

SUSTAINABLE COMMUNITIES DIVISION

Head of Sustainable Communities - James McGinlay



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Town and Country Planning Act 1990 Reserved Matters Decision Notice 22/P0085

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: 22/P0085
Location: Nelson Grove Road Garages, High Path Estate, South Wimbledon, SW19 2TG
Proposal: APPROVAL FOR RESERVED MATTERS (PHASE 2A, DEMOLITION OF 10 GARAGES ON NELSON GROVE ROAD) FOLLOWING OUTLINE PLANNING PERMISSION 17/P1721 RELATING TO THE OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED, EXCEPT IN RELATION TO PARAMETER PLANS) FOR THE COMPREHENSIVE PHASED REGENERATION OF HIGH PATH ESTATE COMPRISING DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES; ERECTION OF NEW BUILDINGS RANGING FROM 1 TO 10 STOREYS MAX, PROVIDING UP TO 1570 RESIDENTIAL UNITS (C3 USE CLASS); PROVISION OF UP TO 9,900 SQM OF COMMERCIAL AND COMMUNITY FLOORSPACE (INC REPLACEMENT AND NEW FLOORSPACE, COMPRISING: UP TO 2,700 SQM OF USE CLASS A1 AND/OR A2, AND/OR A3 AND/OR A4 FLOORSPACE, UP TO 4,100 SQM OF USE CLASS B1 (OFFICE) FLOORSPACE, UP TO 1,250 SQM OF FLEXIBLE WORK UNITS (USE CLASS B1), UP TO 1,250 SQM OF USE CLASS D1 (COMMUNITY) FLOORSPACE; UP TO 600 SQM OF USE CLASS D2 (GYM) FLOORSPACE); PROVISION OF NEW NEIGHBOURHOOD PARK AND OTHER COMMUNAL AMENITY SPACES, INCL. CHILDREN'S PLAY SPACE; PUBLIC REALM, LANDSCAPING, LIGHTING; CYCLE PARKING (INCL VISITOR CYCLE PARKING) AND CAR PARKING (INC WITHIN GROUND LEVEL PODIUMS), ASSOCIATED HIGHWAYS AND UTILITIES WORKS.

Approved Plans: HP2-PRP-02A-ZZ-DR-A-08100
HP2-PRP-02A-ZZ-DR-A-08200
HP2-PRP-02A-ZZ-DR-A-08201
HP2-PRP-02A-ZZ-DR-A-08205
HP2-PRP-02A-ZZ-DR-A-08210
HP2-PRP-02A-ZZ-DR-A-08211
HP2-PRP-02A-ZZ-DR-A-08400
HP2-PRP-02A-ZZ-DR-A-06600_revA
MS04:18.03.22 - Demolition Method Statement

Second Schedule – Conditions

- 1 The development to which this permission relates shall be commenced not later than the expiration of 2 years from the date of this approval of reserved matters.



Reason: To comply with Section 92 (as amended) of the Town & Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
- HP2-PRP-02A-ZZ-DR-A-08100
HP2-PRP-02A-ZZ-DR-A-08200
HP2-PRP-02A-ZZ-DR-A-08201
HP2-PRP-02A-ZZ-DR-A-08205
HP2-PRP-02A-ZZ-DR-A-08210
HP2-PRP-02A-ZZ-DR-A-08211
HP2-PRP-02A-ZZ-DR-A-08400
HP2-PRP-02A-ZZ-DR-A-06600_revA
MS04:18.03.22 - Demolition Method Statement
- 3 The development hereby permitted shall be carried out in strict accordance with the details approved under the following discharge of conditions applications:
- 22/P0354 - Condition 23 (a) (Demolition & Method Statement)
22/P0417 - Condition 49 & 51 (Archaeology),
22/P0355 - Condition 20 (Arboriculture Assessment)
- 4 For the avoidance of doubt the conditions of the Outline Planning Permission reference; 17/P1721 require the submission of a number of reports with Reserved Matters Applications. The following Conditions and s106 Legal Obligations are not relevant to this application as the proposal is only for Enabling Works.
- Condition 7 Urban Design Strategy;
Condition 13 Housing Accommodation Schedule;
Condition 14 Daylight and Sunlight Assessment;
Condition 15 Accessibility Strategy; and
Condition 55 Electric Vehicle Charging Points.
- Schedule 2, Part 1, Para 3.1- Affordable Housing Provider
Schedule 2, Part 1, Para. 3.2 - Affordable Housing Scheme
Schedule 2, Part 2, Para 3.19 - New Homes Tracker
Schedule 19 Paragraph 1.1 - Build to Rent
- 5 In accordance with paragraph 38 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:
- i) Offering a pre-application advice and duty desk service.
 - ii) Where possible, suggesting solutions to secure a successful outcome.
 - iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.
- In this instance:
- i) The applicant/agent was provided with pre-application advice.
 - ii) The application was acceptable as submitted and no further assistance was required.
 - iii) The application was approved without delay.



Date of Decision: 31/03/2022

Signed.....

Lesley Barakchizadeh– Interim Development Control Manager
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.

Note regarding rights of Appeal

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.





Community Infrastructure Levy

If permission is granted for the development of any new dwelling(s) or at least 100 square metres of new-build gross internal area (GIA) (including replacement of existing GIA), into which people normally go, it will usually become liable for a Community Infrastructure Levy (CIL) payment under Merton and Mayor of London CIL charging schedules.

If your development is liable, you will be sent a liability notice that will provide details of the charge. 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.

If your development is likely to be CIL liable and you have not already done so, please complete and return to us an additional information form, available at http://www.planningportal.gov.uk/uploads/1app/forms/cil_questions.pdf. Failure to do so will mean we will perform the calculation of the charge solely on the basis of the information already provided with the planning application which might result in you being overcharged.

This will affect planning applications which receive planning permission on or after the date the CIL charge comes into effect. For more information please visit <http://www.merton.gov.uk/cil> or email CILevy@merton.gov.uk

The Mayor of London has adopted an updated CIL charge of £60/sqm for developments in Merton, which is effective to developments granted planning permission from 1 April 2019. This is an increase from the £35/sqm charge on developments effective prior to 1 April 2019. For more information visit: www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy