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PLANNING CONDITIONS, REASONS AND INFORMATIVES

HONEYWOOD WALK, CARSHALTON - APPLICATION NO. C2008/60596/LBC

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

Reason: To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

(2) The proposed works, including the lime mortar mix specified, shall be carried out in accordance with the method statement.

Reason: To preserve and enhance the Listed Building.

(3) The wall shall be taken down by hand and without the use of mechanical tools.

Reason: To preserve and enhance the Listed Building.

(4) All salvaged bricks shall be cleaned and stored in a location to be agreed in writing by the Local Planning Authority.

Reason: To preserve and enhance the Listed Building.

(5) Where additional bricks are required, samples to match the colour, tone, texture and size of the existing brick types shall be submitted to and approved in writing by the Local Planning Authority. The approved bricks shall then be used in the construction of the wall and be thereafter retained.

Reason: To preserve and enhance the Listed Building.

(6) All bricks shall be laid in a bond to match the existing wall and in the lime mortar as specified, using a flush joint tamped back from the arises of the brick.

Reason: To preserve and enhance the Listed Building.

(7) Any damage to the other parts of the wall will be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve and enhance the Listed Building.

(8) No work shall be undertaken until a schedule of proposed tree works is submitted to the Local Planning Authority for approval. The tree works shall be carried out in accordance with the approved schedule.

Reason: To protect the tree stock and preserve and enhance the Conservation Area.

INFORMATIVES

(1) This approval only grants Listed Building consent. 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.

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(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) The drawing No(s). relating to this decision is/are LBS1, 08218/02.

10 HILLCROOME ROAD, SUTTON - APPLICATION NO. B2008/60543/3FR

(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) All external facing materials, treatments and finishes shall match those of the original building unless specified on the approved drawings. 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 Town and Country Planning Act 2004 (as amended) and for this reason planning permission is granted.

(2) The drawing No(s). relating to this decision are: YHS101B, YHS102B, YHS103B, YHS104B, YHS/107; Design and access statement. Wessex Step Lift - SB800 specification.

CENTRE 21, ALCORN CLOSE, SUTTON - APPLICATION NO. A2008/60125/3FR

(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, including samples, to be used on the exterior of the building shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the relevant part of the development. 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.

(3) You must apply to the Local Planning Authority for approval of detailed drawings (including sections) of the climbing wall and earth tubes. You must not start work on these parts of the development until the Local Planning Authority

have approved what you have submitted. You must then carry out the work according to these detailed drawings.

(4) A detailed specification for the external lighting of the building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided prior to the occupation of any part of the development hereby permitted and thereafter retained.

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 positioning and type of all means of enclosure (including acoustic fencing to the south-west and north-west boundary) shall be the subject of a detailed scheme to be submitted in writing to the Local Planning Authority for approval prior to work commencing on the relevant part of the development. The approved scheme shall be provided prior to the occupation of any part of the development hereby permitted and thereafter maintained and retained in accordance with the approved details.

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.

(6) All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

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

(7) You must submit detailed drawings of all hard surfacing and soft landscaping and planting to include the number, size, species and position of trees and shrubs together with details of landscaping to the car parking and permeable surfaces to all other external circulation areas. You must not start work on the relevant part of the development until we have approved what you have sent us. You must carry out the landscaping in accordance with the approved drawings unless otherwise agreed in writing by the Local Planning Authority.

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.

(8) 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 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 BE12 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.

(9) Prior to the occupation of the development details (including lighting, fencing and CCTV) demonstrating how the development will be satisfactorily secured shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented onsite and satisfactorily maintained and retained thereafter.

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

(10) Development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles, 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 before the development is occupied.

Reason: To prevent the increased risk of flooding and to improve water quality.

(11) No work shall commence on the relevant part of the development until the applicant has applied to the Local Planning Authority for approval of a final energy demand assessment including a report identifying how it is proposing to address the target of 20% reduction in carbon dioxide emissions from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Prior to first occupation, the approved scheme shall be constructed in accordance with the report and shall thereafter be retained for so long as the development remains in existence.

Reason: To ensure the development complies with Policy 4A.7 of the London Plan 2008 and Guideline SDC4 of the Sutton Borough Council Sustainable Design and Construction Interim Planning Guidance.

(12) The method of refuse and recycling storage shall be the subject of a detailed scheme to be submitted to and approved in writing by the Local Planning Authority. The approved refuse/recycling storage shall be provided in accordance with the approved details 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.

(13) The development hereby permitted shall not be occupied until motorcycle and bicycle storage facilities have been provided in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority. Such storage provision shall thereafter be provided in accordance with the approved of details and 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.

(14) No development shall commence until an arboricultural method statement for the protection of trees during construction, as described by British Standard 5837:2005, is submitted to and approved in writing by the Local Planning Authority. The arboricultural method statement shall also include means of any special methods of construction for excavation, foundations and new hard surfaces. 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.

(15) The meeting room windows at first floor level on the north elevation shall be obscure glazed and non-opening unless parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed. A sample of the glass (at least 300mm square) shall be submitted to and approved in writing by the Local Planning Authority. You must not start work on these parts of the development until we have approved what you have sent us. You must then install the type of glass we have approved and must not change it without our permission.

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

(16) You must not open the Life Centre and Library (including the car park and all other associated uses) to customers and you must not allow customers on the premises outside the following times: Between 0900 hours and 2200 hours Monday to Sundays.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises and/or dwellings.

(17) The multi-use games area hereby approved shall only be used and when necessary illuminated between the following hours: 0900 and 2200 hours Monday to Sunday.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises and/or dwellings.

(18) Full details of the proposed floodlighting to the multi-use games area shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the relevant part of the development. Details shall include the level of luminance, calculated values for light trespass into the rear windows of Sherborne Road and viewed source intensity of the floodlights from the back gardens. The approved floodlights shall be constructed in accordance with the approved details and maintained and retained thereafter unless otherwise agreed in writing by the local planning authority.

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

(19) 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;

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

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

(20) The building hereby approved shall achieve a sustainability rating of at least 'very good' under the appropriate BREEAM scheme. A design stage pre-assessment shall be submitted to the Local Planning Authority prior to commencement of construction indicating that the proposal would achieve this rating. The building shall than be constructed in accordance with these approved details.

Reason: To meet the requirements of the London Plan and Sutton Councils Interim Planning Guidance IPG 11 (Sustainable Design and Construction).

(21) Prior to the first occupation of the building a detailed Travel Plan, including a Coach Parking and Servicing Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall then be implemented, developed, monitored and enforced in accordance with the approved details.

Reason: In the interests of public safety, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties.

(22) You must apply to the Local Planning Authority for approval of detailed drawings showing the following alterations to the scheme: - Revised layout of disabled persons car parking spaces. You must not start work on these parts of the development until the Local Planning Authority have approved what you have submitted. You must then carry out the work in accordance with the approved drawings and retain the spaces thereafter.

(23) You must apply to the Local Planning Authority for approval of detailed drawings (including a manufacturer's specification) of the following parts of the development: - The bollards to control the access to the proposed coach parking bays. You must not start work on these parts of the development until the Local Planning Authority have approved what you have submitted. You must then carry out the work according to these detailed drawings and retained thereafter.

(24) The development hereby permitted shall not be occupied until the part of Alcorn Close shown in green on drawing No. 5078621.TP.GA.01G has been stopped-up and the coach parking bay have been constructed in accordance with the approved plans. The coach parking bays shall be maintained and permanently retained unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interest of public safety and to avoid blocking the road as set out in TR18 of Suttons UDP.

(25) The development hereby permitted shall not be occupied until the part of Alcorn Close shown in blue on drawing No. 5078621.TP.GA.01G has been constructed in accordance with approved Council standards and adopted by the Council as public highway.

Reason: In the interest of road safety.

INFORMATIVES

(1) The drawing No(s). relating to this decision are: 832P002A, 832P003A, 832P004E, 832P005E, 832P006E, 832P007E, 832P008B, 832P009B, 832P010D, 832P011C, 832P012 (Light spill), 832P012C, 365-L-02C, 832S081118, 034-03 (Tree Protection Plan), 5078621.TP.GA.01A, Atkins Transport Assessment December 2008, Transport Assessment Addendum January 2009, Stage 1 Safety audit December 2008 First Revision, Stage 1 Safety Audit January 2009 Second Revision, Stage 1 safety Report Exception Report January 2009, BREEAM

Ecological Assessment, Arboricultural Method Statement July 2008, Syncro Safe exterior lighting, Halcrow Yolles State C Report March 2008, Halcrow Yolles Mechanical and Electrical Services Stage E Report, Design and Access statement.

