

Application reference: 15/0795/DD01
MORTLAKE, BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
20.07.2015	20.07.2015	14.09.2015	14.09.2015

Site:

21 Cedars Road, Barnes, London, SW13 0HP

Proposal:

Details pursuant to condition DV49 - Construction Method Statement of planning permission 15/0795/HOT.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Ms J Colegate-Stone
21 Cedars Road
Barnes
London
SW13 0HP

AGENT NAME

L Fitzgerald
70 Cowcross Street
London
EC1M 6EJ

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRUT Transport

Expiry Date

12.08.2015

Neighbours:

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: REF

Date: 09/04/1980

Application: 79/1688

Erection of a three storey extension at side and front of dwelling house and the formation of a room in the roofspace involving the installation of a dormer window at the front.

Development Management

Status: GTD

Date: 28/01/1981

Application: 80/0808/DD01

Erection of a three-storey extension at side of house involving the construction of bay windows at ground and first floor levels. (Detailed drawings - glazing materials and design). Condition No. (a) of planning permission 80/0808 dated 2/9/80.

Development Management

Status: GTD

Date: 02/09/1980

Application: 80/0808

Erection of a three-storey extension at side of house involving the construction of bay windows at ground and first floor levels.

Development Management

Status: GTD

Date: 29/05/2015

Application: 15/0795/HOT

Refurbishment and restoration of property including alterations to elevations, basement conversion incorporating front and rear lightwells and new dormer window and two rooflights.

Development Management

Status: PCO

Application: 15/0795/DD01

Date:

Details pursuant to condition DV49 - Construction Method Statement of
planning permission 15/0795/HOT.

Building Control

Deposit Date: 17.02.2015

Alteration to existing roof and enlargement of dormer, internal structural
alterations and reconfiguration with general refurbishment

Reference: 15/0356/BN

Building Control

Deposit Date: 21.04.2015

Formation of basement with front and rear light wells

Reference: 15/0888/BN

Recommendation:

The determination of this application falls within the scope of Officer delegated powers YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): J.T.

Dated: 22.09.2015

I agree the recommendation:

Team Leader/~~Development Control Manager~~

Dated: 14.10.15 RSB

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

15/0795/DD01
21 CEDARS ROAD
BARNES

MBC WARD
Contact officer:
Jim Thomson

Proposal:

Details pursuant to condition DV49 (Construction Method Statement) of planning permission 15/0795/HOT for refurbishment and restoration of property including alterations to elevations, basement conversion incorporating front and rear lightwells and new dormer window and two rooflights.

Main Development plan policies:

LDF DMP policies DM TP 2 and DM TP 8.

Present use:

Residential house.

Site description:

The proposal site is a three-storey end-of-terrace house on the north-eastern side of the road. The property is currently vacant.

Planning permission was granted on 29 May 2015 for refurbishment and restoration of property including alterations to elevations, basement conversion incorporating front and rear lightwells and new dormer window and two rooflights.

Consultations

None undertaken.

Professional consideration

Condition DV49 (Construction Method Statement) states:

No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

- 1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;*
- 2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;*
- 3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);*
- 4. Details and location where plant and materials will be loaded and unloaded;*
- 5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;*
- 6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;*
- 7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;*
- 8. Details of any wheel washing facilities;*
- 9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);*
- 10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;*

11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);

12. Details of the phasing programming and timing of works;

13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;

14. A construction programme including a 24 hour emergency contact number;

15. See also TfL guidance on Construction Logistics Plans.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

A Construction Method Statement has been submitted, which primarily deals with the methodology for the construction of the basement, but also addresses each point in the condition in turn. The Council's Transport Officer reviewed the submission and raised objection to the lack of detail.

The case officer has visited the site and found it to be set out in a tidy, well-ordered fashion, with a secure hoarding and a licenced skip in a suspended parking bay. Although it is accepted that there is some lack of detail in the CMS, all of the appropriate points have been addressed, sufficient to reflect the scale of the development and the nature of the site.

Conclusion

The proposed CMS is considered to be sufficient, given the scale of the development, to discharge the condition. It is therefore recommended that the details should be **APPROVED**.