

APPENDIX 4:
CAAMPS Public Consultation Log

Consultation Log: Beulah Hill, Church Road and Harold Road Conservation Area Appraisal and Management Plan Supplementary Planning Documents

Below is the consultation log for comments received on the draft Conservation Area Appraisal and Management Plan SPDs for the Central Croydon, Church Street and Croydon Minster Conservation Areas. Consultation on the documents took place between February 10 - March 24 2015.

Abbreviations:

CAAMP: Conservation Area Appraisal and Management Plan
 CAGG: Conservation Area General Guidance SPD
 CRCAAMP: draft Church Road Conservation Area Appraisal and Management Plan
 HRCAAMP: draft Harold Road Conservation Area Appraisal and Management Plan
 BHCAAMP: draft Beulah Hill Conservation Area Appraisal and Management Plan
 OS: Ordnance Survey
 SPD: Supplementary Planning Document
 SUDS: Sustainable Urban Drainage Systems

NB

- i) Minor changes have been made to the documents for reasons of structure, formatting, legibility, clarity and factual accuracy. These changes are not listed below.
- ii) When page numbers are referred to in the below log, these refer to those in the consultation drafts. Section numbers, page numbers and paragraph numbers may change in the revised versions of the document.

* * * *

Comments relating to the draft Beulah Hill, Church Road and Harold Road Conservation Area Appraisal and Management Plan Supplementary Planning Documents

Section / reference	Pg no.	Para no.	Comment Ref	Consultee name	Comment	Objection (O) / Support (S) / Comment (C)	Response	Amendment (A) / No change (N)
All CAAMPs / general	-	-	1	English Heritage Archaeological and Historic Places	The appraisals are detailed and cover all the relevant matters.	S	N/A	N
	-	-	1	Ibid	Window Replacement within the Development Guidelines of the Management Plan states 'it is likely that planning permission will be required for proposed replacement windows'. We note that no Article 4 Directions are in currently in place within the conservation areas covered by the proposed SPD's. Whilst we recognise and support the intention to secure the local character and appearance of the conservation areas we must question whether the statement is accurate. Under permitted development rights owners of non-listed houses will be able to replace their windows as long as they are similar in appearance to those used in the construction of the dwelling. If the borough wishes to control the materials and detailed	C	Note clarity needed in this paragraph. Sentence changed to: It is likely that planning permission will be required for proposed replacement windows not similar in style or materials.	A

					configuration of replacement windows it would be beneficial to consider introducing an Article 4 Direction.			
			1	English Heritage Archaeological and Historic Places	We note that there are a few minor spelling issues in these draft documents which we assume will be addressed prior to the final version being published.	C	Typing, spelling and grammar corrected	A
General			5	Environment Agency	For Upper Norwood area, we recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. New residential and non-residential developments should incorporate soft landscaping and permeable surfaces. Retention of soft landscaping and permeable surfaces in front gardens and other means of reducing, or at least not increasing, the amount of hard standing associated with existing homes is encouraged. New driveways or parking areas associated with non-residential developments and those located in front gardens should be made of permeable material.	C	This advice is already within Council Policy. CLP 1, SP6.4	N
General			8	Joanne Self	Beulah Hill and Harold Road - May it be possible to have mature trees within and also on the boundary of these areas to be conserved. Tree protection is rather out dated and confusing. The whole feeling of an area in New York state is due to the Victorian Gothic architecture of Harold Road but also the huge redwoods/maples / mature oaks and beeches.	C	This message has been forwarded to Trees and Forestry regarding the possibility of planting more trees.	N
General			10	John	I very much enjoyed yesterday's	S	N/A	N

I				Medhurst	presentation in Upper Norwood and congratulations on your excellent proposals.			
General			23	Y Roberts	I am fully in favour of any plans to preserve the wonderful buildings in the Upper Norwood area. We must protect them by placing them within conservation areas & its related restrictions	S	N/A	N
			23	Y Roberts	At present I live in The Belvedere Road Conservation Area and would like to see this extended. Is it possible to have linked up areas? Perhaps with pressure groups?	C	The neighbouring boroughs work together and consult one another on conservation areas proposed and reviewed which neighbour Croydon's. Currently it would not be possible to link these areas. Neighbouring conservation areas which share characteristics are protected by each Council's conservation policies. Pressure groups may change this current procedure in time.	N

Comments relating to the draft Beulah Hill CAAMP

Section / reference	Pg no.	Para no.	Comment Ref	Consultee name	Comment	Objection (O) / Support (S) / Comment (C)	Response	Amendment (A) / No change (N)
General			6	Stephen Oxford	excellent document	S	N/A	N
General			16	Simon Hayes & Mia Sorgi	Thank you for your efforts in preparing this CAAMP document for the Beulah Hill Conservation Area. The proposal is very thorough and comprehensive. As local residents with a vested interest in the area, we have made some notes that we hope you will take into further consideration; we hope they are helpful and relevant to your efforts on the neighbourhood's behalf.	S	Detailed notes given, photos archived and individual comments responded to below. We appreciate the information provided and submitted.	N
		2.32	16	Simon Hayes & Mia Sorgi	We feel it's important to note that the Beulah Hill Treasure Trove was found in the Woodlands area (number 86) in 1953. There is nothing to demarcate the site anywhere on the hill, which we feel is a shame as it's a significant area of local interest. The site would be enhanced by some sort of marker in the public space perhaps near the junction with Hermitage Road:	C	The Council currently is not able to place heritage plaques with the current levels of funding. However bodies and groups may, if they see fit, erect a plaque. For more information on plaques please see the relevant section in the CAGG.	N
3.0	14	3.1.1	3	Norwood Society	"exemptions" read "exceptions".	C	This has been corrected.	A
		3.4	16	Simon	The area to the north of the three houses	C	The conservation area review for	N

				Hayes & Mia Sorgi	75, 77, and 79 Beulah Hill on the opposite side of the road on Beulah Hill, is currently an overgrown vacant tangle of land abutting a more recent development of houses. Traditionally this open area provided views from both the position of the houses, as well as for those looking southwards towards the houses down the road. We think the land, whose should be kept to a better standard or perhaps incorporated into the Conservation area and acquired by the council as a natural beauty area, where its maintenance can be guaranteed and its nature preserved.		Beulah Hill did not include a boundary review. The Council does not currently have the capacity to purchase plots of land. The issue of maintenance regarding the land has been forwarded to Highways and Transport.	
4.0	16	4.2	3	Norwood Society	“uncluttered by street furniture” There is no such person as King George VII. I think it is Edward VII but the photo is not sufficiently clear to be certain. It could be George VI.	C	Paragraph corrected.	A
		4.2	16	Simon Hayes & Mia Sorgi	There is an interesting old lamp post we feel could be worth noting in the documentation, though we know nothing of its history. Given the document notes the post box on Hermitage road, surely this could hold interest as well.	C	The street furniture in the document is in continuous use. The lamp post although made of cast iron is no-longer in use. A new street lighting programme is currently in place across the whole borough replacing street lights.	N
4.0	17	4.3.4	3	Norwood Society	“trees and planting” are plural and therefore require plural verbs, i.e. “form” and “are”, not “forms” and “is”.	C	Grammar corrected.	A
5.0	18	5.1.2	3	Ibid	If 2j-m Hermitage Road are indeed good examples of modern houses designed in a traditional aesthetic why are they	C	These buildings are not locally listed, nor heritage assets but modern infill, though well	N

