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Planning Department
London Borough Of Merton,
Civic Centre,
London Road,
Morden
Surrey
SM4 5DX

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission Decision Notice 16/P1968

The London Borough of Merton, as Local Planning Authority, hereby **GRANTS Planning Permission** for the works specified in the First Schedule below subject to the conditions specified in the Second Schedule below.

First Schedule - Particulars of application

Application Number: 16/P1968

Location: 64-70 Ravensbury Grove,
Ravensbury Garages and Adj Land
Mitcham
Surrey
CR4 4DL

Proposal: DEMOLITION OF GARAGES ON RAVENSBURY GROVE AND EXISTING FLATS AT 64-70 RAVENSBURY GROVE AND THE REDEVELOPMENT OF SITE TO PROVIDE 21 RESIDENTIAL UNITS (C3 USE) - COMPRISING 14 x FLATS AND 7 x DWELLINGHOUSES WITH THE THE 14 FLATS WILL BE SPLIT INTO 2 x PART THREE, PART FOUR STOREY BUILDINGS. PROVISION OF ASSOCIATED VEHICULAR ACCESS, PARKING, CYCLE AND REFUSE STORAGE AND LANDSCAPING.

Approved Plans: See Condition 2 (Approved plans)

Second Schedule - Conditions

- 1 The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission. Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
- 2 (Part 1) The development hereby permitted shall be carried out in accordance with the following approved plans: CAG-REM-PH1_DR_0001 Rev D (site location plan), CAG-REM-PH1_DR_0100 Rev K (prop site plan), CAG-REMPH1_DR_0101 Rev G (prop block plan), CAG-REM-PH1_DR_0102 Rev B (prop roof plan), CAG-REM-PH1_DR_0110 Rev D (prop open space plan), CAG-REM-PH1_DR_0111 Rev G (prop levels plan), CAG-REMPH1_DR_0120 Rev E (prop site sections 1), CAG-REM PH1_DR_0121 Rev D (prop site sections 2), CAG-REM-PH1_DR_0160 Rev G (phase 1 car parking plan), CAG-REM-PH1_DR_0200 Rev G (Block A plan),

- 3** (Part 2) CAG-REMPH1_DR_0201 Rev G (Block B plan), CAG-REM-PH1_DR_0210 Rev E (block A elevations 1), CAG-REM-PH1_DR_0211 Rev E (block A elevations 2), CAG-REM-PH1_DR_0212 Rev E (block B elevations 1), CAG-REMPH1_DR_0213 Rev D (block B elevations 2), CAG-REM-PH1-0300 Rev D (Mews House A Plan), CAG-REM-PH1-0301 Rev C (Mews House A Variant Plan), CAG-REM-PH1 0302 Rev C (Mew Houses A Section), CAG-REMPH1- 0305 Rev C (River House A Plan), CAG REM-PH1-0306 Rev B (River House A Variant Plan), CAG-REM-PH1-0307 Rev C (River House A Section), CAG-REM-PH1-0310 Rev D (Mews House A elevations), CAG-REM-PH1- 0311 Rev D (Mews Houses A Variant elevations),
- 4** (Part 3) CAG-REM-PH1-0312 Rev D (River House A elevations), CAG-REM-PH1-0350 Rev D (1B2P Apartment A), CAG-REM-PH1 _0351 Rev C (1B2P Apartment B), CAG-REM-PH1 -0352 Rev D (1B2P Apartment C), CAG-REM-PH1 _0355 Rev D (WCH apartment A), CAG-REM-PH1 -0356 Rev D (WCH apartment B), CAG-REM-PH1 -0360 Rev D (2B4P apartment A), CAG-REM-PH1 -0365 Rev D (2B3P WCH apartment A), CAG-REM-PH1_DR_9000 Rev C (landscape general arrangement plan), CAG REM-PH1_DR_9001 Rev C (illustrative landscape plan), CAG-REM-PH1_DR_9002 (tree strategy plan).
- 5** (Part 4) And the following submitted documents: Design and Access Statement undertaken by HTA Design LLP with reference no: CAG-REM_PH1_A_RP_101 Rev C dated 11.05.2016, Planning Statement undertaken by Savills and dated May 2016, Ecological Appraisal for Ravensbury Estate - Ravensbury Grove undertaken by SLR ref: 404.04976.00002 Version No: fv1 dated May 2016, Flood Risk Assessment - Rev A - Phase 1 undertaken by Tully De'Ath Consultants reference number 11264 dated June 2016, Lighting Assessment dated May 2016, Transport Statement undertaken by WYG, reference A089000-1 Rev 3 dated 6 May 2016, Framework Residential Travel Plan undertaken by WYG, ref: A089000-1 Rev 3 dated 6 May 2016, Sustainability and Energy Statement - Version 1 dated 28/04/2016.
- 6** (Part 6) Heritage Desk-Based Assessment by Cotswold Archaeology, reference 770140 dated May 2016, Construction Management Plan undertaken by MACE and dated May 2016, Arboricultural Impact Assessment undertaken by Tamla Trees Consulting Arborists reference 02462Rv5 dated July 2016, Overheating and Daylight and Sunlight and Overshadowing Assessment undertaken by HTA and dated May 2016, Preliminary Geotechnical and Geoenvironmental Desk Study prepared by Peter Brett ref: 32120 Rev 1 and dated May 2016. Reason: For the avoidance of doubt and in the interests of proper planning.
- 7** No development above ground shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to and approved in writing by the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details. Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Polices Plan 2014.
- 8** No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays. Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2011 and policy DM EP2 of Merton's Sites and Polices Plan 2014.

