



Application no: DM2023/00792

PLANNING PERMISSION GRANTED

Town and Country Planning Act 1990

To: Lucy Butler
Lytle Associates Architects
20 Quarry Street
Guildford
GU1 3UY

Applicant: Saif Abdul-Rasul

391 Kings Road
London
SW10 0LR

The Council of the London Borough of Sutton as Local Planning Authority under their powers provided by the above legislation, **DO HEREBY GRANT** permission for the development specified in the First Schedule hereto, subject to the conditions (if any) specified in the Second Schedule.

FIRST SCHEDULE

In accordance with your application, valid on 29th September 2023.

53 Central Road Worcester Park KT4 8EB

Erection of two storey building providing a link to the front of the existing building to comprise 2 new residential units, retention of existing ground floor commercial unit, provision of car parking, cycle stores, refuse stores, external access stairs and landscaping.

SECOND SCHEDULE

Condition(s):

(1) The approved development shall be carried out in accordance with the following drawings/details:

Outline Construction Management Plan 12.01.2022

11924-01

11924-02

11924-03

11924-04

11924-05

2010_001 C

2010_010 F

2010_011 C

2010_015 C

2010_016 E

A2010_002 C

Daylight and Overshadowing Study_Rev A 18/04/23

Design and Access Statement Rev A_1 of 2

Design and Access Statement Rev A_2 of 2

Ecology Report 22/12/2021

Energy and Sustainability Report V2 25/04/2023

Energy Sustainability Statement_Appendix A
Energy Sustainability Statement_Appendix B
Energy Sustainability Statement_Appendix C
Energy Sustainability Statement_Appendix D
Energy Sustainability Statement_Appendix E
Flood Risk Assessment and SuDS 12 January 2022
Transport Statement 22-017 B
A2010-14 B
A2010-21
Fire Safety Strategy
Flood Risk and SUDs Strategy FRA20169 1A 29.09.23
Waste Management Plan

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

- (2) 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.

- (3) Prior to the commencement of development (excluding demolition) the type and treatment of the materials, including samples, to be used on the exterior of the building(s) shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the construction of the development hereby approved, completed prior to its occupation/use and retained thereafter.

Reason: To safeguard the visual amenities of the area and to ensure compliance with Policy 28 of the Sutton Local Plan 2018. This condition is required to be pre-commencement to ensure that materials are considered at a early stage of the construction process and it is important that details are agreed at this stage as this could potentially impact on construction methods.

- (4) Prior to the commencement of development, details of the proposed air source heat pump (ASHP) units must be submitted to the Local Planning Authority and approved in writing, including:
- (i) the sizing, positioning and orientation of the proposed ASHP units;
 - (ii) product specifications and an estimate of the heating and/or cooling energy the ASHP would provide to the
 - (iii) the expected heat source temperature and the heat distribution system temperature; and
 - (vi) confirmation of the CO2 savings expected to be achieved.

Reason: To comply with Policy 31 of the Sutton Local Plan 201

- (5) The development hereby approved shall be constructed in accordance with the approved Energy and Sustainability Statement v2 prepared by PES Ltd and dated 25 April 2023. Prior to first occupation, as-built' Standard Assessment Procedure (SAP) outputs must be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has achieved the targeted reduction in CO2 emissions against a notional Part Lm 2021 compliant development. All of the approved measures must thereafter be retained for as long as the development is in existence.

Reason: To comply with Policy 31 of the Sutton Local Plan 2018

- (6) Prior to the commencement of development, a revised scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies further details of proposed site drainage and flood risk management measures, including SuDS, in order to manage surface water run-off as close to its source as possible in accordance with the Mayor's drainage hierarchy in London Plan Policy SI 13. The submitted scheme must:
- (i) include the results of site-specific infiltration testing to BRE Digest 365 or similar;

- (ii) in the event that infiltration SuDS measures are identified as feasible for this site, provide details of any additional SuDS measures proposed to delay and control the rate of surface water discharged from the site;
- (ii) include updated calculations as necessary, carried out by an appropriately qualified professional, to show that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 40% for climate change) will be as close as reasonably practicable to the greenfield run-off rate for the same event;
- (iii) confirm that the 1 in 30 year rainfall event (plus 40% for climate change) can be contained without flooding; any flooding occurring between the 1 in 30 and 1 in 100 year event (plus 40% for climate change) will be safely contained on site; and that rainfall in excess of the 1 in 100 year event is managed to minimise risks.

