

## Appeal at 265 Burlington Road, LB Merton

### Supplementary Statement of Common Ground

6<sup>th</sup> November 2020

1. This Supplementary Statement of Common Ground (SSoCG) has been prepared by the Council and the Appellant in relation to the above appeal. It should be read in conjunction with, and as an addendum to, the Statement of Common Ground dated June 2020. The matters that are subject to this SSoCG are set out below.

#### Policies

2. It is agreed between the Council and Appellant that policies 6.10 and 7.7 of the London Plan are relevant to the consideration of this appeal and should have been included within the list provided within section 5 of the June Statement of Common Ground.

#### Planning Conditions

3. The Council and Appellant have worked together to produce an agreed list of draft planning conditions, which is attached.

#### Commercial Space

4. The appeal scheme includes 499sqm of B1 floorspace. Since the appeal was lodged changes have been made to the use classes order<sup>1</sup>, which places B1 uses within a broader use class, known as Class E (Commercial Business and Service). It is agreed between the Council and Appellant that the commercial space should be changed to Class E to allow greater flexibility.
5. We would respectfully request the Inspector consider amending the application for the commercial space to accommodate the full range of uses under Class E.

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<sup>1</sup> The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020  
<https://www.legislation.gov.uk/uksi/2020/757/regulation/13/made>

## Existing Floorspace

6. The application forms identified 3,483sqm of existing floorspace on the site, which was based upon information available at the time. A detailed survey has now been undertaken which confirms the existing B1(a) floorspace to be 3,880sqm.