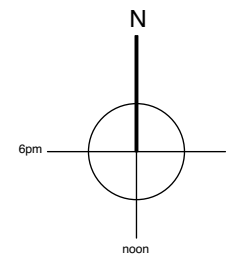
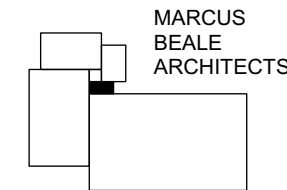


Site area = 957m² [0.0957 hectares]



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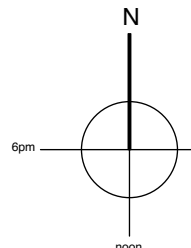
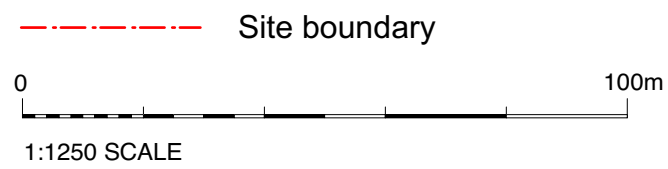
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ARCHITECTS

P1 15/07/2019 Issued to Planning
Revisions

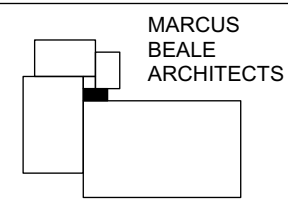
33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF		EXISTING
LOCATION PLAN		
Scale 1:1250	Drawn SF	718 /LOC P1
Date JULY 2018	Check MB	



- KEY**
- ROAD
 - SHARED PEDESTRIAN + VEHICLE
 - PEDESTRIAN
 - PUBLIC GREEN SPACE
 - PRIVATE GARDEN
 - SHARED WASTE MANAGEMENT
 - BUS SHELTER
 - POND
 - EXISTING TREE



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Revisions

33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF
LANDSCAPE PLAN

PROPOSED

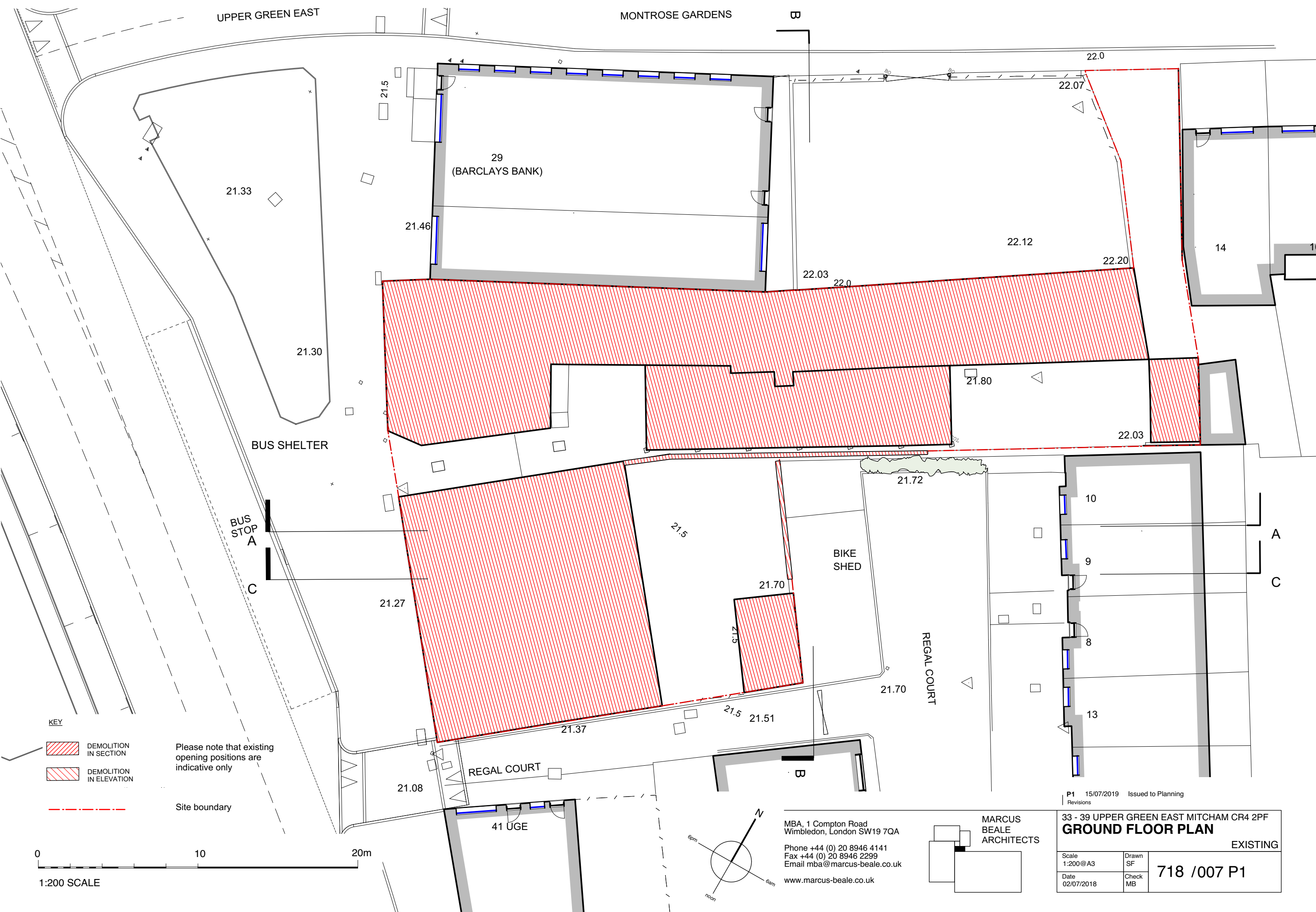
Scale
1:1250
Date
JULY 2019

Drawn
SF
Check
MB



718 /002 P3

UPPER GREEN EAST

MONTROSE GARDENS



KEY

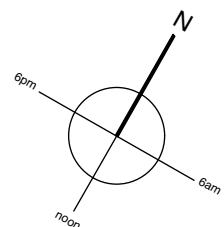
-  DEMOLITION IN SECTION
-  DEMOLITION IN ELEVATION

Please note that existing opening positions are indicative only

 Site boundary

0 10 20m

1:200 SCALE



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Revisions

33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF
GROUND FLOOR PLAN

EXISTING

Scale
1:200@A3

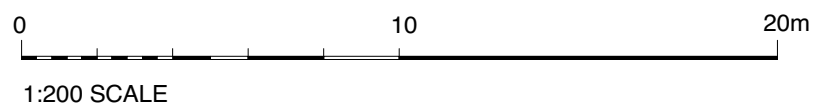
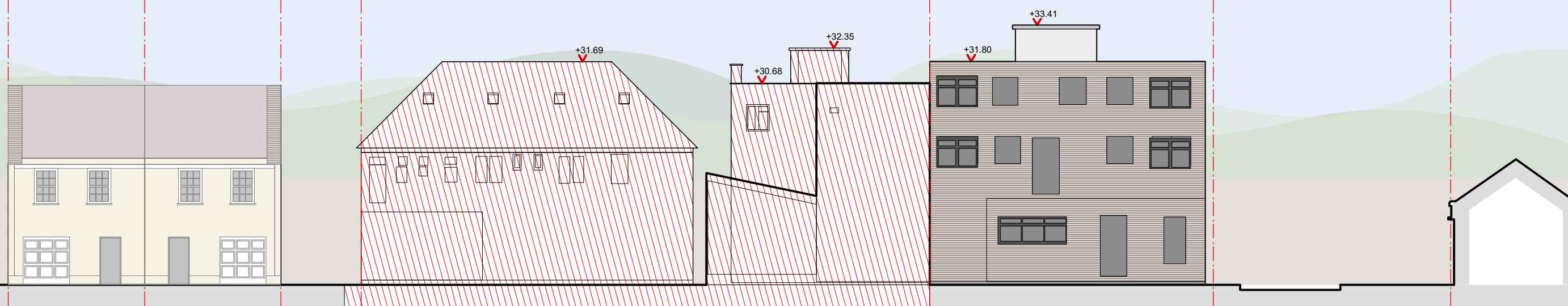
Drawn
SF

Date
02/07/2018

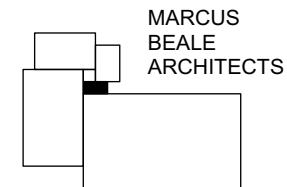
Check
MB

718 /007 P1

2 REGAL COURT | 1 REGAL COURT | REGAL CT. | **SITE** | BARCLAYS BANK | MONTROSE GARDENS | 5 MONTROSE G.



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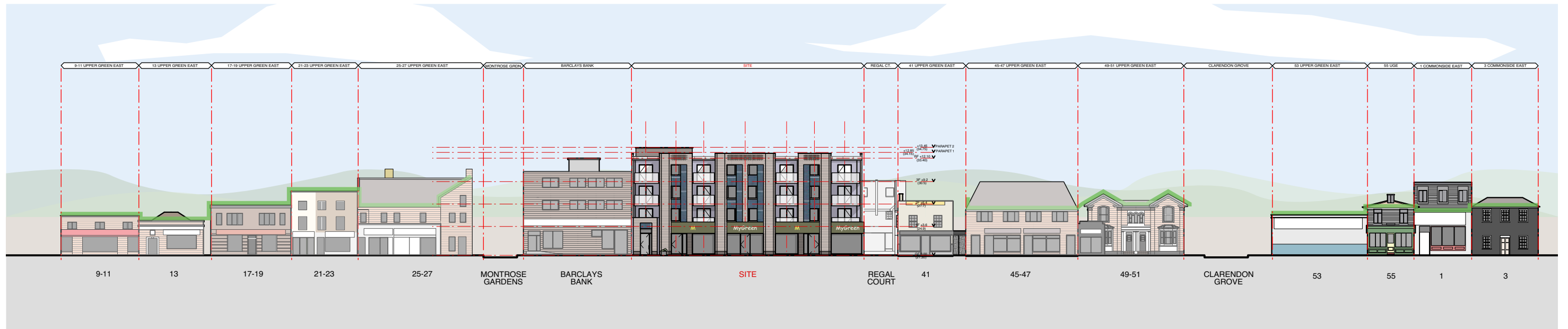
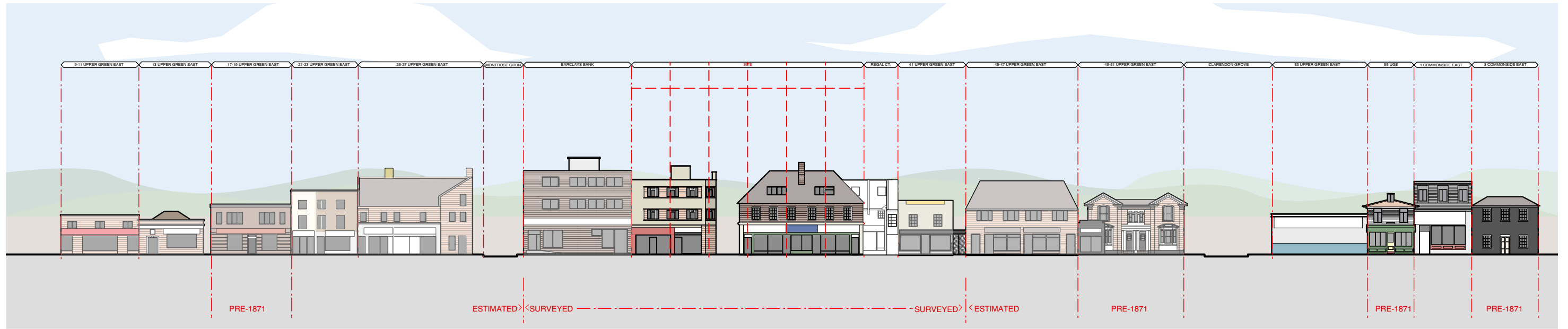


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P1 15/07/2019 Issued to Planning
Revisions

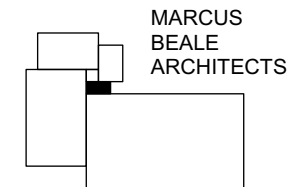
33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF
SECTION BB
EXISTING

Scale 1:200@A3	Drawn SF	718 /008 P1
Date 02/07/18	Check MB	



0 50m
1:500 SCALE

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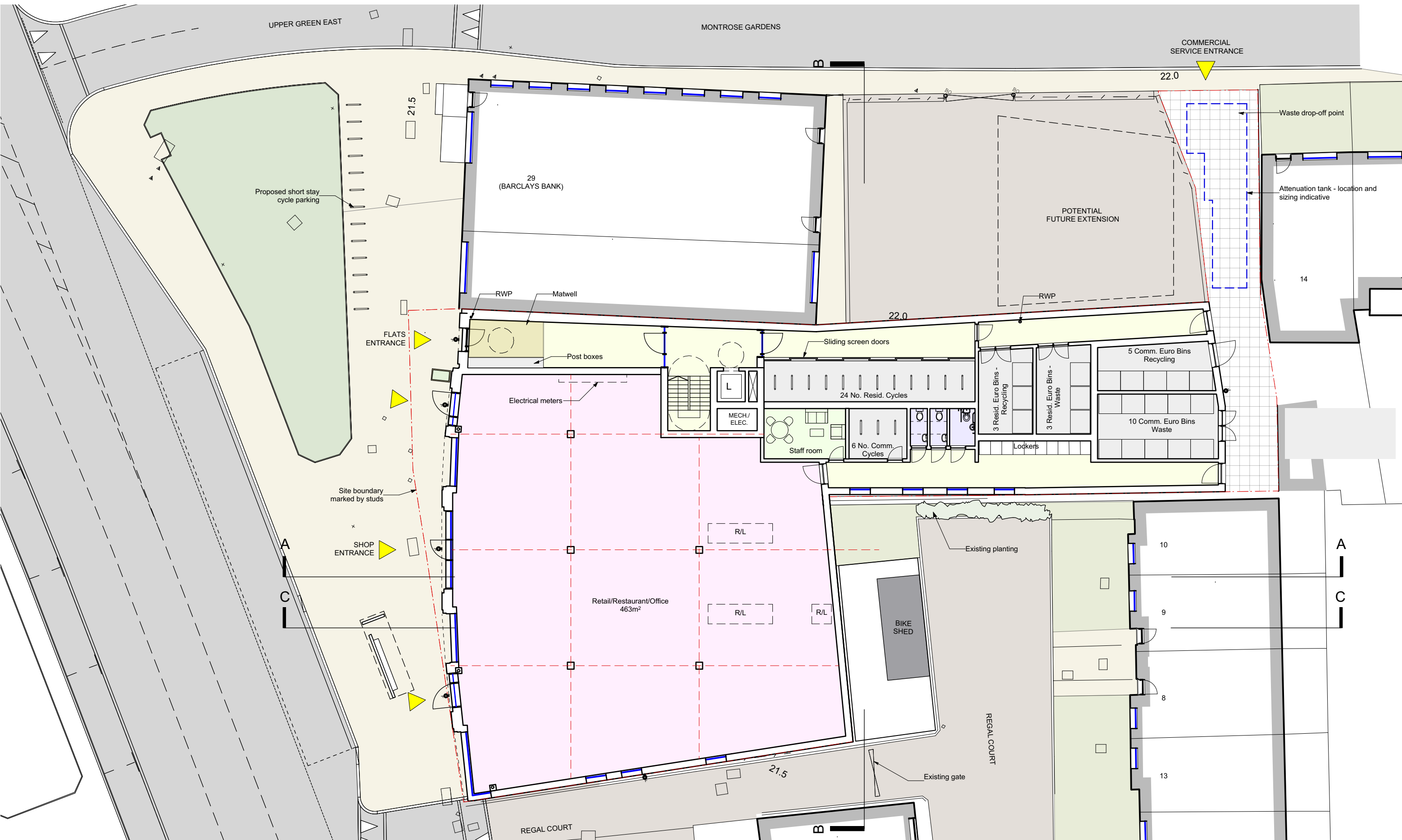
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P4 26/06/2020 Design revisions for planning
Revisions

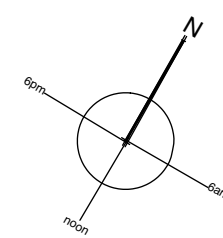
33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF
UPPER GREEN EAST ELEVATION
EXISTING/PROPOSED

