

PLANNING CONDITIONS, REASONS AND INFORMATIVES

OPEN LAND AT REAR OF 1-8 HARCOURT AVENUE AND 32 THE MANOR WAY, WALLINGTON - APPLICATION NO. D2009/61847/FUL

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) Prior to the commencement of development, but excluding demolition of the buildings, details and samples of the materials to be used in the external surfaces, access drives and footways of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority; and the development shall be carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of the area and to ensure compliance with Policies BE1 of the Sutton Unitary Development Plan which seek to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(3) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of both hard (which shall include boundary treatments, external materials for hard surfaces, lighting to public areas) and soft landscaping which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, and detailed proposals for their protection during construction, and full details of new planting.

Reason: To ensure, where applicable, compliance with OE30 of the Unitary Development Plan which seeks to retain and replace trees; to ensure compliance with the criteria set out in Policies BE1 and BE12 which requires landscaping schemes to provide a satisfactory townscape incorporating hard and soft landscaping and to make proper provision for suitable boundary treatments and screening to provide suitable private amenity garden and sitting space where appropriate.

(4) All planting, seeding or turfing in the landscaping scheme hereby approved shall be carried out in the first planting and seeding season following the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure where applicable compliance with Policy OE30 of the Unitary Development Local Plan which seeks to ensure the maintenance of trees as well as compliance with Policy BE1 and BE12 which seeks to ensure landscaping schemes, provide where appropriate adequate privacy and screening and promote satisfactory townscape.

(5) The development shall not begin until the new road, the widening of Harcourt Avenue, and the alteration to the junction of Harcourt Avenue with Harcourt Road have been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and thereafter be permanently retained.

Reason: In the interest of highways safety and to comply with policies TR21, TR22, TR29 and TR32 of the Sutton Unitary Development Plan 2003.

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(6) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for 27 cars and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning areas shall be used and permanently retained exclusively for their designated purpose.

Reason: To prevent obstruction and inconvenience to other highway users (especially pedestrians, cyclists and those with disabilities), and also in the interest of highway safety, and to comply with policies G/TR4, TR12, TR13, TR30, TR31 of the Sutton Unitary Development Plan 2003.

(7) No windows shall be formed at or above first floor level in the west elevation of the proposed one/two storey dwelling in the north west corner of the site.

Reason: To protect the privacy of the adjoining occupiers.

(8) The window at first floor level in the northern elevation of the dwelling adjacent to the northern boundary shall be obscure glazed and fixed shut in a manner that will allow only the top third to open (lower cill level a minimum of 1.7m high from floor level) and be so maintained at all times. No further windows other than those specified in the approved drawings shall be formed in the northern elevation at or above first floor level.

Reason: To safeguard the current level of privacy enjoyed by the occupants of adjoining properties.

(9) The development shall not begin until a Construction Method Statement/Environmental Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials;
- (d) programme of works (including measures for traffic management);
- (e) provision of boundary hoarding, behind any visibility zones;
- (f) construction traffic routing;
- (g) means to prevent deposition of mud on the highway;
- (h) means to control dust;

have been submitted to and approved in writing by the Local Planning Authority; and the approved details shall be implemented during the construction period.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway and to comply with policies TR5, TR6, TR8, TR9, and TR21 of the Sutton Unitary Development Plan 2003.

(10) Prior to construction (excluding demolition) of the development a final energy statement should be submitted for approval by the Local Authority that demonstrates how a 10% reduction in total CO₂ emissions will be achieved across the site through the use of renewable energy technologies. The report should include a shading analysis using simulation software to demonstrate that neither the two houses at the most northern boundary nor the houses to the south-west of the development will be shaded by the existing trees on the development should solar technologies be installed. If the technologies would be shaded then alternative renewable energy technologies would need to be chosen.

Reason: To comply with 'Sustainable Design and Construction Interim Planning Guidance' Guideline SDC4 and to reduce CO₂ emissions from the development.

(11) The dwellings hereby approved shall achieve at least a Level 3 rating under the Code for Sustainable Homes. Prior to building work commencing the design stage assessment validated by the Building Research Establishment (BRE) showing that Level 3 will be achieved must be submitted to the London Planning

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Authority. The post-construction review certificate must also be submitted to the Local Planning Authority prior to occupation of the dwellings showing that a Code for Sustainable Homes Level 3 rating has been achieved.

Reason: To comply with the "Sustainable Design and Construction Interim Planning Guidance" Guideline SDC2 and to ensure the overall environmental sustainability of the dwellings.

(12) Prior to occupation of the dwellings the applicant must submit 'As built' Standard Assessment Procedure (SAP) worksheets for each of the dwellings, showing that the commitments made in the approved energy statement required by Condition 10 have been implemented. The applicant must also submit a completed Energy 7 calculator tool for the Code for Sustainable Homes, showing that a further 10% reduction in total CO₂ emissions has been achieved through the use of the renewable energy technologies described in the approved energy statement. Prior to first occupation, the approved scheme shall be constructed in accordance with the energy statement and shall thereafter be retained for so long as the development remains in existence.

Reason: To comply with 'Sustainable Design and Construction Interim Planning Guidance' Guideline SDC4 and to reduce CO₂ emissions from the development.

(13) A full sustainability report showing how the requirements of the London Borough of Sutton's 'Sustainable Design and Construction Interim Planning Guidance' has been complied with will be submitted prior to commencement of construction for approval by the Local Planning Authority. The approved scheme shall be constructed in accordance with this sustainability report and those features installed shall thereafter be retained for so long as the development remains in existence.

Reason: To comply with Sustainable Design and Construction IPG Guideline SDC1 and to ensure the overall environmental sustainability of the dwellings.

(14) The materials chosen for the dwellings will achieve an A+ to B rating when assessed against the Green Guide to Specification.

Reason: To comply with 'Sustainable Design and Construction Interim Planning Guidance' Guideline SDC12 (Life Cycle Impact of Construction Materials) and to ensure the environmental sustainability of the materials chosen for the development.

(15) No development shall take place until details of a scheme to meet the specific security needs of the development hereby permitted (to achieve Secured by Design accreditation) have been submitted to, and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, and shall be in place before any of the dwellings hereby permitted are occupied, and shall thereafter be maintained.

Reason: In order to deter crime and reduce the fear of crime in accordance with Policy BE8 of the Unitary Development Plan.

(16) No demolition or construction works, including site excavation or any external site works, the operation of plant and machinery, the erection of scaffolding, the delivery of materials, the removal of materials and spoil from the site and the use of any sound amplification equipment, shall take place outside 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays, and at no time on Sundays or Bank Holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

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(17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Class(es) A, B, C, D, E, F of Part 1 to Schedule 2 to that Order.

Reason: To ensure that the impacts of further development on nearby properties and the street scene can be formally assessed by the Council.

(18) No development shall take place until details have been submitted to and approved in writing by the local planning authority in respect of the details of a sustainable urban drainage system. The system shall be implemented in accordance with the approved details.

Reason: To comply with 'Sustainable Design and Construction Interim Planning Guidance' Guideline SDC7 and to minimise the risk of future flooding.

(19) No development shall take place, (including any demolition or any site clearance) until full details of a survey to check for the presence of bats has been carried out in accordance with best practice guidance and the report submitted with the application, have been submitted to and approved in writing by the local planning authority. Should the presence of bats on the site be detected full details of measures to ensure their protection shall be submitted to and approved in writing by the local planning authority and any recommendations carried out in accordance with the agreed details. Bat boxes shall be provided within the development prior to its occupation in accordance with a scheme which shall have had the prior written approval of the local planning authority.

Reason: To ensure that no disturbance is caused to any bats which are a protected species.

(20) Before the development is occupied full details of a scheme of informal play areas to be situated on the communal areas on the site shall be submitted and approved in writing by the Local Planning Authority. The play areas will be provided in accordance with the approved details and thereafter retained.

Reason: To ensure that adequate provision is made for children's play space on site in accordance with London Plan Policy 3D.13 and the London Plan Supplementary Planning Guidance Note on Children's and Young Peoples Play and Informal Spaces.

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(1) This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6268 before proceeding with the work.