					characterised in Map 12 as not making a positive contribution to the CA?		designed. Their contribution remains neutral.	
5.0	20		3	Ibid	Beulah Villas Character Area - 2. for "verandas" read "verandahs".	C	Oxford English Dictionary - verandas. Verandahs and verandas – variant spelling. No change.	N
5.0	20		3	Norwood Society	Woodlands Character Area - 7 for "eves" read "eaves"		Corrected.	A
5.0	21		3	Ibid	The top left hand photo should refer to points 3 and 11, not 5 and 8.	C	Corrected. Numbering checked.	A
5.0	20-21	-	1	English Heritage Archaeological and Historic Places	Key Architectural Features and Building Material Table and Photographs – this is a useful inclusion to the appraisal, however, some of the numbers on the images refer to features in the table which are not visible. Ensuring that the features are correctly identified will assist users of the document and avoid confusion.	C	Corrected. Numbering visible on all photos	A
5.0	22	-	3	Norwood Society	Summary of threats 10 - for "telecommunications" read "telecommunications"	C	Comment is not clear and therefore no change has been made.	N
		5.2	16	Simon Hayes & Mia Sorgi	It is very important to mention that number 75 (The Sycamores), 77, and 79 (Innisfail) Beulah Hill are, to our knowledge and based on our research, three separate houses that nevertheless have a significant shared history between them. We feel it is important to record this history in the conservation document, although what we provide below is partially anecdotal and perhaps not fully researched. Detailed historic description provided.	C	The document details architectural features. A review of the history of the properties will be reviewed in the historic development section.	A

		6.0	16	Simon Hayes & Mia Sorgi	<p>Although we appreciate that traffic and transport issues fall outside the immediate purview of the conservation team. Speed is a massive concern along Beulah Hill. The A215 is a busy "A" road .It's incredibly dangerous and incredibly loud.</p> <p>The Hermitage Road bus stop heading into town, at the very end of the driveway of 77, creates a dangerous blind spot for drivers who attempt to get round the stopped buses. Clearly it was moved at some point away from the junction, because there is an old space near the actual junction that once likely held a bench or something of that nature.</p> <p>Number 75 even had a car careen through the zebra crossing and take out two major parts of the boundary wall, destroying parts of the front garden. We beseech the council to enlist the help of traffic teams</p> <p>We are increasingly deeply concerned about the vibrations from the lorries travelling down this road at top speed. We are deeply concerned as to how this could affect the stability and structure of the listed buildings</p>	C	It is noted that this is of serious concern to residents and this message has been forwarded to Transport and Highways.	N
		7.13	5	Environment Agency	<p>Existing soft landscaped areas and any trees and greenery in Church Road, Harold Road and Beulah Hill areas should be preserved, and any increase in impermeable ground surface should be avoided. SUDS have multiple benefits as identified in paragraphs 6.7 and 6.8 of the Croydon Local Plan: Strategic Policies.</p> <p>Use of sustainable urban drainage</p>	C	This advice is already within Council Policy. CLP 1, SP6.4	N

					systems that compliments the conservation value of these areas should be encouraged. SUDS are not just about soft landscaping and biodiversity, but it can be incorporated in hard landscaped areas. New pedestrian areas, new pavements and new public space can be laid with pervious paving, if feasible, and trees and bushes can be introduced in bio retention planters.			
		7.2.2	16	Simon Hayes & Mia Sorgi	As residents of 77, we would appreciate if the reference to numbers 72-80 in this area more specifically related to the houses that are not 71, 75, 77 and 79 regarding back garden development in the Victorian Villas area, given at times our house has been referred to as a Victorian villa. While this is a very specific point, we would not want any confusion to arise and for the wrong properties to be accidentally referenced. Two story developments in the back garden of 75,77, and 79 could be very disruptive to the shared history of the houses.	C	The document clearly designates character areas. The numbering in the document is clear regarding where possible development may be considered.	N
		7.12	16	Simon Hayes & Mia Sorgi	We are concerned with the use of signage in the conservation area. As you can see, at least one property has erected signage that may not be in keeping with the spirit of a conservation area. We would like to see more specific mention of how advertisements and signage of this type should be permitted in the conservation area documentation.	C	Signage is mentioned in the CAGG guidance; however the CAGG is planned to be reviewed and your comments will be considered in the revision of the document.	N
8.0	27	8.1.3	3	Norwood	should refer to sensitive re-pointing of	C	This is mentioned in the CAGG.	N

				Society	brickwork. Insensitive re-pointing can look awful.		The Management Plan should be read in conjunction with the CAGG	
8.0		8.2	3	Ibid	Surely the whole of an in-filled porch should not be removed, just the infilling?	C	Corrected	A
		8.4.2	16	Simon Hayes & Mia Sorgi	This section references the use of photovoltaic or solar panels in the conservation area. New technologies such as SOLAR SLATE have come into existence that perhaps allow a visually pleasing option that also allows for solar power generation on listed buildings and in conservation areas.	C	Solar panels are mentioned in the CAGG. As technology improves these improvements will be mentioned in future revisions of the CAGG.	N
8.0		8.4.2	3	Norwood Society	The subject of the first sentence is installation, which is singular and requires a singular verb. It should read "The installation of external wall insulation... is not considered to be an appropriate measure owing to its impact on the character etc."	C	Corrected	A
	29		6	Stephen Oxford	you will no doubt be aware that there is a factual error on page 29 the labels for the two photographs seem to have been inadvertently swapped.	C	There is no photo on p.29. All photos and their labels have been reviewed following this consultation.	N

Comments relating to the draft Church Road CAAMP:

Section / reference	Pg no.	Para no.	Comment Ref	Consultee name	Comment	Objection (O) / Support (S) / Comment (C)	Response	Amendment (A) / No change (N)
general			17	Peter Austin	I congratulate you on the very comprehensive coverage and content with respect to the above Conservation Areas in Church Road and Grange Hill.	S	N/A	N
general			18	Mark Green	I agree with the appraisal of the area and the proposals for its future management in the draft CAAMP.	S	N/A	N
General			25	S Sharpley	Another detailed document from which one can learn a lot	S	N/A	N
general			2	CPTPG	Protecting Green and Open spaces We are a bit concerned that the large thin strip of green open space from the corner of Fox Hill and running along Church Rd almost up to the Queens Hotel has not been mentioned in the appraisal although it is marked as open space in several of the appraisal maps. It would be very much welcomed if this appraisal safeguards this greenspace and put an end to this land speculation. Any modern development here would have a very adverse effect on the conservation area and besides the site is , in our	C	The strip of land is an anomaly within the conservation area as shown in the maps, however the strip of land makes a positive contribution and is mentioned in the Streetscape Character.	A

					opinion to narrow to development.			
general			2	CPTPG	<p>Back Garden Infill</p> <p>Although most back garden infill and development has already happened with the larger properties along Church Rd we would recommend a limit or perhaps no more back garden development. It is a further erosion of green space, leads to cramped and overlooking developments and increases hard standing to and from Church Road as auxiliary pavements and roads to the developments have to be constructed.</p>	C	<p>Planning policy is in place regarding overdevelopment of boundary plots with Policy SP1.2 of the Croydon Local Plan: Strategic Policies stating that development proposals should respond to and enhance local character, the heritage assets and identity of the Places of Croydon.</p>	N
general			2	CPTPG	<p>Refurbishment and redevelopment of properties</p> <p>As with similar conservation appraisals we welcome reaffirmation on what is suitable materials for any buildings in the conservation but would wish that your planning department takes note of this as there have been instances where developers have done an almost complete refurb of properties that require planning approval but have not been pushed to replace inappropriate materials such as upvc windows.</p> <p>We would recommend any application to modify a building in the conservation only be allowed in conjunction with replacing all inappropriate additions made to the building that if done today would now not be allowed. This would put the onus on a developer or property owner to improve on their building in return for allowing</p>	C	<p>The Council now has clear guidance in place in regard to the replacement of materials and materials to be used in conservation areas in the form of the CAGG. The CAAMP once adopted will also reinforce the CAGG guidance and is material consideration for planning applications.</p>	N

					refurbishment or alteration as it currently seems to be the case that for example historic upvc windows that had been put in and evaded enforcement could still be left after any refurbishment. This has happened in the Upper Norwood conservation area and there seems little that can be done so tightening the rulings here would go some way to repairing any damage down in the conservation area that might otherwise remain for many years to come.			
General			3	Norwood Society	<p>Possible Extensions which we consider worthy of inclusion in the CA:</p> <p>Stambourne Way. Modern but well designed houses with good landscaping. The extended area would include some indifferent housing on the south-east side of Church Road, but this would be a small price to pay.</p> <p>Highfield Hill. Handsome and largely unspoilt detached Victorian villas on the north side from the junction with Upper Beulah Hill</p>	<p>C</p> <p>C</p>	<p>The layout of Stambourne Way does not conform to the historic layout of the area. An example of a modern development that does conform to the layout of the area is Fox Hill Gardens.</p> <p>The three heritage properties on this road, are far too detached to be connected to the Church Road Conservation Area. The buildings suggested, were built over separate periods and modern infill detaches the buildings from forming a group or to be connected to the conservation area. Although of heritage importance as 8 Highfield Hill appears on the 1868 O/S, 14 HH</p>	<p>N</p> <p>N</p>

			3	Norwood Society	<p>Sylvan Road. North side as far as no.41, to include inter alia nos.3 (of 1881, sympathetically converted into flats), 17 (The Mount, aka Phil Edwards Centre; this property was the first to be built in the road in late 1881 by and for Charles George Geoffrey Pawley (1829 - 1898), who was responsible for building many houses in the immediate area and maintained an estate office in nearby Versailles Road. The original property is largely intact although there have been some unsympathetic additions, regrettably including uPVC windows installed by Croydon Council, who own it), 21 (1885) largely as built with wooden sash windows, 25 & 27 (of 1884, largely as built with wooden sash windows), 29 (of 1885, well preserved and including an original doorway).</p> <p>Maberley Road. Even nos. 2-20 and 28-52</p>	C	<p>in the 1890 O/S and 16 HH on the 1910 O/S the boundary will not be extended to include these well preserved properties. The three buildings will be suggested for local listing. This area will be reviewed as a potential extension to the conservation area. 17 Sylvan Road has been included.</p>	A
						C	<p>These buildings will be considered as part of the Local Heritage Area review. The buildings will be suggested to be</p>	N

					<p>Auckland Rise Estate. This estate was built by Croydon Council in 1955 and can be described as 'Soft Modernist' or 'New Humanist' in style and of Scandinavian inspiration. It is a good and largely well maintained example of this peculiarly British style that developed in the post war era. The land at one time had been either ancient woodland or orchard, all belonging to a large Victorian house called Sylvan Lodge in Auckland Road, and two areas of woodland that had belonged to several large houses in Church Road. There is a mix of housing: a short terrace, five 3-storey rectangular blocks of flats and four 5-storey blocks interspersed with pairs of houses in a random fashion.</p>		<p>included on the local list.</p> <p>This development will be mentioned in the conservation area, in regard to the setting of the conservation area. In terms of architectural value, this style can be seen nationally.</p>	N
general		3	Norwood Society	<p>we would welcome some clarification on the relationship between Highways Department and Planning. There appears to be little liaison between the two, which can lead to a damaging impact on the character of conservation areas, e.g. the growth of clutter in Church Road with the installation of the new zebra crossings, and advice given to residents in conservation areas by Highways to use their front gardens for parking, which is directly contrary to CA policy.</p>	C	<p>Transport and Highways strive to de-clutter signage by using existing posts in place for two uses such as street lighting along with a road sign. Both departments work closely with one another on many projects. In lieu of your comment we have strengthened the procedure between Transport and Conservation.</p> <p>The alteration of front gardens for</p>	N	

							parking is within permitted development as long as the surfacing material suitably drains excess water. Crossovers of public footway onto the highway will require permission if your road is a classified road.	
general			7	Isabelle Gutierrez	Firstly I think it is a flaw in your document that you do not actually pose any questions but rather just 'invite comment'.	C	To standardised questions was considered to be restrictive in terms of feedback regarding the documents. Inviting comments on the documents, permits readers to ask the Council questions or to give suggestions. A comment allows a wide breadth of issues to be raised, that single questions on particular issues cannot.	N
general			7	Ibid	<p>I own a property in Treeview Close, which is frequently referred to in your document as having had a 'detrimental impact' on the area, I cannot see why most of the proposals should be applied to our property.</p> <p>It is clear that the only real elements of interest on Sylvan Hill are the trees and the postbox and sign. If that is the case, and if our properties are already 'detrimental', I really cannot see why minor alterations such as satellite dishes and such should be a problem. It would make a lot more sense to take some of these developments out of the conservation area.</p>	O	<p>The boundary treatment of the new development follows and continues the boundary treatment of Sylvan Hill. No changes are proposed to the document</p> <p>Minor alterations such as satellite dishes can have a collective adverse impact on a conservation area's character. Accumulative alterations can deteriorate the character of a conservation area. The placing of satellite dishes depending on the elevation to be attached to will require planning permission if the street is in a conservation area or not.</p>	N

