and Unit 9 contains work desk/office space on the ground floor. Unit 2 contains an office for Imani Housing Cooperative and appears to be used solely as an office building. Unit 1 is currently being redeveloped (the purpose is not known). Unit 3, 4, 5, 7 and 8 appear to be used for residential purposes; however, an internal inspection of the units is required to determine with certainty that no live/work activity is taking place. There is no planning condition requiring the identification of business use within in the units.
Have further planning applications been submitted since?	03/P1092 - Conversion of and alterations to existing industrial buildings to form 9 live/work units with associated parking provision (amendments to approved scheme ref: 02/p1469) Delegated Grant Permission subject to conditions 14/07/2003 05/P0580 -Conversion of and alterations to existing industrial buildings to form 9 live/work units with associated car parking (amendments to approved scheme ref: 03/p1092). The proposed amendments would include the following: - increase to window openings to ground floor work units, - additional velux windows in south facing roof slopes, - alterations to car parking layout, - alterations to north facing roof design to incorporate dormer style roof slopes, and - windows in the north face of the southern building to be set at an angle. Delegated Grant Permission subject to conditions 14/06/2005