



Barton Willmore
7 Soho Square
LONDON
W1D 3QB

Wandsworth Council

Environment and Community Services Directorate
The Town Hall Wandsworth High Street
London SW18 2PU

Telephone: 020 8871 6000
Direct Line: 020 8871 6632
Fax: 020 8871 6003
Email: planning@wandsworth.gov.uk
www.wandsworth.gov.uk

Our ref: 2019/1043
Date: 29 October 2019

Town and Country Planning Act 1990

PERMISSION FOR DEVELOPMENT (Community Infrastructure Levy (CIL) Liable)

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, and to the informative(s) at the end of this decision notice relating to liability to pay the Community Infrastructure Levy.

SCHEDULE

APPLICATION NUMBER: 2019/1043

LOCATION: 61 Longfield Street SW18 5RD

DESCRIPTION: Demolition of existing dwelling house and erection of a three-storey (plus basement) building to provide 2 x 1-bedroom and 1 x 3-bedroom flats(Use Class C3) together with associated landscaping, cycle and refuse storage.

DRAWING NOS: C13419 05A; 06C; 07C; 08C; 09C; 10C; 11D; 12D; 13C;
14C.

CONDITIONS AND REASONS:

- 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 C13419 05A; 06C; 07C; 08C; 09C; 10C; 11C; 12C; 13C; 14C.
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. For the avoidance of doubt, the samples shall include timber or aluminium sash windows, rather than UPVC as shown on the drawings hereby approved. 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 No development shall take place until, including any demolition, a construction management plan shall be submitted to and approved by the local planning authority. The construction management plan shall include details of the routing of construction vehicles, time of arrival and departure, and any proposed temporary traffic and pedestrian management measures during the course of construction. The demolition and construction works shall be carried out in accordance with the approved plan.
Reason: In the interests of traffic, general amenity of the area and neighbour amenity in accordance with Council policy DMT1 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 any works on site to ensure the whole construction phase is in accordance with an approved plan.
- 5 Notwithstanding the drawings hereby approved, prior to the commencement of above ground works (excluding demolition), details of the siting, design and materials of refuse and recycling storage to serve the development shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the details shall include internal ventilated cupboards within the 1-bedroomed units. The refuse storage facilities shall be provided in accordance with the approved details prior to occupation of the development, and shall be retained thereafter.
Reason: In the interests of amenity and hygiene, 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.
- 6 Prior to commencement of the above groundworks , details of the height, design and material(s) of the proposed boundary treatment shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be carried out in accordance with the approved details and completed prior to occupation of the development or otherwise in accordance with a timetable agreed in writing with the local planning authority.
Reason: To protect visual amenity ensure a satisfactory appearance and 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.

- 7 Prior to commencement of the above groundworks, details of landscaping and treatment of parts of the site not covered by buildings, to include the hard landscaping materials, species of new planting/seeding, the depth of soil to the green roof and any existing plants/trees to be retained, shall be submitted to and approved in writing by the local planning authority. All planting, seeding, turfing and green roofs included in the approved details shall be carried out prior to the occupation of any part of the development, or in accordance with a programme agreed in writing with the local planning authority.
Reason: To ensure a satisfactory appearance and biodiversity value in the development, in accordance with Council policies DMS1 and DMO4 of the Development Management Policies Document (adopted March 2016). 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 The development hereby approved shall achieve a minimum of a 19% reduction in CO2 emissions below the maximum threshold set in Building Regulations Part L 2013. Prior to first occupation of the development, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP) shall be submitted to and approved in writing by the local planning authority, to demonstrate that the development has achieved at least a 19% reduction in CO2 emissions below the maximum threshold set in Building Regulations Part L 2013. The installed measures shall be retained in accordance with the approved details unless otherwise agreed by the local planning authority.
Reason: In the interest of sustainable development and to accord with Council policy DMS3 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019.
- 9 The development shall achieve a maximum water use of 105 litres per person per day (plus 5 litres for outside use) in line with the Water Efficiency Calculator for new dwellings from the Department of Communities and Local Government. Prior to first occupation, evidence to demonstrate that that the internal water consumption of the development will not exceed 105l/p/day must be submitted to the local planning authority and approved in writing, unless otherwise agreed in writing by the local planning authority. Measures integrated shall be retained for the lifetime of the development.
Reason: In the interest of sustainable development and to accord with Council policy DMS3 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2018.
- 10 Prior to the first occupation of the development the cycle parking shown on the approved drawing shall be provided, and be retained for cycle parking purposes for the users of the development and for no other purpose.
Reason: To ensure adequate provision is made for cycle parking in accordance with Council policy DMT2 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019.
- 11 No pipes or flues, other than rainwater pipes, shall be fixed on the front elevation of the building hereby approved.

Reason: To safeguard the appearance of the area, 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.

- 12 No water tanks, plant, lift rooms or other structures shall be erected upon the roof of the approved building.

Reason: To control the appearance of the building and safeguard the appearance of the area, 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.

- 13 No roof in the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area and furthermore, no balustrades, railings or other means of enclosure or means of permanent access shall be erected on this area.

Reason: To control overlooking and safeguard the privacy of neighbours 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.

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.

