



Wandsworth Council

Environment and Community Services Directorate
The Town Hall Wandsworth High Street
London SW18 2PU

Telephone: 020 8871 6000
Direct Line: 020 8871 020 8871 6136
Fax: 020 8871 6003
Email: planning@wandsworth.gov.uk
www.wandsworth.gov.uk

WR-AP
15 Teddington Business Park
Teddington
TW11 9BQ

Our ref: 2023/2496
Date: 20 September 2023

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: 2023/2496

LOCATION: Tooting Bec Lido Tooting Bec Road London SW16 1RU

DESCRIPTION: Demolition of existing entrance/toilet/shower buildings and construction of new entrance building at the north end of the pool, comprising reception, toilets, cafe and external secure bicycle parking. Construction of new facilities on either side of existing cafe building and construction of new facilities on the eastern boundary of the site to match existing cubicles. Works to trees.

DRAWING NOS: Location plan, WRAP-DRG-A-A0150 Rev P01, WRAP-DRG-A-A0160 Rev P01, WRAP-DRG-A-A0161 Rev P01, WRAP-DRG-A-A0162 Rev P01, WRAP-DRG-A-A0163 Rev P01, WRAP-DRG-A-A0164 Rev P01, WRAP-DRG-A-A0165 Rev P01, WRAP-DRG-A-A0170 Rev P01, WRAP-DRG-A-A0171 Rev P01, WRAP-DRG-A-A0172 Rev P01, WRAP-DRG-A-A0173 Rev P01, WRAP-DRG-A-A0174 Rev P01, WRAP-DRG-A-A0175 Rev P01, WRAP-DRG-A-A0176 Rev P01, WRAP-DRG-A-A0177 Rev P01, WRAP-DRG-A-A0178 Rev P01, WRAP-DRG-A-A0180 Rev P01, WRAP-DRG-A-A0181 Rev P01, WRAP-DRG-A-A0182 Rev

P01, WRAP-DRG-A-A0183 Rev P01, WRAP-DRG-A-A0184 Rev P01, WRAP-DRG-A-A0200 Rev P01, WRAP-DRG-A-A0201 Rev P01, WRAP-DRG-A-A0202 Rev P01, WRAP-DRG-A-A0203 Rev P01, Constraints report and arboricultural impact assessment ref.23/001 dated 07/04/2023 Simon Pryce Arboriculture Preliminary Ecological Appraisal & Preliminary Roost Assessment ref. 137923 Version 1.0 dated 25/04/2023, Preliminary Bat Habitat Assessment dated June 2022 by Furesfen, fire safety strategy within design and access statement (received on 28/07/2023).

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 Location plan, WRAP-DRG-A-A0150 Rev P01, WRAP-DRG-A-A0160 Rev P01, WRAP-DRG-A-A0161 Rev P01, WRAP-DRG-A-A0162 Rev P01, WRAP-DRG-A-A0163 Rev P01, WRAP-DRG-A-A0164 Rev P01, WRAP-DRG-A-A0165 Rev P01, WRAP-DRG-A-A0170 Rev P01, WRAP-DRG-A-A0171 Rev P01, WRAP-DRG-A-A0172 Rev P01, WRAP-DRG-A-A0173 Rev P01, WRAP-DRG-A-A0174 Rev P01, WRAP-DRG-A-A0175 Rev P01, WRAP-DRG-A-A0176 Rev P01, WRAP-DRG-A-A0177 Rev P01, WRAP-DRG-A-A0178 Rev P01, WRAP-DRG-A-A0180 Rev P01, WRAP-DRG-A-A0181 Rev P01, WRAP-DRG-A-A0182 Rev P01, WRAP-DRG-A-A0183 Rev P01, WRAP-DRG-A-A0184 Rev P01, WRAP-DRG-A-A0200 Rev P01, WRAP-DRG-A-A0201 Rev P01, WRAP-DRG-A-A0202 Rev P01, WRAP-DRG-A-A0203 Rev P01, Constraints report and arboricultural impact assessment ref.23/001 dated 07/04/2023 Simon Pryce Arboriculture Preliminary Ecological Appraisal & Preliminary Roost Assessment ref. 137923 Version 1.0 dated 25/04/2023, Preliminary Bat Habitat Assessment dated June 2022 by Furesfen, fire safety strategy within design and access statement (received on 28/07/2023).
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 the commencement of above ground works (excluding demolition), 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 policies LP1 and LP3 of the Local Plan coupled with the requirements of the National Planning Policy Framework.
- 4 No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and been approved in writing by the local planning authority. The CEMP shall include measures to

