

Mrs Holloway  
13 Harcourt Road  
London  
SE4 2AJ

TOWN & COUNTRY PLANNING ACT 1990

## **Planning Permission Decision Notice 20/P0037**

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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: 20/P0037

Location: 1C Balfour Road  
South Wimbledon  
London  
SW19 1EE

Proposal: ERECTION OF MANSARD ROOF EXTENSION TO EXISTING OFFICE BUILDING,  
TOGETHER WITH THE REPLACEMENT OF GROUND FLOOR DOOR WITH NEW  
WINDOW AND INSTALLATION OF ADDITIONAL WINDOW, ALTERATIONS TO  
INTERNAL LAYOUT AND NEW ENTRANCE DOOR

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: 000, 101, 102, 103, 104, 111, 112, 113, 114 and Design and Access Statement

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

**3** The facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority.

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 Before the development hereby permitted is first occupied, the windows in the west and east elevations at top floor level of the mansard roof extension shall be glazed with obscured glass and shall be 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.

5 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.

6 The development hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has 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;

#### 7 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>

8 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. In this instance the application was acceptable as submitted and no further assistance was required.

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Date of Decision:

16 March 2020

Signed.....

Neil Milligan - Development Control Manager  
For and on 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.