DEVELOPMENT CONTROL COMMITTEE

20 January 2010 at 7.30 pm

MEMBERS: Councillor John Leach (Chair), Councillor Janet Lowne (Vice-Chair) and Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, Hamish Pollock, Tony Shields and Graham Whitham.

Officers: Darren Richards, Karen Fossett, John Rawlinson, Andy Webber, Allison Letts and Peter Snow.

Also present: Councillor Jayne McCoy.

54. MINUTES

The Minutes of the meeting held on 16 December 2009 were approved as a correct record, and signed by the Chair.

55. LONDON BOROUGH OF SUTTON, 24 DENMARK ROAD, CARSHALTON - APPLICATION NO. C2009/62103/3FR

The Committee considered a report on the above retrospective application for the retention of a waste bin enclosure.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (9) Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Resolved: That planning permission be granted for application No. C2009/62103/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

56. 1 OSNEY WALK, CARSHALTON - APPLICATION NO. C2009/62070/3FR

The Committee considered a report on the above retrospective application for the erection of a single storey rear extension to provide a replacement bathroom.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (9) Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Resolved: That planning permission be granted for application No. C2009/62070/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

57. 20 KELSO ROAD, CARSHALTON - APPLICATION NO. C2009/62071/3FR

The Committee considered a report on the above application for the erection of a single storey rear extension to provide a replacement bathroom.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (9) Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Resolved: That planning permission be granted for application No. C2009/62071/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

58. 15 LINDORES ROAD, CARSHALTON - APPLICATION NO. C2009/62072/3FR

The Committee considered a report on the above application for the erection of a single storey rear extension to provide a replacement bathroom.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (9) Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Resolved: That planning permission be granted for application No. C2009/62072/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

59. 24 LINDORES ROAD, CARSHALTON - APPLICATION NO. C2009/62073/3FR

The Committee considered a report on the above application for the erection of a single storey rear extension to provide a replacement bathroom.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (9) Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Resolved: That planning permission be granted for application No. C2009/62073/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

60. 10 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/62074/3FR

The Committee considered a report on the above application for the erection of a single storey rear extension to provide a replacement bathroom.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (9) Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Resolved: That planning permission be granted for application No. C2009/62074/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

61. 12 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/62075/3FR

The Committee considered a report on the above application for the erection of a single storey rear extension to provide a replacement bathroom.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (9) Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Resolved: That planning permission be granted for application No. C2009/62075/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

62. 15 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/62076/3FR

The Committee considered a report on the above application for the erection of a single storey rear extension to provide a replacement bathroom.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (9) Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Resolved: That planning permission be granted for application No. C2009/62076/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

63. 16 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/62077/3FR

The Committee considered a report on the above application for the erection of a single storey rear extension to provide a replacement bathroom.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (9) Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Resolved: That planning permission be granted for application No. C2009/62077/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

64. 17 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/62078/3FR

The Committee considered a report on the above application for the erection of a single storey rear extension to provide a replacement bathroom.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (9) Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Resolved: That planning permission be granted for application No. C2009/62078/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

65. 20 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/62079/3FR

The Committee considered a report on the above application for the erection of a single storey rear extension to provide a replacement bathroom.

A poll vote on the officers' recommendation to grant permission was held in accordance with Standing Order 33.4, when there voted:

To grant (9) Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Resolved: That planning permission be granted for application No. C2009/62079/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

66. 1-6 AND 41-44 WALLINGTON SQUARE, WOODCOTE ROAD, WALLINGTON - APPLICATION NO. D2008/59825/FUL

The Committee considered a report on the above application for the creation of a new third floor to 44 Wallington Square and the conversion of 44 Wallington Square to form 33 new residential units (12 affordable units), comprising 19 two-bedroom and 14 one-bedroom self-contained flats, and new bicycle and refuse storage; the installation of new shop fronts for units 1, 2 and 3; an extension to the front of units 4-6 and 41-43 Wallington Square; the creation of a new unit to provide 92 m^2 (for purposes falling within use classes A1, A2 and A3); alterations to the shopping centre entrance; and the provision of 36 parking spaces and associated works.