(2) The permission hereby granted confers no rights on the applicant to encroach upon, extend over or otherwise enter upon property not in his ownership for any purposes connected with the implementation of this planning permission.

(3) Landscaping means the treatment of land (other than buildings) being the site or part of the site in respect of which this planning permission is granted, for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means of enclosure; measures to screen the refuse provision; planting of trees, hedges, shrubs or grass; formation of banks, terraces or other earth works, laying out of gardens, paved areas or courts and other amenity features.

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(4) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and for this reason planning permission is granted. Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.

(5) The applicant's attention is drawn to the fact that the London Borough of Sutton monitors the implementation of permissions and in particular that conditions imposed are fully complied with. Should you have any queries with regard to the discharge of the conditions please telephone 020 8770 5070 for further information.

(6) Attention is drawn to the need to comply with the Disability Discrimination Act. The implementation of this planning permission does not over-ride the need to achieve full compliance with the Disability Discrimination Act.

(7) This permission creates one or more new units which will require a correct postal address. Contact the Street Naming and Numbering Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 6369 or e-mail street.naming@sutton.gov.uk.

(8) The drawing No(s) relating to this decision are: PL(00) 101, 102, 103F, 104E, 105, 106, 107, 108, 109, 110B, CBA6955.01, SK75.

(9) The Council does not consider that air source heat pumps are a renewable technology due to the significant quantity of electricity that is required for their operation.

7 LINDORES ROAD, CARSHALTON - APPLICATION NO. C2009/61994/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The glazed bathroom window in the permitted extension shall be obscure glazed prior to its occupation and shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

(3) The permitted extension shall be clad in Olde Inish Novabrick Panels, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the extension is of satisfactory appearance.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

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(3) The drawing No(s). relating to this decision are 1 and 2.

8 LINDORES ROAD, CARSHALTON - APPLICATION NO. C2009/61995/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The glazed bathroom window in the permitted extension shall be obscure glazed prior to its occupation and shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

(3) The permitted extension shall be clad in Olde Inish Novabrick Panels, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the extension is of satisfactory appearance.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing no(s). relating to this decision are 1 and 2.

9 LINDORES ROAD, CARSHALTON - APPLICATION NO. C2009/61996/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The glazed bathroom window in the permitted extension shall be obscure glazed prior to its occupation and shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

(3) The permitted extension shall be clad in Olde Inish Novabrick Panels, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the extension is of satisfactory appearance.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local

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Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

87 PETERBOROUGH ROAD, CARSHALTON - APPLICATION NO. C2009/61946/3FR

(1) The obscure glazed bathroom window shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

16 PIPEWELL ROAD, CARSHALTON - APPLICATION NO. C2009/61947/3FR

(1) The obscure glazed bathroom window shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

4 KELSO ROAD, CARSHALTON - APPLICATION NO. C2009/61948/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The glazed bathroom window in the permitted extension shall be obscure glazed prior to its occupation and shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

(3) The permitted extension shall be clad in Olde Inish Novabrick Panels, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the extension is of satisfactory appearance.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

8 KELSO ROAD, CARSHALTON - APPLICATION NO. C2009/61949/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The glazed bathroom window in the permitted extension shall be obscure glazed prior to its occupation and shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

(3) The permitted extension shall be clad in Olde Inish Novabrick Panels, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the extension is of satisfactory appearance.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

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9 KELSO ROAD, CARSHALTON - APPLICATION NO. C2009/61950/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The glazed bathroom window in the permitted extension shall be obscure glazed prior to its occupation and shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

(3) The permitted extension shall be clad in Olde Inish Novabrick Panels, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the extension is of satisfactory appearance.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

6 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/61992/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The glazed bathroom window in the permitted extension shall be obscure glazed prior to its occupation and shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

(3) The permitted extension shall be clad in Olde Inish Novabrick Panels, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the extension is of satisfactory appearance.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

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(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

9 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/61993/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The glazed bathroom window in the permitted extension shall be obscure glazed prior to its occupation and shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

(3) The permitted extension shall be clad in Olde Inish Novabrick Panels, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the extension is of satisfactory appearance.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

SHANKLIN ESTATE, SUTTON - APPLICATION NO. B2009/61870/3FR

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

INFORMATIVES

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6268 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section

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38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) Works to carry out the removal of asbestos must be carried out in accordance with current Health and Safety Legislation and Guidance on the safe removal handling of asbestos. Asbestos disposal must be carried out in accordance with current waste management legislation in connection with the treatment and handling of Hazardous Waste. Properly approved contractors should be used for this work and the Health and Safety Executive notified of this construction work.

