

LONDON BOROUGH OF SUTTON
DEVELOPMENT CONTROL COMMITTEE
WEDNESDAY, 1 DECEMBER 2010



7.30 pm at the

Civic Offices, St Nicholas Way, Sutton, SM1 1EA

SECOND DISPATCH

To all members of Development Control Committee:-

The following papers, which were not available for dispatch with the agenda, are attached. Please bring them with you to the meeting:-

1. MINUTES (Pages 1 - 14)

of the meeting held on 17 November 2010 (ENCLOSURE).

*Dr Ian Birnbaum
Interim Chief Executive
Civic Offices
St Nicholas Way
SUTTON
SM1 1EA*

23 December 2010

*Enquiries to: Peter Snow, Principal Committee Manager
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Copies of reports are available in large print on request

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**Development Control Committee
17 November 2010****DEVELOPMENT CONTROL COMMITTEE****17 November 2010 at 7.30 pm**

MEMBERS: Councillor John Leach (Chair), and Councillors Anisha Callaghan, Peter Geiringer, Lester Holloway, Brendan Hudson, Tony Shields, Stan Theed and Jill Whitehead.

Officers: John Rawlinson, Allison Letts and Peter Snow.

1. MINUTES

The Minutes of the meeting held on 3 November 2010 were approved as a correct record, and signed by the Chair.

2. 13 NEWSTEAD WALK, CARSHALTON - APPLICATION NO. C2010/63441/3FR

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 (7) Councillors Anisha Callaghan, Lester Holloway, Brendan Hudson, John Leach, Tony Shields, Stan Theed and Jill Whitehead.

Resolved: That planning permission be granted for application No. C2010/63441/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

3. 25 NEWSTEAD WALK, CARSHALTON - APPLICATION NO. C2010/63442/3FR

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 (7) Councillors Anisha Callaghan, Lester Holloway, Brendan Hudson, John Leach, Tony Shields, Stan Theed and Jill Whitehead.

Resolved: That planning permission be granted for application No. C2010/63442/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

4. 27 NEWSTEAD WALK, CARSHALTON - APPLICATION NO. C2010/63443/3FR

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:

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To grant (7) Councillors Anisha Callaghan, Lester Holloway, Brendan Hudson, John Leach, Tony Shields, Stan Theed and Jill Whitehead.

Resolved: That planning permission be granted for application No. C2010/63443/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**5. 28 NEWSTEAD WALK, CARSHALTON - APPLICATION NO.
C2010/63444/3FR**

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 (7) Councillors Anisha Callaghan, Lester Holloway, Brendan Hudson, John Leach, Tony Shields, Stan Theed and Jill Whitehead.

Resolved: That planning permission be granted for application No. C2010/63444/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**6. 32 ST BENET'S GROVE, CARSHALTON - APPLICATION NO.
C2010/63445/3FR**

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 (7) Councillors Anisha Callaghan, Lester Holloway, Brendan Hudson, John Leach, Tony Shields, Stan Theed and Jill Whitehead.

Resolved: That planning permission be granted for application No. C2010/63445/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

**7. 36 NEWSTEAD WALK, CARSHALTON - APPLICATION NO.
C2010/63446/3FR**

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 (7) Councillors Anisha Callaghan, Lester Holloway, Brendan Hudson, John Leach, Tony Shields, Stan Theed and Jill Whitehead.

Resolved: That planning permission be granted for application No. C2010/63446/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

8. 56 NEWSTEAD WALK, CARSHALTON - APPLICATION NO. C2010/63447/3FR

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 (7) Councillors Anisha Callaghan, Lester Holloway, Brendan Hudson, John Leach, Tony Shields, Stan Theed and Jill Whitehead.

Resolved: That planning permission be granted for application No. C2010/63447/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

9. 62 NEWSTEAD WALK, CARSHALTON - APPLICATION NO. C2010/63448/3FR

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 (7) Councillors Anisha Callaghan, Lester Holloway, Brendan Hudson, John Leach, Tony Shields, Stan Theed and Jill Whitehead.

Resolved: That planning permission be granted for application No. C2010/63448/3FR, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

10. GREEN WRYTHE LANE ALLOTMENTS SITE, GREEN WRYTHE LANE, CARSHALTON - APPLICATION NO. C2010/62224/FUL

The Committee considered a report on the above application for the provision of a steel container for the storage of garden supplies.

