



**James McGinlay - Head of Sustainable Communities**  
London Borough of Merton  
Merton Civic Centre  
London Road  
Morden, Surrey, SM4 5DX  
DX 41650 Morden

Date: 31 January, 2023  
Ref: 22/P3041  
Please ask for: Awot Tesfai

Mr Alice Higgitt  
Savills Planning  
33 Margaret Street  
London W1G 0JD

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Dear Miss Higgitt,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**SECTION 96A**

**LOCATION:** Eastfields Estate, Mitcham, Surrey

**PROPOSAL:** Application for non-material amendments to reserved matters approval 21/P4430 for Phases 1A, 1B, 1C, 1D & 1E following Outline Planning Permission 17/P1717 (as amended by Section 73 application reference 21/P4078) for the comprehensive regeneration of the Eastfields Estate.

Section 96A of the Town and Country Planning Act 1990 states that a Local Planning Authority (LPA) may grant permission for a change to a planning permission if they are satisfied that the change is non-material. There is no statutory definition of 'non-material' as it will be dependent on the context of the overall scheme. In deciding whether a change is material, the LPA must have regard to the effect of the change. Pursuant to s96A, new conditions can be added, or existing conditions can be removed or altered.

**PROPOSED AMENDMENTS**

The proposed non-material amendments would comprise of the following:

Amendment	Blocks Affected
1. Relocate storage, risers and introduce smoke ventilation shafts to cores	• A1, C1/ C2, D1/D2
2. Extend external access decks into cores to include all dwelling entrance doors.	• C1/C2, D1
Maisonette and flat replanned for new entrance door location	• C1/C2

3. ASHP screen enclosure (Block A1) – change from perforated to solid, articulated differently to maintain interest	• A1
ASHP enclosure (Block C1/C2) - increase in extent of louvres	• C1/C2
ASHP enclosure - increased extent of plant enclosure	• D2
4. Minor amends to elevations such as wider piers and narrowed parapet	• A1, C1/C2, D1/D2
Increased height to D2 Sparks	• D2
5. Windows - cills adjusted, transoms added to some windows to increase guarding height	• A1, C1/C2, Belvedere, Link Streets
Windows - balcony window amendment	• D2 sparks
Windows - secure passive vents added to ground floor flats	• C2, D1
6. Re-location of substation from C1 to Pocket Park	• C1 / Landscape
7. Changes to flat layout on ground floor block C2, and associated minor elevation changes (see also L7)	• C2
8. Set back flats on Block C1/C2 replanned for stacking	• C1/C2
9. Entrance arrangements adjusted (boundary treatment and windows) to ground floor of Blocks C1/C2/D1	• C1/C2, D1/D2
10. PV panels rationalised	• Belvedere / Link Street
11. Limited tweaks to flat sizes to some homes, but all continue to meet London Plan standards. In most cases the flats slightly increase in size, except for the three flats on the set back floor on Block C which continue to meet the London Plan standards.	• Various
L1 New pedestrian crossings	• Highway
L2 URS included to serve future phases	• Mulholland Close junction
L3 Benches relocated and added	• Linear Park / Central Square/ Belvederes / Link Streets
L4 Relocation of drop-off bay	• Central Square
L5 Boundary treatment added to Pocket Park play area	• Pocket Park
L6 Highways works at end of Belvedere 3 changed from permanent to temporary	• Belvedere 3
L7 Revised rear garden and landscape layout	• Block C courtyard / Belvedere 1
L8 Extent of permeable paving updated	• Highway / Linear Park / Central Square / Courtyard C / Courtyard D
L9 Relocation of trees	• Belvedere 1 / Pocket Park / West end of Block C/ Linear Park / Courtyard C
Change of species	• Linear Park • Street Planting (PL01) / Pocket Park Planting (PL05)

<p>L10 Change in species of planting mixes</p> <p>L11 Rubber safety surface extended to include area adjacent to the climbing wall in the Flexible Games Court. Colour palette revised</p> <p>L12 Outdoor gym floor material changed to rubber mulch safety surface</p> <p>L13 Raised concrete kerb changed to raised metal edge (Types E3B and E3C replace type E4).</p> <p>Landscape levels and building finished floor levels updated.</p>	<ul style="list-style-type: none"> <li>• Linear Park – Flexible Games Court (extent)</li> <li>Linear Park – playground (colour palette)</li>   <li>• Linear Park – Outdoor Gym</li>   <li>• Link Street 2</li>   <li>• Sitewide</li> </ul>
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Condition 2 (updated) as follows:

