

# SUSTAINABLE COMMUNITIES DIVISION

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## Town and Country Planning Act 1990 Reserved Matters Decision Notice 19/P1845

The London Borough of Merton as Local Planning Authority hereby **APPROVES** the reserved matters for the development specified in the First Schedule below subject to the conditions specified in the Second Schedule below.

### First Schedule – Particulars of application

Application Number: 19/P1845  
Location: Ravensbury Estate, Mitcham  
Proposal: APPLICATION FOR APPROVAL OF RESERVED MATTERS (APPEARANCE & LANDSCAPING) FOLLOWING OUTLINE PERMISSION 17/P1718 FOR THE REGENERATION OF THE RAVENSBURY ESTATE (ON LAND TO THE WEST OF RAVENSBURY GROVE) COMPRISING THE DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES; ERECTION OF NEW BUILDINGS RANGING FROM 2 TO 4 STOREYS PROVIDING UP TO 180 RESIDENTIAL UNITS (C3 USE CLASS); PROVISION OF REPLACEMENT COMMUNITY CENTRE (UP TO 160 SQM OF USE CLASS D1 FLOORSPACE); PROVISION OF NEW PUBLIC REALM, LANDSCAPING WORKS AND NEW LIGHTING; CYCLE PARKING SPACES (INCLUDING NEW VISITOR CYCLE PARKING) AND CAR PARKING SPACES, TOGETHER WITH ASSOCIATED HIGHWAYS AND UTILITIES WORKS. LANDSCAPING WORKS ARE ALSO PROPOSED TO THE EAST OF RAVENSBURY GROVE AND ALONG HENGELG GARDENS.

Approved Plans: CAG-REM-200\_HTA-A\_XX\_RP\_0001 – Site Location Plan, CAG-REM-200\_HTA-A\_XX\_RP\_0032 - Accessibility Strategy, CAG-REM-200\_HTA-A\_00\_DR\_0101 - Proposed Masterplan, CAG-REM-200\_HTA-A\_00\_DR\_0103- Proposed Masterplan GF, CAG-REM-200\_HTA-A\_00\_DR\_0111 - Proposed Unit Type Plan Proposed Unit Type CAG-REM-200\_HTA-A\_00\_DR\_0112 - Proposed Tenure Plan, CAG-REM-200\_HTA-A\_00\_DR\_0113 - Proposed Levels Plan, CAG-REM-200\_HTA-A\_00\_DR\_0114 - Proposed Open Spaces Plan, CAG-REM-200\_HTA-A\_00\_DR\_0115 - Proposed Site Elevations, CAG-REM-200\_HTA-A\_00\_DR\_0150 - Proposed Site Elevations, CAG-REM-200\_HTA-A\_2D\_DR\_0200 - Plan Sheet 1 Block D, CAG-REM-200\_HTA-A\_2F\_DR\_0210 - Plan Sheet 1 Block F, CAG-REM-200\_HTA-A\_3M\_DR\_0220 - Plan Sheet 1 Block M, CAG-REM-200\_HTA-A\_4N\_DR\_0230 - Plan Sheet 1 Block N, CAG-REM-200\_HTA-A\_4Q\_DR\_0240 - Plan Sheet 1 Block Q, CAG-REM-200\_HTA-A\_2C\_DR\_0250 - Phase 2 Block C Elevations, CAG-REM-200\_HTA-A\_2D\_DR\_0252 - Phase 2 Block D Elevations, CAG-REM-200\_HTA-A\_2E\_DR\_0254 - Phase 2 Block E Elevations, CAG-REM-200\_HTA-A\_2F\_DR\_0256 - Phase 2 Block F Elevations, CAG-REM-200\_HTA-A\_2G\_DR\_0258 - Phase 2 Block G Elevations, CAG-REM-200\_HTA-A\_3H\_DR\_0260 - Phase 3 Block H Elevations, CAG-REM-200\_HTA-A\_3I\_DR\_0262 - Phase 3 Block I Elevations, CAG-REM-200\_HTA-A\_3J\_DR\_0264 - Phase 3 Block J Elevations, CAG-REM-200\_HTA-A\_3KL\_DR\_0266 - Phase 3 Block KL Elevations, CAG-REM-200\_HTA-A\_3M\_DR\_0270 - Phase 3 Block M Elevations, CAG-REM-200\_HTA-A\_4N\_DR\_0272 - Phase 4 Block N Elevations, CAG-REM-200\_HTA-