					I should also say that I do not agree with some of the definitions of 'detrimental' and 'sympathetic'. Some of the other developments and housing on Sylvan Hill are in my mind far more detrimental to the look of the area than Treeview and Southolme Close.			
			21	Anonymous	When is Croydon Council going to address the issue of Beaulieu Heights which has been a no go area for respectable people for 30 years?	C	This comment has been forwarded to Greenspaces regarding the use of the park.	N
			22	Anonymous	I would like to see the Church Road area extend to include the house on the corner of Auckland Road/Auckland Gardens (South Side). This building appears on the 1890 O/S map	C	This house has been included in the Church Road Conservation Area. The building will be suggested for local listing.	Y
			24	W Dawes	Your plan emphasizes the desirability of mature trees. There are 4 very large trees...less than 5 metres from my flat. I want to sell the lease of this flat. 'You gave permission to a purchaser of a flat in Vicarage court to break a door through at the back of her flat giving her direct visual access into my kitchen and living room. This is an extension to the old Vicarage, a listed building.' I cannot sell as it is too dark. You say that this is private land but you have the right to control the management of the trees. This is a residential garden, not a park.	C	This comment has been forwarded to Trees and Forestry for advice on resolving this issue	N
1.0	2	-	1	English Heritage Archaeological and	Boundary Map – This map would benefit from showing the proposed area of extension to the conservation area, such as that included in	C	The extension to the Church Road CA is a minor adjustment compared to the larger boundary extension in the Harold Road CA.	N

				Historic Places	the Harold Road Conservation Area Appraisal		Residents of proposed boundary changes have been notified.	
		1.7.1	25	S Sharpley	Should refer to map 4 not 3	C	Corrected	A
	2		17	Peter Austin	I did notice one correction that was needed on Page 2 as Vice-Admiral Robert FitzRoy seemed to have been called Lord FitzRoy whereas later in the Documentation he was correctly entitled. As this page show the Green Plaque which was put up in his name I think the reference should be corrected.	C	Corrected	A
			24	W Dawes	The corner of Church Road and Sylvan Hill – the former vicarage of All Saints Church the gardens of which now contain 2 modern blocks of flats – Saints and Cloisters. There are 27 flats. On p39 your appraisal and management plan – 'buildings.....behind a high level historic brick retaining wall and mature tree and landscaping.'	C	Comment not clear	N
	5		3	Norwood Society	photo is obsolete – the arch is now disfigured by a Belisha beacon which Highways Department have planted in front of it	C	The safety of residents and pedestrians of the area is paramount. The quality of the craftsmanship and stone is still prominent and can still be appreciated. This beacon has now been removed, due to public liaising and Transport and Highways	N
	7		4	NCCAAP	the statements about the YMCA are accurate, but it should be noted that the building is due for demolition . The replacement building, I think the Panel has tended to conclude, is an improvement but	C	The maps can only comment on existing buildings not proposed development to occur.	N

					might best be described as neutral			
2.0	8	2.2.2	3	Norwood Society	last sentence is a duplication of the first	C	Corrected	A
	9		3	Ibid	Map 9 the boundary of the CA imposed on the 1847 Roberts Map is misplaced towards the south-east, with the consequence for example that Rosetta Court together with nos. 117 (Rosebank), 125, 133 and 135 Church Road are all shown as being outside the CA	C	Corrected	A
	12	2.2.1 1	3	Norwood Society	fifth line from the end "during" misspelt	C	Corrected	A
	15		3	Ibid	Selected References: add The Phoenix Suburb by Alan Warwick	C	Corrected	A
	16	3.13	3	Ibid	meaning of last sentence is obscure	C	Text revealed. Document re-formatted	A
4.2			2	CPTPG	The large leafy front gardens of the buildings fronting Church Rd are a positive asset to the Street scene and we would recommend no more hard standing for vehicles replacing green spaces nor taking down of original front property boundaries walls be allowed. Any redevelopment of any building on here should recommend reinstating front wall boundaries and foliage appropriate for the conservation area that make this Road a pleasant tree lined scene. Several recent replacement of front fences with inappropriate modern (and cheap) railings in the last couple of years have been detrimental to the street scene.	C	The adopted CAGG guidance advises on boundary treatments. Future applicants are advised to read the CAGG and CAAMP	N

	20		4	NCCAAP	two references to “St Helier’s” Hospital. It is St Helier Hospital	C	Corrected	A
4.3	23	4.3.1	3	Norwood Society	it’s not free of clutter (if indeed it is) as a <i>result</i> of street furniture, it’s free of clutter <i>by</i> street furniture.	C	Corrected	A
		4.3.1	4	NCCAAP	the claim that the Conservation Area is generally free of clutter is inaccurate, certainly in Church Road. The recent addition of no fewer than four zebra crossings, with flashing Belisha Beacons, has had a detrimental effect on the streetscene. There are also a number of large and unfortunately sited telecoms cabinets.	C	The safety of residents and pedestrians of the area is paramount. Guidance regarding street furniture is provided to applicants in the CAGG, in order not to have public highways cluttered by such cabinets.	N
		4.3.2	3	Norwood Society	4.3.2 (not 5.3.2) should include a reference to the clutter between the corner of Fox Hill and the entrance to Westow Park, which if anything is worse than that at the Beulah Hill junction (thanks to Highways again!) Photo of Fox Hill name plate – this has been stolen	C	There are areas of street clutter in the conservation area, however the level of this street clutter does not adversely impact on the special character of these areas within the conservation area.	N
5.0	25	5.1.3	3	Norwood Society	Page 25 5.1.3 line 6 “slong” should be “along”	C	Corrected	A
	28		3	Ibid	photos: the building described as Rosebank is in fact Rockmount, that described as Beulah Villa is Rosebank and that described as Rockmount is Westow Lodge. 5.2.10 nos. 133-135 are odd numbers, not even	C	Corrected	A
	28		4	NCCAAP	the building described as Rosebank is Rockmount, that described as Beulah Villa	C	Corrected	A

					is Rosebank and that described as Rockmount is Westow Lodge.			
	28		25	S Sharpley	3 photos wrong captioned	C	Corrected	A
	29	5.2.1 5	3	Norwood Society	all these schemes, which are “all considered to detract from the area’s special character” took place after the designation of the CA and received approval on the explicitly stated grounds that they preserved and enhanced the character of the CA. This illustrates the point that it is of no value having Conservation Area policies if council officers are going to ignore them when taking decisions.	C	The review of the conservation areas of Croydon has been an opportunity to define the special character of these areas, to review and update policy and guidance and to also define what should be preserved and where redevelopment may be possible	N
	29		4	NCCAAP	Southholme, not Southolme Close	C	Corrected	A
5.0	30- 31	-	1	English Heritage Archaeological and Historic Places	Key Architectural Features and Building Material Table and Photographs – There is a reference number on one of the images which is for the key architectural feature of soldier brick courses above windows, however this feature is not visible in the image. We would advise ensuring that the features in the images are appropriately identified.	C	Corrected	A
	31		3	Norwood Society	Left hand column bottom photo reference to “17” should be to “16” Centre column bottom photo add reference to “29” Right hand column second photo references should be to “9,13,16,19”, fourth photo add reference to “20”	C	Corrected	A
	33	6.1.6	3	Norwood	line 6 “planes” is misspelt.	C	Corrected	A