INFORMATIVE: Community Infrastructure Levy (CIL): From the information available, it appears that the development permitted is subject to a Community Infrastructure Levy charge in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) (the "Regulations"). You or the relevant interested parties are required to provide the Council with the information set out in the Regulations. This process for the collection of CIL includes: the requirement to complete an "Assumption of Liability" form as soon as possible; in order to claim charitable exemption or social housing relief or other forms of relief you or the relevant interested party should also complete a "Claiming Exemption or Relief" form. The Council will, if appropriate, then issue a Liability Notice(s) which details the charges due. As soon as the developer, landowner or other interested party(ies) is aware of the date when development is going to start they must also submit a "Commencement Notice". Failure to comply with the Regulations, including failure to complete the forms when required or providing inaccurate information can lead to surcharges or other penalties as set out in the Regulations. It can also mean that any exemptions or reliefs are lost. General information on the Community Infrastructure Levy, including the forms mentioned above can be found on the Planning Portal (www.planningportal.gov.uk). Details of the Mayoral CIL can be found on the GLA and TfL websites (www.london.gov.uk and www.tfl.gov.uk). The Assumption of Liability Form, Claiming of Exemption or Relief Form and Commencement Notice must be sent to: Community Infrastructure Levy

Environment and Community Services Wandsworth Council Town Hall London
SW18 2PU cil@wandsworth.gov.uk Fax: 020 8871 6003 (marked FAO CIL)

INFORMATIVE: Any assessment of CIL liability by the Council has been based on the information provided. The assessment of CIL liability referred to in this informative is indicative only and is not intended to provide a binding estimate of the actual CIL liability likely to be incurred. The assessment of the actual CIL liability will be provided pursuant to and in accordance with the Community Infrastructure Levy Regulations 2010 (as amended). Where the calculation of CIL liability includes taking account of the existing use of a building, CIL liability may change if the information provided in relation to the existing use(s) of buildings, is not still current at the time of the decision which first permits development.

INFORMATIVE: The site is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please Thames Water guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near Thames Water pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

INFORMATIVE: Thames Water advise that the proposal should incorporate flood protection measures, for example a pumped device or non-return valve (or other suitable device), to avoid the risk of sewer backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.



Paul Chadwick
Director of Environment and Community Services

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.

Mayoral and Wandsworth CIL Liability

Wandsworth Council is responsible for collecting the Mayoral and Wandsworth CIL in the Borough. Under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), you have a duty to supply information in relation to CIL liable development granted planning permission.

It is in the applicant's interest to complete and return the required forms detailed below as soon as possible. ***Failure to do so prior to commencement will incur surcharges and/or disqualification from relief, with potentially significant financial implications.***

Form 1: Assumption of Liability

Liability should be assumed as soon as is reasonably practicable after planning permission has been granted. Under the CIL Regulations, the collecting authority may impose a surcharge of £50 for failure to assume liability and a further £500 if it is necessary for the CIL collecting authority to apportion liability, if a valid Assumption of Liability form has not been submitted prior to commencement of development.

Form 2: Claiming Exemption or Relief

If you are a charity and are undertaking development for charitable purposes or the development includes affordable housing you must claim exemption or relief using this form to be eligible for a reduction (partial or entire) in CIL liability. Charitable exemption and affordable (social) housing relief can only be claimed prior to the commencement of development, otherwise CIL is payable on the full development. The Mayor of London has decided not to offer discretionary charitable relief.

Form 7: Self Build Exemption Claim Form: Part 1

If you build or commission to have built a dwelling and it will be occupied as your sole or main residence you must claim exemption from the CIL chargeable amount using this form. A claim must be made and the exemption granted by the collecting authority prior to commencement of the development or the claim for relief will lapse and the CIL will be payable in full.

Forms 8 or 9: Self Build Annex or Extension Claim Form

If the development comprises of a residential annex or extension, you own a material interest in the dwelling and it is your sole or main residence you must use the correct form to claim exemption from the CIL. A claim must be made and the exemption granted by the collecting authority prior to commencement of the development or the claim for relief will lapse and the CIL will be payable in full.

Form 6: Commencement Notice

You must notify the CIL collecting authority before development commences of the date on which you intend to commence development, by submitting a valid Commencement Notice. If a valid Commencement Notice has not been submitted before development commences, a surcharge of 20% of the chargeable amount or £2,500 (which ever is the lower amount) will be imposed and payment of the total CIL amount will be due in full on the day that the collecting authority believes the development to have commenced and any exemption or relief you have been granted will be invalidated and that amount will be payable in full.

General information on CIL and all the CIL forms are available to download from the Planning Portal (https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy). Details of the Mayoral CIL can be found on the GLA and TfL websites (www.london.gov.uk and www.tfl.gov.uk).

It is also your responsibility to notify us if:

- There is a change in the liable party (please use CIL form 1 Assumption of Liability, or form 3 Withdrawal of Assumption of Liability and form 4 Transfer of Assumed Liability).
- The liable party's contact details change.
- If any buildings are demolished before the CIL liable date, defined below.
- If, prior to the CIL liable date (defined below), any buildings to be demolished or converted change in their eligibility to be deducted from your CIL liability. For example, if existing buildings that were "in use" for a continuous period of at least six months cease to be "in use" or, conversely, are brought into use.

The CIL liable date is the "day planning permission first permits the chargeable development", which is defined in the CIL Regulations as the date at which development may commence.

Precise details of your payment arrangements and options will be contained in the demand notice that will be sent following submission of a valid Commencement Notice.

All CIL forms and notices must be sent to:
Community Infrastructure Levy
Planning and Transportation
Environment and Community Services
Wandsworth Council
Town Hall
London SW18 2PU

Official

cil@wandsworth.gov.uk

Fax: 020 8871 6003 (marked FAO CIL)