(4) The drawing No(s). relating to this decision is/are 2932/P7, 2932/E1, 2932/E2, 2932/ P1, 2932/P2, 2932/E3, 2932/E4, 2932/P3, 2932/P4, LBS1.

**255 MIDDLETON ROAD, CARSHALTON - APPLICATION NO.
C2009/61940/3FR**

(1) The obscure glazed bathroom window shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

**448 MIDDLETON ROAD, CARSHALTON - APPLICATION NO.
C2009/61941/3FR**

(1) The obscure glazed bathroom window shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

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5 OSNEY WALK, CARSHALTON - APPLICATION NO. C2009/61942/3FR

(1) The obscure glazed bathroom window shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

9 OSNEY WALK, CARSHALTON - APPLICATION NO. C2009/61943/3FR

(1) The obscure glazed bathroom window shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

31 PERSHORE GROVE, CARSHALTON - APPLICATION NO. C2009/61944/3FR

(1) The obscure glazed bathroom window shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

INFORMATIVES.

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section

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38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

257 PETERBOROUGH ROAD, CARSHALTON - APPLICATION NO. C2009/61945/3FR

(1) The obscure glazed bathroom window shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

INFORMATIVES

(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5700.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The drawing No(s). relating to this decision are 1 and 2.

92 OLDFIELDS ROAD, OLDFIELDS TRADING ESTATE, SUTTON - APPLICATION NO. B2009/61701/FUL

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The positioning and type of means of enclosure shall be the subject of a detailed scheme to be submitted in writing to the Local Planning Authority for approval. The approved scheme shall be provided prior to the occupation of any part of the development hereby permitted.

Reason: To safeguard, where applicable, the visual amenity and privacy of occupiers of adjoining properties and the development hereby approved and to ensure compliance with Policy BE1 of the Unitary Development Plan which seeks to ensure that all components of a development are integrated from the outset.

(3) The development shall not begin until a Construction Method statement/Environmental Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials;
- (d) programme of works (including measures for traffic management);
- (e) provision of boundary hoarding, behind any visibility zones;
- (f) construction traffic routing;
- (g) hours of operation;
- (h) means to control dust;
- (i) means to control noise;
- (k) means to prevent deposition of mud on the highway;

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has been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(4) The type and treatment of the materials, including samples, to be used on the exterior of the building(s), shall be approved in writing by the Local Planning Authority prior to the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use.

Reason: To safeguard the visual amenities of the area and to ensure compliance with Policy BE1 of the Sutton Unitary Development Plan which seek to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(5) The development hereby permitted shall not be occupied until bicycle storage facilities have been provided in accordance with a scheme which shall have been agreed in writing by the Local Planning Authority. Such storage provision shall thereafter be kept for the use of the occupants of the development hereby approved.

Reason: To ensure compliance with Policy TR28 of the Unitary Development Plan which seeks to ensure that provision is made as part of new development.

(6) The buildings hereby approved shall achieve a sustainability rating of at least 'Very good' under the appropriate BREEAM scheme. A post-construction review certificate from the Building Research Establishment must be submitted to the Local Planning Authority prior to the occupation of the buildings.

Reason: To comply with Sustainable Design and Construction IPG Guideline SDC3 and to ensure overall environmental sustainability of the building.

(7) Prior to construction starting on the development the applicant must submit Design Stage SBEM worksheets showing that a reduction in CO₂ emissions compared to Building Regulations requirement has been achieved through the use of energy efficiency measures. The submitted SBEM worksheets must also show a further 20% reduction in total CO₂ emissions has been achieved through the installation of photovoltaic solar panels. The solar photovoltaic panels must be mounted with at least a 10 degree angle from horizontal. Prior to first occupation, the approved scheme of photovoltaic panels shall be constructed in accordance with the report and shall thereafter be retained for so long as the development remains in existence.