				Society				
	33	6.1.6	4	NCCAAP	6.1.6 the description of the Queen's Hotel should surely also mention the very poorly designed 1970s extension to the north of the older building, with the unsightly canopy arrangement on the ground floor, which is significantly detrimental to the character of that part of Church Road	C	Corrected	A
	35	6.2.3	3	Norwood Society	"species" has an aberrant apostrophe	C	Corrected	A
	36	6.2.6	3	Ibid	description of Cintra House could refer to its distinctive Italianate style, characteristic of the period in which it was built	C	Corrected	A
	37	6.3.5	3	Ibid	could make the point that nos. 12-14 are highly visible in Pissarro's painting of Fox Hill in the National Gallery.	C	Corrected	A
	38	6.3.8	4	NCCAAP	Pevsner states that 136/138/142 Auckland Road are 1883-84, by C J C Pawley – quite well-known, for example designed the St James's Court complex at the back of St James's Court tube	C	Corrected	A
	39	6.4.4	4	Ibid	word "inspiration" should not be used in a description of 15 Sylvan Hill. We would suggest instead : "Number 15 is a new build development (see photo on p.39). As a result of its substantial footprint, and overly bulky and dominant massing, it has a negative impact on the character and appearance of the street, not assisted by poor quality Victorian pastiche detailing."	C	The wording is the new development has ' taken inspiration.' The document states that the building has a negative impact.	N
			25	S Sharpley	Reference to p39 should be p41	C	Corrected	A
		6.4.5	4	NCCAAP	it might also be worth saying that 139-143 (odd) Auckland Road share a lot of similarities with 9-13 (odd) Sylvan Hill.	C	Corrected	A

			4	NCCAAP	P40: picture caption at bottom should surely read "Georgian"	C	Corrected	A
	40	6.5.4	3	Norwood Society	6.5.4 photo is on page 25, not 23	C	Corrected	A
		6.7+ 6.8	5	Environment Agency	Existing soft landscaped areas and any trees and greenery in Church Road, Harold Road and Beulah Hill areas should be preserved, and any increase in impermeable ground surface should be avoided. SUDS have multiple benefits as identified in paragraphs 6.7 and 6.8 of the Croydon Local Plan: Strategic Policies. Use of sustainable urban drainage systems that compliments the conservation value of these areas should be encouraged. SUDS are not just about soft landscaping and biodiversity, but it can be incorporated in hard landscaped areas. New pedestrian areas, new pavements and new public space can be laid with pervious paving, if feasible, and trees and bushes can be introduced in bio retention planters.	C	This advice is already within Council Policy. CLP 1, SP6.4	N
7.0	41	7.1	1	English Heritage Archaeological and Historic Places	Whilst discussing the current condition of the Grade II* church of St John the Evangelist it should be stated that it is currently on the Heritage at Risk Register.	C	Corrected	A
	41	7.1.1	3	Norwood Society	the reference to Beulah Villa should surely be to Westow Lodge?	C	The labelling of these photos has been corrected. No change to the reference.	N
		7.1.3			a reference to the inappropriate backlands development in Church Road would be		Inappropriate development is mentioned in each individual	N

					useful. All the developments mentioned have been granted permission on the grounds that they preserve and enhance the character of the CA (see comments above)		character area.	
	42		3	Ibid	Item 4. Reference should be to <i>any</i> visible dormers/rooflights, not just those facing the street. Item 14 delete "of". Item 10 add a reference to general clutter (mainly installed by Highways who appear to be exempt from CA policies) Item 14 delete "of"	C	Corrected	A
	42		25	S Sharpley	Some porch infilling looks to be almost contemporaneous with building the original	C	Corrected	A
	44		23	Y Roberts	Management spelt incorrectly	C	Corrected	A
			24	W Dawes	The flats were built in 1987. In your map on p17, Vicarage Gardens the name of the complex is shown as a residential area. Since 1987 – 2012, no work was done on the periphery.	C	The maps are an indication of the uses of an area not an exact definition of each individual plot.	N
	45	8.2.2	4	NCCAAP	another important consideration for proposed backland development is that the design and materials should be, at worst, unobtrusive. The garish cladding of the new properties currently nearing completion at the rear of the houses on the east side of Church Road south of the Sylvan Hill junction is an unfortunate example of the kind of thing which needs to be avoided.	C	The CAAMPs and CAGG provide guidance on new development within CAs and the use of materials.	N
		8.4.2	4	Ibid	It might be better to simply state that the conversion of front gardens to hard standing will not be permitted, and bin storage for buildings which make a	C	Conversion of front gardens to hard standing is allowed under permitted development rights. Suitable drainage materials	N

					positive contribution to the character of the area should always be sited where it is not visible from the highway.		should be used. The Council requires that all bin storage is located behind the building line.	
		8.5.3	4	lbid	last sentence is somewhat vague "rear extensions <u>may</u> not be considered acceptable. We would prefer something more robust such as "...rear extensions will only be permitted where they have minimal impact on the streetscene and are designed with careful attention to their relationship to the host building." Also I think it is not just visible from the street, but highly visible from adjoining properties.	C	The Council take into consideration all factors of an extension. Some rear extensions may be granted permission; each application is considered individually.	N
	46	8.5.4	4	NCCAAP	point about rear-facing dormer windows should also apply where they are visible from the side or rear of adjoining properties. Roof extensions should be set "significantly" below the main ridge height.	C	The CAGG and CAAMP provide guidance on the addition of dormer windows on properties in a conservation area.	N
	46	8.6.2	3	Norwood Society	grammar of the first sentence has gone awry, since grammatically the word "their" can only refer to "original or traditional style timber windows"; it should read "... acceptable as the proportions, opening methods, shiny plastic appearance and light reflection of uPVC windows are all at odds..." 8.7.1 last line amend "it is" to "they are" (the subject of the sentence is "all necessary replacements" which is plural and therefore requires a plural verb)	C	Corrected	
		8.7.2	25	S Sharpley	Reinstatement of original pebble dash	C	Corrected	
	47	8.9.1	4	NCCAAP	a harder line needed on parking. What is "an appropriate balance" between soft landscaping and areas "required" for parking? The proposed wording leaves a	C	Soft landscaping alongside parking is encourage on all new developments	N

					clear loophole for developers to argue that space is “required” for parking and therefore soft landscaping can be sacrificed. It would be preferable to say that where the front of properties currently consists of soft landscaping, its replacement with hard standing will not be permitted, and where there is existing hard standing, its extension will not be permitted.			
		8.9	18	Mark Green	I would like to endorse in particular the comments at paragraph 8.9 about front gardens. Much of the character of the area depends on the presence of vegetation, including mature trees, in front of the houses. It would be tragic if, as in so many other parts of London, front gardens were paved over to provide parking for cars. There is in any case no particular pressure on parking spaces in the streets, as most are wide enough to allow parking on both sides as well as two-way traffic flow.	S	N/A	N
	47	8.11	3	Norwood Society	line 13 after “exceptional” add “and temporary”	C	Corrected	A
	48	9.2.1	3	Ibid	surely it is only the infilling which should be removed, not the whole porch?	C	Corrected	A
		9.4.2	3	Ibid	the subject of the first sentence (“installation”) is singular and requires a singular verb i.e. “...is not considered to be an appropriate measure owing to the impact...”	C	Corrected	A