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

DR0073 LBA XX 00 DR A 0001 Site Location Plan A3 1:2500 P1  
DR0073 LBA XX 00 DR A 0002 Existing Site Layout A0 1:500 P1  
DR0073 LBA XX 00 DR A 0100 Proposed Site Layout - Phase 1 + OPA Max Parameters A0 1:500 P3  
DR0073 LBA XX 00 DR A 0101 Proposed Site Layout - Phase 1 + Existing Estate A0 1:500 P3  
DR0073 LBA XX 00 DR A 0200 Proposed Site Elevations A1 1:500 P2  
DR0073 LBA XX 00 DR A 0300 Proposed Site Sections A1 1:500 P2  
DR0073 LBA XX 00 DR A 500 GA Plan - Level 00 A1 1:500 P4  
DR0073 LBA XX 01 DR A 501 GA Plan - Level 01 A1 1:500 P2  
DR0073 LBA XX 02 DR A 502 GA Plan - Level 02 A1 1:500 P2  
DR0073 LBA XX 03 DR A 503 GA Plan - Level 03 A1 1:500 P2  
DR0073 LBA XX 04 DR A 504 GA Plan - Level 04 A1 1:500 P2  
DR0073 LBA XX 05 DR A 505 GA Plan - Level 05 A1 1:500 P2  
DR0073 LBA XX 06 DR A 506 GA Plan - Level 06 A1 1:500 P2  
DR0073 LBA XX 07 DR A 507 GA Plan - Level 07 A1 1:500 P2  
DR0073 LBA XX 08 DR A 508 GA Plan - Level 08 A1 1:500 P2  
DR0073 LBA XX 09 DR A 509 GA Plan - Level 09 A1 1:500 P2  
DR0073 LBA XX 10 DR A 510 GA Plan - Roof Plan A1 1:500 P2  
DR0073 LBA A1 00 DR A 1000 Block A1 - Plan - Level 00 A1 1:100 P3  
DR0073 LBA A1 01 DR A 1001 Block A1 - Plan - Level 01 - 02 A1 1:100 P2  
DR0073 LBA A1 03 DR A 1003 Block A1 - Plan - Level 03 - 04 A1 1:100 P2  
DR0073 LBA A1 05 DR A 1005 Block A1 - Plan - Level 05 - 06 A1 1:100 P2  
DR0073 LBA A1 07 DR A 1007 Block A1 - Plan - Level 07 - 08 A1 1:100 P2  
DR0073 LBA C 00 DR A 1100 Block C1C2 - Plan - Level 00 A1 1:100 P4  
DR0073 LBA C 01 DR A 1101 Block C1C2 - Plan - Level 01 A1 1:100 P2  
DR0073 LBA C 02 DR A 1102 Block C1C2 - Plan - Level 02 A1 1:100 P2  
DR0073 LBA C 03 DR A 1103 Block C1C2 - Plan - Level 03 A1 1:100 P2  
DR0073 LBA C 04 DR A 1104 Block C1C2 - Plan - Level 04 A1 1:100 P2  
DR0073 LBA C 05 DR A 1105 Block C1C2 - Plan - Level 05 A1 1:100 P2  
DR0073 LBA C 06 DR A 1106 Block C1C2 - Plan - Roof A1 1:100 P2  
DR0073 LBA D 00 DR A 1200 Block D1 - Plan - Level 00 A1 1:100 P4  
DR0073 LBA D 01 DR A 1201 Block D1 - Plan - Level 01 A1 1:100 P2  
DR0073 LBA D 02 DR A 1202 Block D1 - Plan - Level 02 A1 1:100 P2  
DR0073 LBA D 03 DR A 1203 Block D1 - Plan - Level 03 A1 1:100 P2