(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) The London Borough of Sutton is a declared Smoke Control Area and is subject to the Clean Air Act 1993. Under this Act it is an offence to emit smoke in a smoke controlled area unless using an authorised fuel or that the appliance being used is an exempt appliance. Wood is not an authorised fuel. The "Biomass Boiler" must comply with the Clean Air Act. Failure to comply is an offence under Section 20 of the Clean Air Act 1993. Please contact Martin Easton of Environmental Health on 0208 770 5070 for further information on this matter.

(4) Please note that paragraph 5.4 of the Transport Assessment Addendum recognizes that, as part of the stopping-up procedure, access to services beneath the land to be stopped up will need to be granted to statutory undertakers.

(5) 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 Highways and Building Regulations and you should contact Building Control on 020 8770 6268 before proceeding with the work.

COOINDA, CUDDINGTON WAY, CHEAM - APPLICATION NO. A2008/60543/HHA

(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) All external facing materials, treatments and finishes shall be identical 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.

(3) Variations with the approved plans and specifications shall first be agreed in writing by the Local Planning Authority.

Reason: To enable variations to be reviewed against this in accordance with this permission.

(4) The bathroom window(s) in the flank elevation(s) of the development hereby approved shall be glazed with obscure glass fixed shut in a manner that they cannot be opened and so maintained.

Reason: To safeguard the current level of privacy enjoyed by the occupants of adjoining 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 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) Where variations to approved plans, submitted in accordance with the condition noted above, do not differ materially from the approved details they will be dealt with as a minor variation. In those cases another planning permission will not be required. It should be noted that where variations are material they will need to be considered by way of a further planning application. If you are doubtful about what you need to do, please telephone: 020 8770 6200 or fax 020 8770 6201.

(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 is/are COOINDA/08/01, COOINDA/08/02A and COOINDA/08/03.

CODY CLOSE, ALCOCK CLOSE, BROWN CLOSE AND BARNARD CLOSE, WALLINGTON - APPLICATION NO. D2008/60423/3FR

(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 development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping which shall include indications of all existing trees and hedgerows on the land and details of any to be retained and of measures for their protection during construction, hard surfacing materials, security lighting, design of footpaths, and accessways. Unless otherwise agreed in writing with the Local Planning Authority the landscape scheme shall be implemented in accordance with the approved details.

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; 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 and access treatments and screening to provide suitable private amenity garden and sitting space where appropriate.

(3) 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 completion of the development, 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 BE12 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.

(4) All building operations in connection with the demolition, construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays.

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

(5) Notwithstanding the details submitted in the application, the doors of the refuse/recycling facilities hereby approved shall not open onto the highway, unless otherwise agreed in writing by the Local Planning Auhtority.

Reason: To comply with the requirements of the Highways Act.

(6) No development shall take place until there has been submitted to and approved by the Local Planning Authority a lighting scheme which shall include indications of the source intensity of the lighting and colour rendering abilities. Unless otherwise agreed in writing with the Local Planning Authority the lighting scheme shall be implemented in accordance with the approved details.

Reason: To safeguard the visual amenities of nearby residents and ensure compliance with Policy PNR8 of the Sutton Unitary Development Plan.

(7) The type and treatment of the materials to be used on the exterior of the refuse and recycling stores 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 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 works on public highways require consent under the Highways Act and you should contact the senior engineer on 020 8770 6392 before proceeding with any works.

(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 07-037 001D02, 07-037 001D700, 07-037 001D701, 07-037 001D702 Rev.B, 07-037 001D900, 07- 037 001D901, 07-037 001D902, 07-037 001D903, 07-037 001D950, 07-037 001D951, 07-037 001D952 07-037, 001D953 and 07-037 001D954.

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(4) The Council's standard for construction sites is based on the "Control of Pollution and Noise from Demolition and Construction Sites" Code of Practice: March 2004.

WALLINGTON HIGH SCHOOL FOR GIRLS, WOODCOTE ROAD, WALLINGTON - APPLICATION NO. D2008/59181/OUT

(1) Approval of details of the appearance and landscaping (herein after called the reserved matters) shall be obtained from the Local Planning Authority and the development shall not commence until all such reserved matters have been approved.

Reason: To ensure adequate control over the form of the development given that this approval is outline only.

(2) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To avoid the accumulation of unimplemented permissions and so that the Council retains the right to reconsider in due course the principle of the development.

