

RBA Planning

63 Mitcham Lane  
Streatham  
London  
SW16 6LW

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

Switchboard: 020 8274 4901

Direct Line: 020 8545 3115

E-mail: [planning@merton.gov.uk](mailto:planning@merton.gov.uk)

**Town and Country Planning Act 1990**  
**Planning Permission Decision Notice 24/P0639**

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: 24/P0639  
Location: 257A Queen's Road, Wimbledon, London, SW19 8NY  
Proposal: CHANGE OF USE FROM B8 (WAREHOUSE) TO C3 (RESIDENTIAL), AND  
EXTENSIONS TO BUILDING.  
Approved Plans: See condition 2

**Second Schedule – Conditions**

- 1 Commencement of development (Full Permission) - 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 Approved Plans - The development hereby permitted shall be carried out in accordance with the following approved plans: A2403-301(A), 303(A), 401(A) & 402(A)  
Reason: For the avoidance of doubt and in the interests of proper planning
- 3 Materials as Specified - 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: policies D4 and D8 of the London

Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 4 Removal of PD (Extensions/Alterations) - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.
- Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future Development plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
- 5 Refuse & Recycling (Implementation) - 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: policies T4 and T7 of the London Plan 2021, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.
- 6 Construction Times - 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: policies D14 and T7 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Policies Plan 2014.
- 7 Sustainability (Water Consumption) - No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved internal 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 SI 2 and SI 3 of the London Plan 2021 and Policy CS15 of Merton's Core Planning Strategy 2011.
- 8 INFORMATIVE (Party Wall Act) - 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>
- 9 INFORMATIVE
- 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 was offered the opportunity to submit amended plans in order to make the proposal acceptable in planning terms.

**Date of Decision: 24 June 2024**



**Signed**.....

.....

Jonathan Berry – Development Control Manager  
For and behalf of the Executive Director of Housing and Sustainable Development.

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](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](mailto: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](http://www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy)**

Dormer not to be constructed above existing ridge height, and set minimum 200mm back from the eaves

All side facing windows to be obscured glazing and non-opening below 1.7m above floor level.

All rooflights not to protrude more than 150mm beyond the plane of the slope of the original roof.

All external materials to be of a similar appearance to the existing dwelling.

Extractor fan in bathroom to be ducted to outside air  
All drainage works to be agreed on site as works progress

S&VP to terminate 900mm above any openings within 3m or to have external AAV fitted no less than 200mm above highest floodable point

No Works to start until Full Planning & Building Regulations has been sought and approved. Check with the LA for confirmation

All Steels Joists etc to be measured from site, do not measure from drawing or calculations, site dimensions to be taken. NKM Studio will not be held responsible for incorrect materials any mistake should be reported to NKM Studio straight away.

Notes:  
The General contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.

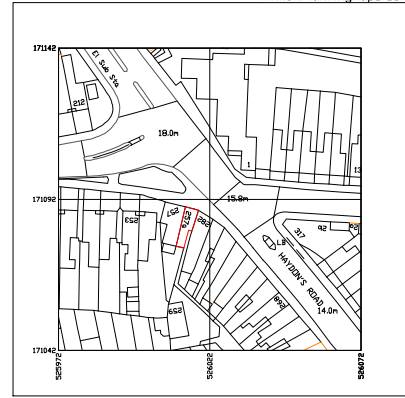
Do not scale from this drawing. Use figure dimension only.

Existing foundations, lintels and wall to be exposed if required by Building Control for assessment and upgrading if found inadequate.

Drawings are subject to building control approval



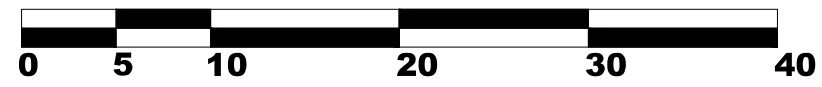
EXISTING BLOCK PLAN -SCALE 1:200 @A2



Produced on 18 January 2024 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. This map shows the area bounded by 525972 171042,526072 171042,526072 17142,525972 17142,525972 171042. Crown copyright and database rights 2024 OS 100054135. Supplied by copia ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (OS 100054135). Data licence expires 18 January 2025. Unique plan reference: v18/1047408/1411323

OS MAP-SCALE 1:1250 @A2

**SCALE BAR 1:200**



PROPOSED BLOCK PLAN -SCALE 1:200 @A2

STAGE  
**PLANNING**

SITE ADDRESS\_ 257a QUEENS ROAD-SW19

PROJECT NAME\_ FULL PLANNING APPLICATION

DRWG ORDER\_ BLOCK PLANS & OS map

DRW NO\_ A2403-303

REVISION\_ A

SCALE\_ as shown @ A2 Format

DATE\_ 19.02.2024



Email : info@nkmstudio.co.uk  
Website: www.nkmstudio.co.uk  
Contact: 07879494253

Dormer not to be constructed above existing ridge height, and set minimum 200mm back from the eaves

All side facing windows to be obscured glazing and non-opening below 1.7m above floor level.

All rooflights not to protrude more than 150mm beyond the plane of the slope of the original roof.

All external materials to be of a similar appearance to the existing dwelling.

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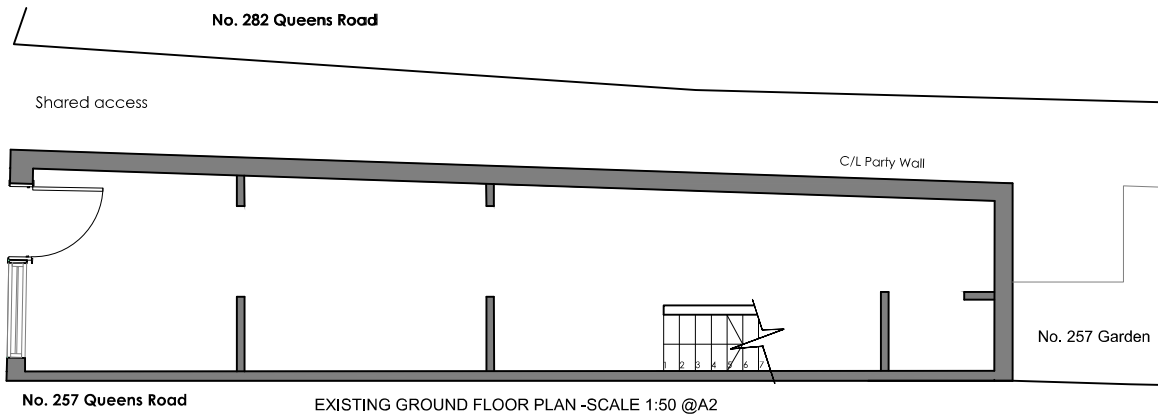
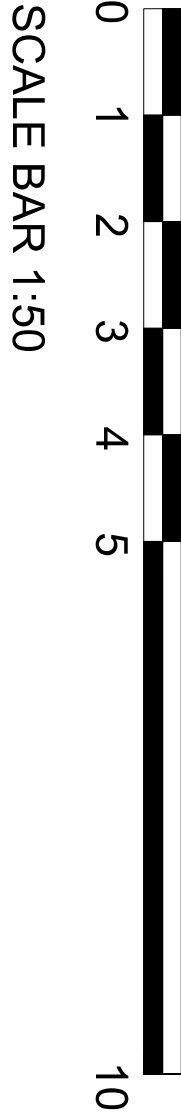
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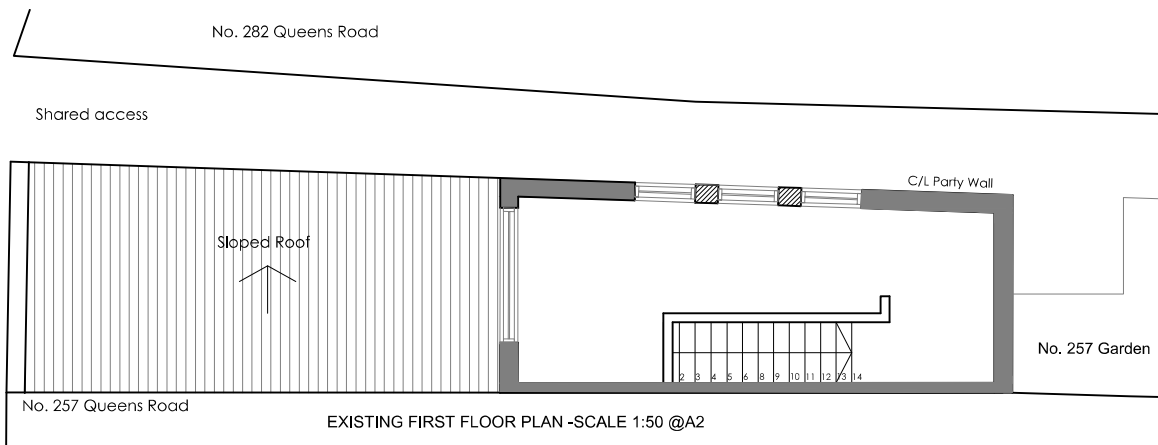
Do not scale from this drawing. Use figure dimension only.