In response to questions officers explained: that because the proposed container was intended to be permanent or semi-permanent the application met the test for 'development'; that the applicant had offered to clad the container in timber but it had been felt that it was important to have a more appropriate structure in place; that if the application had included trading in gardening supplies, rather than just storage, other issues would have had to be considered in addition to the effect of the container on the open appearance of the allotments site; that storage and trading sheds had been permitted at some other allotment sites, but each application had to be treated on its merits; and that the application had taken 36 weeks because officers had a degree of sympathy for the application and had endeavoured, through discussions, to suggest a number of compromises.

Mr Jonathan Offen addressed the meeting under Standing Order 33 on behalf of the applicant.

The principal issues raised by Mr Offen were:-

- The proposed container was needed urgently to provide a secure 'hut'
- The proposed container had to be located inside the allotments site
- The Green Wrythe Allotments Association had 117 members, including a local school and disabled people
- There had been very little negotiation between officers and the Association

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- The proposed container would be located 11 metres inside the allotments site, beyond a maple tree, an eight foot fence and a wide green verge fronting Green Wrythe Lane
- The proposed container would not spoil the view from Green Wrythe Lane
- Council planning policies encouraged secure storage
- Council officers had suggested an alternative location on the opposite side of the allotments site
- The Association was willing to clad the proposed container in any material
- The two objections to the application had been received after the formal period of consultation

In response to questions Mr Offen explained: that the Association was developing a community spirit at the allotments site; that it would not be able to obtain insurance for any other type of structure; that the proposed container would be shared by members of the Association; that the suggested alternative location on the opposite side of the allotments site would be inconvenient for the elderly and disabled; that some other allotment sites had similar containers and one had a larger trading hut; and that the proposed container was essential, affordable, secure and insurable.

In response to a question officers confirmed that, if members were minded to grant permission, it could be subject to a condition requiring the prior submission and approval of a scheme to clad or paint the proposed container, possibly combined with suitable landscaping.

A poll vote on a motion to grant permission, subject to a scheme to clad or paint the proposed container and if necessary undertake suitable landscaping, was held in accordance with Standing Order 33.4, when there voted:

To grant (8) Councillors Anisha Callaghan, Peter Geiringer, Lester Holloway, Brendan Hudson, John Leach, Tony Shields, Stan Theed and Jill Whitehead.

Resolved: That planning permission be granted for application No. C2010/62224/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

11. DEWSBURY COTTAGE, POULTER PARK, PETERBOROUGH ROAD, CARSHALTON - APPLICATION NO. C2010/63379/FUL

The Committee considered a report on the above application for the provision of a metal storage container.

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

To grant (8) Councillors Anisha Callaghan, Peter Geiringer, Lester Holloway, Brendan Hudson, John Leach, Tony Shields, Stan Theed and Jill Whitehead.

Resolved: That planning permission be granted for application No. C2010/63379/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

12. LOCK-UP SHOP UNIT, EAST SIDE OF WALLINGTON PUBLIC HALL, STAFFORD ROAD, WALLINGTON - APPLICATION NO. D2010/63284/FUL

The Committee considered a report on the above application for a change of use from mini-cab to graphic designer office.

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

To grant (8) Councillors Anisha Callaghan, Peter Geiringer, Lester Holloway, Brendan Hudson, John Leach, Tony Shields, Stan Theed and Jill Whitehead.

Resolved: That planning permission be granted for application No. D2010/63284/FUL, subject to the conditions, reasons and informatives set out in the Appendix to these Minutes.

The meeting ended at 8.09 pm

Chair:

Date:

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PLANNING CONDITIONS, REASONS AND INFORMATIVES

13 NEWSTEAD WALK, CARSHALTON - APPLICATION NO. C2010/63441/3FR

(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.

(4) The development hereby permitted shall be carried out in accordance with the following approved plans: 1 and 2.

Reason: For the avoidance of doubt and in the interests of proper planning.

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.

25 NEWSTEAD WALK, CARSHALTON - APPLICATION NO. C2010/63442/3FR

(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.

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(4) The development hereby permitted shall be carried out in accordance with the following approved plans: 25 Newstead Walk - Existing; 25 Newstead Walk - Proposed.

Reason: For the avoidance of doubt and in the interests of proper planning.

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.

27 NEWSTEAD WALK, CARSHALTON - APPLICATION NO. C2010/63443/3FR

(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.

