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Wandsworth Council

Environment and Community Services Directorate
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Our ref: 2019/4206
Date: 21 May 2020

Town and Country Planning Act 1990

PERMISSION FOR DEVELOPMENT

The Council, in pursuance of its planning powers, hereby permits the development referred to in the schedule below in accordance with the plans submitted and subject to the conditions set out therein.

Your attention is drawn to the General Information and to the Statement of Applicant's Rights enclosed.

SCHEDULE

APPLICATION NUMBER: 2019/4206

LOCATION: Balham Boxing And Youth Club 366 Cavendish Road and Football Pitch East of 366 Cavendish Road SW12 0PP

DESCRIPTION: Alterations including internal refurbishments and ancillary cafe; erection of single storey rear and side extensions; installation of replacement roof and retractable awning; installation of replacement doors and platforms with disabled access ramps; installation of replacement all-weather football pitches with associated perimeter fencing and replacement floodlights.

DRAWING NOS: Block Plan (366 Cavendish Road), Location Plan (Balham Boxing Club, 366 Cavendish Road), 2878 rev 6, 2881 rev 2, 2885 rev 1, 2920 rev 2, 2901 rev 0, Thames Water Sewage Information and Flooding History, Drainage Schematic, Green Transport Plan, Revised Design and Access Statement (ref:2019/4206) and Appendix, Lighting Assessment - Dec. 2019, Flood Risk Assessment - Feb. 2020, Tree Survey and Arboricultural Method Statement - 26th Nov. 2019, Bat Habitat Assessment Survey Report - Mar. 2019

CONDITIONS AND REASON:

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.
Reason: To prevent the accumulation of unimplemented planning permissions and to comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to meet the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to meet the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2 The development shall be carried out in accordance with the reports, specifications and drawings detailed [Block Plan (366 Cavendish Road), Location Plan (Balham Boxing Club, 366 Cavendish Road), 2878 rev 6, 2881 rev 2, 2885 rev 1, 2920 rev 2, 2901 rev 0, Thames Water Sewage Information and Flooding History, Drainage Schematic, Green Transport Plan, Revised Design and Access Statement (ref:2019/4206) and Appendix, Lighting Assessment - Dec. 2019, Flood Risk Assessment - Feb. 2020, Tree Survey and Arboricultural Method Statement - 26th Nov. 2019, Bat Habitat Assessment Survey Report - Mar. 2019].
Reason: To ensure a satisfactory standard of development and to allow the local planning authority to review any potential changes to the scheme.

- 3 No development shall take place until details and samples of materials proposed to be used on all external surfaces of the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials and thereafter so retained.
Reason: In order to assess the suitability of the proposed materials, in the interests of the appearance of the locality, in accordance with Council policy DMS1 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019. It is necessary for the condition to be discharged prior to the commencement of works to ensure suitable materials are used in the construction.

- 4 Prior to commencement of any preparatory works, including but not limited to demolition and / or stripping, submit for approval a Construction Environment Management Plan (CEMP) including:
 - details of measures to minimise detrimental environmental impacts (eg dust, noise etc) on the surrounding Tooting Common Site of Metropolitan Importance for wildlife;
 - methods to prevent tree root desiccation including source of any topsoil to be used;
 - method for tree removal and timing of these works;
 - method of any works to trees to be retained and timing of these works;
 - detail and timing of any and all works to the garden area;
 - methods to prevent the entrapment of mammals during construction;
 - for all and any works to take place in the vicinity of the alcove eaves situated between the current children's centre and the boxing club buildings a toolbox talk regarding bats and details of a licenced bat worker to be called if signs of bats are found.
 - details of the routing of construction vehicles, time of arrival and departure, measures to be implemented to ensure the safety of the public when using the footpath immediately to the north of the construction sites, and whilst using the public playground adjoining and whilst using the area to the immediate south

of the playground and to the east of the site; and
- any proposed temporary traffic and pedestrian management measures during the course of construction

No development shall commence until such time as the Construction Environment Management Plan (CEMP) has been approved in writing by the local planning authority. The development shall be carried out in accordance with the approved Construction Environment Management Plan (CEMP).

Reason: To retain accessible use of Metropolitan Open Land throughout construction and in the interests of traffic, general amenity of the area; to prevent harm to protected and priority species and retain the ecological interest of the site in accordance with Council policies DMT1, DMO1 And DMO4a of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019. The details are required prior to the commencement of works to ensure existing biodiversity is protected and the landscaping measures are incorporated in the layout and construction of the development.

- 5 Post construction completion, but prior to operation, a Post Completion Light Spillage Report demonstrating that the "as built" lighting is in accordance with condition 2 and condition 5 of this decision notice, shall be submitted and approved in writing by the local planning authority. Any and all sports pitch floodlights, should be turned off by no later than 21.00. Any additional external lighting (except emergency lights) should be on a timer and be turned off no later than 22:00 (to allow staff safe egress from the premises) or on a motion sensor activation. Floodlighting may not be used between 15th May and 15th September each year.

Reason: to prevent harm to protected and priority species in accordance with policy DMO4a of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019.

