



Mr Henry Simón
15-18 Featherstone Street
London
EC1Y 8SL



B2015/71406/3FR

The Council of the London Borough of Sutton as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990, DO HEREBY GRANT permission pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 for the development specified in the First Schedule hereto, subject to the conditions specified in the Second Schedule.

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

The development specified in the application for planning permission received valid on 12/03/2015 namely:

Greenshaw High School GRENNELL ROAD Sutton SM1 3DY

Partial demolition and erection of a three storey extension at front to provide new classrooms and entrance area with associated facilities; refurbishment, extension and alterations to existing school incorporating enlargement of hall involving an increase in height, new staircase enclosure, extension of corridors and new windows with additional car parking facilities and landscaping.

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

772-P-0010 Location Plan, 772-P-0101 Site Survey Plan, 772-P-0110 Ground Floor Existing, 772-P-0111 First Floor Existing, 772-P-0112 Roof Existing, 772-P-0301 Elevations Existing Sheet 1, 772-P-0302 Elevations Existing Sheet 2, 772-P-0351 Street Elevation & Site Sections Existing, 772-P-1001A Site Plan Proposed, 772-P-1010A

Ground Floor Proposed, 772-P-1011A First Floor Proposed, 772-P-1012A Second Floor Proposed, 772-P-1013A Roof Plan Proposed, 772-P-2101A Elevations Proposed Sheet 1, 772-P-2102A Elevations Proposed Sheet 2, 772-P-3101A Street Elevation & Site Sections Proposed, Energy Report submitted by TP Engineering Services dated February 2015, Preliminary Ecological Assessment Report BREEAM Assessment submitted by PJC Ecology dated February 2015, Planning Statement submitted by AND Planning Ltd, Tree Survey & Arboricultural Impact Assessment submitted by Oakwood Tree Consultants dated February 2015, Transport Statement submitted by TTP Consulting dated March 2015, School Travel Plan submitted by TTP Consulting dated March 2015, BREEAM Pre-Assessment Rev C submitted by Etude dated February 2015 and Design & Access Statement submitted by Fraser Brown MacKenna Architects dated March 2015.

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

(3) The type and treatment of the materials to be used on the exterior of the building(s), shall be approved in writing by the Local Planning Authority prior to the relevant part of the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use.

Reason: To safeguard the visual amenities of the area and to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(4) The development shall not begin until a Construction Method/Environmental statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials;
- (d) programme of works (including measures for traffic management);
- (e) provision of boundary hoarding, behind any visibility zones;
- (f) construction traffic routing;
- (g) means to prevent deposition of mud on the highway;

has been submitted to and approved in writing by the Local Planning Authority, and only the approved details shall be implemented during the construction period.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(5) Prior to the development being occupied an amended Travel Plan describing in detail the measures to be implemented, which will reduce travel by car and in the interests of promoting sustainable transport modes, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented by the school and monitored and enforced by the Local Planning authority in accordance with the approved details.

Reason: To promote sustainable transport choices to encourage access by non-car modes and reduce the need to travel especially by car.

(6) Prior to the commencement of any development, a Tree Protection Plan and Method Statement shall be submitted to the Local Planning authority for approval. The submissions shall specify means whereby levels within the root protection areas of retained trees are to remain unaltered and protected during the demolition/construction of all hard standing for vehicular access, car parks, & footpaths, and the methods of

excavation and construction within the RPA of retained trees. The plans shall also indicate the position of protective fencing in accordance with British Standard BS 5837:2012.

Reason: To ensure the adequate protection of trees on the site that make a valuable contribution to the character of the area and the setting.

(7) (7) The relevant part of the development shall not take commencement until full details of both soft landscaping and replacement tree planting proposals have been submitted to and approved by the Local Planning Authority. All soft landscaping and planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out in accordance with the timetable agreed with the Local Planning Authority and shall be provided prior to occupation or within the first planting season following occupation. Any trees or plants that (within a period of five years after planting) are removed, die, or become in the opinion of the Local Planning Authority seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of species/size/number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs.

(8) Any window/s above ground floor level on the southern elevation of the development hereby approved shall be fitted with obscured glazing that shall be fixed shut up to a height of 1.7 metres above the finished floor level of the room that those windows serve, the remaining elements above may be clear glazed and openable.

Reason: To safeguard the level of privacy enjoyed by the current occupants of the adjoining properties.

(9) Prior to the development being occupied a highway assessment shall be carried out to assess the existing highways infrastructure, parking levels and parking restrictions. Should any mitigation works be required these shall be completed prior to the occupation of the development.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(10) Prior to the occupation of the development a community liaison scheme shall be submitted to and agreed in writing by the Local Planning Authority to ensure that the school will communicate and inform local residents regularly throughout the construction process.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

(11) All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00 am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

(12) Prior to the occupation of the development a delivery and servicing plan shall be submitted to and approved in writing by the Local Planning Authority. The delivery and servicing plan should aim to manage freight and deliveries effectively and sustainably. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and retained thereafter.

Reason: In order to ensure the proposals are in accordance with the London Plan policy 6.14 'Freight'.

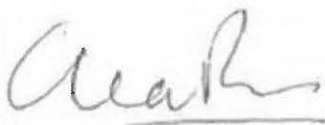
INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.(3) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

I would draw your attention to the need to discharge the condition(s) attached to the consent, in some instances before work commences on site. Site visits relating to the construction are a matter for Building Control not planning. Their telephone number(s) are 020 8770 6263/6325/6312.



Executive Head of Economic Development,
Planning and Sustainability.

Date: 10 June 2015

(LBSDHN3FORG)

LONDON BOROUGH OF SUTTON
APPENDIX TO PLANNING DECISION NOTICES
NOTES TO APPLICANTS

APPEALS.

If the **applicant** does not agree with the decision of the Council **they alone** may appeal in accordance with sections 78 and 79 of the Town and Country Planning Act 1990

- (a) against a refusal of permission or
- (b) against the imposition of one or more conditions

within 6 months from the date of the decision notice. Before you decide to appeal you may wish to consider amending your proposal to meet the Council's reasons for refusing permission. The Council's planning staff are always prepared to discuss with you ways to avoid an appeal by submitting an alternative application. This may involve a charge in line with our pre-application service.

If you decide to appeal you must get the correct form from the Secretary of State for the Environment, at The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PB (Tel: 0117-372 6372). When you have completed the form you should send copies to the following:

- (a) Director of Environmental Services, 24 Denmark Road, Carshalton, Surrey SM5 2JG
- (b) The Secretary of State for the Environment (address as above).

Remember to keep a copy for your own records. The Secretary of State can allow a longer period for you to give notice of an appeal but only in special circumstances.

There are certain cases where the Secretary of State will not entertain an appeal. Further details are available from Bristol.

PURCHASE NOTICES.

Part VI of the Town and Country Planning Act 1990 deals with cases where planning permission is refused or granted subject to conditions and the owner of the land claims that the land is incapable of "reasonably beneficial use". A Purchase Notice can be served on the Council requiring the owners interest in the land to be purchased.

CLAIMS FOR COSTS.

In certain circumstances following an appeal decision a claim may be made against the Local Planning Authority for compensation. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

DISCHARGING CONDITIONS.

Where a condition needs written approval of the materials, landscaping etc. the Local Planning Authority has 8 weeks to give you a decision. You may appeal to the Secretary of State if a decision has not been made within the 8 weeks or a refusal of permission in writing has been given.

