SUSTAINABLE COMMUNITIES DIVISION

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merton

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Our Ref: 19/P3512

PRIOR APPROVAL NOT REQUIRED

Determination as to whether the prior approval of the local planning authority is required under condition O.2 and the process set out in paragraph W of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015.

Address of the proposed development:
1C-1D Balfour Road, South Wimbledon, London, SW19 1EE

Description of the proposed development:
APPLICATION TO DETERMINE WHETHER PRIOR APPROVAL IS REQUIRED IN RESPECT OF THE PROPOSED CHANGE OF USE FROM OFFICE SPACE (CLASS B1a) TO RESIDENTIAL (CLASS C3), COMPRISING THE CHANGE OF 3 x OFFICE UNITS OVER 3 FLOORS TO 3 x 1 BED FLATS

Information that the developer provided to the local planning authority:
PR-P-100 Rev A, 101 Rev A, 102 Rev A, 103 Rev A, PR-E01 Rev A, 02 Rev A, PR-S-01 Rev A

DECISION
In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013) Merton Council, as local planning authority, hereby confirm that their **prior approval is not required** for the proposed development at the address shown above, as described by the description shown above, in accordance with the information that the developer provided to the local planning authority and subject to the following conditions.

(1) It is a requirement of condition O.1(b) that immediately before 29 May 2013 the building was in use as offices (Use Class B1a), or if vacant at that point in use as offices (Use Class B1a) when the building was last in use.

(2) It is a requirement of condition O.1(c) that the use for residential purposes (Use Class C3) begins on or before 30 May 2016.

(3) It is a requirement of condition O.1(d),(f) and (g) that the application building is not, or forms part of any safety hazard area, is not listed within the curtilage of a listed building or is, or contains a scheduled monument.

(4) It is a requirement of the condition A.4 that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.

(5) Prior to first occupancy details of a scheme for the storage of refuse and recycling shall be submitted to and be approved in writing by the Local Planning Authority. No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the approved scheme has been carried out in full. Those facilities and measures shall thereafter be retained for use at all times from the date of first occupation.

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.

(6) Prior to first occupancy details of secure cycle parking facilities for the occupants of, and visitors to, the development shall be submitted to and be approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented in accordance with the approved details 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

Please read the notes below in relation to the Community Infrastructure Levy.

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TEAM LEADER
For and on behalf of the Head of Sustainable Communities

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