- 9** Prior to the commencement of development [including demolition] measures shall be in place to prevent nuisance from dust and noise to surrounding occupiers with these measures in accordance with a method statement that has previously been submitted to and approved in writing to the Local Planning Authority with the approved measures retained until the completion of all site operations. Reason: To protect the amenities of occupiers of neighbouring properties and to accord with Sites and Policies policy DM D2.
- 10** No development, other than demolition and site preparation shall take place until details of the surfacing of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas, roads and footpaths have been submitted in writing for written approval by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details. Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Polices Plan 2014.
- 11** (Part 1) No development above ground shall commence until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. In addition to the cycle stores the details shall include those relating to the proposed site levels, materials and method of construction of the store located adjacent to existing trees in the communal garden of Block A -having regard to the recommendations of the BS 5837:2012 - Trees in relation to design, demolitions and construction - recommendations.
- 12** (Part 2) The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and thereafter retained for use at all times. Reason: To ensure satisfactory facilities for cycle parking are provided and to safeguard the existing retained trees to comply with the following Development Plan policies for Merton: policies 6.13 and 7.21 of the London Plan 2015, policies CS18 and CS13 of Merton's Core Planning Strategy 2011 and policies DM T1 and DM O2 of Merton's Sites and Polices Plan 2014.
- 13** The development hereby approved will be in compliance with the submitted Travel Plan "Framework Residential Travel Plan undertaken by WYG, ref: A089000-1 Rev 3 dated 6 May 2016" and additional letter (dated 08 September 2016) confirming the investigation of car club membership as part of this travel plan. Reason: To promote sustainable travel measures and comply with the following Development Plan policies for Merton: policy 6.3 of the London Plan 2015, policies CS18, CS19 and CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Polices Plan 2014.
- 14** (Part 1) The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Polices Plan 2014. 8. H11: The development hereby approved shall not be occupied until a Parking Management Strategy has been submitted in writing for approval to the Local Planning Authority.