A\_4O\_DR\_0274 - Phase 4 Block O Elevations, CAG-REM-200\_HTA-A\_4P\_DR\_0276 - Phase 4 Block P Elevations, CAG-REM-200\_HTA-A\_4Q\_DR\_0278 - Phase 4 Block Q Elevations, CAG-REM-200\_HTA-A\_4R\_DR\_0280 - Phase 4 Block R Elevations, CAG-REM-200\_HTA-A\_00\_DR\_0300 - House - Type 4 (2B4P Mews) & Type 5 (3B5P Courtyard), CAG-REM-200\_HTA-A\_00\_DR\_0301 - House - Type 7 (4B7P Riverfront) & Type 8 (3B5P Riverfront), CAG-REM-200\_HTA-A\_00 DR 0302 - House - Type 2 (3B5P Gable Townhouse), CAG-REM-200\_HTA-A\_00 DR 0303 - House - Type 3 (3B5P Dormer Townhouse), CAG-REM-200\_HTA-A\_00 DR 0304 - House - Type 3(P) (3B5P Dormer Townhouse), CAG-REM-200\_HTA-A\_00 DR 0305 - House - Type 1 (4B7P Townhouse), CAG-REM-200\_HTA-A\_00 DR 0306 - House - Type 1(P) (4B7P Townhouse), CAG-REM-200\_HTA-A\_00\_DR\_0320 Flat - 1B1P Type A, CAG-REM-200\_HTA-A\_00\_DR\_0321 Flat - 1B2P Type A, CAG-REM-200\_HTA-A\_00\_DR\_0322 - Flat - 1B2P Type B, CAG-REM-200\_HTA-A\_00\_DR\_0323 - Flat - 1B2P Type C, CAG-REM-200\_HTA-A\_00\_DR\_0324 - Flat - 1B2P Type D, CAG-REM-200\_HTA-A\_00\_DR\_0325 - Flat - 1B2P Type E, CAG-REM-200\_HTA-A\_00\_DR\_0326 - Flat - 1B2P Type F, CAG-REM-200\_HTA-A\_00\_DR\_0327 - Flat - 1B2P Type G, CAG-REM-200\_HTA-A\_00\_DR\_0328 - Flat - 1B2P Type H, CAG-REM-200\_HTA-A\_00\_DR\_0329 - Flat - 1B2P Type I, CAG-REM-200\_HTA-A\_00\_DR\_0330 - Flat - 1B2P Type J, CAG-REM-200\_HTA-A\_00\_DR\_0331 - Flat - 1B2P Type K, CAG-REM-200\_HTA-A\_00\_DR\_0332 - Flat - 1B2P Type L, CAG-REM-200\_HTA-A\_00\_DR\_0333 - Flat - 1B2P Type M, CAG-REM-200\_HTA-A\_00\_DR\_0334 - Flat - 1B2P WCH Type A, CAG-REM-200\_HTA-A\_00\_DR\_0335 - Flat - 1B2P WCH Type B, CAG-REM-200\_HTA-A\_00\_DR\_0336 - Flat - 1B2P WCH Type C, CAG-REM-200\_HTA-A\_00\_DR\_0337 - Flat - 1B2P WCH Type D, CAG-REM-200\_HTA-A\_00\_DR\_0338 - Flat - 1B2P WCH Type E, CAG-REM-200\_HTA-A\_00\_DR\_0339 - Flat - 1B2P WCH Type F, CAG-REM-200\_HTA-A\_00\_DR\_0340 - Flat - 1B2P WCH Type G, CAG-REM-200\_HTA-A\_00\_DR\_0341 - Flat - 1B2P WCH Type H, CAG-REM-200\_HTA-A\_00\_DR\_0342 - Flat - 2B3P Type A, CAG-REM-200\_HTA-A\_00\_DR\_0343 - Flat - 2B3P Type B, CAG-REM-200\_HTA-A\_00\_DR\_0344 - Flat - 2B3P Type C, CAG-REM-200\_HTA-A\_00\_DR\_0345 - Flat - 2B3P Type D, CAG-REM-200\_HTA-A\_00\_DR\_0346 - Flat - 2B3P Type E, CAG-REM-200\_HTA-A\_00\_DR\_0347 - Flat - 2B3P Type F, CAG-REM-200\_HTA-A\_00\_DR\_0348 - Flat - 2B3P Type G, CAG-REM-200\_HTA-A\_00\_DR\_0349 - Flat - 2B3P Type H, CAG-REM-200\_HTA-A\_00\_DR\_0350 - Flat - 2B3P WCH Type A, CAG-REM-200\_HTA-A\_00\_DR\_0351 - Flat - 2B3P WCH Type B, CAG-REM-200\_HTA-A\_00\_DR\_0352 - Flat - 2B3P WCH Type C, CAG-REM-200\_HTA-A\_00\_DR\_0353 - Flat - 2B3P WCH Type D, CAG-REM-200\_HTA-A\_00\_DR\_0354 - Flat - 2B3P WCH Type E, CAG-REM-200\_HTA-A\_00\_DR\_0355 - Flat - 2B4P Type A, CAG-REM-200\_HTA-A\_00\_DR\_0356 - Flat - 2B4P Type B, CAG-REM-200\_HTA-A\_00\_DR\_0357 - Flat - 2B4P Type C, CAG-REM-200\_HTA-A\_00\_DR\_0358 - Flat - 2B4P Type D, CAG-REM-200\_HTA-A\_00\_DR\_0359 - Flat - 2B4P Type E, CAG-REM-200\_HTA-A\_00\_DR\_0360 - Flat - 2B4P Type F, CAG-REM-200\_HTA-A\_00\_DR\_0361 - Flat - 2B4P WCH Type A, CAG-REM-200\_HTA-A\_00\_DR\_0362 - Flat - 2B4P WCH Type B, CAG-REM-200\_HTA-A\_00\_DR\_0600 - Flat Block Part Sections / Elevations Sheet 1, CAG-REM-200\_HTA-A\_00\_DR\_0601 - Flat Block Part Sections / Elevations Sheet 2, CAG-REM-200\_HTA-A\_00\_DR\_0602 - Flat Block Part Sections / Elevations Sheet 3, CAG-REM-200\_HTA-A\_00\_DR\_0603 Flat Block Part Sections / Elevations Sheet 4, CAG-REM-200\_HTA-A\_00\_DR\_0610 - House Type Part Sections / Elevations Sheet 1, CAG-REM-200\_HTA-A\_00\_DR\_0611 - House Type Part Sections / Elevations Sheet 2, CAG-REM-200\_HTA-L\_00\_DR\_0900 - Illustrative Landscape Masterplan, CAG-REM-200\_HTA-L\_00\_DR\_0901 - Landscape General Arrangement Plan, CAG-REM-200\_HTA-L\_00\_DR\_0902 - Landscape Planting Plan, Surface and Foul Water Drainage Strategy Report, Reserve Matters Application - Issue 4, date 9th April 2019.

## Second Schedule – Conditions

1 Prior to commencement of above ground works of each relevant phase (other than Enabling



Works) details of particulars and samples of the materials to be used on all external faces of the relevant phase of development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings) shall be 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 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Polices Plan 2014.

- 2 Prior to commencement of above ground works of each relevant phase (other than Enabling Works) details and samples of hard landscaping (including any parking, service areas, roads and footpaths) shall be submitted to and approved by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved.


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 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Polices Plan 2014.

- 3 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If the applicant is planning significant works near Thames Water mains (within 3m) the applicant needs to check that the development does not reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services Thames Water provides in any other way. The applicant is advised to read Thames Water's guide regarding working near or diverting their pipes.

Any works in under or over or within 8m of the River Wandle requires prior written permission from the Environment agency under the terms of the Environmental Permitting Regulations. For further information see:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

**Date of Decision: 9<sup>th</sup> December 2019**

**Signed**   
For and 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.