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D2017/77760/FUL

The Council of the London Borough of Sutton as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990, DO HEREBY GRANT permission for the development specified in the First Schedule hereto, subject to the conditions (if any) specified in the Second Schedule.

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

The development specified in the application for planning permission received valid on 09/08/2017 namely:

Orchard Court PARKGATE ROAD WALLINGTON SM6 0AN

The conversion, refurbishment and alterations of existing garages and erection of two single storey extensions in connection with providing one 2 - bedroomed and one 3 - bedroomed self-contained flats, each with amenity space with additional windows in side elevations.

SECOND SCHEDULE

(1) The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: P-1B, P-2B, P-3A, P-4A, P-5C & P-6B.

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

(3) All external facing materials, treatments and finishes shall be similar to those of the original building.

Reason: To ensure that the extension harmonises with the existing building.

(4) Demolition or construction works shall take place only between 0800 and 1800 on Mondays to Fridays and 0800 to 1300 on a Saturday, and shall not take place at any time on Sundays or on Bank or Public Holidays.

Reason: To protect the amenity of nearby residential properties during construction.

(5) No dwelling shall be occupied until space has been laid out within the site, in accordance with a scheme to be submitted to and approved in writing by the local planning authority, for bicycles to be parked and that space shall thereafter be retained and kept available at all times for the parking of bicycles.

Reason: To encourage access by non-car modes.

(6) No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, no development shall commence until a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures

for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 28 days of the report being completed and approved in writing by the local planning authority.

Reason: To comply with Policy DM11 of Sutton's Site Development Policies DPD.

(7) No development shall commence until a Construction Logistics Plan has been submitted to and approved in writing by the local planning authority.

Reason: To protect the amenity of nearby residential properties and the surrounding highway network during construction.

(8) Prior to first occupation, as-built Building Regulations Part L1B outputs prepared under the Standard Assessment Procedure (SAP) shall be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through on-site renewables, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD

(9) Prior to building work starting on site, an Energy Statement including 'as designed' Building Regulations Part L1B outputs prepared under the Standard Assessment Procedure (SAP), must be submitted to the Local Planning Authority and approved in writing which demonstrates how each of the converted dwellings will minimise CO2 emissions through application of the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) and achieve at least a 10% reduction in total CO2 emissions (regulated and unregulated) through on-site renewable energy generation.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD

(10) Prior to building work starting on site, a scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate 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 5.13. The submitted scheme should:

- (i) provide details of the design storm period and intensity, proposed SuDS measures to delay and control the rate of surface water discharged from the site and proposed measures to prevent pollution of the receiving groundwater and/or surface waters;
- (ii) include 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 30% for climate change) will be as close as reasonably practicable to the greenfield run-off rate for the same event;
- (iii) where greenfield run-off rates cannot be achieved, and methods of drainage include those lower down the Mayor's drainage hierarchy, evidence should be provided to justify the proposed measures and to demonstrate that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be no more than 3 times the calculated greenfield run-off rate for the same event;
- (iv) demonstrate that the 1 in 30 year rainfall event (plus 30% for climate change) can be contained without flooding; any flooding occurring between the 1 in 30 and 1 in 100

year event (plus 30% 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 Policy DM7 of the Site Development Policies DPD and London Plan Policy 5.13.

(11) Prior to first occupation, 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. Where different from the approved details, further calculations carried out by an appropriately qualified professional must be provided to show that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to the calculated greenfield run-off rate for the same event and no more than 3 times the calculated greenfield run-off rate for the same event. All the measures implemented shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM7 of Sutton's Site Development Policies DPD.

(12) Prior to first occupation, a completed Water Efficiency Calculator for New Dwellings must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption for each of the dwellings will be limited to 110 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purpose of Part G of the Building Regulations. The Water Efficiency Calculator should be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development.

Reason: To comply with Policy DM9 of Sutton's Site Development Policies DPD.

INFORMATIVES.

(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) This application has been assessed against the relevant policies of the London Plan 2016, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

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

(4) 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.

(5) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. Contact the Street Naming & Numbering Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 6369 or e-mail street.naming@sutton.gov.uk.

I would draw your attention to the need to discharge the condition(s) attached to the consent, in some instances before work commences on site. Site visits relating to the construction are a matter for Building Control not planning. Their telephone number is 020 8770 5000.



Mary Morrissey, Strategic Director
Environment, Housing and Regeneration

Date: 4 October 2017

(LBSDCNGTD)

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

APPEALS.

If the **applicant** does not agree with the decision of the Council **they alone** may appeal in accordance with sections 78 and 79 of the Town and Country Planning Act 1990

- (a) against a refusal of permission or
- (b) against the imposition of one or more conditions

within 6 months from the date of the decision notice. 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.

If you decide to appeal you must get the correct form from the Secretary of State for the Environment, at The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PB (Tel: 0117-372 6372). When you have completed the form you should send copies to the following:

- (a) Director of Environmental Services, 24 Denmark Road, Carshalton, Surrey SM5 2JG
- (b) The Secretary of State for the Environment (address as above).

Remember to keep a copy for your own records. The Secretary of State can allow a longer period for you to give notice of an appeal but only in special circumstances. There are certain cases where the Secretary of State will not entertain an appeal. Further details are available from Bristol.

PURCHASE NOTICES.

Part VI of the Town and Country Planning Act 1990 deals with cases where planning permission is refused or granted subject to conditions and the owner of the land claims that the land is incapable of "reasonably beneficial use". A Purchase Notice can be served on the Council requiring the owners interest in the land to be purchased.

CLAIMS FOR COSTS.

In certain circumstances following an appeal decision a claim may be made against the Local Planning Authority for compensation. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

DISCHARGING CONDITIONS.

Where a condition needs written approval of the materials, landscaping etc. the Local Planning Authority has 8 weeks to give you a decision. You may appeal to the

Secretary of State if a decision has not been made within the 8 weeks or a refusal of permission in writing has been given.