The application had been de-delegated by Councillor Jayne McCoy.

Officers submitted additional recommended conditions relating to the environmental sustainability of the proposed scheme; and reported that the applicant had agreed to additional terms in the proposed 'section 106' agreement relating to highways issues, the provision of Oyster cards and information packs about public transport for residents, and, possibly, the provision of a residents' car club.

In response to questions officers explained that 'section 106' funding on amenity space had to be spent in the locality, and not in the Borough; that the colour of the proposed render and approval of the level of sound insulation provided would be reserved by conditions; and that a condition could be added also requiring approval of any external lighting.

Mr Dan Billin, an objector, and Councillor Jayne McCoy, a ward councillor, addressed the meeting under Standing Order 33, and Mr Julian Sutton replied on behalf of the applicant. The Chair also permitted Mr Tony Rowland, a local businessman, to speak in support of the application.

The principal issues raised by Mr Billin were:-

- He was not opposed to improvements in principle
- The proposal would contravene four planning policies relating to car parking, school places, amenity space and over-development

Officers clarified that the part of the floor where the proposed 36 parking spaces were located would be closed to the public, and not the whole floor.

In response to questions Mr Billin explained that his major objection was the construction of an additional floor, which would create an adverse impact, rather than the conversion of only the existing two floors above the shop units.

Officers indicated that the height of the proposed scheme would probably be similar to the recently remodelled Mint House in Stanley Park Road, Wallington.

The principal issues raised by Councillor McCoy were:-

- Wallington Square needed a facelift to attract customers and businesses
- The provision of flats was a sensible approach that would meet housing needs
- The provision of flats would reduce the pressure to build flats elsewhere in Wallington
- No objection had been raised to the similar increase in the height of Mint House
- The proposal would provide more attractive shop units
- The proposal would create a favourable impact in the centre of Wallington

In response to questions Councillor McCoy explained that, like Mint House, Wallington Square was near the listed former Town Hall building, the new top floor arrangement would be very similar to that at Mint House and the result would not be over-bearing; that she had not received any objections to the proposal; and that the nearest existing amenity space would be Wallington Library Gardens and Jubilee Gardens.

In response to a question officers confirmed that the front of the proposed balconies would, essentially, be of solid construction and some would overhang the public footpath slightly.

The principal issues raised by Mr Sutton were:-

- The proposed re-development was acceptable in policy terms
- The application was the first phase of a re-development programme
- The additional floor shown in computer images had not been noticed by Mr Billin
- The applicant had no objection to conditions requiring the approval of external lighting, materials and the colour of the render finish
- Objections had been received to a previous application because it involved the construction of a 12 storey tower
- A viability assessment had confirmed the need for an additional floor
- If planning permission were granted the applicant would seek to install gates in Wallington Square, which was a public highway

In response to questions Mr Sutton undertook to raise with the applicant concerns that the proposed balconies should be kept tidy by residents and not used for storage purposes. Officers explained that maintenance of the balconies could not be controlled by planning conditions, but that a mutual enforceability covenant would usually be included in leases as it was a standard requirement of most mortgagees.

The principal issues raised by Mr Rowland were:-

- Wallington Square was ‘falling apart’
- He did not believe 1500 people opposed the current application
- The Square should be the centre of Wallington and have vibrant shops
- It would be a disaster if nothing was done
- Wallington should be a good shopping town
- Permission should be granted for the benefit of Wallington
- Other buildings in Wallington were higher than that proposed

Whilst members generally supported the application there was a concern about the visual impact on the street scene and concerns that a white finish would deteriorate. However, on the whole it was felt that the proposal would be a significant improvement, would increase residential space in the town centre and, bearing in mind the proposal involved the conversion of an existing building, was probably the best that could be achieved.

A poll vote on the officers' recommendation to grant permission, subject to an additional condition requiring the approval of any external lighting, was held in accordance with Standing Order 33.4, when there voted:

To grant (8) Councillors Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Abstained (1) Councillor Richard Butt.