- 15** (Part 2) No works that is subject of this condition shall be carried out until this strategy has been approved, and the development shall not be occupied until this strategy has been approved and the measures as approved have been implemented. Those measures shall be maintained for the duration of the use unless the prior written approval of the Local Planning Authority is obtained to any variation. Reason: To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Polices Plan 2014.
- 16** Development shall not commence until a working method statement has been submitted to and approved in writing by the Local Planning Authority to accommodate: (i) Parking of vehicles of site workers and visitors; (ii) Loading and unloading of plant and materials; (iii) Storage of construction plant and materials; (iv) Wheel cleaning facilities (v) Control of dust, smell and other effluvia; (vi) Control of surface water run-off/management and off-site drainage works (in accordance with SLR's May 2016 Ecological Appraisal - paragraph 7.1.2). No development shall be carried out except in full accordance with the approved method statement. Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Polices Plan 2014.
- 17** The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) (Ref: 11264 dated June 2016 and produced by Tully De'Ath for Circle Housing). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority. Reason: To reduce the risk of flooding to the proposed development and future users, and ensure flood risk does not increase offsite in accordance with Merton's policies CS16, DM F1 and DMF2 and the London Plan policies 5.12, 5.13.
- 18** The development hereby permitted shall not be commenced (other than site clearance and demolition) until such time as a detailed scheme to compensate flood storage has be submitted to and approved in writing by, the local planning authority. The detailed scheme shall include cross sections, plans and final location and volume of earth movements in support of the calculations. The implemented scheme shall include flood openings (voids) and these voids must be maintained and remain operational for the lifetime of the development. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority. Reason: To reduce the risk of river flooding to the proposed development and future users, and ensure flood risk does not increase offsite in accordance with Merton's policies CS16, DM F1 and the London Plan policy 5.12.
- 19** The development hereby permitted by this planning permission shall ensure that finished floor levels for all residential units shall be set no lower than 300mm above the 1 in 1000 year flood level (in metres above Ordnance Datum) and include flood resilient materials for the ground floor construction. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority. Reason: To reduce the risk of flooding to the proposed development and future users in accordance with Merton's policies CS16, DM F1 and the London Plan policy 5.12.

- 20** The development hereby permitted shall not be occupied until such time as a Flood Warning and Evacuation plan and procedure is implemented and agreed in writing to the satisfaction of the Local Planning Authority. The Flood Warning and Evacuation Plan shall be implemented in accordance with the submitted document included within section 13 of the Flood Risk Assessment and the procedures contained within the plan shall be reviewed annually for the lifetime of the development. Consultation of the plan shall take place with the Local Planning Authority and Emergency Services. Reason: To reduce the risk of flooding to the proposed development and future users in accordance with Merton's CS16 and policy DM F1 and the London Plan policy 5.12.
- 21** (Part 1) No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority and in consultation with Thames Water. The final drainage scheme shall be designed in accordance with the details submitted in the Flood Risk Assessment.
- 22** (Part 2) The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) to both the River Wandle and the surface water sewer at the agreed restricted rate (4.5l/s and 1l/s respectively) in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.
- 23** (Part 3) Where a sustainable drainage scheme is to be provided, the submitted details shall: i. Provide information about the design storm period and intensity, the method employed to delay (attenuation provision of no less than 67.5m³ of storage) and control the rate of surface water discharged from the site. Appropriate measures must be taken to prevent pollution of the receiving groundwater and/or surface waters; ii. Include a timetable for its implementation; iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime;
- 24** (Part 4) iv. A CCTV of the existing sewer and drainage network to establish its condition and any remedial works; v. Include a sequencing of works and construction method statement for any sewer diversions and new connections vi. All sewer diversions and any new connections are undertaken to the satisfaction of Thames Water. Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.
- 25** No development [including demolition] pursuant to this consent shall commence until an Arboricultural Method Statement and Tree Protection Plan, drafted in accordance with the recommendations and guidance set out in BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and the approved details have been installed. The details and measures as approved shall be retained and maintained, until the completion of all site operations. Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Polices Plan 2014.

- 26** The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to monitor and report to the Local Planning Authority not less than monthly the status of all tree works and tree protection measures throughout the course of the demolition and site works. The works shall be carried out strictly in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Polices Plan 2014.
- 27** Any external lighting shall be positioned and angled to minimise light spillage or glare beyond the site boundary and in accordance with the details in the submitted Lighting Assessment. Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Polices Plan 2014.
- 28** A supplementary intrusive investigation should be undertaken for contaminated land, if necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Reason: In order to protect the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Polices Plan 2014.
- 29** Any approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. Reason: In order to protect the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Polices Plan 2014.
- 30** In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Reason: In order to protect the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Polices Plan 2014.
- 31** Prior to the commencement of the development hereby approved, a demolition method statement shall be submitted to and approved in writing by the Local Planning Authority. All demolition works shall be in accordance with this approved demolition method statement unless agreed in writing by the Local Planning Authority. Reason: To protect the amenities of future occupiers and those in the local vicinity.