DR0073 LBA D 04 DR A 1204 Block D1 - Plan - Level 04 A1 1:100 P2  
DR0073 LBA D 05 DR A 1205 Block D1 - Plan - Roof A1 1:100 P2  
DR0073 LBA D 00 DR A 1300 Block D2 - Plan - Level 00 A1 1:100 P2  
DR0073 LBA D 01 DR A 1301 Block D2 - Plan - Level 01-02 A1 1:100 P2  
DR0073 LBA D 03 DR A 1303 Block D2 - Plan - Level 03-04 A1 1:100 P2  
DR0073 LBA D 05 DR A 1305 Block D2 - Plan - Level 05-06 A1 1:100 P2  
DR0073 LBA D 07 DR A 1307 Block D2 - Plan - Level 07-08 A1 1:100 P2  
DR0073 LBA D 09 DR A 1309 Block D2 - Plan - Level 09-10 A1 1:100 P2  
DR0073 LBA D 10 DR A 1310 Block D2 - Plan - Roof A1 1:100 P2  
DR0073 LBA B1 00 DR A 1400 Belvedere 1 - Plan - Level 00 A1 1:100 P2  
DR0073 LBA B1 01 DR A 1401 Belvedere 1 - Plan - Level 01 A1 1:100 P1  
DR0073 LBA B1 02 DR A 1402 Belvedere 1 - Plan - Level 02 A1 1:100 P1  
DR0073 LBA B1 03 DR A 1403 Belvedere 1 - Plan - Level 03 - Roof A2 1:100 P2  
DR0073 LBA B2 00 DR A 1500 Belvedere 2 - Plan - Level 00 (1of2) A1 1:100 P2  
DR0073 LBA B2 00 DR A 1501 Belvedere 2 - Plan - Level 00 (2of2) A1 1:100 P2  
DR0073 LBA B2 01 DR A 1502 Belvedere 2 - Plan - Level 01 (1of2) A1 1:100 P1  
DR0073 LBA B2 01 DR A 1503 Belvedere 2 - Plan - Level 01 (2of2) A1 1:100 P1  
DR0073 LBA B2 02 DR A 1504 Belvedere 2 - Plan - Level 02 (1of2) A1 1:100 P1  
DR0073 LBA B2 02 DR A 1505 Belvedere 2 - Plan - Level 02 (2of2) A1 1:100 P1  
DR0073 LBA B2 03 DR A 1506 Belvedere 2 - Plan - Level 03 - Roof A1 1:100 P2  
DR0073 LBA B3 00 DR A 1600 Belvedere 3 - Plan - Level 00 A1 1:100 P2  
DR0073 LBA B3 01 DR A 1601 Belvedere 3 - Plan - Level 01 A1 1:100 P1  
DR0073 LBA B3 02 DR A 1602 Belvedere 3 - Plan - Level 02 A1 1:100 P1  
DR0073 LBA B3 03 DR A 1603 Belvedere 3 - Plan - Level 03 - Roof A1 1:100 P2  
DR0073 LBA L1 01 DR A 1700 Link Street 1 - Plan - Level 00 A1 1:100 P2  
DR0073 LBA L1 02 DR A 1701 Link Street 1 - Plan - Level 01 A1 1:100 P1  
DR0073 LBA L1 03 DR A 1702 Link Street 1 - Plan - Roof A1 1:100 P2  
DR0073 LBA L2 01 DR A 1800 Link Street 2 - Plan - Level 00 A1 1:100 P2  
DR0073 LBA L2 02 DR A 1801 Link Street 2 - Plan - Level 01 A1 1:100 P1  
DR0073 LBA L2 03 DR A 1802 Link Street 2 - Plan - Roof A1 1:100 P2  
DR0073 LBA A1 XX DR A 2000 Block A1 - Elevations SW - NW A1 1:100 P2  
DR0073 LBA A1 XX DR A 2001 Block A1 - Elevations SE - NE A1 1:100 P3  
DR0073 LBA C XX DR A 2100 Block C1C2 - Elevation - NW A1 1:100 P3  
DR0073 LBA C XX DR A 2101 Block C1C2 - Elevation - SE A1 1:100 P2  
DR0073 LBA C XX DR A 2102 Block C1C2 - Elevations - NE / SW A1 1:100 P2  
DR0073 LBA D XX DR A 2200 Block D1 - Elevation - NW A1 1:100 P3  
DR0073 LBA D XX DR A 2201 Block D1 - Elevation - SE A1 1:100 P3  
DR0073 LBA D XX DR A 2202 Block D1 - Elevation - SW A1 1:100 P1  
DR0073 LBA D XX DR A 2210 Block D2 - Elevation - North A1 1:100 P2  
DR0073 LBA D XX DR A 2211 Block D2 - Elevation - South A1 1:100 P2  
DR0073 LBA B1 XX DR A 2300 Belvedere 1 - Elevations A1 1:100 P2  
DR0073 LBA B1 XX DR A 2301 Belvedere 1 - Elevations - Rear A1 1:100 P2  
DR0073 LBA XX XX DR A 2302 Belvedere Typical - Elevations - Gable A1 1:100 P2  
DR0073 LBA B2 XX DR A 2400 Belvedere 2 - Elevations A1 1:100 P3  
DR0073 LBA B2 XX DR A 2401 Belvedere 2 - Elevations - Rear A1 1:100 P2  
DR0073 LBA B3 XX DR A 2500 Belvedere 3 - Elevations A1 1:100 P2  
DR0073 LBA L1 XX DR A 2600 Link Street 1 C4 - Elevations A1 1:100 P2  
DR0073 LBA L1 XX DR A 2610 Link Street 1 B2 - Elevations A1 1:100 P2  
DR0073 LBA L2 XX DR A 2700 Link Street 2 D5 - Elevations A1 1:100 P2  
DR0073 LBA L2 XX DR A 2710 Link Street 2 E2 - Elevations A1 1:100 P2  
DR0073 LBA A1 XX DR A 3000 Block A1 - Long Section A1 1:100 P2  
DR0073 LBA A1 XX DR A 3001 Block A1 - Short Sections A1 1:100 P2  
DR0073 LBA C XX DR A 3100 Block C1C2 - Long Section A1 1:100 P2  
DR0073 LBA C XX DR A 3101 Block C1C2 - Short Sections A1 1:100 P2  
DR0073 LBA D XX DR A 3200 Block D1D2 - Long Section A1 1:100 P2  
DR0073 LBA D XX DR A 3201 Block D1D2 - Short Sections A1 1:100 P1  
DR0073 LBA D XX DR A 3210 Block D2 - Sparks Sections (1of2) A1 1:100 P2  
DR0073 LBA D XX DR A 3211 Block D2 - Sparks Sections (2of2) A1 1:100 P2