Resolved: That planning permission be granted for application No. D2008/59825/FUL, subject to (a) the written conclusion of a 'section 106' agreement within a period of six months from the date of this decision, or such longer period as may be agreed in writing by the Executive Head of Planning, Transportation and Highways, after which time the decision to grant planning permission will be rescinded; and (b) the conditions, reasons and informatives set out in the Appendix to these Minutes.

67. 48-50 BENHILL AVENUE, SUTTON - APPLICATION NO. B2009/61297/FUL

The Committee considered a report on an application to remove the tenure specification from the previously granted permission (Minute 767/09) for the demolition of the existing club and flat and the erection of two blocks in a part two, part three storey building with roof accommodation, comprising eight one-bedroom, 14 two-bedroom and five three-bedroom self-contained flats (11 in shared ownership and 16 social rental), together with two car parking spaces, 27 secure bicycle spaces, refuse and recycling facilities, and vehicular access from Lenham Road.

A poll vote on the officers' recommendation to remove the tenure specification was held in accordance with Standing Order 33.4, when there voted:

To grant (9) Councillors Richard Butt, Bruce Glithero, Gerry Jerome, Paddy Kane, John Leach, Janet Lowne, Hamish Pollock, Tony Shields and Graham Whitham.

Resolved: That the description of planning permission reference No. B2009/61297/FUL be amended to delete any reference to the housing tenure specification.

The meeting ended at 8.54 pm

Chair: .....

Date: .....

PLANNING CONDITIONS, REASONS AND INFORMATIVES

LONDON BOROUGH OF SUTTON, 24 DENMARK ROAD, CARSHALTON - APPLICATION NO. C2009/62103/3FR

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 8770-5070.

(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 VAL 3303, 09/1865: 1, 2, 3 and 4.

1 OSNEY WALK, CARSHALTON - APPLICATION NO. C2009/62070/3FR

(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.

20 KELSO ROAD, CARSHALTON - APPLICATION NO. C2009/62071/3FR

(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.

15 LINDORES ROAD, CARSHALTON - APPLICATION NO. C2009/62072/3FR

(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.

24 LINDORES ROAD, CARSHALTON - APPLICATION NO. C2009/62073/3FR

(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.

10 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/62074/3FR

(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.

12 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/62075/3FR

(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.

15 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/62076/3FR

(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.

16 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/62077/3FR

(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.

17 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/62078/3FR

(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.

20 KINLOSS ROAD, CARSHALTON - APPLICATION NO. C2009/62079/3FR

(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.

1-6 AND 41-44 WALLINGTON SQUARE, WOODCOTE ROAD, WALLINGTON - APPLICATION NO. D2008/59825/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 development shall not begin until a Construction Method 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) measures to prevent the deposition of mud on the highway; and

(g) construction traffic routing
have been submitted to and approved in writing by the Local Planning Authority. Only 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.

(3) 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 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.

(4) No development shall take place until details of a scheme to meet the specific security needs of the development hereby permitted, including measures at the entrance to Wallington Square and at the entrance to and within the car park (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.

(5) 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.

(6) Unless otherwise previously agreed in writing, the development shall not be occupied until the public footway adjoining the application site has been resurfaced by the applicant in accordance with a scheme to be approved in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory standard of development is provided and the townscape of Wallington Centre is suitably enhanced.

(7) The development shall not be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority to provide secure cycle parking. The approved details shall be implemented, and thereafter be permanently maintained.

Reason: PPG 13 sustainability objectives - To encourage access by non-car modes and facilitate integration between sustainable forms of transport.

(8) 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.

(9) The development hereby permitted shall not be occupied until a scheme to show that the noise attenuation through the external façade will reduce the levels of road traffic noise to an acceptable noise level (as given in BS8233) inside habitable rooms is submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the specification of the windows, the external façade and the proposed acoustic ventilation. The ventilation shall be as specified within the Noise Insulation Regulations 1975 or better to enable the windows of flats to remain closed if necessary. The approved works shall be provided prior to the occupation of the permitted residential units and retained thereafter.

Reason: To ensure adequate noise measures are implemented to protect the amenity of future residents from road traffic noise in the area in accordance with Policy PNR6 of the Unitary Development Plan and PPG24.

(10) No development shall take place until details of an acoustic scheme for protecting the proposed flats in the first floor from noise from the commercial uses in the ground floor have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed to the Council's satisfaction before any of the first floor flats are occupied and shall be retained thereafter.

Reason: To ensure adequate noise measures are implemented to protect the amenity of future residents from road traffic noise in the area in accordance with Policy PNR6 of the Unitary Development Plan and PPG24.

(11) Unless otherwise previously agreed in writing, the development hereby permitted shall not be occupied until 36 residential car parking spaces have been provided (and marked out where appropriate), in accordance with the approved parking areas as shown on drawing 1169 P11. Such car parking provision shall be retained thereafter and maintained for the use of the occupants of the development hereby approved.

Reason: To ensure compliance with Policy TR12 of the Unitary Development Plan which seeks to ensure that adequate off-street parking provision is made to avoid danger and inconvenience to highway users.

(12) No development shall take place until there has been submitted to and approved by the Local Planning Authority in writing details relating to insulation against noise to a level 5dB above that required by Building Regulations. The submitted details shall include sound insulation to be installed to the floor/ceiling construction throughout, party walls, and staircase construction. Moreover, none of the accommodation afforded by the development shall be occupied until the aforesaid details have been implemented. Such provision shall be retained in perpetuity.

Reason: To ensure adequate noise measures are implemented to protect the amenity of future residents from road traffic noise in the area in accordance with Policy PNR6 of the Unitary Development Plan and PPG24

(13) 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. These should include:

(a) samples of Toughened Planar Glazing to shop front units;
(b) samples of materials for new unit;
(c) sample of colour palette for all facades;
(d) details of fenestration;
(e) details of balconies and protective railings;

(f) sections of the roof construction for green roof.
The approved materials shall be used in the construction of the development hereby approved.

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.

(14) Prior to the commencement of the development, a survey to establish whether bats roost in the building shall be carried out. The results of the survey, to include any necessary relocation / mitigation measures, shall be submitted to and approved by the Local Planning Authority before the commencement of development. Any approved relocation / mitigation measures shall be carried out prior to the commencement of development.

Reason: To ensure compliance with Policy OE23 of the Sutton Unitary Development Plan, which seeks to protect sites of importance for nature conservation.

(15) The development hereby permitted shall not be commenced until the applicant has submitted to the local planning authority for its approval a final energy demand assessment including a report identifying how a minimum of 11% of the carbon emissions from the development are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason: To ensure the development complies with Policy 4A.7 of the Consolidated London Plan (February 2008).

(16) No development shall take place until details of the proposed green roof hereby permitted 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: To comply with the Sustainable Design and Construction Interim Planning Guidance Guideline SDC2 and to ensure the overall environmental sustainability of the dwellings.

(17) The development hereby permitted shall not be commenced until a scheme of tree planting in the public footway adjoining the site has been submitted to and approved in writing by the local planning authority. The approved scheme of tree planting shall be provided in the first available planting season following completion of the development.

Reason: To ensure that a satisfactory standard of development is provided and the townscape of Wallington Centre is suitably enhanced.

(18) Should the trees that are planted as part of the approved scheme in the public footway adjoining the site within a period of five years from the completion of the development die, be removed or become seriously damaged or diseased they 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 compliance with Policy OE30 of the Unitary Development Plan which seeks to ensure the retention and provision of trees.

(19) A scheme of external lighting, if proposed, shall be submitted to and approved in writing by the local planning authority, and provided, prior to the development being occupied. The lighting shall be retained in its approved form unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate lighting is provided and to protect the amenities of adjoining and nearby occupiers.

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) 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.

(3) 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.

(4) When implementing this permission you are requested to ensure that the number of the properties is clearly displayed.

(5) The drawing No(s). relating to this decision is/are 1169 P01 rev B, P02, P03, P04, P05, P06 rev C, P07 rev C, P07 rev C, P08 rev C, P09 rev C, P10 rev C, P11 Rev B.