Scale 1:500@A3	Drawn SF
Date JULY 2019	Check MB

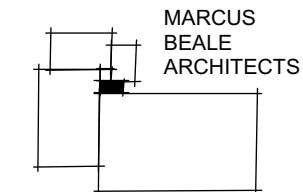
718 /009 P4



0 10 20m
1:200 SCALE



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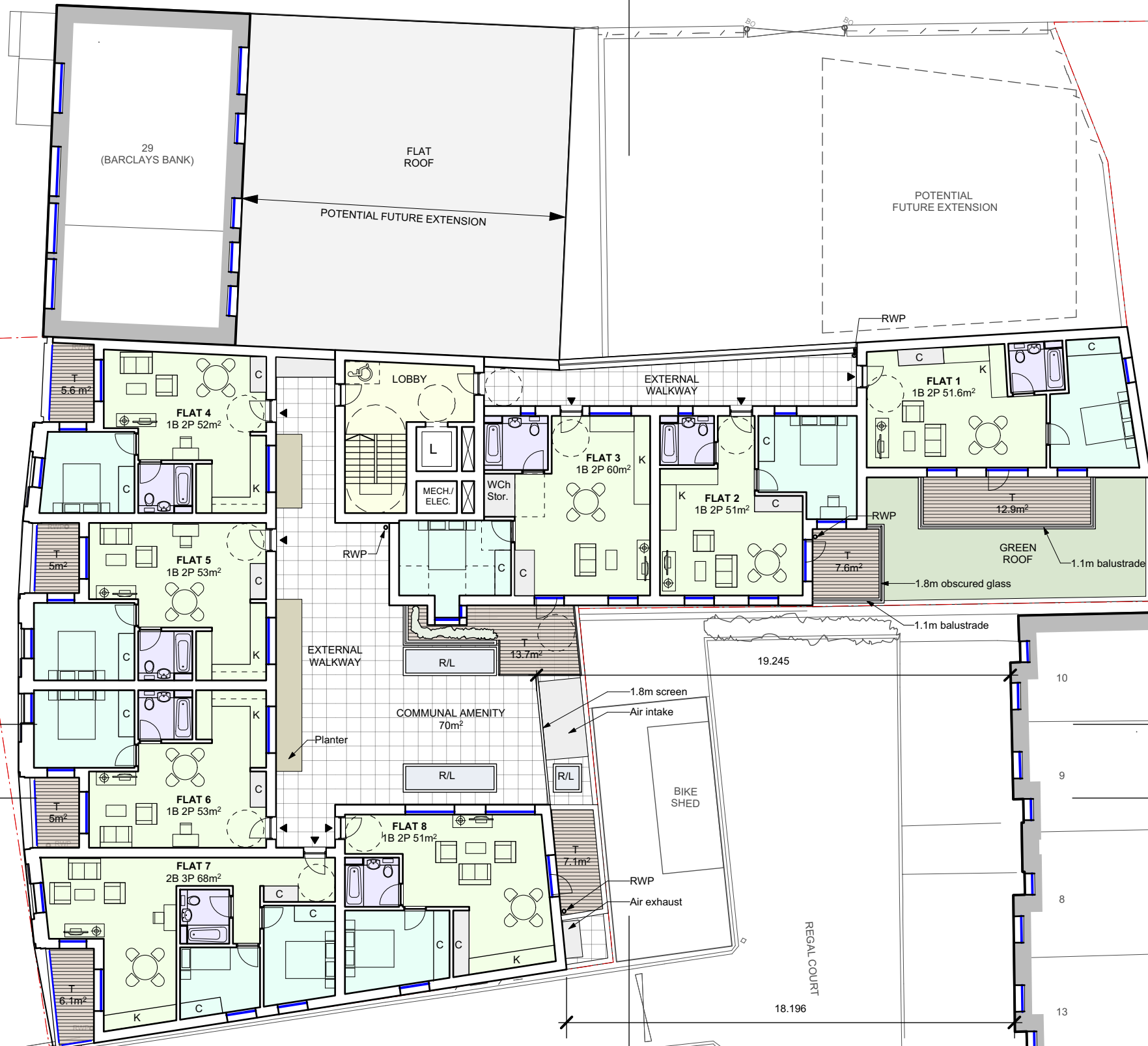
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P4 26/06/2020 Design revisions for planning
Revisions

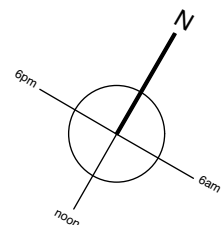
33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF		PROPOSED
GROUND FLOOR PLAN		
Scale 1:200@A3	Drawn TC	718 /010 P4
Date JULY 2019	Check MB	

UPPER GREEN EAST

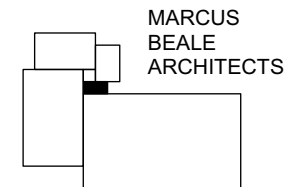
MONTROSE GARDENS



0 10 20m
1:200 SCALE



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Revisions

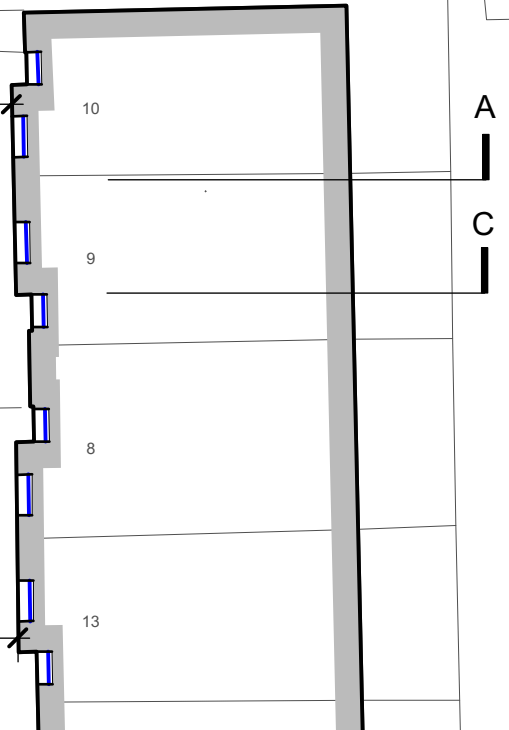
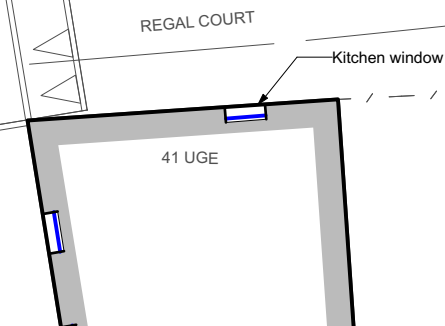
33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF
FIRST FLOOR PLAN

PROPOSED

Scale
1:200@A3
Date
JULY 2019

Drawn
TC
Check
MB

718 /011 P4



A
C

A
C

UPPER GREEN EAST

MONTROSE GARDENS

29
(BARCLAYS BANK)

POTENTIAL FUTURE EXTENSION

POTENTIAL FUTURE EXTENSION

Glass canopy above

RWP

LOBBY

EXTERNAL WALKWAY

FLAT 9
1B 2P 51.6m²

FLAT 12
1B 2P 52m²

FLAT 11
1B 2P 53m²

FLAT 10
1B 2P 52m²

FLAT 13
1B 2P 53m²

FLAT 14
1B 2P 53m²

FLAT 16
1B 1P 37.9m²

FLAT 15
2B 3P 68m²

BIKE SHED

19.219

REGAL COURT

REGAL COURT

FLAT ROOF

A

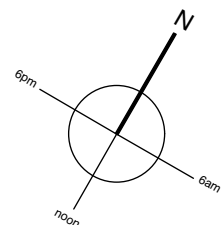
C

A

C

0 10 20m

1:200 SCALE



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Revisions

33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF
SECOND FLOOR PLAN

PROPOSED

Scale
1:200@A3

Drawn
TC

Date
JULY 2019

Check
MB

718 /012 P4

UPPER GREEN EAST

MONTROSE GARDENS

ROOF OF EXISTING BANK

POTENTIAL FUTURE EXTENSION

Glass canopy with aluminium glazing bars

RWP

PV PANELS

PV PANELS

RWP

LOBBY

PLANT

MECH./ELEC.

