

Naresh Sambanthamoorthy
56 Goodwin Road
Croydon
CR0 4EG

Planning Department
London Borough Of Merton,
Civic Centre,
London Road,
Morden
Surrey
SM4 5DX

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission Decision Notice 18/P0770

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: 18/P0770

Location: 24 Williams Lane
Morden
SM4 6EY

Proposal: ERECTION OF A TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

Approved Plans: See Condition 2

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: [Drawing No. P101, P102, P103 (Location Plan), P103 (Proposed Elevations and Section) and P104 Dated January 2017]

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

- 3 The facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 4 Before the development hereby permitted is first occupied, the windows in the first floor northern elevation shall be glazed with obscure glass and fixed shut and shall permanently maintained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

5 Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

6 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:

- i) Offering a pre-application advice and duty desk service.
- ii) Where possible, suggesting solutions to secure a successful outcome.
- iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

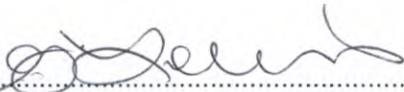
In this instance:

- i) The application was approved without delay.

Date of Decision:

25 May 2018

Signed.....



For and on behalf of the Head of Sustainable Communities.

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.

NOTES REGARDING RIGHTS OF APPEAL

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission of approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months from the date of this notice; **unless the application is for householder development, in which case the time limit is 12 weeks.** Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 HawkWing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. A copy of the appeals forms should also be forwarded simultaneously to the Chief Executive's Department, London Borough of Merton, 8th Floor, Civic Centre, London Road, Morden, Surrey SM4 5DX.

2. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or imposed by them, having regard to the statutory requirement (see note below), to the provisions of the development order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given to him.

3. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Local Planning Authority in which the land is situated a purchase notice requiring the authority to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

4. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted, subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

NOTE:

The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 700(l) & 72(l) of the Act.

DECconaa

Community Infrastructure Levy (CIL) Information for Applicants

The Community Infrastructure Levy is a charge introduced by the Government to pay for the infrastructure needed to support new development. It applies to most types of developments where a new dwelling or 100sqm of new build floorspace is proposed, and is charged per square metre of floorspace.

Developments would be liable for a CIL payment once planning permission is granted or on commencement if planning permission is not required.

The liability will be calculated according to the additional GIA produced by the development. If liable, you will be asked to complete and send to us the following forms, which can be downloaded from: www.planningportal.gov.uk/cil.

- o CIL Form 1 "Assumption of Liability" (if planning permission was granted)
- o CIL Form 5 "Notice of Chargeable Development" (if planning permission was not required)
- o CIL Form 6 "Commencement Notice"

As a collecting authority, Merton Council has a duty to ensure that Liability Notices (which tell you how much the charge is) are issued as soon as is reasonably practicable. To do this, we will need the above forms so that we know who to send the notice to. Any liability notice will provide details of the charge and any apportionment between liable parties. This will be recorded to the register of Local Land Charges as a legal charge upon your property and will become payable upon commencement of development. Information on the payment process (including penalties) will be provided with the liability notice or upon request.

Please note that if an Assumption of Liability is not received then a land charge could be added to the property at a later date, with no right to appeal or request a review.

It is strongly recommended that the relevant forms are submitted before development commences, to avoid being penalized. Please contact us if you are unsure what to do or whether your development will be liable.

Current CIL Charges

Mayoral CIL - On 1st April 2012 the Mayor of London introduced a CIL charge to raise funds towards the delivery of Crossrail, setting a rate of £35 per square metre on all chargeable development, other than for health and education uses, in Merton.

Merton CIL - Since 1st April 2014 the London Borough of Merton's CIL charge has also been effect. The rates vary from £100-£220 per square metre, depending on the location and type of development. For more information on this please visit <http://www.merton.gov.uk/cil>.

For further information please visit www.planningportal.gov.uk/cil or email CILevy@merton.gov.uk.

Notes

1. Any permission granted, other than with respect to certain minor material amendments granted under s.73 of the Act will relate to the entire development, regardless of any references to amendments or previous permissions granted and as such the CIL liability will be calculated on the entire proposed development.
2. If any relief or exemption applies to this proposal and you are granted this prior to commencement of development, this may reduce the final amount you are required to pay. Information is available at www.planningportal.gov.uk/cil.