mitigate the construction effects as part of a coordinated and collaborative approach with surrounding developments, and shall include the following details (although not limited to):

- a. the demolition of any buildings and any works to trees should take place outside of the bird nesting season (February - September (inclusive)), or if works are unavoidable during this period, then a site walk over at least 48 hours prior to works commencing is required by a named CIEEM accredited ecologist with experience of working in London to check for any nesting birds in the trees, scrub and buildings. In the event that a nest is found, an appropriate exclusion zone should be implemented around it until the young have fully fledged (Wildlife and Countryside Act 1981 (as amended)). The law protects all wild bird species, their eggs and nests;
- b. details of a precautionary working method with regards to bats including (but not limited to) a bat toolbox talk, retaining and protecting the mature oak trees T3, T5 and T6 which have high potential roost features (if any works are required to these trees aerial tree inspections must be carried out to determine the need for further bat survey work) and soft stripping of the soffit on the female changing rooms;
- c. whilst construction lighting should be avoided, if necessary, details of a sensitive construction lighting plan outlining how lighting will be prevented from negatively impacting any onsite and neighbouring habitats, in particular the trees, and protected and priority species during construction, in particular roosting, foraging and commuting bats. This construction lighting plan should follow the best practice industry guidance outlined in the Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) Artificial Lighting Guidance 2023;
- d. details on leaving deadwood features in situ where possible. If required, removal should be undertaken under ecological supervision in order to safeguard any stag beetle that may be present;
- e. details of a badger check immediately prior to the clearance of any scrub or woodland, should removal be necessary;
- f. a detailed habitat manipulation methodology for when clearing grassland margins and scrub habitats in order to safeguard any reptiles and amphibians that may be present;
- g. details of measures to prevent mammal, amphibian or reptile entrapment or harm on site;
- h. details of measures to prevent harm to or negative impacts on retained or adjacent habitats, including the wider Tooting Common, during the works (e.g. litter, chemical pollution, dust, noise, light etc.)

Reason: To ensure a satisfactory appearance and biodiversity value in the development, in accordance with Council policies LP1 and LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

- 5 Prior to commencement of the above ground works (excluding demolition), a landscaping scheme, to include landscaping and treatment of parts of the site not covered by buildings, shall be submitted to and approved in writing by the local planning authority. These details shall include hard landscaping works; soft landscaping including the species and height of any tree planting and root volumes, shrubs, hedges, and biodiverse roofs, plants and seeding, with priority given to native and wildlife friendly species, including night scented species; minor artefacts and structures (e.g. furniture equipment, refuse or other storage units, ecologically sensitive lighting (in accordance with the Bat Conservation Trust and ILP Artificial Lighting Guidance); proposed and existing functional services above and below ground (e.g. drainage power; communications cables, pipelines, indicating lines, manholes, supports). The landscaping scheme shall be carried out in accordance with the approved

details and completed prior to the occupation of the development, or in accordance with a programme agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance and biodiversity value in the development, in accordance with Council policies LP1 and LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

- 6 Notwithstanding the details shown on the approved plans and set out in the supporting information, a Landscape and Ecological Enhancement and Management Plan shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above ground works. The Plan shall include details of all measures to provide biodiversity gain, including but not limited to:

- a. details of wildlife friendly planting;
- b. details of enhancements to the meadow area within the lido;
- c. details of biodiverse roofs, including details of extensive substrate base, features to be included within the substrate e.g. rope coils, logs, sand, gravel, etc., and details of any seeding/plug plant choice including shade tolerant species where appropriate (in accordance with The Gro Green Roof Code 2021);
- d. details of proposed climbing planters;
- e. details of bee lawns;
- f. orientation, target species and location for swift and bat boxes/ bricks to be integrated with the new buildings;
- g. details of a bat friendly roof membrane such as Bitumen 1FF felt. Breathable membranes should not be used in any new roofs;
- h. details of deadwood features;
- i. incorporation of additional greening and biodiversity enhancements;
- j. details of a management plan to be implemented for the hard and soft landscaped areas as well as the above-mentioned measures to provide biodiversity gain.