GREEN ROOF

EXTERNAL WALKWAY

RWP

BIKE SHED

GREEN ROOF

RWP

REGAL COURT

REGAL COURT

FLAT 20
2B 3P 68m²

FLAT 19
1B 2P 53m²

FLAT 18
1B 2P 53m²

FLAT 17
1B 2P 52m²

6 m²

5.5 m²

5.6 m²

6.3 m²

A

C

A

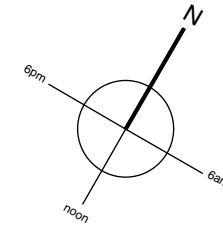
C

B

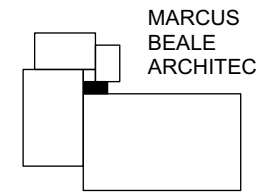
B

0 10 20m

1:200 SCALE



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Revisions

33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF
THIRD FLOOR PLAN

PROPOSED

Scale
1:200@A3

Drawn
TC

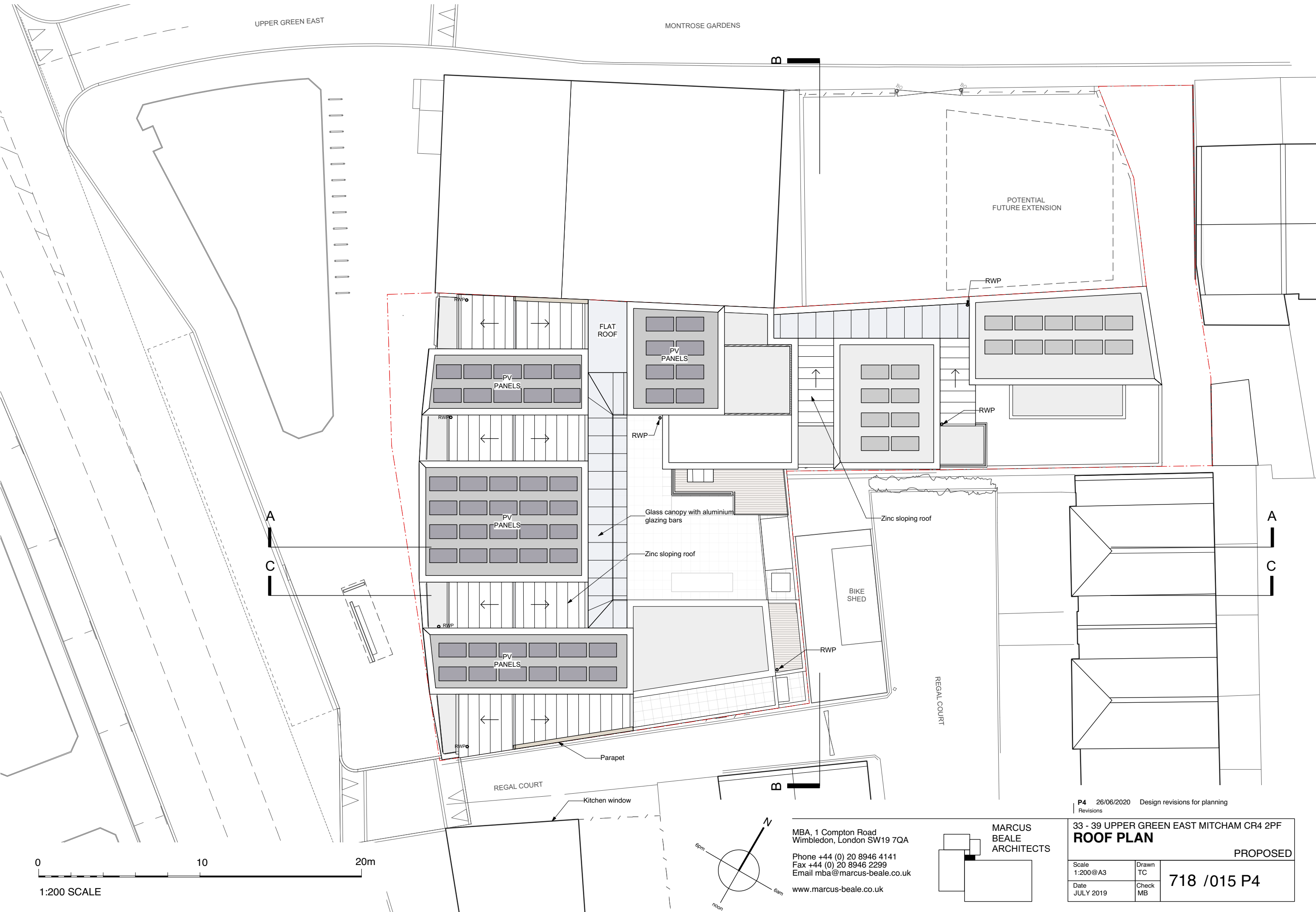
Date
JULY 2019

Check
MB

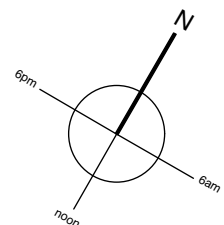
718 /013 P4

UPPER GREEN EAST

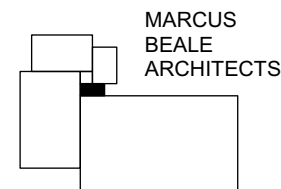
MONTROSE GARDENS



0 10 20m
1:200 SCALE



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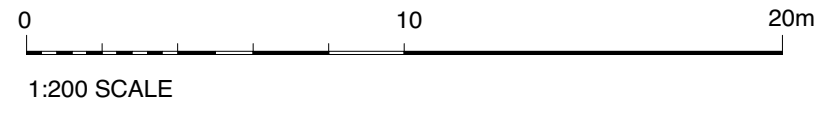
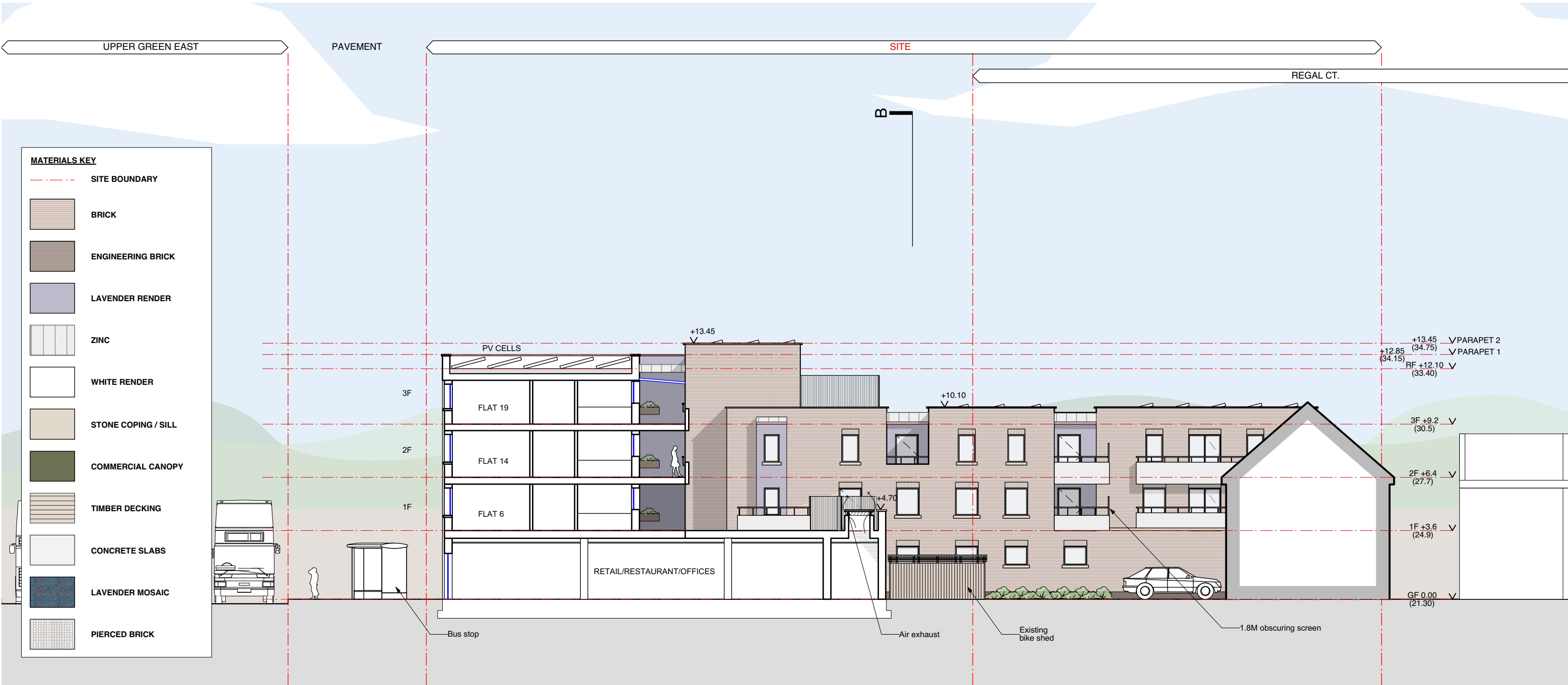
P4 26/06/2020 Design revisions for planning
Revisions

33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF
ROOF PLAN

PROPOSED

Scale 1:200@A3	Drawn TC
Date JULY 2019	Check MB

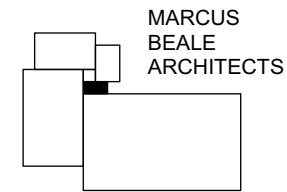
718 /015 P4



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











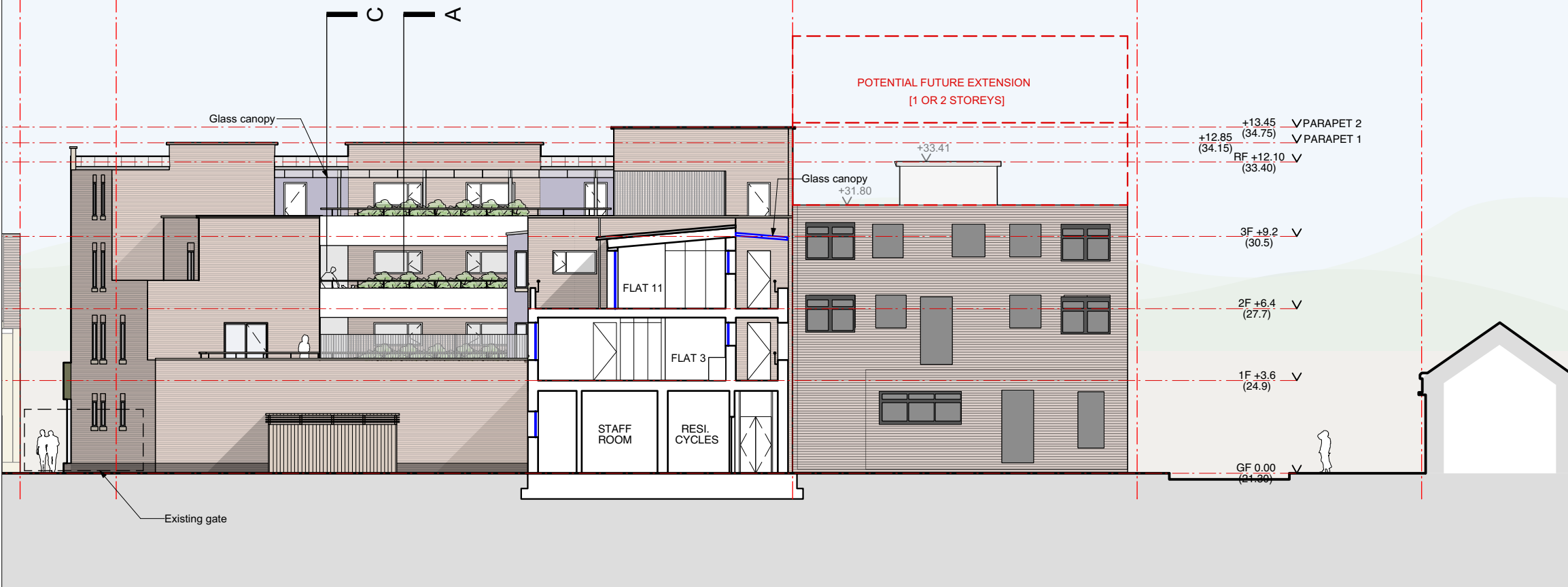
P4 26/06/2020 Design revisions for planning
Revisions

