



## Wandsworth Council

Environment and Community Services Directorate  
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Richmond and Wandsworth Councils  
Town Hall  
Wandsworth High Street  
SW18 2PU

Our ref: 2019/2987  
Date: 25 September 2019

### Town and Country Planning Act 1990

### PERMISSION FOR DEVELOPMENT

The Council, in pursuance of its planning powers, hereby permits the development referred to in the schedule below in accordance with the plans submitted and subject to the conditions set out therein.

Your attention is drawn to the General Information and to the Statement of Applicant's Rights enclosed.

#### SCHEDULE

APPLICATION NUMBER: 2019/2987

LOCATION: Tooting Bec Lido Tooting Bec Road SW16 1RU

DESCRIPTION: Erection of replacement of south room of pump house and excavation to south room to house mechanical equipment.

DRAWING NOS: CP286-1901-A-DWG-001 Rev 01, CP286-1901-A-DWG-210 Rev 01, CP286-1901-A -DWG-211 Rev 01, CP256-1901-A-DWG-220 Rev 01, CP286-1901-A -DWG-230 Rev 01, AGB Environmental Arboricultural Impact Assessment ref.P3288.1.0 dated 31 May 2019, AGB Ecological Impact Assessment ref.P3288.3.1 dated 31 May 2019

#### CONDITIONS AND REASONS:

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.  
Reason: To prevent the accumulation of unimplemented planning permissions and to comply with Section 91 of the Town and Country Planning Act 1990 (as

amended) and to meet the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to meet the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2 The development shall be carried out in accordance with the reports, specifications and drawings detailed [CP286-1901-A-DWG-001 Rev 01, CP286-1901-A-DWG-210 Rev 01, CP286-1901-A -DWG-211 Rev 01, CP256-1901-A-DWG-220 Rev 01, CP286-1901-A -DWG-230 Rev 01, AGB Environmental Arboricultural Impact Assessment ref.P3288.1.0 dated 31 May 2019, AGB Ecological Impact Assessment ref.P3288.3.1 dated 31 May 2019]. Reason: To ensure a satisfactory standard of development and to allow the local planning authority to review any potential changes to the scheme.
- 3 Prior to commencement of above ground works (details and samples of materials proposed to be used on all external surfaces of the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials and thereafter so retained. Reason: In order to assess the suitability of the proposed materials, in the interests of the appearance of the locality, in accordance with Council policy DMS1 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019.
- 4 Prior to the commencement of the above ground works detailed drawings at a minimum scale of 1:20 (or other scale to be agreed in advance by the local planning authority) shall be submitted to and approved by the local planning authority. Such details shall include;  
- window reveals, window frame  
- join between the north and south rooms of the pump house  
The development shall be constructed in accordance with the approved details and retained as such. Reason: To ensure a high quality of development and to accord with policies DMS1 and DMS2 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019.
- 5 Prior to commencement (including but not limited to any preparatory works) details shall be submitted to and approved by the local planning authority of a CEMP which should demonstrate methods to ensure the development accords with section 5.1, 5.2 and 5.3 of the EclA (AGB Environmental P3288.3.1 May 2019) including: details of any construction lighting to be used demonstrating, how it complies with Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series ILP & BCT; timing of works if works are required to vegetation; measures to protect adjoining features of biodiversity value; toolbox talk; methods to cover bins / skips to prevent entrapment of animals; methods to cover any and all trenches, holes or pits overnight to prevent the entrapment of animals. The development shall be carried out in accordance with the approved details. Reason: In order to prevent harm to biodiversity in accordance with policy DMO4a of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019.

6 Prior to works above damp course level details shall be submitted to and approval by the local planning authority of measures to provide biodiversity enhancement in accordance with 5.4 of the EclA (AGB Environmental P3288.3.1 May 2019) including but not limited to: bird and bat boxes integrated into the fabric of the building or retrofitted to the exterior surfaces (minimum no2 general bird nest boxes; minimum no 1 house sparrow terrace; minimum no1 bat box); extensive biodiverse roof in accordance with the GRO Green Roof Code 2014 (Any biodiversity roof proposed shall have extensive substrate base (undulating depths of 80-150mm); shall detail habitat features such as (but not limited to) gravels, sand, boulders or rocks; may be planted/seeded with an agreed mix of species but this should be focused on wildflower planting, and shall contain no sedum at this location). The development shall be carried out in accordance with the approved details. REASON: In order to provide biodiversity gain in accordance with policy DMO4b Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019.

7 Prior to the commencement of the works, details of access plans for the machinery, plant and deliveries and details of the protection of the Oak tree between the two footpaths shall be submitted to and approved in writing by the local planning authority.

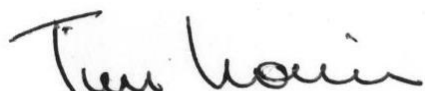
Reason: To safeguard trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to Council policy DMO5 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2019.. The details are required prior to the commencement of development to ensure the construction works do not harm trees.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework 2019 to work with the applicant in a positive and proactive manner and the Council has, as far as practicable, sought solutions to problems arising in relation to dealing with the planning application. The Council has made available detailed advice in the form of its statutory policies in the Local Plan consisting of the Core Strategy, Development Management Policies Document, Supplementary Planning Documents and where appropriate the Site Specific Allocations Document as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the processing of the application.

INFORMATIVE: In order to prevent damage to Tooting Common, Site of Metropolitan Importance, the immediate adjacent Tooting Common should not be used in any way for effecting the works including (but not limited to) site access, and storage of materials (inc waste materials, and any scaffolding). Impacts of debris or other materials arising should also be minimised.

INFORMATIVE: Due to the proximity of the proposed development to the operational railway, Network Rail strongly recommends the developer contacts [AssetProtectionsLondonSouthEast@networkrail.co.uk](mailto:AssetProtectionsLondonSouthEast@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/> .

- 11      INFORMATIVE: As well as contacting the Asset Protection Team the developer must ensure that their proposal, both during construction and after completion of works on site, does not:
- encroach onto Network Rail land
  - affect the safety, operation or integrity of the company's railway and its infrastructure
  - undermine its support zone
  - damage the company's infrastructure
  - place additional load on cuttings
  - adversely affect any railway land or structure
  - over-sail or encroach upon the air-space of any Network Rail land
  - cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future



Tim Cronin,  
Assistant Director (Planning and Transport)

**WANDSWORTH BOROUGH COUNCIL**  
**ENVIRONMENT AND COMMUNITY SERVICES DIRECTORATE**

**GENERAL INFORMATION**  
**TOWN AND COUNTRY PLANNING ACT 1990**

**This decision does not convey any approval, consent, permission or licence under any other Acts, or Bye-Laws, Orders or Regulations and nothing in this decision shall be regarded as compliance with or approval, consent, permission or licence under other legislation.**

**You must ensure that your proposal complies with the Building Regulations. You can obtain advice from Building Control, between 09:00 and 13:00 Monday to Friday at the Town Hall Extension, Wandsworth High Street, SW18 2PU and via telephone on no. 020 8871 7620.**

You are also reminded that the Council's permission does not modify or affect any personal or restrictive covenants easements, etc., applying to or affecting the land or the rights of any persons (including the Council) entitled to the benefits of them. If you are unsure whether there are relevant restrictions which might stop the building of extensions, alterations to the property or changing the use (even if you have a planning permission) you should consult a suitably qualified professional advisor.

If the proposed development requires changes to, or new street name or numbers you should contact the Council's Street Name and Numbering Section at the earliest opportunity (Tel No. 020 8871 7520).

**Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.**

- If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.

Informative

Wandsworth Council supports development that is neighbourly and responsible. As such, we request developers to enter meaningful dialogue with neighbours and liaise with them throughout the development process, including before construction begins. Communications should include details of timelines, noise and disruption.

5/7... 2019/2987



## Wandsworth Council

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Building Control  
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Minicom: 020-8871-8403

### A message from your Wandsworth Building Control Team

I am writing to you following a recent planning application to my colleagues in the Development Management team for work at your property. You may not be aware that the proposed work also needs approval under the Building Regulations so I wanted to take the opportunity to tell you about our service.

We are your Local Authority Building Control team but also with the backup of a national organisation (LABC). As you may know LABC can also provide warrantees, thermal and acoustic consulting services and fire engineering solutions to suit your needs.

As a Chartered Building Consultancy recognised by the Chartered Institute of Building and You can be assured that our quality control and procedural standards are very high.

Your team consists of qualified and experienced officers as well as specialists in fire and structural engineering with detailed knowledge. Because we are in competition with private approved inspectors who may be used by the builder or architect we are aware that we need to provide you with a flexible and reliable service at a competitive price.

Your local building control officers are easily accessible by mobile phone and offer a fast response to requests for site inspections along with helpful advice on compliance with the building regulations. If problems are found on site we will be there quickly to help you to resolve them and we can offer suggestions which will add value to your project.

Because we are independent and paid by the building owner you will be safe in the knowledge that we will always act impartially and our fees are set only to cover the cost of the service, not to make a profit, so you can also be assured of value for money.

I do hope that you will choose us to help you complete your project and if you would like to discuss your proposals before making an application please email us on [buildingcontrol@wandsworth.gov.uk](mailto:buildingcontrol@wandsworth.gov.uk) or visit our web site, [www.wandsworth.gov.uk/buildingcontrol](http://www.wandsworth.gov.uk/buildingcontrol) or contact our office on 020 8871 7620

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Director of Environment and Community Services:  
Assistant Director of Planning and Transport:

Paul Chadwick  
Tim Cronin

number one for  
**service and value**



David Batsford  
Head of Building Control

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