Reason: To comply with Sustainable Design and Construction IPG Guideline SDC4 and Policy 4A.7 of the London Plan.

(8) Prior to occupation photographs of the rainwater butts that have been installed to capture rainwater from the roof will be provided to the local planning Authority. The water butts shall thereafter be retained for so long as the development remains in existence.

Reason: To comply with Sustainable Design and Construction IPG Guideline SDC10.

(9) Prior to the occupation of the development hereby permitted, full details of the necessary crime prevention measures to achieve 'Secured by design' accreditation shall be submitted to and approved in writing by the Local Planning Authority. Details shall include natural surveillance, car and cycle parking, lighting, fencing, gates, doors, windows etc. The details once approved in writing by the Local

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Planning Authority, shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure compliance with PPS1, Policy BE8 of the Unitary Development Plan and the Council's Draft Supplementary Planning Document.

(10) The development shall not be occupied until space has been laid out within the site in accordance with plans approved in writing by the Local Planning Authority for 29 cars (including four for disabled users) and 18 bicycles to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning areas shall be used and permanently retained exclusively for its designated purpose.

Reason: To prevent obstruction and inconvenience to other highway users and also in the interest of highway safety.

(11) The layout and surface material of the access roads, service areas and parking areas shall be the subject of a detailed scheme (including drawings and manufacturer's specification) to be submitted to and approved in writing by the Local Planning Authority before work commences on the relevant part of the development. A different surface material or differentiation between parking spaces and shared surfaces where pedestrians have priority should be denoted. The approved scheme shall be carried out prior to the occupation of the relevant part of development hereby permitted and thereafter retained.

Reason: To ensure compliance with Policy BE1 of the Unitary Development Plan which seek to ensure a high standard of layout and compatibility with existing townscape.

(12) No development shall take place on the relevant part of the development hereby permitted until full details have been submitted to and approved by the Local Planning Authority for a scheme of all external lighting. The approved scheme shall be installed in accordance with the approved details and carried out prior to the occupation of the relevant part of the development hereby permitted and thereafter retained. Unless a scheme is provided no external lighting shall be installed within the site.

Reason: To ensure compliance with PPS1 and Policy BE8 of the Unitary Development Plan.

(13) Prior to work commencing on the relevant part of the development details relating to the green roofs and walls shall be submitted to and approved by the local planning authority. These details shall include a management plan indicating how the green roof/wall would be constructed and maintained to the satisfaction of the local planning authority. The green roof/wall shall be constructed in accordance with the approved details and retained and maintained thereafter.

Reason: To protect/conservate the natural features contributing to the ecological benefits from the development.

(14) The development hereby approved shall not be implemented until a contaminated land assessment and associated remedial strategy, has been submitted to, and agreed in writing by the local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of Policy PNR 3 of the Sutton Unitary Development Plan.

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(15) The approved remediation works shall be completed on site, in accordance with a quality assurance scheme, agreed as part of the contaminated land assessment.

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of Policy PNR 3 of the Sutton Unitary Development Plan.

(16) If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved.

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of Policy PNR 3 of the Sutton Unitary Development Plan.

(17) On completion of the agreed remediation works, a closure report and certificate of compliance, endorsed by the interested party/parties shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of Policy PNR 3 of the Sutton Unitary Development Plan.

(18) Prior to the commencement of development a scheme for the enhancements to the Pyl Brook, including the provision and management of a buffer zone alongside the Pyl Brook, shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

- Scaled plans and cross sections showing the proposed re-profiling of the bank and the extent and layout of the buffer zone;
- Details of the planting scheme. Native species only should be planted within eight metres of the top of the bank;
- Details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term;
- Details of any footpaths, fencing, lighting etc;
- Details of how the re-profiled banks will tie in to structures on the adjacent sites, including the bridge at the downstream end of the site.

Reasons: Development that encroaches on watercourses has a potentially severe impact on their ecological value. This is contrary to government policy in Planning Policy Statement 1 and Planning Policy Statement 9 and to the UK Biodiversity Action Plan. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change.