33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF		PROPOSED
SECTION AA		
Scale 1:200@A3	Drawn TC	718 /020 P4
Date JULY 2019	Check MB	

2 REGAL COURT | 1 REGAL COURT | REGAL CT. | **SITE** | BARCLAYS BANK | MONTROSE GARDENS | 5 MONTROSE G.

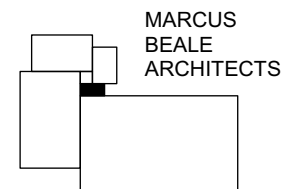
MATERIALS KEY

-  SITE BOUNDARY
-  BRICK
-  ENGINEERING BRICK
-  LAVENDER RENDER
-  ZINC
-  WHITE RENDER
-  STONE COPING / SILL
-  COMMERCIAL CANOPY
-  TIMBER DECKING
-  CONCRETE SLABS
-  LAVENDER MOSAIC
-  PIERCED BRICK



0 10 20m
1:200 SCALE

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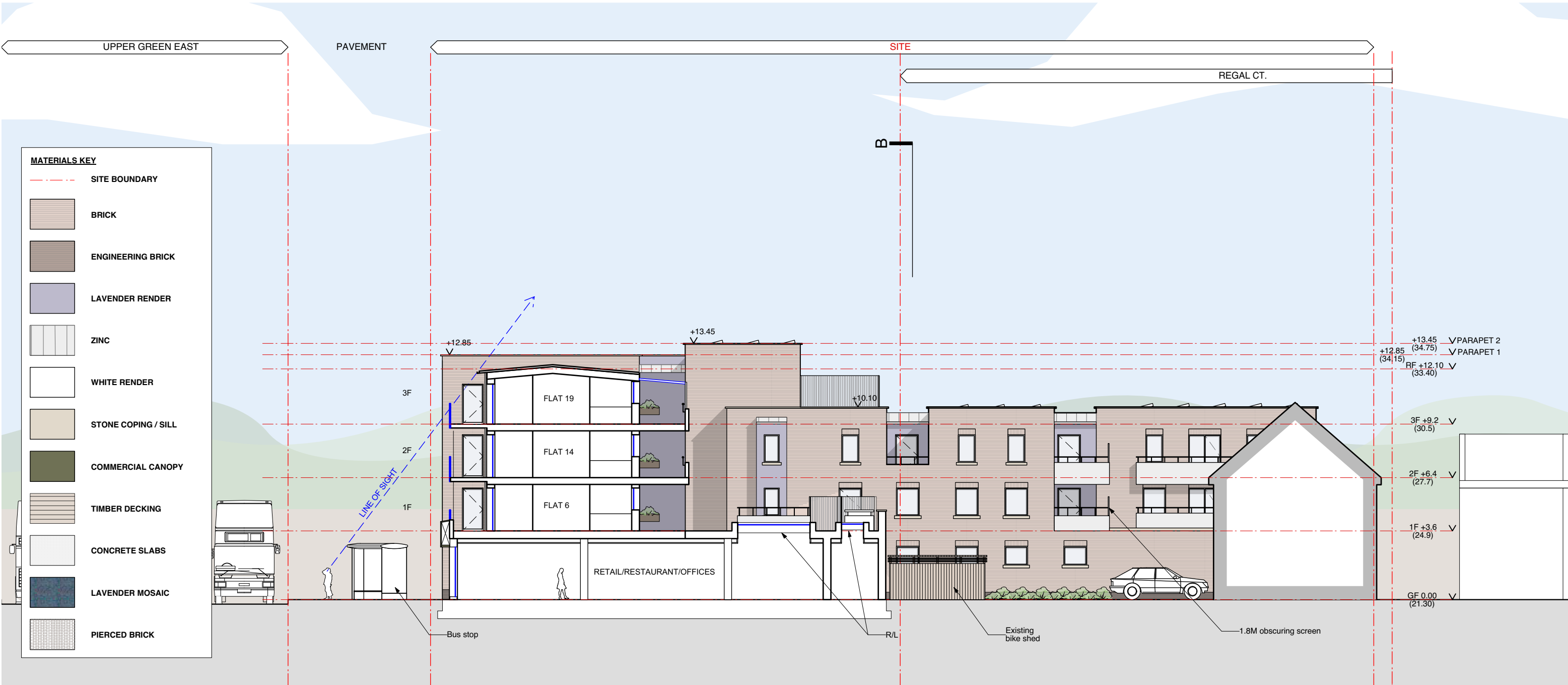
P4 26/06/2020 Design revisions for planning
Revisions

33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF
SECTION BB

PROPOSED

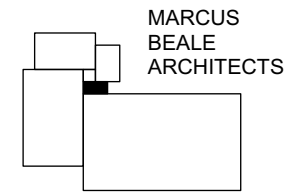
Scale 1:200@A3	Drawn SF
Date JULY 2019	Check MB

718 /021 P4



0 10 20m
1:200 SCALE

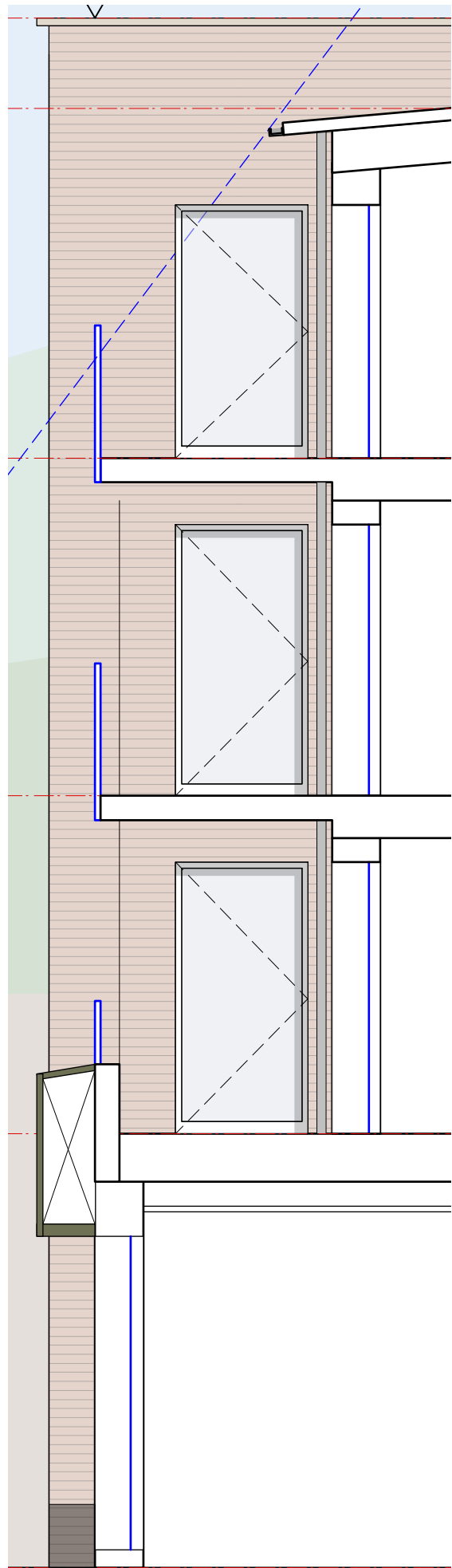
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P4 26/06/2020 Design revisions for planning
Revisions

33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF		PROPOSED
SECTION CC		
Scale 1:200@A3	Drawn SF	718 /022 P4
Date JULY 2019	Check MB	