Managem ent plan general	43- 47		4	NCCAAP	Street clutter. We have pointed out the recent changes in Church Road and would welcome an approach to highways management which showed greater consideration to the conservation area.	C	A review of the current procedure has been put in place to improve communication between Highways and Transport and Development Management.	N
			4	NCCAP	Scale of new development. This should always respect the setting and should not be overly dominant. Our view is that design should respect the setting, but a good modern design can often better enhance than a poor 'pastiche'	C	Agreed. These are the principles in the CAAMP and CAGG	N
			4	Ibid	Backland development . Greater attention should be given to views of new building from the public realm	C	Agreed. These are the principles in the CAAMP and CAGG, which are implemented, application by application, whether in a conservation area or not.	N
Manag ement plan general	43- 47		4	Ibid	Front gardens. We would like to a more robust approach to resisting the use of front gardens for car parking and unsightly bin storage arrangements. We would like to see a situation where front gardens cannot be converted to parking.	C	Conversion is within the permitted development rights . This issue is strongly felt by residents and the implementation of an Article 4 will be reviewed. An Article 4 direction removes permitted development rights in an area and requires owners to submit a planning application. The Council will be reviewing the use of Article 4 directions in the conservation areas in 2016. Once all the conservation areas have been updated written guidance.	N
			4	NCCAAP	Rear Extensions. A rigorous approach to these should require good design with minimal impact on the streetscene and host building with consideration given to	C	Agreed. These are the principles in the CAAMP and CAGG.	

					impact on adjoining properties			
			4	Ibid	Rear facing dormers. In cases where the rear of the host building is visible from the public realm these should not be permitted. Any dormers should be set well below the ridgeline and be subservient to the host building.	C	Agreed. These are the principles in the CAAMP and CAGG.	
			4	NCCAP	<p>Since possible extensions appear to be in scope, we would propose the following:</p> <ul style="list-style-type: none"> • Stambourne Way and associated cul-de-sacs: well-designed, attractive housing of its time, good landscaping, good relationship with woodland to its north. It would be good to see some additional protection against ill thought out alterations, like the structure in the rear garden of the first house in Summit Way • North side of Mowbray Road down to and including the Mowbray Court estate. This is another well laid-out, attractive, nicely detailed postwar estate. The Victorian villa immediately to its west is also a very attractive example of the kind of detached villa which is characteristic of the existing conservation area. The postwar houses and flats west from there to the junction with Auckland Road are nothing special, but, with their landscaping, make a neutral to 	C	<p>The layout of Stambourne Way does not conform to the historic layout of the area. Fox Hill Gardens for example is also a modern development but it does conform to the layout of the area.</p> <p>These buildings are currently locally listed buildings and are protected by current policy in CLP. These buildings will therefore not be included in the conservation area.</p>	<p>N</p> <p>N</p>

					<p>slightly positive contribution to the character of the area</p> <ul style="list-style-type: none"> The part of the Auckland Hill estate to the south west of the Sylvan Hill/Auckland Road crossroads. This is noted in Pevsner as well designed postwar housing, and its landscaping makes a positive contribution to the character of the area The north east side of Highfield Hill as far as No20. There are some very fine Victorian villas in this section 		<p>This development will be mentioned in the final version of the conservation area document, in regard to the setting of the conservation.</p> <p>In terms of architectural value, this style can be seen nationally.</p> <p>These buildings will not be included as explain. These buildings will be included in the conservation area SPD and boundary.</p>	<p>N</p> <p>A</p>
Management plan general	43-47		4	NCCAAP	<p>General management issue:</p> <p>It is in our view vital that there is a consistent and rigorous approach to the assessment of planning applications within the conservation areas. It is also vital that there is a similarly consistent and rigorous approach taken with regard to enforcement where breaches of planning occur</p>	C	<p>Agreed and this is current practice which the CAAMP guidance will support.</p>	N
			17	Peter Austin	<p>As we live in Glyn Close off Grange Hill this proposed Management Plan is currently very important with regard to two</p>	C	<p>Individual concerns regarding each planning application is advertised to members of the</p>	N

				<p>very recent planning applications in February 2015 concerning firstly new housing development on a former amenity land of Glyn Close and now a sensitive ecological site which is listed at the rear of 284 Grange Hill and secondly a rear extension to one of the largest houses in the new Gayfere Place at No.1 which is next to Grange Hill itself and will be very visible and not consistent with the Estate Plan.</p> <p>There also seems to be creeping development continually at the rear of the large Houses in Church Road for instance near to Sylvan Hill as well which is starting to impact on the qualitative and visual amenity of this major Conservation area in Upper Norwood as well as increasing the volume of traffic and movements along this major thoroughfare to the Crystal Palace Village and The Crystal Palace Park itself.</p>	<p>public for a 21 day period after it has been received. The Council welcomes comments within this period so that their views can be taken into consideration in the assessment of the application. The Council's planning website will provide this information</p> <p>These new documents are to update existing guidance and Council planning policy which already applies to planning applications. Highways and Transport provide comments on the extra traffic flows, these new developments may cause, and these observations are considered when a decision is made by the planning officer.</p>	N
--	--	--	--	--	---	---

<p>Management plan general</p>			<p>19</p>	<p>Keith Adams</p>	<p>Regarding the Church Rd conservation area, we note the references to backland development (ie development in back gardens). This is something that concerns us greatly since such development necessarily removes trees and green space which is an enriching feature of the conservation area. The unsympathetic development which has taken place at the rear of 297 Church Rd (within the conservation area) is massive and has completely altered the character (in our opinion negatively) of that area. More importantly it has resulted in the removal of trees and greenspace which made a very positive contribution. It is truly ironic that the developer has named the development "Woodland Mews" when there is not a tree to be seen! This development seems to fly in the face of the CAAMP which states as threats, quote "1. Back land development of an unsympathetic or overly dense nature" and "4. Loss of trees and planting on both public and private land"</p> <p>In view of this we would like to see greater emphasis given to the maintenance and preservation of green space and management of trees in back as well as in front gardens. Such maintenance should include the control of ivy which is killing trees in the conservation area. The trees in the rear gardens of 201 and 203 Church Rd are particular examples of such neglect. Trees are not just visually important, they also play a vital role in</p>	<p>C</p>	<p>In many conservation areas the trees are part of the special character of the area. The maintaining of trees and soft-landscaping is included in the CAAMPs and CAGG.</p>	<p>N</p>
--------------------------------	--	--	-----------	--------------------	---	----------	--	----------

