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PLANNING CONDITIONS, REASONS AND INFORMATIVES

UNIT 4 IO CENTRE, MINDEN ROAD, SUTTON - APPLICATION NO. A2008/60434/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) Vehicles awaiting servicing, repair, MoT testing or in any other way connected with the use of the premises as an MoT station shall only be parked in the spaces identified on the approved plan.

Reason: In order to prevent interference with the free flow of traffic in the adjoining highways and vehicle circulation areas to ensure compliance with Policy TR13 of the Unitary Development Plan.

(3) No materials, goods, plant equipment or any waste materials shall be stored externally (i.e. outside the confines of the buildings) within the site.

Reason: To protect the visual amenities of the locality.

(4) The use hereby permitted shall be carried on only by Mrs S Mehmet and when the premises cease to be occupied by Mrs S Mehmet the use, hereby permitted, shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed.

Reason: To safeguard the amenities currently enjoyed by the occupants of residential properties in the vicinity.

(5) The premises shall be used as a MoT Testing Station as described in the application and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any Statutory Instrument amending or revoking and re-enacting that Order.

Reason: To safeguard the amenities currently enjoyed by the occupants of residential properties in the vicinity.

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 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) 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.

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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 Town and Country Planning Act 2004 (as amended) and for this reason planning permission is granted.

(5) The drawing No(s). relating to this decision are LBS 1 – 4.

SITE AND GARDEN LAND ADJACENT TO 24 GREENHILL, SUTTON - APPLICATION NO. B2008/60577/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 and recycling storage shall be the subject of a detailed scheme to be submitted in writing to the Local Planning Authority for approval. The approved refuse/recycling storage shall be provided prior to the occupation of any part of the development hereby permitted and thereafter retained.

Reason: 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) All external facing materials, treatments and finishes shall match those of number 24 Greenhill. 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.

(4) No development shall take place until a detailed landscaping plan that includes species types, plant sizes, densities, plants and trees for retention has been submitted to and approved by the Local Planning Authority. The development must thereafter be carried out in accordance with the approved scheme and retained thereafter.

Reason: To ensure, where applicable, compliance with Policy BE1 of the Unitary Development Plan which seeks to ensure that the development has a satisfactory appearance and integrates well into the surrounding area.

(5) All planting, seeding or turfing shown in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or 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 BE1 of the Unitary Development Plan which seeks to ensure that the development has a satisfactory appearance and integrates well into the surrounding area.

(6) The development shall not commence until full details of secure covered cycle parking have been submitted in writing to the Local Planning Authority for approval. The approved cycle parking shall be provided on site before occupation of the proposed dwelling in accordance with the approved details, and thereafter permanently maintained.

Reason: To encourage use of non-car modes of transport in accordance with Policy 3C.3 of the London Plan.

(7) Prior to the commencement development, full details of on-site renewable energy generation in order to achieve a 10% reduction in CO2 emissions shall be submitted for the approval of the Local Planning Authority, unless it can be demonstrated that such provision is not feasible. The construction of the dwelling shall therefore be carried out in accordance with the approved details and shall be retained thereafter.

Reason: To reduce greenhouse gas emissions through sustainable design in accordance with London Plan Policy 4A.7 and Sutton Council's Interim Planning Guidance IPG 11(Sustainable Design and Construction).

(8) An investigation into the practicability of installing a scheme of grey water usage and rainwater recycling for the proposed dwelling shall be carried out and submitted to the Local Planning Authority for its approval before commencement of development. The scheme shall be implemented prior to the occupation of the dwelling unless it is agreed by the Local Planning Authority that any scheme is operationally and financially unfeasible.

Reason: To ensure that a satisfactory standard of development is provided if feasible in relation to the sustainability objectives of the Local Planning Authority.

(9) The dwelling hereby approved shall be designed and constructed to achieve at least level 3 under the Code for Sustainable Homes.

Reason: To meet the requirements of the London Plan and Sutton Council's Interim Planning Guidance IPG 11 in relation to sustainable design and construction.

(10) The type and treatment of the hard surfacing to the front and rear of the proposed house and to the front of No. 24 shall be submitted for the approval of the Local Planning Authority prior to the development being carried out. The approved hard surfacing details shall be used in the construction of the development hereby approved and completed prior to occupation of the proposed dwelling.

Reason: To reduce surface water run-off and 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 developments are of a high standard of design and compatible with existing townscape.

(11) The development shall not be occupied until a revised vehicular access to Greenhill has 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 road safety.

(12) 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 Classes A, B, C, D and E to the schedule to that Order.

Reason: To safeguard the current level of privacy enjoyed by the occupants of adjoining properties and to ensure that the building hereby approved does not have an adverse effect on the character and appearance of the area.

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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 drawing No(s). relating to this decision are 001 rev B, 002 rev B, 003 rev B, 004 rev B.

(3) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 87706061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of developer related S278 Highways Act 1980 highway improvement works, the S278 agreement must be concluded before works can start on the public highway.

(4) Under (Section 163) Highways Act 1980 the surface water drainage of the site should be designed so as to prevent the discharge of water onto the public highway.

SUTTON MENTAL HEALTH FOUNDATION, 63 DOWNS ROAD, SUTTON - APPLICATION NO. B2008/60533/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) Detailed drawings at a scale of 1:20 showing a cross-section detailing the windows, doors and roof lights are to be submitted to the Council for approval prior to the commencement of the development. The development shall thereafter be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure a satisfactory external appearance on the site.

(3) Detailed drawings are to be submitted in writing for approval by the Local Planning Authority showing the erection of a two metre high fence on the north side of the staircase and balcony area of the fire escape. This is to be erected in accordance with the approved drawings before the internal mezzanine floor is occupied and retained permanently.