- 32** Prior to the commencement of substructure works a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. All construction works shall be in accordance with this approved construction method statement unless agreed in writing with the Local Planning Authority. Reason: To protect the amenities of future occupiers and those in the local vicinity.
- 33** No part of the development hereby approved shall be occupied until evidence has been submitted to and approved in writing by the Local Planning Authority, confirming that the development has achieved not less than the CO2 emissions reductions of a minimum of 35% below 2013 Building Regulations Part L, and internal water usage rates of no greater than 105l/p/day (equivalent to Code for Sustainable Homes Level 4) - Evidence requirements are detailed in the "Schedule of Evidence Required - Post Construction Stage" under Category 1: Energy and Carbon Dioxide Emissions (ENE1: dwelling emissions rate) and Category 2: Water (WAT1: Indoor water use) of the Code for Sustainable Homes Technical Guide (2010). Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: policy 5.2 of the London Plan 2011 and policy CS15 of Merton's Core Planning Strategy 2011.
- 34** Prior to the occupation of the development hereby approved, the provision of bat boxes, bird nesting boxes and a hedgehog box as recommended in paragraph 7.2 of SLR's May 2016 Ecological Appraisal will be undertaken. Reason: To ensure that the proposed development would not have an adverse impact on biodiversity within the area in accordance with policy CS13 of the Core Strategy (2011) and policy DM O2 of the Sites and Policies Plan (2014).
- 35** Prior to the occupation of the relevant part of the development a green roof shall be installed details of which shall have previously been submitted to and approved in writing by the Local Planning Authority. The green roof should include the features described in paragraph 7.2 of SLR's May 2016 Ecological Appraisal, and shall be maintained in accordance with the approved plans for the lifetime of the development. Reason: To ensure that the proposed development would not have an adverse impact on biodiversity within the area in accordance with policy CS13 of the Core Strategy (2011) and policy DM O2 of the Sites and Policies Plan (2014).
- 36** (Part 1) No development shall take place (other than demolition and site preparation) until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following first occupation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.
- 37** (Part 2) The landscaping and planting scheme shall include details of boundary treatment of the site along the boundary with the River Wandle outlining planting regimes and fences/boundaries to properties. Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2015, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Policies Plan 2014.

- 38** Prior to the occupation of the development a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure the appearance of the development is maintained in the interest of the amenities of the area, to ensure the maintenance of sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2015, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Policies Plan 2014.
- 39** (Part 1) No demolition or other development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or other development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing.
- 40** (Part 2) For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include: A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI. Reason: To ensure that the development hereby approved would not have a detrimental impact on heritage or archaeological items in accordance with policy 7.8 of the London Plan (2015) and policy DM D4 of the Sites and Policies Plan (2014).
- 41** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwelling house other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority. Reason for condition: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development to comply with Sites and Policies policy DM D2 and policy CS14 of the Adopted Merton Core Planning Strategy 2015.
- 42** Prior to first occupation of the proposed new dwellings refuse and recycling facilities shall be in place that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the refuse and recycling facilities retained in accordance with the approved details permanently thereafter. Reason for condition: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with policies CS13 and CS14 of the Adopted Core Strategy (2011).
- 43** The applicant is advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, The London Borough of Merton takes a positive and proactive approach to development proposals focused on solutions. The London Borough of Merton works with applicants or agents in a positive and proactive manner by suggesting solutions to secure a successful outcome; and updating applicants or agents of any issues that may arise in the processing of their application. . In this instance the Planning Committee considered the application where the applicant or agent had the opportunity to speak to the committee and promote the application.

- 44** The applicant is advised to contact the Council’s Highways team on 020 8545 3151 before undertaking any works within the Public Highway in order to obtain the necessary approvals and/or licences.
- 45** An environmental permit for flood risk activities may be required for works proposed in, under, over or within 8m of the top of the bank of the River Wandle, designated a main river. More guidance can be found in: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.
- 46** The proposed development site is adjacent to the River Wandle, a heavily modified watercourse. In line with the Thames River Basin Management Plan we strongly recommend that the proposed development should be used as an opportunity to restore the watercourse to a natural channel. As well as meeting requirements of the RBMP, this would be a clear, tangible and significant environmental gain in terms of the character of the area and nature conservation. This would also increase connectivity between existing restoration sites and the rest of the catchment.
- 47** Where possible, the demolition of buildings and tree felling should avoid the bird nesting seasons. If it is not possible to clear the site outside the nesting season, then the site should be inspected by an appropriately qualified ecologist immediately prior to site stripping and should any nests be found then appropriate mitigation should be implemented to protect the nest until the young have fledged.
- 48** Written schemes of investigation will need to be prepared and implemented by a suitable qualified professionally accredited archaeological practice in accordance with Historic England’s Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under scheme 6 of The Town and Country Planning Act (Development Management Procedure) (England) Order 2015).