0 10 20m

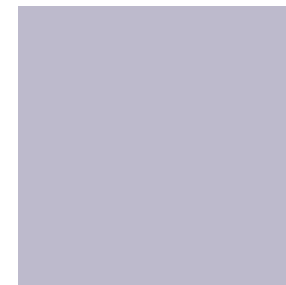
1:200 SCALE



Roofing Zinc



Wall London Stock Brick



Recessed Wall Lavender render



Inset wall panels Mosaic



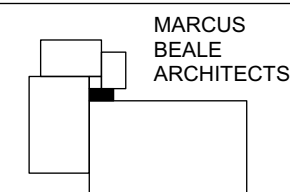
GF Wall Engineering brick

P2 26/06/2020 Design revisions for planning
Revisions

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33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF

ENLARGED SECTION

PROPOSED

Scale
1:50@A3

Drawn
SF

Date
JAN 2020

Check
MB

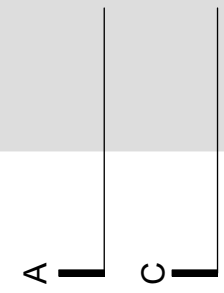
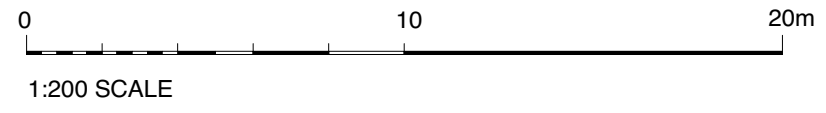
718 /023 P2



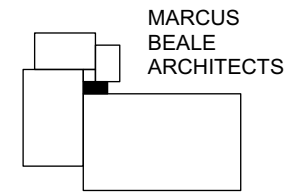
MATERIALS KEY

- SITE BOUNDARY
- BRICK
- ENGINEERING BRICK
- LAVENDER RENDER
- ZINC
- WHITE RENDER
- STONE COPING / SILL
- COMMERCIAL CANOPY
- TIMBER DECKING
- CONCRETE SLABS
- LAVENDER MOSAIC
- PIERCED BRICK

+13.45 √ PARAPET 2
 (34.75)
 +12.85 √ PARAPET 1
 (34.15)
 RF +12.10 √
 (33.40)
 3F +9.2 √
 (30.5)
 2F +6.4 √
 (27.7)
 1F +3.6 √
 (24.9)
 GF 0.00 √
 (21.30)



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












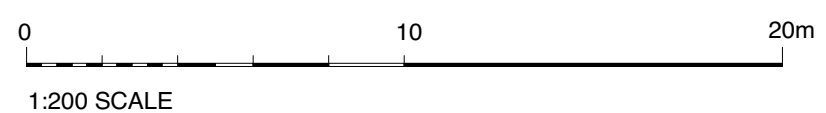
P4 26/06/2020 Design revisions for planning
 Revisions

33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF		PROPOSED
WEST ELEVATION		
Scale 1:200@A3	Drawn SF	718 /025 P4
Date JULY 2019	Check MB	

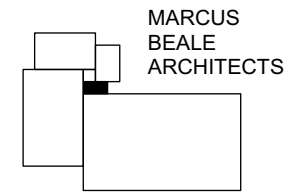
2 REGAL COURT | 1 REGAL COURT | REGAL CT. | **SITE** | BARCLAYS BANK | MONTROSE GARDENS | 5 MONTROSE G.

MATERIALS KEY

-  SITE BOUNDARY
-  BRICK
-  ENGINEERING BRICK
-  LAVENDER RENDER
-  ZINC
-  WHITE RENDER
-  STONE COPING / SILL
-  COMMERCIAL CANOPY
-  TIMBER DECKING
-  CONCRETE SLABS
-  LAVENDER MOSAIC
-  PIERCED BRICK



MBA, 1 Compton Road
Wimbledon, London SW19 7QA
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Fax +44 (0) 20 8946 2299
Email mba@marcus-beale.co.uk
www.marcus-beale.co.uk



P3 26/06/2020 Design revisions for planning
Revisions

33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF		EAST ELEVATION	PROPOSED
Scale 1:200@A3			
Date JULY 2019	Drawn SF	718 /026 P3	
	Check MB		


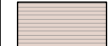
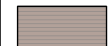


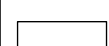



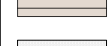


UPPER GREEN EAST

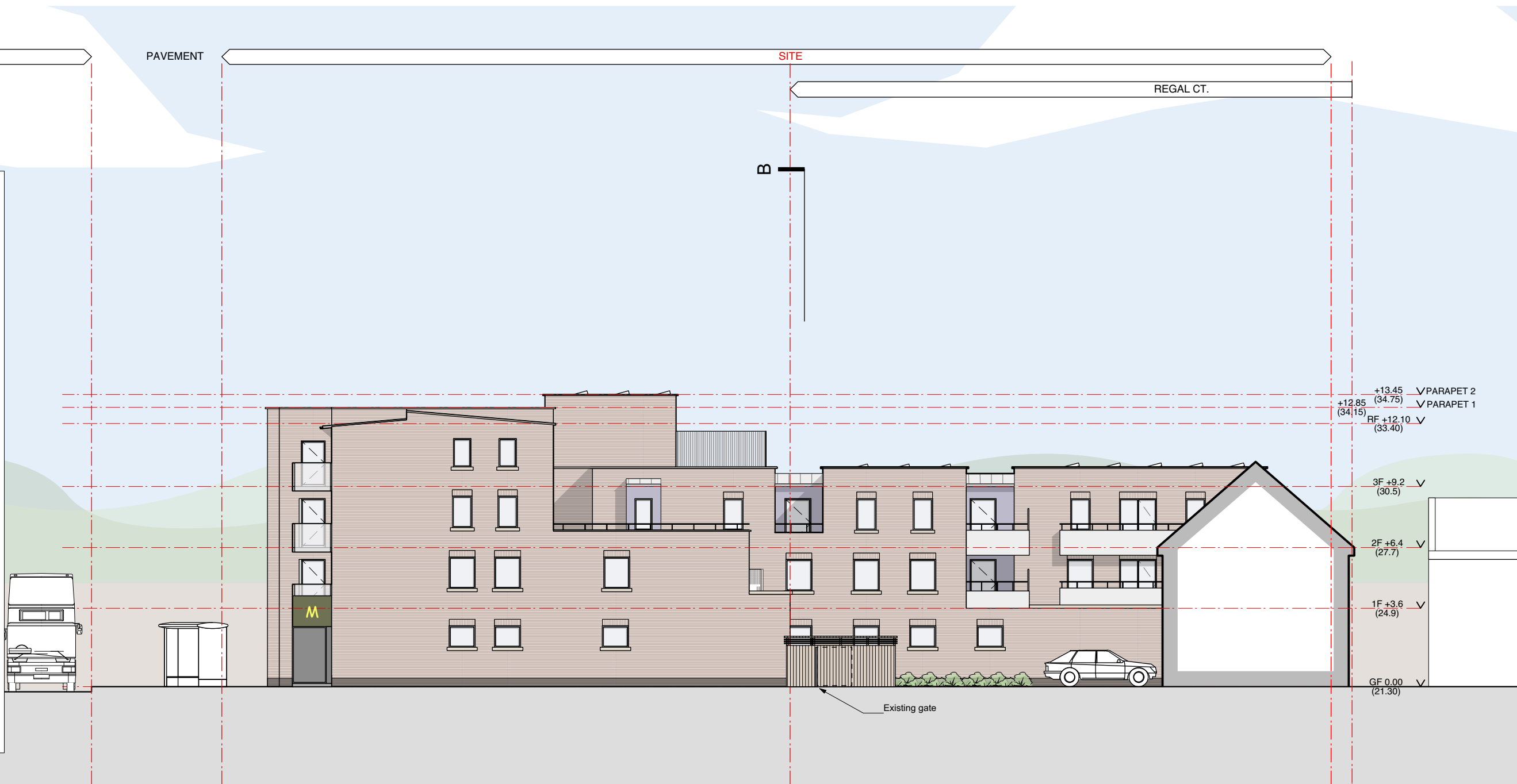
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SITE

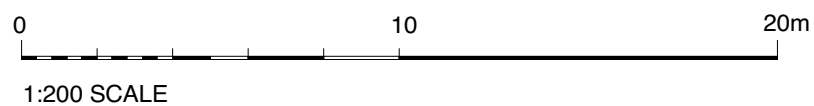
REGAL CT.