Reason: To protect the privacy of adjoining occupiers within Cotswold Road.

(4) The external fire escape staircase hereby approved must only be used in the event of an emergency and for no other purpose, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory form of development that will not give rise to loss of amenity through noise and disturbance or overlooking.

(5) Details of all external lighting to the route of the fire escape shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on the relevant part of the development. The development shall be carried out in accordance with the approved details which shall be retained and maintained thereafter.

Reason: To ensure a satisfactory form of development that will not give rise to loss of amenity to adjoining occupiers

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 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) 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.

(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 Town and Country Planning Act 2004 (as amended) and for this reason planning permission is granted.

(5) The drawing No(s) relating to this decision are LBS1, 915/27/A, 915/26, 915/25/A, 915/21, 915/24/A, 915/23 and 915/20.

23 FLORIAN AVENUE, SUTTON - APPLICATION NO. C2008/60284/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) No development shall take place until there has been submitted to and approved 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.

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, BE2 and TCS16 which requires landscaping schemes to provide a satisfactory townscape incorporating hard and soft landscaping; to take account of the principles stated in the Council's Supplementary Planning Guidance on Nature Conservation and to make proper provision for suitable boundary treatments and screening to provide suitable private amenity garden and sitting space where appropriate.

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(4) All planting, seeding or turfing shown in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or 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 BE13 which seeks to ensure landscaping schemes, provide where appropriate adequate privacy and screening, pay sufficient to the Council's Nature Conservation Guide, boundary treatments and promote satisfactory townscape.

(5) No development shall take place until a detailed scheme of sound proofing and insulation against noise has been submitted to and approved by the Local Planning Authority. The scheme shall specifically address noise transmission between the first and ground floor flats and also between the first floor living area and the adjacent bedroom. The scheme shall include materials and manufacturers details, including the acoustic reduction ratings and none of the accommodation afforded by the development shall be occupied until the aforesaid details have been implemented. The approved details shall be retained thereafter.

Reason: To safeguard the amenities of future occupants and existing neighbours, and to ensure the development is carried out in a satisfactory manner.

(6) The development shall not be occupied until the proposed vehicular access to Florian Avenue has been constructed in accordance with the approved plans, and thereafter be permanently retained.

Reason: In the interest of road safety.

(7) The development shall not be occupied until the existing access from the site to Florian Avenue have been permanently closed and any kerbs, verge, footway, fully reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority; and only the approved details shall be implemented.

Reason: To restrict access onto the public highway where it is necessary in the interest of highway safety.

(8) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for one car to be parked. The parking area shall be used and permanently retained exclusively for its 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.

(9) The development shall not be occupied until provision has been made 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.

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

(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 8770-6200.

(4) 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.

(5) The drawing No(s). relating to this decision is/are 08/1798/1 Rev A, 08/1798/2 Rev E, 08/1798/3 Rev A, 08/1798/4 Rev E, 08/1798/5 Rev A, 08/1798/6 Rev D, 08/1798/7 Rev A, 08/1798/8 Rev D, 08/1798/9 Rev A, 08/1798/10 Rev B, 08/1798/11 Rev C.

(6) There are public sewers crossing this, and no building works will be permitted within three metres of the sewer without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Waters assets be required, the applicant should be advised to contact Thames Water Development Services on 0845 850 2777.

8-12 THROWLEY WAY, SUTTON - APPLICATION NO. B2008/60473/3FR

(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) No more than 13 residents shall be accommodated at the premises at any time.

Reason: In the interests of the residential amenities of the area.

(3) 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) The drawing No(s). relating to this decision is/are 62.05/01, 62.05/02 Rev B, 62.05/03 Rev A, 62.05/04 and Supporting Documentation dated October 2008.

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(2) 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 8770-6200.

(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 Town and Country Planning Act 2004 (as amended) and for this reason planning permission is granted.

GREEN WRYTHE PRIMARY SCHOOL, GREEN WRYTHE LANE, CARSHALTON - APPLICATION NO. C2008/60607/3FR

(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 use of the extended parking area shall not commence until the proposed vehicular access to Green Wrythe Lane has been constructed in accordance with the requirements of the Local Planning Authority, and thereafter be permanently retained.

Reason: In the interest of road safety.

(3) The entrance hereby approved shall not be in use until pedestrian/vehicle visibility splays of 2m by 2m have been provided on each side of the access Green Wrythe Lane, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access and thereafter permanently retained; no fence, wall or other obstruction to visibility exceeding 0.6m in height above the surface of the adjoining highway shall be erected within the area of such splays. The visibility splays shall thereafter be permanently maintained.

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 use of the extended parking area shall not commence until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning area shall be used and permanently retained exclusively for its 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.

(5) The lighting shall only be installed as specified in the planning application and shall be retained in that form thereafter.

Reason: To protect the amenity of adjoining occupiers.

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) The drawing No(s). relating to this decision are LBS1, LBS2, LBS3, LBS4, LBS5, LBS6, 189/07/467, 189/07/208, 189/07/400 and 07/026-E12.

(4) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 87706061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of developer related S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(5) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority.

(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.

HILL HOUSE, BISHOPSFORD ROAD, MORDEN - APPLICATION NO. C2008/60639/3FR

(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) 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 54A of the Town and Country Planning Act 1990 (as amended) and for this reason planning permission is granted.

(4) The drawing No(s). relating to this decision are HHP/100 and LBS1.

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MANOR PARK PRIMARY SCHOOL, GREYHOUND ROAD, SUTTON - APPLICATION NO. B2008/60588/3FR

(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 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 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.

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 Town and Country Planning Act 2004 (as amended) and for this reason planning permission is granted.

(4) The drawing No(s). relating to this decision are LBS1, 001, 002 and 003.