					<p>encouraging wildlife.</p> <p>We also feel that property owners should be encouraged to keep the front of their properties in a tidy state. There are instances where nobody takes responsibility. For example the front of 203 Church Rd has become a tipping site with bags of debris and assorted litter left on full view – an eyesore!</p>			
--	--	--	--	--	---	--	--	--

Comments relating to the draft Harold Road CAAMP:

Section / reference	Pg no.	Para no.	Comment Ref	Consultee name	Comment	Objection (O) / Support (S) / Comment (C)	Response	Amendment (A) / No change (N)
General			3	Norwood Society	We approve of the suggested additions and deletions to the Conservation Area.	S	N/A	N
general			3	Ibid	We would also like to suggest the extension of the CA to include the attractive and largely unspoilt interwar housing, with many attractive Art Deco features, along the south side of Eversley Road from no. 7 to no. 39. We would also like to see the unused and decrepit sports pavilion in the recreation road demolished).	C	These buildings will be included in the CA SPD and boundary. The use of the sports pavilion or replacement of, is mentioned within the CAAMP	A N
general			12	Chris Shepherd	I welcomed the revised plans for the Harold Road Conservation Area. The extension to the area and excluding the area once occupied by St Margaret's Church makes sense.	S	N/A	N
General = street lighting			12	Chris Shepherd	On keeping the street furniture in style with the area's conservation status. It's clear that the old style sliver street lights should also be retained in the plan. There's no mention of them in the plan and they should be included. The ornate street lamps are beautiful, original and historic.	C	New street lighting scheme reviewed retaining certain street lights. Old streets lights are not considered fit for purpose. The Council has a contract with Skanska who are implementing the scheme.	A

					During Skanska's consultation on replacing them with modern lamps I objected to the plan as in the 1997 Harold Conservation Area proposal the street lamps are highlighted as a feature. As they were cited in the 1997 document its only fair that they be included in the new plan. They are even more historic in 2015. Can they be adapted to house new economical lighting units?		Certain strategically place street lights which are part of the special character of the area will be included in the document	
General – upper norwood recreation ground			12	Chris Shepherd	the 1997 Harold Road Conservation Area proposal it said that the ultimate plan was to reinstate the bandstand. I feel this should also be mentioned in the new plan. I know there's no money currently with Croydon Council for such a project. But it's such a noble plan we should keep the dream alive. I've been planning to set up a friends of Upper Norwood Recreation Ground with other local residents and it would be nice to think we could fund raise and reinstate the band stand. Could it get a mention?	C	The reinstatement of historic features such as the bandstand could enhance the CA. This has been included.	A
			12	Chris Shepherd	it would be nice if there was a tree guide on the Upper Norwood Rec. Perhaps a map on the sign which needs to be updated? I'm an illustrator/ animator and I'd be happy to design something for the park for free.	C	This kind offer has been forwarded to the Greenspaces dept	N
			12	Chris Shepherd	Many thanks for all your work on the Harold Road Conservation Area. The area is amazing because of Croydon Council's commitment to it.	S	N/A	N

			15	Alison Ross	I have read the proposal and broadly am in favour of the outlined plans, which I hope will help to uphold the character of the area in the long term.	S	N/A	N
			15	Alison Ross	<p>South Court is a 60s property and designated as 'neutral' in the proposal assessment.</p> <p>Since the whole row of four properties that make up South Court lie on the very edge of the conservation zone as it stands, we would like to suggest that the boundary is moved backwards to exclude these four properties?</p> <p>It seems to create additional unnecessary bureaucracy/wasting the planning committees time to include these neutral properties within the zone (for example, our purchase if the property was delayed a few years ago due to a necessary retrospective planning application for windows that had been replaced earlier), especially as they are neutral to the zones character? We noticed that the flats directly opposite us which are a similar era, are already excluded from the zone. And we have noticed that a similar rationale is being applied to support proposed minor boundary changes elsewhere within the zone in this document.</p>	C	<p>South Court is included due to the boundary plots of the surrounding heritage buildings as well as due to the layout of the townscape.</p> <p>Applications whether in a conservation area or not are all designated the same time frame for a response Whether in a conservation area or not the planning policy for the replacing of windows is the same.</p>	N
General			20	John Gorman	I note that in Eversley road only Nos 1 to 5 is included and wonder why the rest of that	C	The boundary of the conservation area has been extended to	A

					road is excluded because, as you state, the houses bordering Upper Norwood recreation ground have an impact on the park setting. This group is a fine example of inter war housing with well-maintained front gardens and includes a striking group of modernist or moderne houses		include upto no. 39.	
general			20	John Gorman	There is an interesting group of large Edwardian Villas at the east end of Orleans road, all with front gardens and walls intact, they make a fine sight and I haven't seen any like them in this area They have been excluded too	C	The buildings although well maintained are consistent of the period and can be found nationally and within the borough already, and therefore are not considered to be worthy of including.	N
General			25	S Sharpley	This CAAMP is a very detailed and interesting document which hopefully will be implemented in practice.	S	N/A	N
General			25	Ibid	Preserving and reinstating historic features can be expensive. The turned wooden balustrades that have perished in many instances look to be of a common design in the CA. Is there any help available for property owners in commissioning such replacement features?	C	Currently the Council does not provide grants for the maintenance and repair of heritage assets. Funding is available through societies and groups.	N
			25	Ibid	Maps 2,3,4 and 12 show Eversley Road as Eversley Drive	C	Corrected	A
	2		3	Norwood Society	Contents – page numbers after 04 are all wrong	C	Corrected	A
			10	John Medhurst	6a Vermont Road	C	Corrected	A
	3		10	John Medhurst	double height bay windows	C	Corrected	A
	4	1.5.2	3	Ibid	line 6 delete “was demolished”	C	Corrected	
			25	S Sharpley	I support the proposed extension of the	C	Part of and the whole of some of	A

					CA to include the Victorian houses in Rockmount Road, High View and Troy Road. Suggest increasing extension to include Victorian houses in Essex Grove, continuing round to no.99 Central Hill, which was a Victorian hotel???		these streets have been included. The conservation area boundary has been extended.	
			25	Ibid	Propose exclusion to remove from CA modern houses on the site of St Margaret's and related buildings. Similar consideration to remove Stubbs House flats at the end of the CA at the foot of Highfield Hill?	C	St Margaret's Church area is to be removed from the conservation area boundary. Stubbs House forms part of the boundary layout and townscape of the area and will remain included	N
			25	S Sharpley	Amendment on the basis of urban morphology to include Bangalore and Madras at the top of Bedwardine Road into Harold Road CA, rather than be in the UNT CA	C	The development of these buildings will be acknowledged as those similar to the UNT CA in this document. Whether in the UNT or Harold Road CA the buildings will remain in a conservation area	N
		1.7.2	3	Norwood Society	line 5 amend "is" to "are" (the subject of the sentence "characteristics" is plural and requires a plural verb)	C	Corrected	A
	8	2.1.6	10	John Medhurst	<u>have</u> a direct impact not has?	C	Corrected	A
	11		3	Ibid	Caption to Map 8. "Palace" is repeated erroneously.	C	Corrected	A
			25	S Sharpley	Map 8 <u>Palace Palace</u> /and		Corrected	A
	13	2.3	3	Norwood Society	"Archaeological", not "archeological"	C	Corrected	A
	13		3	Ibid	Map 9 newly laid <u>out</u> park?	C	Corrected	A
	14	3.1.2	3	Ibid	line 11 delete "is";	C	Corrected	A
		3.1.3	3	Ibid	line 7 for "are" read "and";	C	Corrected	A