MATERIALS KEY

-  SITE BOUNDARY
-  BRICK
-  ENGINEERING BRICK
-  LAVENDER RENDER
-  ZINC
-  WHITE RENDER
-  STONE COPING / SILL
-  COMMERCIAL CANOPY
-  TIMBER DECKING
-  CONCRETE SLABS
-  LAVENDER MOSAIC
-  PIERCED BRICK

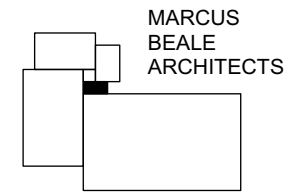


+13.45 _V PARAPET 2
 +12.85 (34.75) _V PARAPET 1
 (34.15) RF +12.10 _V (33.40)
 3F +9.2 _V (30.5)
 2F +6.4 _V (27.7)
 1F +3.6 _V (24.9)
 GF 0.00 _V (21.30)



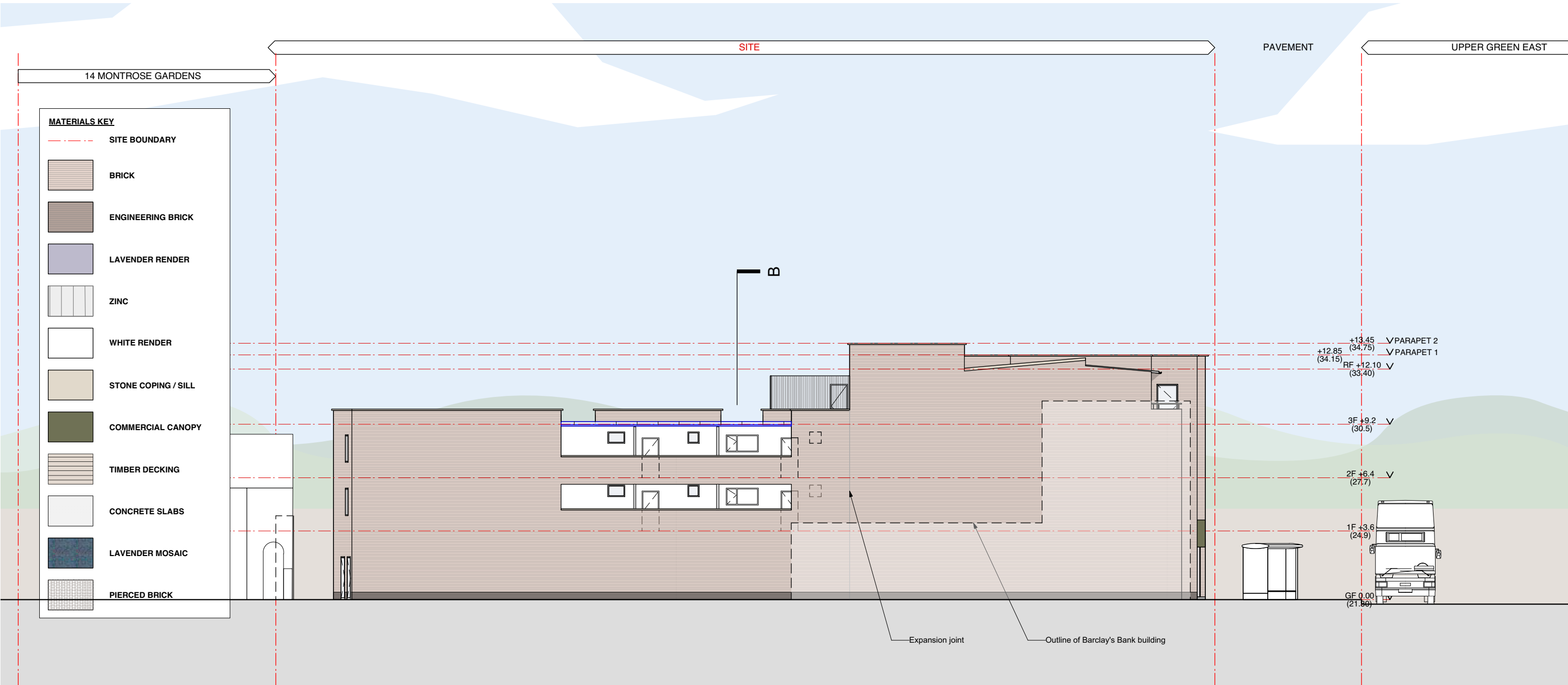
P4 26/06/2020 Design revisions for planning
 Revisions

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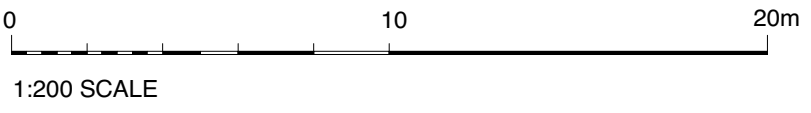
MARCUS
 BEALE
 ARCHITECTS

33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF		PROPOSED
SOUTH ELEVATION		
Scale 1:200@A3	Drawn TC	718 /027 P4
Date JULY 2019	Check MB	

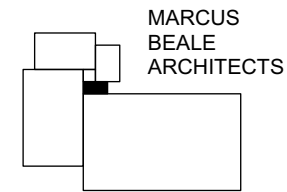


MATERIALS KEY

- SITE BOUNDARY
- BRICK
- ENGINEERING BRICK
- LAVENDER RENDER
- ZINC
- WHITE RENDER
- STONE COPING / SILL
- COMMERCIAL CANOPY
- TIMBER DECKING
- CONCRETE SLABS
- LAVENDER MOSAIC
- PIERCED BRICK



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 BEALE
 ARCHITECTS

P4 26/06/2020 Design revisions for planning
 Revisions

33 - 39 UPPER GREEN EAST MITCHAM CR4 2PF		PROPOSED
NORTH ELEVATION		
Scale 1:200@A3	Drawn TC	718 /028 P4
Date JULY 2019	Check MB	

SUSTAINABLE COMMUNITIES DIVISION

Head of Sustainable Communities - James McGinlay



Marcus Beale Architects
The Old Post Office
1 Compton Road
Wimbledon
SW19 7QA

London Borough of Merton
Merton Civic Centre
London Road
Morden, Surrey SM4 5DX

Switchboard: 020 8274 4901

Direct Line: 020 8545 4747
E-mail: planning@merton.gov.uk

Town and Country Planning Act 1990 Planning Permission Decision Notice 19/P2747

The London Borough of Merton as Local Planning Authority hereby **GRANTS Planning Permission** for the works specified in the First Schedule below subject to the conditions specified in the Second Schedule below.

First Schedule – Particulars of application

Application Number: 19/P2747
Location: 33-39 Upper Green East, Mitcham, Surrey, CR4 2PF
Proposal: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A NEW FOUR STOREY MIXED USE BUILDING COMPRISING COMMERCIAL UNITS AT THE GROUND FLOOR LEVEL (USE CLASSES A1, A2, A3, A5, B1 OR D1) AND 20 x SELF-CONTAINED FLATS ABOVE (USE CLASS C3); WITH ASSOCIATED LANDSCAPING AND BIN AND CYCLE STORE
Approved Plans: See Condition 2.

Second Schedule – Conditions

- 1 The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.
Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 718/002 P3 (Proposed Landscape Plan); 718/009 P4 (Existing/Proposed Upper Green East Elevation); 718/010 P4 (Proposed Ground Floor Plan); 718/011 P4 (Proposed First Floor Plan); 718/012 P4 (Proposed Second Floor Plan); 718/013 P4 (Proposed Third Floor Plan); 718/015 P4 (Proposed Roof Plan); 718/020 Rev P4 (Proposed Section AA); 718/021 P4 (Proposed Section BB); 718/022 Rev P4 (Proposed Section CC); 718/023 P2 (Proposed Enlarged Section); 718/025 P4 (Proposed West Elevation); 718/026 P3 (Proposed East Elevation); 718/027 P4 (Proposed South Elevation); 718/028 P4 (Proposed North Elevation).
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 No development, other than demolition, shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.
Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan



2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 4 Prior to occupation of development, details of the surfacing of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas or roads, footpaths, hard and soft shall be submitted in writing for approval by the Local Planning Authority. The development shall not be occupied until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

- 5 Before the development hereby permitted is first occupied, the side (southern) window of Flat 8 shall be glazed with obscure glass and non-opening up to 1.7m measured from the internal floor level and shall permanently maintained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 6 The development hereby approved shall not be occupied until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policy 5.17 of the London Plan 2016, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

- 7 Details of the terraces' balustrade and screening shall be submitted to the Local Authority for approval prior to occupation of the development, including details of the 1.8m obscure screens for Flats 1, 2, 3, 10 and 16 and the 1.8m screen for the communal amenity area on the first floor. Approved details of the balustrade/ screening to the terraces shall be implemented before the development is first occupied and retained permanently thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 8 Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.

- 9 No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016 and policy DM EP2 of Merton's Sites and Policies Plan 2014.