(19) The development, hereby approved, shall not begin until a surface water drainage scheme for the site, based on sustainable principles and an assessment of the hydrological context of the development, has been submitted to and approved in writing by the local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage.

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(20) No Development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land and details of any to be retained. The development shall thereafter be carried out in accordance with the approved landscaping scheme which shall be retained thereafter.

Reason: To ensure, where applicable, compliance with OE30 of the Unitary Development Plan which seeks to retain and replace trees and BE12 which seeks provision of high quality hard and soft landscaping.

INFORMATIVES

(1) The drawing No(s). relating to this decision are: ac33p001B, ac33904B, ac33p005F, ac33p009C, ac33p010D, ac33p012C, ac33p011C, ac33p013C, ac33p014C, ac33p030B, ac33p031D, ac33p032B, ac31p033C, ac33p9034B, ac33p040bac33p041E; Design and Access Statement August 2009, Planning statement September 2009, Flood risk assessment March 2009 and June 2009, Energy Statement May 2009, sustainability statement May 2009, Noise report March 2009, Motion Transport assessment July 2009.

(2) The contaminated land assessment shall include: -

- (i) A desk top study detailing the history of the site's uses and proposing a site investigation strategy based on the relevant information discovered by the desk study all of which is to be submitted to the local planning authority for approval.
- (ii) A site investigation, including relevant ground gas, surface and groundwater sampling, carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology, Mcerts where applicable or UKAS.
- (iii) A site investigation report, in accordance with BS 5930:1999 (Code of Practice for Site Investigations and BS10175: 2001 Code of Practice Investigation of Potentially Contaminated Sites) detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy.
- (iv) All work should be in accordance with Planning and Pollution Control Planning Policy Statement 23 (PPS23 annex 2) and the Environmental Protection Act 1990 (Part IIA), Statutory Guidance on Contaminated Land together with other relevant legislation and guidance as described in the Environment Agency and DEFRA Contaminated Land Research Reports, Model Procedures for the Management of Land Contamination CLR 11 (2004).

(3) The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters. All work should be in accordance with the HSE document Protection of workers and the general public during the development of Contaminated Land. The decommissioning and removal of all redundant fuel storage tanks is to be in accordance with the Health and Safety Executives (HSE) Health and Safety Guidance Note 41 Petroleum Filling Stations Construction and Operation (1998). Also in accordance with the HSE's Guidance note CS 15 - The Cleaning and Gas Freeing of Tanks Containing Flammable Residues (1985).

(4) The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean up criteria shall be included in the closure report together with the necessary Duty of Care documentation detailing what waste material have been removed from the site.

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The London Borough's Guide for Developers to Help Meet Planning Requirements, can be found on the Council's web site or can be supplied upon request. It describes all the items that will need to be considered for inclusion in any submitted validation report, omission of relevant details may result in submitted reports being rejected.

**CHEAM PARK, TUDOR CLOSE, CHEAM - APPLICATION NO.
A2009/61865/3FR**

(1) Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: This is a standard condition required by Regulation 13 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

(2) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: See Reason 1 above.

(3) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: See Reason 1 above.

(4) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: See Reason 1 above.

(5) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Reason: See Reason 1 above.

(6) The display of this advertisement(s) is valid for a period of five years from the date of this consent.

Reason: See Reason 1 above.

INFORMATIVES

(1) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The drawing No(s). relating to this decision is/are LBS1, LBS2, LBS3.

**CHEAM LIBRARY, CHURCH ROAD, CHEAM - APPLICATION NO.
A2009/61893/3FR**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

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Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) All external facing materials, treatments and finishes shall be similar to those of the original building. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the extension harmonises with the existing building.

INFORMATIVES

(1) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The drawing No(s). relating to this decision are: 110920/001A and 110920/002.

GLENTHORNE HIGH SCHOOL, 270 SUTTON COMMON ROAD, SUTTON - APPLICATION NO. A2009/61663/FUL

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The method of refuse storage shall be the subject of a detailed scheme to be submitted in writing to the Local Planning Authority for approval. The approved refuse storage shall be provided prior to the occupation of any part of the development hereby permitted and thereafter retained.

Reason: To ensure that this facility is provided in a manner and to ensure compliance with Policy BE1 of the Unitary Development Plan which seeks to ensure that such ancillary buildings integrate with the principal development.

(3) The development hereby permitted shall not be occupied until recycling facilities have been provided in accordance with a scheme which shall have been approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter for use by the residents of the development hereby approved.

Reason: To ensure compliance with Policy G/PNR6 of the Development Plan which seeks to encourage the collection and recycling of appropriate materials for re-use.

(4) No development shall take place until details of hard and soft landscaping and the positioning and type of all means of enclosure, together with an implementation programme, have been submitted to and approved in writing by the Local Planning Authority. Work shall be undertaken in accordance with the approved scheme.

Reason: To ensure, where applicable, compliance with OE30 of the Unitary Development Plan which seeks to retain and replace trees; to ensure compliance with the criteria set out in Policy BE1 which requires landscaping schemes to provide a satisfactory townscape incorporating hard and soft landscaping and to make proper provision for suitable boundary treatments and screening to provide suitable private amenity garden and sitting space where appropriate. To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

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(5) The development hereby approved shall not be occupied or used until details of all external lighting to be installed is submitted to and approved in writing by the Local Planning Authority and such lighting, as approved, has been fully installed.

Reason: In order to ensure that the development does not cause light pollution to surrounding properties, whilst at the same time creating a safe and secure environment.

(6) The type and treatment of the materials to be used on the exterior of the building(s) shall be approved in writing by the Local Planning Authority prior to the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use.

Reason: To safeguard the visual amenities of the area and to ensure compliance with Policies BE1 and BE2 of the Sutton Unitary Development Plan which seek to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(7) No additional windows shall be provided within the north elevation of the dance studio building hereby permitted.

Reason: To protect the amenities of adjoining occupiers.

(8) No development shall commence until an arboricultural method statement is submitted to and approved in writing by the Local Planning Authority for the protection of all trees as shown as retained in line with British Standard 5837:2005. As well as protective fencing the arboricultural method statement shall also include means of special methods of construction for excavation, foundations, new hard surfaces and walls within root protection areas. Once approved the works shall be implemented as specified in the method statement prior to the commencement of work on site, and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development.

Reason: To ensure compliance with Policy OE30 of the Unitary Development Plan which seeks to ensure the retention of trees.

(9) All planting, seeding or turfing comprised in the details of landscaping, approved by condition 9 above, shall be carried out in the first planting and seeding season following the occupation of the building constructed or following the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure where applicable, compliance with OE30 of the Unitary Development Plan which seeks to ensure the maintenance of trees, as well as compliance with Policy BE12 which seeks to ensure that landscaping schemes, provide where appropriate, adequate privacy and screening, and pay sufficient regard to nature conservation, and boundary treatments.

(10) Prior to development commencing the applicant will submit for approval by the Local Planning Authority a sustainability statement demonstrating how the development has complied with the sustainability requirements in the Council's Sustainable Design and Construction Interim Planning Guidance. The approved scheme shall be constructed in accordance with the approved sustainability statement and those features installed shall thereafter be retained for so long as the development remains in existence.

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Reason: To comply with Sustainable Design and Construction IPG Guideline SDC3 and to ensure overall environmental sustainability of the building.

- (11) Prior to commencement of the development the applicant shall submit a revised energy statement including:
- The energy efficiency measures that will be incorporated into the scheme, that improve upon the requirements of the Building Regulations.
 - A demonstration of how the 20% reduction in carbon dioxide emissions will be achieved through the use of renewable energy technologies.
 - 'Design stage' Simplified Building Energy Model (SBEM) worksheets for each of the buildings which corroborate that a 20% reduction in carbon dioxide emissions will be achieved (including unregulated carbon dioxide emissions) through the use of renewable energy technologies.

The approved scheme shall be constructed in accordance with the approved energy statement and those features installed shall thereafter be retained for so long as the development remains in existence.

