

**PART 6: Planning Applications for Decision**

**Item 6.1**

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**1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/05822/FUL  
Location: 40 and 40A Warminster Road, South Norwood, London SE25 4DZ  
Ward: South Norwood  
Description: Demolition of existing house at 40a Warminster Road and erection of 9 new houses (8 three-bedroom and 1 four-bedroom) with 9 parking spaces; partial demolition of existing terrace house at 40 Warminster Road, to be rebuilt with new single storey extension and rear roof dormer widening adjacent vehicle access to the rear.  
Drawing Nos: 475-201/P9, 475-202/P9, 475-203/P9, 475-204/P9, 475-205/P9, 475-210/P3, 475-211/P3, 475-212/P4  
Applicant: Miss Annie Reid RPS  
Case Officer: Christopher Grace

**2 PROPOSED SCHEME**

- 2.1 This application was originally presented to Planning Committee on 9<sup>th</sup> May 2019. The original committee report for the application is appended to this report, below.
- 2.2 The Planning Committee deferred decision on the application for the following reasons:
- to enable a meeting between the adjoining landowners (an affordable housing provider) of the adjacent site along Warminster Road and the applicants, to discuss the possibilities of introducing an alternative vehicle and pedestrian access from the west;
  - to provide additional clarification on the partial demolition of no.40 Warminster Road;
  - to provide further clarification of the proposed drawings and
  - for members to visit and inspect the site.
- 2.3 The meeting between the landowners of the adjoining site and the applicants took place on 23<sup>rd</sup> May 2019 with the Council officer in attendance. During the meeting the adjoining landowners expressed that they would have an interest in purchasing the application site with a view to providing 9 affordable homes with the proposed access off the established road along Warminster Road from the west. However such an agreement would be dependent on the principle of 9 houses being acceptable on the site in planning terms.

- 2.4 The applicants have submitted a detail statement outlining the partial demolition of no.40 Warminster Road. The statement identifies that at ground floor, the existing rear extension, entire side wall and front wall will be amended and at first floor, the side wall will be removed up to and including part of roof. Internal alterations will take place both at ground and first floor level. Also, the roof will be supported on steel beams spanning from party wall to side wall.
- 2.5 Scaffolding will be erected on three sides, to assist with the erection of the temporary structure and also with the demolition works. The scaffold will be sheeted to prevent the spread of any dust and also to help in the reduction of noise. Detailed scaffold drawings will be produced once the scaffold contractor has been appointed.
- 2.6 Party wall matters would be negotiated between the relevant parties prior to the erection of the temporary façade. The proposal would include the removal of the existing rear extension including flat roof and place new foundation and build new extension walls. Part of main rear wall would be removed and a box frame installed. New strip foundation would be poured throughout and in places foundation to be installed in underpinning stages. Beams would be installed at first floor to support existing floor joists and spine wall removed at ground level. During this stage, first and loft floor including rafters would be propped and back propped to ground level. The existing side wall, part of rear and front wall and part of roof would be removed by adopting a top down solution on a floor by floor basis. The front wall would be supported at first floor with part of front wall removed at ground level.
- 2.7 It is expected that the majority of the demolition will be carried out by hand held plant. The use of enclosed chutes may also be used to get materials from the upper floors down to ground level. Every effort will be used to eliminate nuisance (noise and dust) to the adjoining properties.
- 2.8 In planning terms these works would not constitute full demolition. The technical aspects of the demolition have been verified by the Councils Building Control Officers and are considered in principle to align with Building Control requirements. A planning condition requiring the full details of the demolition management process would be required to be submitted to the local Council prior to any works commencing at no.40.
- 2.5 The following plans 475-201/P9, 475-202/P9, 475-203/P9, 475-204/P9, 475-205/P9, 475-210/P3, 475-211/P3, 475-212/P4 are those which identifies the proposed development. The previous drawings did not clarify the amended appearance of no.40 Warminster Road which involved the introduction of a bay window to the front with a new rendered front elevation, reduced rear roof dormer extension and the use of alternative roofing material.
- 2.6 The site inspection involving Councillors took place on 13<sup>th</sup> August 2019. Following the site visit it was considered that every attempt should be made to retain the front bay of no.40 Warminster Road which is a consistent feature within the existing terraces either side of the vehicle entrance. The applicants

amended design to represents a similar bay feature. The details of the final finished materials to be controlled by condition

### **3 RECOMMENDATION**

- 3.1 Following the applicant's amendments, the recommendation is that the Planning Committee resolve to GRANT planning permission.
- 3.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions [and informatives] to secure the following matters:

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#### **Conditions**

- 1) Built in accordance with approved plans
- 2) Materials to be submitted for approval
- 3) Details to be provided:-
  - a) Hard and soft landscaping – including widened access road, paving surfaces, parking spaces, play-space, planting and species to be submitted and installed/provided prior to occupation of the dwellings hereby approved.
  - b) Boundary treatment – including private amenity space enclosures between the houses showing height and materials, planting hedges to play-space area
  - c) Vehicle site lines on to Warminster Road including point of entry/exit
- 4) Refuse details to each house and communal storage area to be submitted
- 5) Cycle storage areas to be submitted
- 6) Parking and disabled parking to be provided as specified
- 7) Details of land levels prior to occupation
- 8) Electric vehicle charging points
- 9) Demolition and construction method statement
- 10) 19% reduction in carbon emissions
- 11) 110 litre water consumption target
- 12) Parking to be provided before the buildings are occupied
- 13) Removal of permitted development rights
- 14) Details of security lighting
- 15) Details of Suds measures
- 16) Details of tree protection measures and tree planting scheme
- 17) Ecology protection measures to be submitted

- 18) The proposed two-storey wheelchair user house is to be built in accordance with Part M4(3)
- 19) No windows to be incorporated in the west facing flank elevation of the houses.
- 20) Partial demolition statement
- 21) Commence within 3 Years

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

**Informative**

- 1) CIL
- 2) Code of Practice regarding small construction sites
- 3) Highways works and or/damage to the existing highway during the construction phases to be made good at developer's expense
- 4) Applicant to liaise with London Fire Services
- 5) Any [other] informative(s) considered necessary by the Director of Planning and Strategic Transport

That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.