



Application no: DM2025/00447

## PLANNING PERMISSION GRANTED

Town and Country Planning Act 1990

To:	Silas Willoughby Planning by Design 167-169 Great Portland Street London W1W 5PF United Kingdom	Applicant:	- EDS Consultancy c/o agent c/o agent c/o agent
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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 28th March 2025.

**Land Adjacent To 18 Wandle Road Hackbridge**

**Erection of a detached two storey office building with provision of refuse and cycle stores to front.**

### SECOND SCHEDULE

#### Condition(s):

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

01  
02  
05  
06  
07  
08A

Site Location Plan

Topographical Survey

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Biodiversity Net Gain Assessment EDS Consultancy Ltd March 2025

Existing Site Conditions Habitats On-site 12.03.2025

Planning, Design and Access Statement revised 08.10.2025

Environment Agency Historic Flood Events Data

FLOOD RISK ASSESSMENT & OUTLINE DRAINAGE STRATEGY 16.12.2024

FIRE STRATEGY & EMERGENCY PLAN

TRANSPORT STATEMENT REF: 246740-2TRA - 28458-TRAN-0801 - Rev A

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 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 permanently retained thereafter.

Reason: To safeguard the visual amenities of the area and to ensure compliance with policy 28 of the Sutton Local Plan 2018.

- (4) Prior to the commencement of development, a finalised scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate SuDS measures as part of the detailed drainage design in order to manage surface water run-off as close to its source as possible in accordance with the Mayor's drainage hierarchy. The submitted scheme must include:
- (i) an updated assessment of all sources of flood risk to and from the site for all storm events up to and including the 1 in 100 year event (plus 40% for climate change);
  - (ii) evidence to show how the proposed measures comply with the Mayor's drainage hierarchy in London Plan Policy SI 13;
  - (iii) updated hydrological calculations 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 runoff rate; and
  - (iv) evidence to demonstrate 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-off rate for the same event;

Reason: To comply with Local Plan Policy 32

- (5) Prior to the commencement of development, measures for the protection of all tree(s) shown to be retained shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be in accordance with the British Standard BS5837: Trees in relation to design, demolition and construction. Any works/development on site shall be carried out in strict accordance with the approved details and the protective measures shall only be removed on completion of the development.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the tree (s) to be retained will not be damaged during demolition or construction and to ensure tree(s) significant in terms of their provision of local amenity are protected from construction damage, in accordance with best practice and Policy 28 of the Sutton Local Plan 2018.

- (6) 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:
- a) Features on buildings, in accordance with the adopted Biodiversity Strategy, including at least:
    - i) 1 no. multi-chamber integrated swift brick;
    - ii) 2 no. integrated starling boxes;
    - iii) 1 no. house sparrow terrace;
    - iv) 2.no integrated bat bricks / bat tiles
    - v) 2 no. solitary bee bricks (south facing)

The scheme will include full details on: numbers of each feature, type of feature / box / brick, location (plan and elevation views) of each feature, height above ground (if applicable) and nearest external

lighting (for the bat bricks / tiles). Features 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.

- (7) Prior to rising above the damp proof course of the development hereby permitted, a scheme for hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme will include a soft landscaping masterplan that will detail biodiversity enhancement through planting schemes that provide nectar, pollen and fruit resources throughout the seasons, a variety of structural diversity (including green infrastructure, such as living walls / fences and SuDS / rain gardens) and larval food plants, through no less than 60% native and local species by number and diversity.

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.

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.

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

a) Post installation photographs of each nesting / roosting feature under Condition 7 Features for Wildlife.

b) Post-completion photos of all habitats created through Condition 8 Soft Landscaping

This condition is to certify that the details for Features for Wildlife and soft landscaping are in accordance with the approved information.

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

- (9) 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.

- (10) The development shall not be occupied until space has been laid out within the site in accordance with drawing no' 05 for two bicycles to be parked within the curtilage of site and that space shall thereafter be kept available for the parking of bicycles.

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 Local Plan.

- (11) The development shall be carried out in accordance with the submitted flood risk assessment (ref 246740DRA Issue 5, dated 16th December 2024) and the following mitigation measures it details:

Finished floor levels shall be set no lower than 27.30 metres above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants. To ensure flood risk is not increased elsewhere. To comply with National Planning Policy Framework Paragraph 170 and Policy F15.7 Flood Risk Management and Sustainable Drainage of the Merton Local Plan (2024).

- (12) The development hereby approved, shall be restricted to and limited to use for/as an office; and shall not be used for any other Class E use or as Class C3 use as a dwellinghouse as specified by the Town and Country Planning (Use Classes) Order 1987 (as amended) or benefit from any permitted change within Part 3 of Schedule 2 of Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or revoking and re-enacting that Order).

Reason: To enable the Council to have control of any future development on the site as an uncontrolled use could potentially cause harm to the amenity of neighbouring occupiers and public highway and parking.

- (13) No windows shall be installed in the side elevation of the permitted development at first and second floor level.

Reason: To protect the amenities of adjoining occupiers in accordance with Policy 29 of the Sutton Local Plan 2018.

- (14) Any refuse and recyclables generated by the development hereby approved shall be stored within the site and shall not be placed on the pavement or street, except on the allocated day of collection.

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

- (15) The office use of the development hereby permitted shall operate only between the hours of 08:00; Monday to Friday, with all staff to leave the premises by 20:00; and not at all on Saturdays, Sundays or Public Holidays, except as provided below.

- o Delivery or collection of supplies or equipment;
- o Retrieval of personal or work-related items; or
- o Emergency or time-critical work of a non-noise-generating nature.

Such access and activities outside of the stated hours shall not involve regular or sustained occupation of the premises, nor the use of machinery, amplified sound, or other operations likely to cause noise or disturbance to neighbouring properties.

For the avoidance of doubt, frequent or continuous operation outside of the hours stated above shall be considered a breach of this condition.

Reason: To protect the amenity of the neighbouring occupiers and to comply with Policies 29 and 34 of the Sutton Local Plan 2018.

- (16) The development must be carried out in accordance with the provisions of the FIRE STRATEGY & EMERGENCY PLAN

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

**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 [highways@ Sutton.gov.uk](mailto:highways@ 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) 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.

( 9) 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.

(10) 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. An appointment can be made for this purpose by telephoning 020 8770-5070.

(11) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

## **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](mailto:buildingcontrol@sutton.gov.uk).



10th November 2025

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](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](mailto: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](mailto: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](mailto:building.control@sutton.gov.uk)

Regards

Planning Support;