Date of Decision:

09 May 2017

Signed.....

For and on behalf of the Head of Sustainable Communities.

Note: This approval confers permission under the Town and Country Planning Acts only. It does not confer consent or approval under any other statutory enactment; including the Building Regulations. Failure to obtain all necessary consents may result in enforcement action. It is emphasised that no variation from the deposited plans or particulars will be permitted unless previously authorised in writing by the London Borough of Merton
Please read attached notes.

NOTES REGARDING RIGHTS OF APPEAL

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission of approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 or the Town and Country Planning Act 1990 within six months from the date of this notice; **unless the application is for householder development, in which case the time limit is 12 weeks.** Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 HawkWing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. A copy of the appeals forms should also be forwarded simultaneously to the Chief Executive's Department, London Borough of Merton, 8th Floor, Civic Centre, London Road, Morden, Surrey SM4 5DX.

2. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or imposed by them, having regard to the statutory requirement (see note below), to the provisions of the development order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given to him.

3. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Local Planning Authority in which the land is situated a purchase notice requiring the authority to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

4. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted, subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

NOTE:

The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 700(l) & 72(l) of the Act.

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Community Infrastructure Levy (CIL) Information for Applicants

The Community Infrastructure Levy is a charge introduced by the Government to pay for the infrastructure needed to support new development. It applies to most types of developments where a new dwelling or 100sqm of new build floorspace is proposed, and is charged per square metre of floorspace.

Developments would be liable for a CIL payment once planning permission is granted or on commencement if planning permission is not required.

The liability will be calculated according to the additional GIA produced by the development. If liable, you will be asked to complete and send to us the following forms, which can be downloaded from: www.planningportal.gov.uk/cil.

- o CIL Form 1 "Assumption of Liability" (if planning permission was granted)
- o CIL Form 5 "Notice of Chargeable Development" (if planning permission was not required)
- o CIL Form 6 "Commencement Notice"

As a collecting authority, Merton Council has a duty to ensure that Liability Notices (which tell you how much the charge is) are issued as soon as is reasonably practicable. To do this, we will need the above forms so that we know who to send the notice to. Any liability notice will provide details of the charge and any apportionment between liable parties. This will be recorded to the register of Local Land Charges as a legal charge upon your property and will become payable upon commencement of development. Information on the payment process (including penalties) will be provided with the liability notice or upon request.

Please note that if an Assumption of Liability is not received then a land charge could be added to the property at a later date, with no right to appeal or request a review.

It is strongly recommended that the relevant forms are submitted before development commences, to avoid being penalized. Please contact us if you are unsure what to do or whether your development will be liable.

Current CIL Charges

Mayoral CIL - On 1st April 2012 the Mayor of London introduced a CIL charge to raise funds towards the delivery of Crossrail, setting a rate of £35 per square metre on all chargeable development, other than for health and education uses, in Merton.

Merton CIL - Since 1st April 2014 the London Borough of Merton's CIL charge has also been effect. The rates vary from £100-£220 per square metre, depending on the location and type of development. For more information on this please visit <http://www.merton.gov.uk/cil>.

For further information please visit www.planningportal.gov.uk/cil or email CILevy@merton.gov.uk.

Notes

1. Any permission granted, other than with respect to certain minor material amendments granted under s.73 of the Act will relate to the entire development, regardless of any references to amendments or previous permissions granted and as such the CIL liability will be calculated on the entire proposed development.
2. If any relief or exemption applies to this proposal and you are granted this prior to commencement of development, this may reduce the final amount you are required to pay. Information is available at www.planningportal.gov.uk/cil.