Existing foundations, lintels and wall to be exposed if required by Building Control for assessment and upgrading if found inadequate.

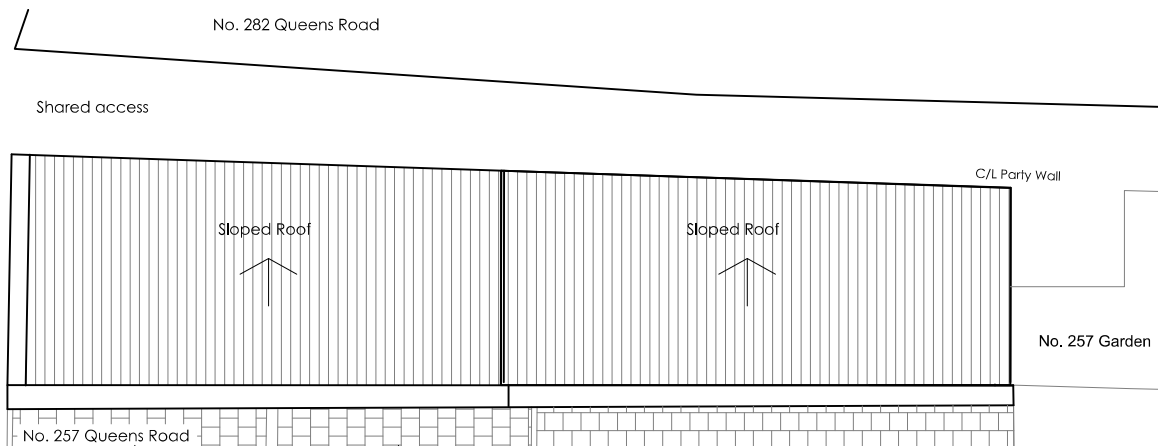
Drawings are subject to building control approval



No. 257 Queens Road EXISTING GROUND FLOOR PLAN -SCALE 1:50 @A2



No. 257 Queens Road EXISTING FIRST FLOOR PLAN -SCALE 1:50 @A2



No. 257 Queens Road EXISTING ROOF PLAN -SCALE 1:50 @A2



STAGE  
**PLANNING**

SITE ADDRESS\_ 257a QUEENS ROAD-SW19

PROJECT NAME\_ FULL PLANNING APPLICATION

DRWG ORDER\_ EXISTING FLOOR PLANS

DRW NO\_ A2403-302

REVISION\_ A

SCALE\_ 1:50 @ A2 Format

DATE\_ 19.02.2024



Email :info@nkmstudio.co.uk  
Website :ww.nkmstudio.co.uk  
Contact: 07879494253

Dormer not to be constructed above existing ridge height, and set minimum 200mm back from the eaves

All side facing windows to be obscured glazing and non-opening below 1.7m above floor level.

All rooflights not to protrude more than 150mm beyond the plane of the slope of the original roof.

All external materials to be of a similar appearance to the existing dwelling.

Extractor fan in bathroom to be ducted to outside air  
All drainage works to be agreed on site as works progress

S&VP to terminate 900mm above any openings within 3m or to have external AAV fitted no less than 200mm above highest floodable point

No Works to start until Full Planning & Building Regulations has been sought and approved. Check with LA for confirmation.

Existing joists and foundation to be checked by structural engineer before steel and foundation calculations. structural engineers to visit the site for all required calculations.

Do not measure from drawings. Drawings are for Planning purposes only.

Notes:  
The General contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.

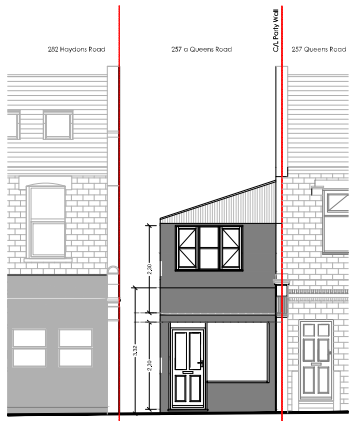
Do not scale from this drawing. Use figure dimension only.

Existing foundations, lintels and wall to be exposed if required by Building Control for assessment and upgrading if found inadequate.

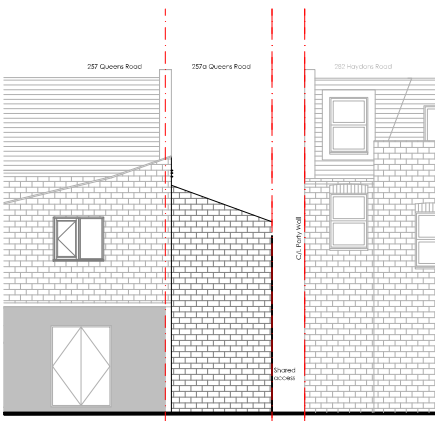
Drawings are subject to building control approval

Height of proposed would be at least 2.3m for at least 75% of proposed Areas

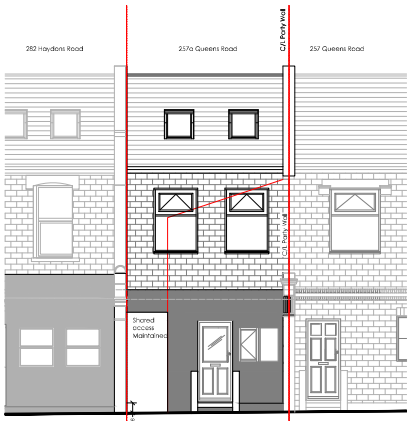
GF to be rendered and painted white.  
FF to have a matching brick to no.257.  
Roof tiles to be clay and similar in colour to neighbouring property at no.257.



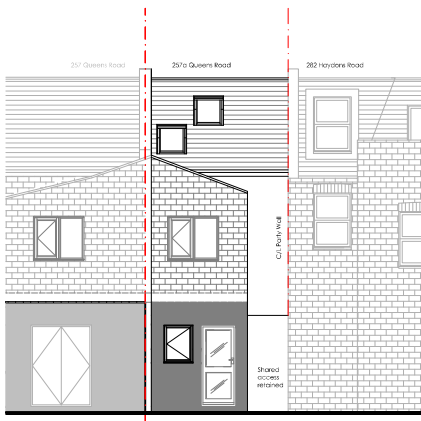
EXISTING FRONT ELEVATION -SCALE 1:100 @A2



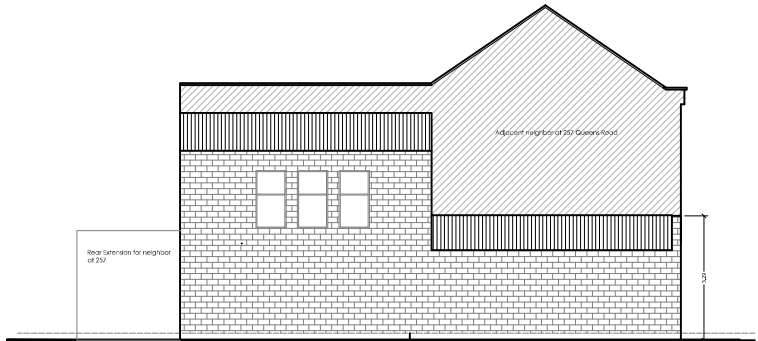
EXISTING REAR ELEVATION -SCALE 1:100 @A2



PROPOSED FRONT ELEVATION -SCALE 1:100 @A2



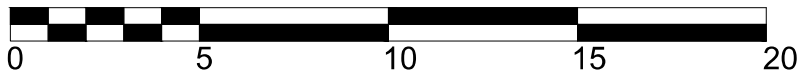
PROPOSED REAR ELEVATION -SCALE 1:100 @A2



EXISTING SIDE ELEVATION -SCALE 1:100 @A2



PROPOSED SIDE ELEVATION -SCALE 1:100 @A2



SCALE BAR 1:100

STAGE  
**PLANNING**

SITE ADDRESS\_ 257a QUEENS ROAD-SW19

PROJECT NAME\_ FULL PLANNING APPLICATION

DRWG ORDER\_ EXISTING & PROPOSED ELEVATIONS

DRW NO\_ A2403-401

REVISION\_ A

SCALE\_ 1:100 @ A2 Format

DATE\_ 19.02.2024



Email : info@nkmstudio.co.uk  
Website : www.nkmstudio.co.uk  
Contact : 07879494253



No Works to be constructed above existing ridge height, and set minimum 200mm back from the eaves

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All rooflights not to protrude more than 150mm beyond the plane of the slope of the original roof.

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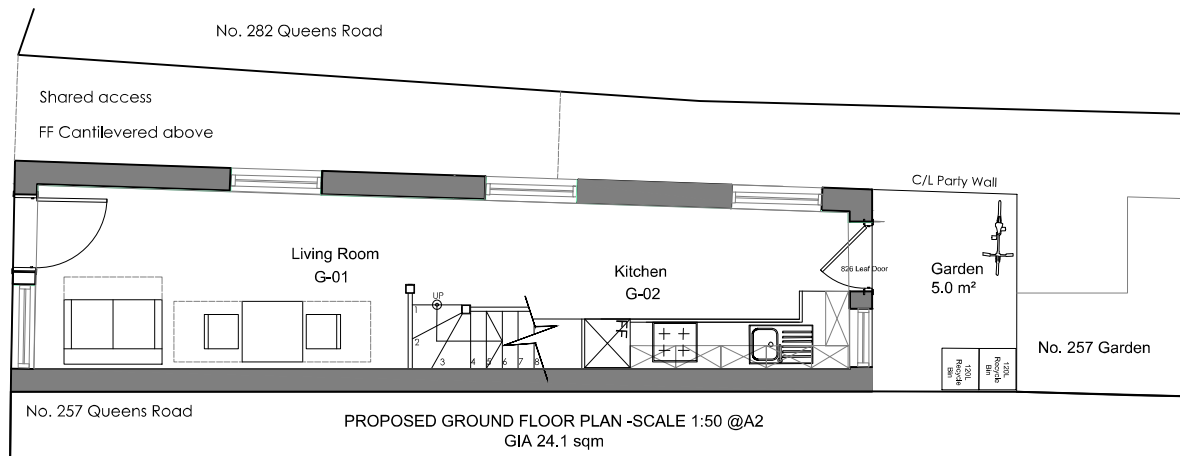
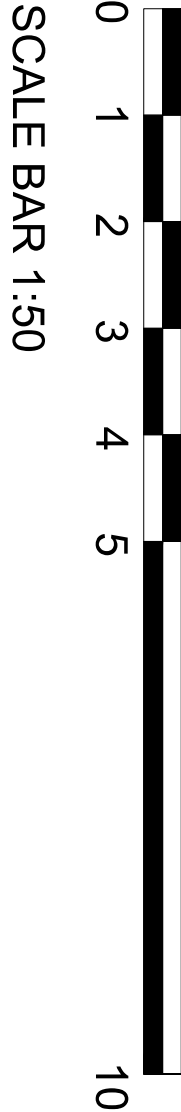
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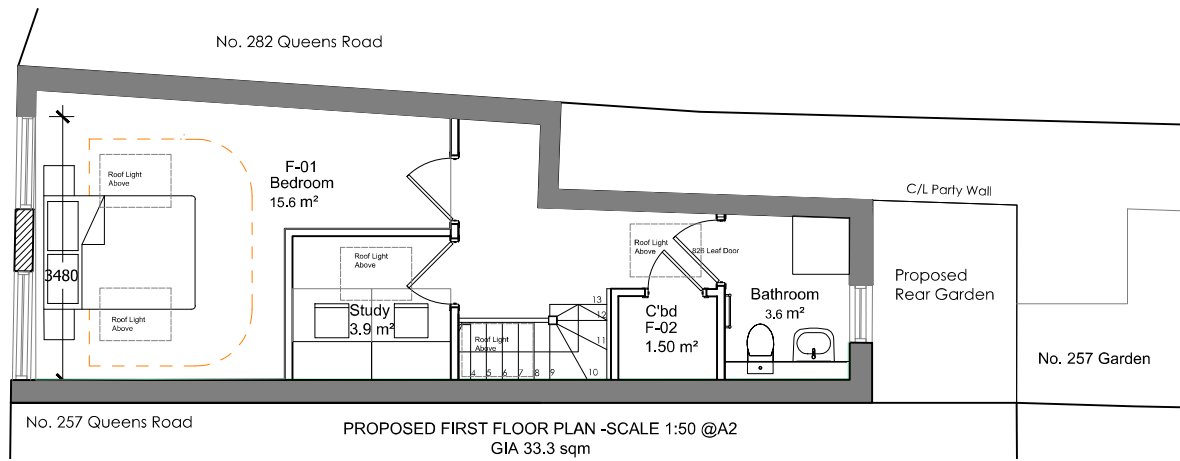
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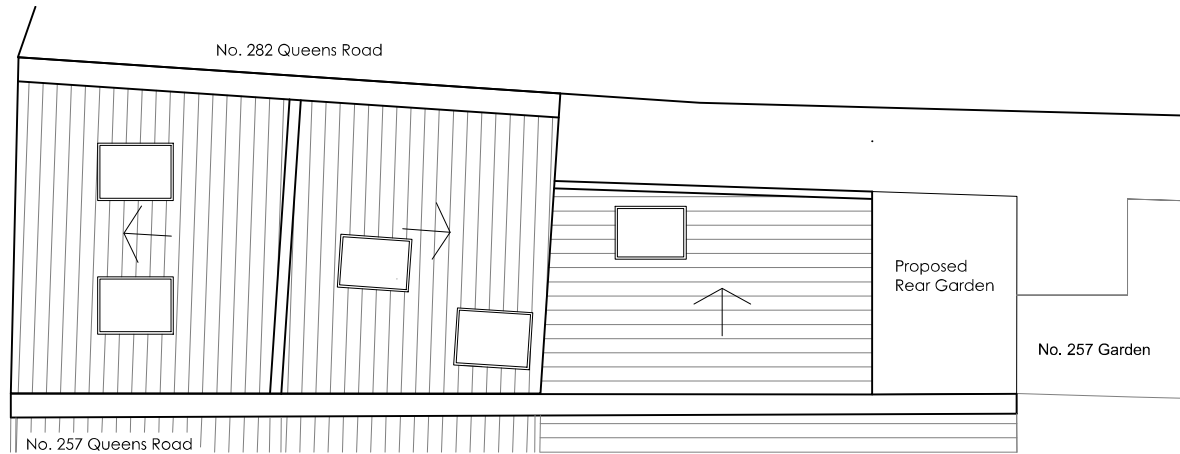
Drawings are subject to building control approval



PROPOSED GROUND FLOOR PLAN -SCALE 1:50 @A2  
GIA 24.1 sqm



PROPOSED FIRST FLOOR PLAN -SCALE 1:50 @A2  
GIA 33.3 sqm



PROPOSED ROOF PLAN -SCALE 1:50 @A2

TOTAL GIA FOR PROPOSED  
GROUND AND FIRST FLOOR  
57.40 sqm

STAGE  
**PLANNING**

SITE ADDRESS\_ 257a QUEENS ROAD-SW19

PROJECT NAME\_ FULL PLANNING APPLICATION

DRWG ORDER\_ PROPOSED FLOOR PLANS

DRW NO\_ A2403-301

REVISION\_ A

SCALE\_ 1:50 @ A2 Format

DATE\_ 19.02.2024



Email :info@nkmstudio.co.uk  
Website :ww.nkmstudio.co.uk  
Contact: 07879494253