DR0073 LBA B1 XX DR A 3300 Belvedere 1 - Sections A1 1:100 P2  
DR0073 LBA L1 XX DR A 3700 Link Street 1 - Sections A1 1:100 P2  
DR0073 LBA L2 XX DR A 3800 Link Street 2 - Sections A1 1:100 P2  
DR0073 LBA XX XX DR A 4000 Block A - Bay Study - Linear Park A1 1:50 P2  
DR0073 LBA XX XX DR A 4020 Block A - Bay Study - Access Deck A1 1:50 P1  
DR0073 LBA XX XX DR A 4040 Block A - Bay Study - Flank Wall A1 1:50 P2  
DR0073 LBA XX XX DR A 4100 Block C - Bay Study - Linear Park A1 1:50 P2  
DR0073 LBA XX XX DR A 4120 Block C - Bay Study - Access Deck A1 1:50 P2  
DR0073 LBA XX XX DR A 4200 Block D - Bay Study - Linear Park A1 1:50 P1  
DR0073 LBA XX XX DR A 4210 Block D Sparks - Bay Study A1 1:50 P2  
DR0073 LBA XX XX DR A 4300 Belvedere - Bay Study A1 1:50 P2  
DR0073 LBA XX XX DR A 4400 Link Street - Bay Study A1 1:50 P2  
DR0073 LBA XX XX DR A 4500 Block A - Detail Entrance A1 1:25 P1  
DR0073 LBA XX XX DR A 4510 Block C - Detail Entrance - C1 A1 1:25 P2  
DR0073 LBA XX XX DR A 4511 Block C - Detail Entrance - C2 A1 1:25 P2  
DR0073 LBA XX XX DR A 4520 Block D - Detail Entrance - D1 A1 1:25 P2  
DR0073 LBA XX XX DR A 4521 Block D - Detail Sparks Entrance - D2 A1 1:25 P2  
DR0073 LBA XX XX DR A 4522 Block D - Detail Hall Entrance - D2 A1 1:25 P2  
DR0073 LBA XX XX DR A 4530 Belvedere - Detail Entrance A1 1:25 P2  
DR0073 LBA XX XX DR A 4540 Link Street - Detail Entrance A1 1:25 P2  
DR0073 LBA XX XX DR A 4600 Block A - Balcony Details A1 1:25 P1  
DR0073 LBA XX XX DR A 4610 Block C - Balcony Details A1 1:25 P1  
DR0073 LBA XX XX DR A 4620 Block D Sparks - Balcony Details A1 1:25 P2  
DR0073 LBA XX XX DR A 4700 Block A - Deck Access Details A1 1:25 P2  
DR0073 LBA XX XX DR A 4710 Block C - Deck Access Details A1 1:25 P2  
DR0073 LBA XX XX DR A 4800 Block A - Detail - Plant Room A1 1:25 P1  
DR0073 LBA XX XX DR A 4801 Block A - Detail - Plant Screening A1 1:25 P2  
DR0073 LBA XX XX DR A 4810 Block C - Detail - Plant Screening A1 1:25 P2  
DR0073 LBA XX 00 DR L 9000 Landscape Masterplan with OPA A1 1:500 P4  
DR0073 LBA XX 00 DR L 9001 Landscape Hardworks A1 1:500 P4  
DR0073 LBA XX 00 DR L 9100 Planting Plan 1 of 2 A1 1:250 P4  
DR0073 LBA XX 00 DR L 9101 Planting Plan 2 of 2 A1 1:250 P4

Reason - For the avoidance of doubt and in the interest of proper planning.

Given the nature of the proposed amendments and taking into account the original proposal, it is considered that the proposed amendments would not constitute a material change and therefore a planning application would not be required for the proposals.

The Non-material amendment application is therefore GRANTED.

I have placed a copy of the letter on the file for record purposes. Should you require any further assistance, please do not hesitate to contact Awot Tesfai on 020 8545 3571.

Yours sincerely,

Jonathan Lewis

p.p Stuart Adams  
Area Manager - Development Management – South