Reason: To reduce carbon dioxide emissions from the development in line with the requirements of Policies 4A.1 and 4A.7 of the London Plan and guideline SDC4 of Sutton's Sustainable Design and Construction Interim Planning Guidance.

- (12) The materials chosen for the site will achieve an A+ to B rating when assessed against the Green Guide to Specification.

Reason: To comply with Sustainable Design and Construction IPG Guideline SDC12 (Life Cycle Impact of Construction Materials) and to ensure the environmental sustainability of the materials chosen for the development.

- (13) The parking and turning area at the premises to include on the application drawing/s the modified parking layout to show loss of three existing car parking spaces and a gain of one disabled space and the parking areas shall be permanently maintained for the designated purpose.

Reason: To prevent obstruction and inconvenience to other highway users (especially pedestrians, cyclists and those with disabilities), and also in the interest of highway safety.

- (14) An accurate survey including proposed and existing land levels of the site shall be submitted to the Local Planning Authority prior to the commencement of the development hereby permitted.

Reason: To ensure a satisfactory standard of development is provided.

- (15) The amplified sound, measured as an $L_{Aeq}(15 \text{ minutes})$ should not exceed the background noise level $L_{A90}(15 \text{ minutes})$ outside any noise sensitive property; and the amplified sound measured as an $L_{10}(5 \text{ minutes})$ should not exceed the background noise level $L_{90}(5 \text{ minutes})$ in any 1/3 octave band between 40 and 160Hz outside any noise sensitive property.

Reason: To protect the amenities of neighbouring properties.

- (16) The noise level measured at three metres from the louvres or plant room doors shall not exceed 60dB $L_{Aeq}(\text{one hour})$.

Reason: To protect the amenities of neighbouring properties.

- (17) The use shall not commence until the kitchen extract duct system has been installed in accordance (including its siting, design, technical specification, and odour reduction measures) with the Department for Environment, Food and Rural

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Affairs 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. The system shall be thereafter retained.

Reason: To protect the amenities of neighbouring properties.

(18) Noise from the extract duct system shall not exceed a noise level (measured as an $L_{Aeq}(5 \text{ minutes})$) 5dB below the background noise level (measured as $L_{A90}(5 \text{ minutes})$) at 0.5m from nearby noise sensitive windows. Alternatively, the noise from the extract duct system shall not exceed 35dB $L_{Aeq}(5 \text{ minutes})$ at nearby noise sensitive windows.

Reason: To protect the amenities of neighbouring properties.

INFORMATIVES

(1) This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6268 before proceeding with the work.

(2) The applicant's attention is drawn to the fact that the London Borough of Sutton monitors the implementation of permissions and in particular that conditions imposed are fully complied with. Should you have any queries with regard to the discharge of the conditions please telephone 020 8770 6200 for further information.

(3) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(4) The drawing No(s). relating to this decision is/are D124640/501, D124640/502, D124640/503, D124640/504, D124640/505, D124640/506, D124640/507 Rev A, D124640/508 Rev A, D124640/551, D124640/552, D124640/553, D124640/554, Report on Ground Investigation, Renewable Energy Statement and Design and Access Statement.

(5) Attention is drawn to the need to comply with the Disability Discrimination Act. The implementation of this planning permission does not over-ride the need to achieve full compliance with the Disability Discrimination Act.

(6) The developer is reminded that under the Highways Act 1980 Sections 131, 148 and 149, it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and also to prosecute persistent offenders

**ENTRANCE TO GOLF SIDE FROM CUDDINGTON WAY AND SANDY LANE,
CHEAM - APPLICATION NO. A2009/61710/FUL**

(1) The proposed gates, pillars and railings, by reason of their height, scale and design, would appear dominant and imposing within the street scene creating a feeling of social exclusiveness and a 'fortress' appearance, out of keeping with the open and landscaped nature of this Special Policy Area, contrary to Policy BE1 of the Sutton Unitary Development Plan, Policy BP12 and PMP2 of the Draft Core Planning Strategy and Supplementary Planning Document 14 'Creating Locally Distinctive Places'.

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(1) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.

(2) The drawing No(s). relating to this decision is/are 2009/GS.1, 2009/GS.2 and OS Extract.

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