The approved details shall be implemented prior to first occupation of the development and maintained thereafter.

Reason: To ensure a satisfactory appearance and biodiversity value in the development, in accordance with Council policy LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

- 7 Prior to the commencement of the works, details of access for the construction vehicles, machinery, plant, deliveries and storage of materials shall be submitted to and approved in writing by the local planning authority. Such details shall include:

- a) Method statement indicating how the site shall be accessed and the type of vehicles to be used.
- b) Methodology for trimming/pruning the trees prior to the first use of the access to be used for construction purposes.
- c) Location of storage for materials.

Reason: To safeguard trees and hedges on the site and in the surrounding area in the interests of visual amenity and the character of the area, having regard to Council policy LP56 of the Local Plan coupled with the requirements of the National Planning Policy Framework. The details are required prior to the commencement of development to ensure the construction works do not harm trees.

- 8 Prior to the commencement of use, details of the engagement programme for the preservation of the sensitive habitats including content and location of the educational boards shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details and retained as such.
Reason: To ensure a satisfactory appearance and biodiversity value in the development, in accordance with Council policy LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework.
- 9 No development, including any demolition, shall take place until a construction management plan has been submitted to and approved in writing by the local planning authority. The construction management plan shall include details (but not limited to) of the routing of construction vehicles, time of arrival and departure, and any proposed temporary traffic and pedestrian management measures during the course of construction. The demolition and construction works shall be carried out in accordance with the approved plan.
Reason: In the interests of traffic, general amenity of the area and neighbour amenity in accordance with Council policy LP50 and LP51 of the Local Plan coupled with the requirements of the National Planning Policy Framework. It is necessary for the condition to be discharged prior to the commencement of any works on site to ensure the whole construction phase is in accordance with an approved plan.
- 10 Prior to the commencement of above ground works (excluding demolition), details of the siting, design and materials of refuse and recycling storage to serve the development shall be submitted to and approved in writing by the local planning authority. The refuse storage facilities shall be provided in accordance with the approved details prior to occupation of the development, and shall be retained thereafter.
Reason: In the interests of amenity and hygiene, in accordance with Council policy LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.
- 11 A. No development shall commence until a BREEAM Pre-Assessment has been submitted to and been approved in writing by the local planning authority. The development shall achieve a BREEAM Outstanding rating (where it is proven that it is not technically feasible then a lower rating will be accepted.).
B. Within three months of the occupation of the buildings, a BREEAM New Construction Final (Post-Construction) Certificate, issued by the BRE (or equivalent accredited body), shall be submitted to and approved in writing by the local planning authority to demonstrate that the approved BREEAM Pre-Assessment rating has been achieved. The installed measures shall be retained in accordance with the approved details unless otherwise agreed by the local planning authority.
Reason: In the interest of sustainable development and to accord with Council policy LP10 of the Local Plan 2023 coupled with the requirements of the National Planning Policy Framework.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework 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 (2023) 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.

A handwritten signature in black ink that reads "J. Jackson." The signature is written in a cursive, slightly slanted style.

Jenifer Jackson
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.

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Director of Environment and Community Services: Paul Chadwick



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Building Control
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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 warranties, thermal and acoustic consulting services and fire engineering solutions to suit your needs.

Our 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@richmondandwandsworth.gov.uk or visit our web site, www.wandsworth.gov.uk/buildingcontrol or contact our office on 020 8871 7620

David Batsford
Head of Building Control

Director of Environment and Community Services:

Paul Chadwick

number one for
service and value