- 10** The development shall not be occupied until the redundant crossover/s have been removed by raising the kerb and reinstating the footway in accordance with the requirements of the Highway Authority.
- Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.
- 11** The development hereby permitted shall not be occupied until the residential cycle parking shown on the plans hereby approved have been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development at all times.
- Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.
- 12** Notwithstanding the commercial cycle parking provision (long and short term) shown on the approved plan 718/010 P4 (Ground Floor Plan), prior to occupation of the commercial unit/s, revised details of secure cycle parking facilities for the occupants of, and visitors to, the development shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the commercial premises and thereafter retained for use at all times.
- Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.
- 13** No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 35% improvement on Part L regulations 2013, and wholesome water consumption rates of no greater than 105 litres per person per day.
- Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy 5.2 of the London Plan 2016 and Policy CS15 of Merton's Core Planning Strategy 2011.
- 14** No development, other than demolition, shall commence until the applicant submits to, and has secured written approval from, the Local Planning Authority evidence demonstrating that the development has been designed to enable connection of the site to an existing or future district heating network, in accordance with the Technical Standards of the London Heat Network Manual (2014).
- Reason: To demonstrate that the site heat network has been designed to link all building uses on site (domestic and non-domestic), and to demonstrate that sufficient space has been allocated in the plant room for future connection to wider district heating, in accordance with London Plan policies 5.5 and 5.6.
- 15** Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until a Post-Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the non-residential development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good', has been submitted to and acknowledged in writing by the Local Planning Authority.



Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply the following Development Plan policies for Merton: policy 5.2 of the London Plan 2016 and policy CS15 of Merton's Core Planning Strategy 2011.

16

Due to the potential impact of the surrounding locality on the development the recommendations to protect noise intrusion into the dwellings as specified in the Hawkins Environmental, Noise Assessment Report No.H2843 dated 4th June 2019 shall be implemented as a minimum standard and with mechanical ventilation incorporated. Details of the final scheme shall be submitted for approval to the Planning Authority prior to the commencement of the development.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016 and policies DM D2, DM D3, DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.

17

Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from any new plant/machinery from the commercial use shall not exceed LA90-10dB at the boundary with any noise sensitive property. A post completion noise survey shall be submitted and approved by the LPA to demonstrate compliance with the noise criteria prior to commencement of the commercial use, thereafter the noise criteria shall be maintained.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016 and policies DM D2, DM D3, DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.

18

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: In order to protect the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2016 and policy DM EP4 of Merton's Sites and Policies Plan 2014.

19

Prior to the commencement of the development hereby permitted, a Demolition/Construction Logistics Plan (including a Construction Management plan in accordance with TfL guidance) shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition and construction period unless the prior written approval of the Local Planning Authority is first obtained to any variation.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

20

Should the ground floor commercial premises be occupied by Use Classes A3 and/or A5 [in accordance with The Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020, the amended Use Classes being Class E(b) and Sui Generis(r)], a written scheme to manage the control of odour from cooking shall be submitted and approved in writing by the LPA prior to the commencement of the use. The approved scheme shall be fully installed, maintained and serviced in accordance with the manufacturers' instructions or requirements,



whilst the premises is open to serve food. The scheme submitted, including an odour risk assessment shall have regard to the technical requirements of the document 'Control of Odour and Noise from Commercial Kitchen Extract Systems as produced by EMAQ dated 2018. Should the type of cooking change a further assessment shall be submitted in accordance with the above.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and to ensure compliance with the following Development Plan policies for Merton: policies 7.14 and 7.15 of the London Plan 2016, policy CS7 of Merton's Core Planning Strategy 2011 and policies DM EP2 and DM EP4 of Merton's Sites and Policies Plan 2014.

- 21** Should the ground floor commercial premises be occupied by Use Classes A3 and/or A5 [in accordance with The Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020, the amended Use Classes being Class E(b) and Sui Generis(r)], drainage serving the proposed kitchen of the premises shall be fitted with an adequate grease separator.

Reason: To ensure a satisfactory means of drainage and to ensure compliance with the following Development Plan policies for Merton: Policy DM EP4 of Merton's Sites and Policies Plan 2014.

- 22** For Use Classes A3 and/or A5 [in accordance with The Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020, the amended Use Classes being Class E(b) and Sui Generis(r)], the use hereby permitted shall not be open to customers except between the hours of 07.00 and 23.00 on any day and no staff shall be present at the premises one hour after the closing time.

Reason: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

- 23** No demolition or development shall take place until a Stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

Reason: In order to provide the opportunity to record the history of the site and to comply with the following Development Plan policies for Merton: policy 7.8 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D4 of Merton's Sites and Policies Plan 2014.

- 24** Part 1:
If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

- 25** Part 2:
B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.



Reason: In order to provide the opportunity to record the history of the site and to comply with the following Development Plan policies for Merton: policy 7.8 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D4 of Merton's Sites and Policies Plan 2014.

26

The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design.

A. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to occupation of the development and shall be implemented in accordance with the approved details prior to occupation.

B. Prior to occupation a Secured by Design final certificate shall be submitted to and approved by the Local Planning Authority.

Reason: In order to achieve the principles and objectives of Secured by Design to improve community safety and crime prevention in accordance with Policy 14 (22.17) of Merton Core Strategy: Design, and Strategic Objectives 2 (b) and 5 (f); and Policy 7.3 Designing out Crime of the London Plan.

27

INFORMATIVE:

This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice.

28

INFORMATIVE:

The applicant is advised to check the requirements of the Party Wall Act 1996 relating to work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building. Further information is available at the following link:
<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>

29

INFORMATIVE:

You are advised to contact the Council's Highways team on 020 8545 3700 before undertaking any works within the Public Highway to obtain the necessary approvals and/or licences. Please be advised that there is a further charge for this work. If your application falls within a Controlled Parking Zone this has further costs involved and can delay the application by 6 to 12 months.

30

INFORMATIVE:

Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be co-ordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Merton. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with the London Borough of Merton, Network Coordinator (tel: 020 8545 3976). This must take place at least one month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are co-ordinated to take place wherever possible at



the same time.

31

INFORMATIVE:

This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at the London Borough of Merton-

Street Naming and Numbering (Business Improvement Division)
Corporate Services
7th Floor, Merton Civic Centre
London Road
Morden
SM4 5DX
Email: street.naming@merton.gov.uk

32

INFORMATIVE:

Carbon emissions evidence requirements for Post Construction stage assessments must provide:

- Detailed documentary evidence confirming the Target Emission Rate (TER), Dwelling Emission Rate (DER) and percentage improvement of DER over TER based on 'As Built' SAP/ BRLUK outputs (i.e. dated outputs with accredited energy assessor name and registration number, assessment status, plot number and development address); OR, where applicable:
- A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP/ BRLUK outputs; AND
- Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section 16 allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide electricity generation technologies) have been included in the calculation.

33

INFORMATIVE:

Water efficiency evidence requirements for Post Construction Stage assessments must provide:

- Documentary evidence representing the dwellings 'As Built'; detailing:
- the type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment);
- the size and details of any rainwater and grey-water collection systems provided for use in the dwelling; AND:
- Water Efficiency Calculator for New Dwellings; OR
- Where different from design stage, provide revised Water Efficiency Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built'.

34

INFORMATIVE:

A BREEAM post-construction certificate demonstrating that the development has achieved a BREEAM rating of not less than the standards equivalent to 'Very Good'.

35

INFORMATIVE:

Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure)(England) Order 2015.

36

In accordance with paragraph 38 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:

- i) Offering a pre-application advice and duty desk service.
- ii) Where possible, suggesting solutions to secure a successful outcome.

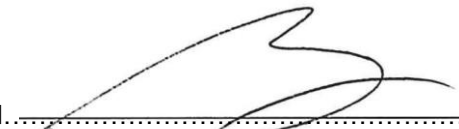


iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- i) The applicant/agent was provided with pre-application advice.
- ii) The application was amended following discussion with the case officer.
- iii) The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Date of Decision: 07 June 2021

Signed 

Neil Milligan – Development Control Manager
For and behalf of the Head of Sustainable Communities.

Note: This approval confers permission under the Town and Country Planning Acts only. It does not confer consent or approval under any other statutory enactment; including the Building Regulations. Failure to obtain all necessary consents may result in enforcement action. It is emphasised that no variation from the deposited plans or particulars will be permitted unless previously authorised in writing by the London Borough of Merton

Please read attached notes.



Note regarding rights of Appeal

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.



Community Infrastructure Levy

If permission is granted for the development of any new dwelling(s) or at least 100 square metres of new-build gross internal area (GIA) (including replacement of existing GIA), into which people normally go, it will usually become liable for a Community Infrastructure Levy (CIL) payment under Merton and Mayor of London CIL charging schedules.

If your development is liable, you will be sent a liability notice that will provide details of the charge. This will be recorded to the register of Local Land Charges as a legal charge upon your property and will become payable upon commencement of development. Information on the payment process (including penalties) will be provided with the liability notice or upon request.

If your development is likely to be CIL liable and you have not already done so, please complete and return to us an additional information form, available at http://www.planningportal.gov.uk/uploads/1app/forms/cil_questions.pdf. Failure to do so will mean we will perform the calculation of the charge solely on the basis of the information already provided with the planning application which might result in you being overcharged.

This will affect planning applications which receive planning permission on or after the date the CIL charge comes into effect. For more information please visit <http://www.merton.gov.uk/cil> or email CILevy@merton.gov.uk

The Mayor of London has adopted an updated CIL charge of £60/sqm for developments in Merton, which is effective to developments granted planning permission from 1 April 2019. This is an increase from the £35/sqm charge on developments effective prior to 1 April 2019. For more information visit: www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy