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TOWN & COUNTRY PLANNING ACT 1990

Planning Permission Decision Notice 12/P2410

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: 12/P2410

Location: 574 Kingston Road
Raynes Park
SW20 8DR

Proposal: CHANGE OF USE OF FIRST STOREY OFFICE SPACE (CLASS B1) INTO 2 x 1 BED SELF-CONTAINED FLATS, INVOLVING THE EXTENSION AND CONVERSION OF THE ROOF SPACE INTO HABITABLE ROOMS AND ERECTION OF NEW STAIRCASE TO REAR. ALTERATIONS TO FRONT ELEVATION TO PROVIDE ACCESS TO A1 USE AT GROUND FLOOR LEVEL.

Approved Plans: See condition 2 (Approved Plans)

Second Schedule - Conditions

- 1 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 The development hereby permitted shall be carried out in accordance with the following approved plans: KNGRD-L000, KNGRD-L101, KNGRD-P101, KNGRD-P102, KNGRD-P103, KNGRD-P104, KNGRD-LD101, KNGRD-E101, KNGRD-E102, KNGRD-E103, KNGRD-S101 received 28/08/2012 & Lighting specifications received 27/02/2013

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

- 3 The facing materials used in the development hereby permitted shall match those of the existing building in materials, style, colour, texture and, in the case of brickwork, bonding, coursing and pointing.

Reason: To ensure a satisfactory appearance to the development and to comply with policy BE.23 of the Adopted Merton Unitary Development Plan 2003.

4 Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the alley to the rear of 574 Kingston Road..

Reason: To safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with policy PE.3 of the Adopted Merton Unitary Development Plan 2003.

5 The flat hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the flat at all times.

Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with policy CS18 of the Adopted Merton Core Planning Strategy 2011.

6 The external lighting as described by the approved plans and specifications shall be installed prior to occupation of the flats.

Reason. To ensure the provision of satisfactory facilities for the safety and security of future occupiers and visitors to Flat B and to comply with policy BE.22 of the Merton Unitary Development Plan (2003).

7 In accordance with paragraphs 186 and 187 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: Offering a pre-application advice and duty desk service. Where possible, suggesting solutions to secure a successful outcome. As appropriate, updating applicants/agents of any issues that may arise in the processing of their application. In this instance: The applicant was provided with the opportunity to amend the plans. The application was acceptable as amended.

Date of Decision:

26 November 2013

Signed.....



For and on behalf of the Head of Public Protection & Development (Planning).

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.