(4) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Sheet 1 of 1.

Reason: For the avoidance of doubt and in the interests of proper planning.

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) 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.

28 NEWSTEAD WALK, CARSHALTON - APPLICATION NO. C2010/63444/3FR

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

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

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

Reason: To protect the amenities of the adjoining occupiers.

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

Reason: To ensure the extension is of satisfactory appearance.

(4) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Sheet 1 of 1.

Reason: For the avoidance of doubt and in the interests of proper planning.

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) 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.

32 ST BENET'S GROVE, CARSHALTON - APPLICATION NO. C2010/63445/3FR

(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 8770-5070.

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

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

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

36 NEWSTEAD WALK, CARSHALTON - APPLICATION NO. C2010/63446/3FR

(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 8770-5070.

(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 1 and 2.

56 NEWSTEAD WALK, CARSHALTON - APPLICATION NO. C2010/63447/3FR

(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.

(4) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Sheet 1 of 1.

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Reason: For the avoidance of doubt and in the interests of proper planning.

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) 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.

62 NEWSTEAD WALK, CARSHALTON - APPLICATION NO. C2010/63448/3FR

(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.

(4) The development hereby permitted shall be carried out in accordance with the following approved plans: 62 Newstead Walk - Existing; 62 Newstead Walk - Proposed.

Reason: For the avoidance of doubt and in the interests of proper planning.

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.

**GREEN WRYTHE LANE ALLOTMENTS SITE, GREEN WRYTHE LANE,
CARSHALTON - APPLICATION NO. C2010/62224/FUL**

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

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

(2) The approved container shall be utilised for the storage of garden supplies in connection with the Green Wrythe Lane Allotments and for no other purposes.

Reason: To ensure the aims and objectives of policy CL19 are achieved.

(3) A scheme of screening landscaping/cladding/painting of the permitted steel container shall be submitted to and approved by the Local Planning Authority prior to its provision on site, unless otherwise agreed in writing. The approved scheme shall be provided within two months of the container being provided on site, or such other timescale may be agreed in writing, and shall be retained for as long as the development is in existence.

Reason: To ensure that the proposal harmonises with the setting.

(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 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. All landscaping approved by condition 2 is to be retained in perpetuity.

Reason: To ensure, where applicable, compliance with OE30 of the Unitary Development Plan which seeks to retain and replace trees and ensure compliance with the criteria set out in policy BE13 which requires landscaping schemes to provide a satisfactory townscape incorporating hard and soft landscaping.

(5) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Site Plan; Floor Plan; Container Photos.

Reason: For the avoidance of doubt and in the interests of proper planning.

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 Planning and Compulsory Purchase 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 8770-5070.

**DEWSBURY COTTAGE, POULTER PARK, PETERBOROUGH ROAD,
CARSHALTON - APPLICATION NO. C2010/63379/FUL**

(1) This permission is granted for a temporary period of three years expiring on 1 January 2014 when the permitted container shall be permanently removed from the site.

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Reason: To allow the Local Planning Authority to reconsider the application in light of circumstances existing at the expiry of the limited period.

(2) The storage container hereby permitted shall be painted dark green within one month of being brought onto site and shall thereafter be permanently maintained as such.

Reason: To preserve the character and appearance of Poulter Park.

(3) The storage container hereby approved shall be used solely for storage purposes ancillary to Mitcham Rugby Club.

Reason: Because the site is designated as public open space, wherein development is only acceptable where it is required for purposes directly related and ancillary to the recreational use of that land.

(4) The development hereby permitted shall be carried out in accordance with the following approved plans: LBS1, LBS2 and LBS3.

Reason: For the avoidance of doubt and in the interests of proper planning.

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.

LOCK-UP SHOP UNIT, EAST SIDE OF WALLINGTON PUBLIC HALL, STAFFORD ROAD, WALLINGTON - APPLICATION NO. D2010/63284/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 premises shall only be used as a graphic design office as described in the application or for any other use falling within Use Class A2 (financial and professional services) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To maintain the vitality and viability of Wallington District Centre.

(3) A window display shall be maintained at all times.

Reason: To preserve the character and appearance of Wallington District Centre.

(4) The development hereby permitted shall be carried out in accordance with the following approved plans: LBS1 and LBS2.

Reason: For the avoidance of doubt and in the interests of proper planning.

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.

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