Reason: To comply with London Plan Policy SI 12 and SI 13 and Policy 32 of the Local Plan 2018.

- (7) Prior to first occupation of the development, written confirmation that the approved site drainage and flood risk management measures, including SuDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. All of the approved measures must thereafter be retained for as long as the development is in existence.

Reason: To comply with Policy 32 of the Sutton Local Plan 2018

- (8) The site and building works required to implement the development shall be only carried out between the hours of 08.00 and 18.00 Mondays to Fridays and between 08.00 and 13.00 on Saturdays and not at all on Bank Holidays and Sundays.

Reason: To safeguard the amenity of surrounding occupiers in line with Policy 29 of the Sutton Local Plan.

- (9) The rating level of the noise determined by the determined by the cumulative sound emissions of the plant here by permitted shall be at least 5dBA lower than the existing background noise level during any normal mode of operation. The noise levels shall be measured or predicted 1m externally to any window of a habitable room at the nearest residential facade. Measurements and assessment shall be made according to British Standard 4142:2014.

Reason: To prevent any unreasonable impact on neighbour amenity in accordance with Policy 29 of the Sutton Local Plan 2018.

- (10) The development must be carried out in accordance with the provisions of the Planning Fire Safety Strategy prepared by Shariefi Constructions Ltd dated September 2023.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

- (11) Prior to the occupation of the development, full details of the secure cycle storage facilities shall be submitted to, and approved in writing by, the Local Planning Authority which shall show their positioning within the site, the size and materials of the enclosure and the means of access. The approved details shall be implemented on site prior to the first occupation of the development hereby approved and thereafter permanently retained in accordance with the approved details.

Reason: To ensure the development provides an adequate level of cycle parking facilities and to encourage sustainable modes of transport, in accordance with Policies 36 and 37 of the Sutton Local Plan 2018.

- (12) No development shall begin, including demolition and site clearance works, until a Construction Logistics Plan (CLP), to include details of: (a) loading and unloading of plant and materials; (b) storage of plant and materials; (c) programme of works (including measures for traffic management); (d) provision of boundary hoarding, behind any visibility zones of construction traffic routing; (e) hours of operation; (f) means to prevent deposition of mud on the highway have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties in accordance with Policies 29 and 36 of the Sutton Local Plan 2018. This condition is required to be pre-commencement as the Construction Logistics Plan needs to be in place before any works take place and to mitigate against the impacts of the demolition / construction process.

- (13) Prior to occupation of the development hereby approved, full details of refuse and recycling storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation of the development and retained thereafter.

Reason: To avoid harm to the character and appearance of the streetscene and local area in accordance with policy 28 of the Sutton Local Plan 2018 and to ensure adequate provision of refuse and recycling facilities in the interests of amenity for future and neighbouring occupiers in accordance with policy 29 of the Sutton Local Plan 2018.

- (14) Prior to occupation of the development hereby approved, full details of the position, design, materials and type of boundary treatments/means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation of the development and retained thereafter.

Reason: In the interests of amenity for future and neighbouring occupiers in accordance with policy 29 of the Sutton Local Plan 2018.

- (15) Prior to pre-commencement of the development hereby permitted, a scheme for habitat creation shall be submitted to and approved in writing by the Local Planning Authority. This will take the form of a Biodiversity Enhancement and Management Plan (BEMP) expanding on the recommendations within the submitted Ecology Report (2021) and be in general accordance with BS42020:2013. The BEMP will provide:

a) The sizes of each habitat area to be created, how they will be created and full details and responsibilities on at least 30 years of aftercare and ongoing management and monitoring from creation;

b) Green infrastructure, including but not limited to:

- Extensive substrate based biodiverse roofs / biosolar roofs (including how access for management will be created and maintained). If a biodiverse roof is not feasible, then full justification for this must be provided.

- Cycle and refuse stores to include biodiverse roofs, such as those constructed by Green Roof Shelters.

<https://greenroofshelters.co.uk/make-provide/>.

Full details on substrate (including physico-chemical information), species, planting density and abundance will be provided, including cross-sectional views.

Other green infrastructure should select species appropriate for the type of roof / planting proposed, in accordance with Clause d (below).

c) Soft landscaping will detail biodiversity enhancement through planting schemes that provide nectar, pollen and fruit resources throughout the seasons, a variety of structural diversity and larval food plants, through no less than 60% native and local

species by number and diversity. A mixed native species hedge and native fruiting species will be planted.

d) Substrate, provenance and numbers of all bulbs, seeds and plugs / whips / trees will be detailed, as will aftercare and ongoing management.

Ornamental plants will not include any genera or species on Schedule 9 of the Wildlife and Countryside Act (1981) or the LISI list and should be on the "RHS Plants for Pollinators" lists (or of documented wildlife value), to provide increased resource availability.

e) A timetable of delivery for each enhancement to be created;

f) Details of the contingency methods for management and funding, should the monitoring identify changes are required to ensure the habitat(s) are in the appropriate condition as set out in the BEMP for each habitat.

Work shall be undertaken in accordance with the approved scheme and thereafter retained in perpetuity.

Reason: To enhance the biodiversity value of the land in accordance with Policy 26 of the Sutton Local Plan 2018

- (16) Prior to demolition, a report shall be submitted to and approved in writing by the Local Planning Authority, in line with recommendations within the submitted Ecology Report that recommends a bat check be undertaken prior to demolition: The report should detail:
- a) The qualifications, role and responsibilities of the appointed on site surveyor;
 - b) Pre-demolition bat assessment methodologies

Reason: To protect the biodiversity value of the land in accordance with Policy 26 of the Sutton Local Plan 2018.

- (17) Prior to rising above the damp proof course of the development hereby permitted, a scheme for wildlife and nesting features shall be submitted to and approved in writing by the Local Planning Authority. These will include at least:

3 x multiple chamber swift brick integrated into building (preferred) or external boxes

4 x starling boxes

1 x multi-chamber house sparrow terraces (facing adjacent vegetation)

Full details should be provided of the feature's location, height and distance from any external lighting (which if located too close, could prevent them from being successfully used), in plan and elevation views.

Reason: To enhance the biodiversity value of the land in accordance with Policy 26 of the Sutton Local Plan 2018

- (18) Prior to occupation of the development hereby permitted, a Statement of Conformity shall be submitted and approved in writing by the Local Planning Authority. The Statement of Conformity will include evidence through:

- time stamped photographs of each habitat/feature undergoing creation or enhancement as per Condition 14 and 16;

This condition is to certify that the details for each feature are in accordance with the submitted information.

Reason: To enhance the biodiversity value of the land in accordance with Policy 26 of the Sutton Local Plan 2018

Informative(s):

(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 5000 before proceeding with the work.

(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 via the following link: <https://www.sutton.gov.uk/propertyapplicationsearch>

(3) 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.

(4) This application has been assessed against the relevant policies of the London Plan 2021 and Sutton's Local Plan 2018. The proposal is in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(5) Preventing Damage to the Public Highway:

Care should be taken by all applicants to ensure that no damage is caused to the public highway adjacent to their site during demolition and/or construction work. The Council will always seek to recover any costs incurred in repairing or making good such damage from the owner of the development site, except where they are otherwise able to identify the person(s) who caused the damage and are willing to accept the recoverable costs.

Pre-Commencement Highways Condition Surveys:

To avoid the above costs arising, and BEFORE ANY WORK COMMENCES on your site, PLEASE SEND A BLANK EMAIL to highwayshcs@sutton.gov.uk to receive further details on how to arrange a pre-commencement photographic survey of the public highway conditions around your site. Where the Council decides that a survey is necessary a Returnable Deposit and Inspection Fee (Highways to advise) will be payable to London Borough of Sutton. The pre-commencement survey will ensure you are not charged for any damage which existed prior to commencement of your works. If you fail to arrange a pre-commencement survey it will be assumed that any damage to the highway was caused by your own activities and you will be charged the full cost of repair. Once the site works are completed you need to contact Highways to arrange for a post construction inspection to be carried out. If there is no further damage, the case will be closed, and your deposit refunded. If damage is found to have occurred, the Council will carry out the repairs, and the costs will be charged to you, whether less or more than the deposit value.

(6) Where applicable the developer/applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application.

(7) Your work may be affected by the provisions of the Party Wall Act 1996 which requires adjoining owners to be formally notified by the owner. This is not a planning matter and further details are issued by the Government <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>.

(8) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. Contact the Street Naming & Numbering Section by e-mail street.naming@sutton.gov.uk.

(9) The Council was able to negotiate successfully with the applicant to amend the application so that it complied with the relevant policies. Sutton Council has accordingly granted planning permission.

(10) When you carry out the work, you must not intentionally kill, injure or take any protected species, or intentionally or recklessly damage, destroy or block access to any structure or place that a protected species uses for shelter. These would be offences under the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000. For more advice, please speak to our Biodiversity Officer on 0208 770 5000.

(11) Care should be taken by all applicants to ensure that no damage is caused to the public highway adjacent to their site during demolition and/or construction work. The Council will always seek to recover any costs incurred in repairing or making good such damage from the owner of the development site, except where they are otherwise able to identify the person(s) who caused the damage and are willing to accept the recoverable costs. Pre-Commencement Highways Condition Surveys: To avoid the above costs arising, and BEFORE ANY WORK COMMENCES on your site, you MUST contact Sutton Highways DC Team at London Borough of Sutton, 24 Denmark Road, Sutton, Surrey SM5 2JG OR BY EMAIL at: highwayshcs@sutton.gov.uk; to arrange a precommencement photographic survey of the public highway conditions around your site; where the Council decides that a survey is necessary. A refundable Deposit is payable at application for the survey; together with an Inspection Fee, payable by cheque to "London Borough of Sutton". The pre-commencement survey will ensure you are not charged for any damage which existed prior to commencement of your works. If you fail to contact us to arrange a pre-commencement survey, it will be assumed that any damage to the highway was caused by your own activities and you will be charged the full cost of repair. Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage, the case will be closed, and your deposit refunded. If damage is found to have occurred, the Council will carry out the repairs, and the costs will be charged to you, whether less or more than the deposit value.

Community Infrastructure Levy (CIL)

The Council consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL).

Before work commences there are certain forms which you must complete and return to planningobligations@sutton.gov.uk. Please note that penalty surcharges will be added to contributions should CIL regulations not be followed.

Further details of what to submit and timescales in relation to the Community Infrastructure Levy can be found online at - <https://www.gov.uk/guidance/community-infrastructure-levy>

CIL forms can be found at -

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

Building Regulations

Please note that this is a planning permission only and you may also require approval under the Building Regulations. If you are in any doubt about this you can get further information via <http://www.sutton.gov.uk/buildingcontrol> or by emailing buildingcontrol@sutton.gov.uk.



6th June 2024

Spencer Palmer
Strategic Director
Environment, Housing and Neighbourhoods

**LONDON BOROUGH OF SUTTON
APPENDIX TO PLANNING DECISION NOTICES
NOTES TO APPLICANTS**

Appeals to the Secretary of State

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, you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 (as amended).

Before you decide to appeal you may wish to consider amending your proposal to meet the Council's reasons for refusing permission. The Council's planning staff are always prepared to discuss with you ways to avoid an appeal by submitting an alternative application. This may involve a charge in line with our pre-application service (https://www.sutton.gov.uk/info/200155/planning/1113/pre-application_planning_advice)

If you want to appeal, then you must do so within 6 months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

You can appeal using a form that you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Customer Support Unit, Tel: 0117 372 6372. Appeal forms and guidance can also be downloaded from the Planning Inspectorate's website <https://www.gov.uk/appeal-planning-decision>.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal at <https://www.gov.uk/appeal-planning-decision>. The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so.

The Secretary of State need not consider an appeal if it seems to him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council, or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State appeal or reference of the application to him.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990 (as amended).

The Party Wall etc. Act 1996

Anyone intending to carry out work described in the Act MUST give adjoining owners at least 2 months notice in writing of their intentions.

The Act covers:- (i) work to be carried out directly to an existing party wall or structure

(ii) new building at or astride the boundary line between properties

(iii) excavation within 3 or 6 metres of a neighbouring building or structure, depending on the depth of the hole or foundations

If you are not sure whether the Act applies to work that you are planning, you should seek professional advice. A free explanatory booklet is available from ODPM Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7BN. Tel 0870 1226236 e-mail odpm@twoten.press.net

- we have a committed team of professional surveyors
- we are competitively priced
- we are independent and not for profit
- we have unrivalled local knowledge and experience
- we have in depth knowledge of land/area constraints
- we can visit at short notice
- we are ISO 9001 accredited and have full public liability insurance
- we are part of the national Local Authorities Building Control network

You can also visit our [website](#) for more information on the building regulations, how to apply and our fees. You can contact us at building.control@sutton.gov.uk

Regards

Planning Support;