- 6 No development shall take place until tree protection measures as detailed in the submitted report titled 'Tree Survey and Arboricultural Method Statement - 26th Nov. 2019' as approved pursuant to condition 2 are installed and have been inspected by the local planning authority. The applicant shall arrange a pre-commencement meeting with the local planning authority and the project arboriculturalist, with at least five working day's notice, to allow inspection of the installed tree protection measures.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, in accordance with Council policy DMO5 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019. The details are required prior to the commencement of development to ensure the construction works do not harm trees.

- 7 Prior to commencement of the above groundworks, details of any and all additional tree, shrub and hedge planting proposed including species, size, provenance and timing of planting shall be submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter unless agreed in writing by the local planning authority.

REASON: To prevent harm to wildlife in accordance with Council policy DMO4a and DMO5 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019. The details are required prior to the commencement of works to ensure the landscaping measures are incorporated in the layout and construction of the development.

- 8 Prior to the commencement of the development Tree Protection measures in line with Tree Survey and Arboricultural Method Statement - 26th Nov. 2019 and BS5837:2012 shall be installed and no works or materials/plant storage shall be undertaken within the protected area, unless otherwise agreed in writing. The protection measures will be retained out the until completion of the development.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, in accordance with Council policy DMO1 and DMO5 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019.

INFORMATIVE: Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to the website.

<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework 2019 to work with the applicant in a positive and proactive manner and the Council has, as far as practicable, sought solutions to problems arising in relation to dealing with the planning application. The Council has made available detailed advice in the form of its statutory policies in the Local Plan consisting of the Core Strategy, Development Management Policies Document, Supplementary Planning Documents and where appropriate the Site Specific Allocations Document as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the processing of the application.



Jenifer Jackson
Assistant Director (Planning and Transport)

WANDSWORTH BOROUGH COUNCIL
ENVIRONMENT AND COMMUNITY SERVICES DIRECTORATE

GENERAL INFORMATION
TOWN AND COUNTRY PLANNING ACT 1990

This decision does not convey any approval, consent, permission or licence under any other Acts, or Bye-Laws, Orders or Regulations and nothing in this decision shall be regarded as compliance with or approval, consent, permission or licence under other legislation.

You must ensure that your proposal complies with the Building Regulations. You can obtain advice from Building Control, between 09:00 and 13:00 Monday to Friday at the Town Hall Extension, Wandsworth High Street, SW18 2PU and via telephone on no. 020 8871 7620.

You are also reminded that the Council's permission does not modify or affect any personal or restrictive covenants easements, etc., applying to or affecting the land or the rights of any persons (including the Council) entitled to the benefits of them. If you are unsure whether there are relevant restrictions which might stop the building of extensions, alterations to the property or changing the use (even if you have a planning permission) you should consult a suitably qualified professional advisor.

If the proposed development requires changes to, or new street name or numbers you should contact the Council's Street Name and Numbering Section at the earliest opportunity (Tel No. 020 8871 7520).

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

- If you are aggrieved by the decision of the Council 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.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- 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://www.gov.uk/planning-inspectorate>.
- 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.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the 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 requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990.

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 on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.

Informative

Wandsworth Council supports development that is neighbourly and responsible. As such, we request developers to enter meaningful dialogue with neighbours and liaise with them throughout the development process, including before construction begins. Communications should include details of timelines, noise and disruption.

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Director of Environment and Community Services: Paul Chadwick



Wandsworth Council

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Minicom: 020-8871-8403

A message from your Wandsworth Building Control Team

I am writing to you following a recent planning application to my colleagues in the Development Management team for work at your property. You may not be aware that the proposed work also needs approval under the Building Regulations so I wanted to take the opportunity to tell you about our service.

We are your Local Authority Building Control team but also with the backup of a national organisation (LABC). As you may know LABC can also provide warrantees, thermal and acoustic consulting services and fire engineering solutions to suit your needs.

As a Chartered Building Consultancy recognised by the Chartered Institute of Building and You can be assured that our quality control and procedural standards are very high.

Your team consists of qualified and experienced officers as well as specialists in fire and structural engineering with detailed knowledge. Because we are in competition with private approved inspectors who may be used by the builder or architect we are aware that we need to provide you with a flexible and reliable service at a competitive price.

Your local building control officers are easily accessible by mobile phone and offer a fast response to requests for site inspections along with helpful advice on compliance with the building regulations. If problems are found on site we will be there quickly to help you to resolve them and we can offer suggestions which will add value to your project.

Because we are independent and paid by the building owner you will be safe in the knowledge that we will always act impartially and our fees are set only to cover the cost of the service, not to make a profit, so you can also be assured of value for money.

I do hope that you will choose us to help you complete your project and if you would like to discuss your proposals before making an application please email us on buildingcontrol@wandsworth.gov.uk or visit our web site, www.wandsworth.gov.uk/buildingcontrol or contact our office on 020 8871 7620

David Batsford
Head of Building Control

Director of Environment and Community Services:
Assistant Director of Planning and Transport:

Paul Chadwick
Tim Cronin

number one for
service and value