(3) The development hereby permitted shall begin either before the expiration of one year from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To ensure compliance with Section 92 of the Town and Country Planning Act 1990, as amended.

(4) The details of landscaping required as a reserved matter application shall include a plan indicating all existing trees 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 and BE12 which requires landscaping scheme to provide a satisfactory townscape incorporating hard and soft landscaping; to take account of the principles stated in the Council's Supplementary Planning Document 14 and to make proper provision for suitable boundary treatments and screening to provide suitable private amenity garden and sitting space where appropriate.

(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 OE30 of the Unitary Development Local Plan which seeks to ensure the maintenance of trees as well as compliance with Policy BE12 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.

(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) 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.

(8) The sports hall hereby approved shall only be used by: (a) the pupils and staff of the school for sporting purposes only, (b) the school for prizegiving a maximum of five times a year, and not by the public or community groups or organisations, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the amenities of surrounding residents and to ensure that no unexpected traffic and/or parking is generated.

(9) The position and type of floodlighting shall be the subject of a detailed scheme to be submitted in writing to the Local Planning Authority for approval. The floodlighting shall be provided in accordance with the approved details and shall be retained in that form unless otherwise agreed in writing by the Local Planning authority.

Reason: To safeguard the amenities of occupiers of adjoining properties and to ensure compliance with BE1 of the Unitary Development Plan which seeks to ensure that all components of a development are integrated from then outset.

(10) 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 for a minimum 46 cycles to be parked. The parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: PP13 sustainability objectives - to encourage access by non-car modes and facilitate integration between sustainable forms of transport.

(11) 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 control dust;
(h) means to control noise;
(i) means to prevent deposition of mud on the highway;

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

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

(12) All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

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

(13) Prior to the occupation of the development hereby permitted, full details of the 'Designing Out Crime' measures shall be submitted to and approved in writing by the Local Planning Authority. Details shall be included on lighting, means of protection against graffiti, fencing, gates, doors and windows. The details once approved in writing by the Local Planning Authority, shall be implemented prior to the occupation of the development, and shall be retained thereafter.

Reason: To ensure compliance with PPS1, Policy BE8 of the Sutton Unitary Development Plan and the Councils Supplementary Planning Document 1: Designing Out Crime.

(14) No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: To ensure that there is an opportunity to properly investigate and record information on this site, which is considered to be of high archaeological interest.

(15) Details of the proposed renewable energy technologies shall be provided, in accordance with the recommendations made in the Preliminary Appraisal of Renewable and Low Carbon Technology Energy Options report (dated 16 June 2008), and approved by the Local Planning Authority prior to the commencement of works hereby approved. The approved details shall be implemented prior to the occupation of the development.

Reason: In the interests of ensuring the proposed sustainability measures are implemented and achieve a minimum 20% reduction in carbon dioxide emissions from the development.

(16) Prior to the development commencing a full BREEAM assessment, undertaken by a BRE accredited assessor, shall be submitted to and approved by the Local Planning Authority. The assessment shall include a preliminary assessment, indicating a 'very good' rating will be achieved and a 'design stage certificate'. The building shall be constructed in a manner to meet the 'very good' rating.

Reason: To ensure the development complies with IPG11 and that the construction exceeds the standards set out by the BRE.

(17) Prior to the occupation of the development hereby approved, a BREEAM post construction review (PCR) certificate shall be obtained from a BRE accredited

assessor, achieving a rating of 'very good', and submitted to and approved by the Local Planning Authority.

Reason: To ensure the development complies with IPG11 and that the construction exceeds the standards set out by the BRE.

(18) The permitted hard surface areas shall be constructed in a permeable material unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage is provided.

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 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.

(6) 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.

(7) Any application for approval of reserved matters as required by Condition 1 of the Second Schedule to this permission shall be in writing, shall give particulars sufficient to identify the outline planning permission in respect of which it is made and shall include such particulars and be accompanied by such plans and drawings as are necessary to deal with the matter reserved. Where such an application for approval of reserved matters has been received the period within which the Local Planning Authority shall give notice of their determination of these matters shall be eight weeks from the date of receipt. In the event of a decision not being reached within this time, or such extended period as may be agreed in writing, the applicant is entitled to appeal to the Secretary of state for the Environment in accordance with the provisions of Sections 78 and 79 of the Town and Country Planning Act 1990.

(8) The drawing No(s). relating to this decision is/are 200 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 103 Rev B.

Appendix to Minutes:
Development Control Committee
25 February 2009