		3.1.4	3	Ibid	“discreet” read “discrete”	C	Corrected	A
3.0	15	3.5	1	English Heritage Archaeological and Historic Places	In the previous two conservation area appraisals this section has been supported by a map indicating the main view points within the conservation area, which is notably missing from this appraisal. We believe that the addition of such a map would ensure consistency across the appraisals and enhance the clarity of the document.	C	A map of vista in the CA has been included	A
	15	3.2.2	3	Norwood Society	Possible misunderstanding – it is not the assessment in Autumn 2014 which had a negative impact on the special character of the CA, but the fact that some of the commercial units were unoccupied; change the comma after “2014” to a full stop and start the next sentence with “This” instead of “which”.	C	Corrected	A
	15	3.2.3	3	Norwood Society	“Eversley” not “Everseley”.	C	Corrected	A
	15	3.4.2	3	Ibid	The mast at Crystal Palace, which is visible from a number of points in the CA, also rates a mention	C	Acknowledged in the vistas map, wording on views expresses this	A
	15		11	Fiona Wilson	I think there may be a small error in the paper. I live at 41 Central Hill and this property is Locally Listed (Page 20), however on Page 15 under 3.3.2 it states that "41-47 Central Hill are at odds with the established character of the conservation area". I believe this should read 43-47 and not 41-47.	C	Corrected	A
	16	4.1.2	3	Ibid	Another conspicuous example of this is 1-3 Eversley Road.	C	The hard surfacing of front gardens is a threat within the whole conservation area, as	N

							stated in the threats and conditions section of the CAAMP.	
		4.1.3	3	Ibid	The last sentence as it stands has no main verb; correct by deleting the word "that".	C	Corrected	A
			4	NCCAAP	P16 "streets have a calm, residential, character" this is not true, especially at peak times. Harold Road, Hermitage Road, Eversley Road and Chevening Road are all used as cut-throughs, with some fast and aggressive driving.	C	The CA is a residential area and the topography, townscape and landscape project this calm character which is part of the special character. Concerns regarding speed in residential areas have been forwarded to Highways and Transport	N
			4	Ibid	P16 the modern pavilion referred to in the recreation ground is unsightly (even if it were not abandoned and decaying). This should be noted, with an aspiration for its removal and the landscaping of its site.	C	The document has been amended in the Management section of the SPD. Referencing the pavilions removal or occupancy.	A
		4.4.2	10	John Medhurst	should help <u>to</u> enhance?	C	Corrected	A
	18	5.2.1	3	Norwood Society	Page 18 5.2.1 for p.18 read p.20 (ditto page 19 5.2.4)	C	Corrected	A
	20		3	Ibid	Map 12 The extensive additions and alterations to 1-3 Eversley Road, coupled with the conversion of both front gardens to a large macadamised parking area with prominent bins for rubbish and clinical waste, make it doubtful if these buildings can be seriously said to contribute to the special character of the area.	C	The buildings are part of the historic development of the area. The architectural style and detailing also contribute to the special character of the area making the building a positive contributor to the CA.	N
5.0	21	-	1	English Heritage	Key Architectural Features and Building Material	C	Corrected	A

				Archaeological and Historic Places	Table and Photographs – One of the images has no reference numbers, and the image below it has references which appear to refer to the above image. This should be amended and references to the lower image added.			
	21		3	Norwood Society	Top photo add references 1,4,14 – next one down amend references to 6,7,9,15	C	Corrected	A
	22		3	Ibid	Add “16. Decorative ridge tiles and finials” (quite a few of these still exist in Harold Road especially; see example in the third photo from the top of the page). Third photo from top add references to “14,15,16”; bottom left photo delete reference to “12”; centre photo add references to “7,11,13”	C	Corrected	A
	22-23		1	English Heritage Archaeological and Historic Places	The images here do not necessarily have the appropriate reference numbers for the features visible in the pictures.	C	Corrected	A
	23		3	Norwood Society	Top row second photo amend references to “5,6,13”; right hand photo delete reference to “10”. Second row left hand photo add references to “13,15”; second photo amend to “7,11,13”. Third row left hand photo amend to “3,8,11”.	C	Corrected	A
	24		3	Ibid	6.1.2 line 14 remove “and”, capitalise the “n” of “numbers” and remove comma after “53-57”. Right centre photo – correct	C	Corrected	A

					“accident” to accident			
	24		25	S Sharpley`	Centre left photo looks to be of Gatestone, rather than Bedwardine Road	C	Corrected	A
			10	John Medhurst	Acci <u>nd</u> ent Repair Centre	C	Corrected	A
	25	6.2.2	3	Norwood Society	line16 “refuse” not “refused”.	C	Corrected	A
	26	6.4	3	Ibid	Nos 1-5 Eversley Road were constructed around 1902 (not in the 1890s) by a local builder for his three daughters. Nos. 1-3 were joined together many years ago and converted to a care home, which was then massively extended at the rear (the landscaping scheme for the front which was made a condition of planning permission has never been implemented by the owners and the condition has never been enforced). As indicated above, at best this building in its present state does not make a positive contribution to the CA.	C	Date corrected The buildings are part of the historic development of the area. The architectural style and detailing also contribute to the special character of the area making the building a positive contributor to the CA.	
	26	6.4	4	NCCAP	Page 26 6.4 Was no.5 built in 1902 or in the 1890’s? Both dates are given in the same paragraph.	C	Document corrected to 1902	A
		6.7+ 6.8	5	Environment Agency	Existing soft landscaped areas and any trees and greenery in Church Road, Harold Road and Beulah Hill areas should be preserved, and any increase in impermeable ground surface should be avoided. SUDS have multiple benefits as identified in paragraphs 6.7 and 6.8 of the Croydon Local Plan: Strategic Policies. Use of sustainable urban drainage systems that compliments the	S	This advice is already within Council Policy. CLP 1, SP6.4	N

					conservation value of these areas should be encouraged. SUDS are not just about soft landscaping and biodiversity, but it can be incorporated in hard landscaped areas. New pedestrian areas, new pavements and new public space can be laid with pervious paving, if feasible, and trees and bushes can be introduced in bio retention planters.			
	29		10	John Medhurst	Acci <u>n</u> dent Repair Centre	C	Corrected	A
	30	6.8	3	Norwood Society	It is doubtful if any of the houses in South Vale are earlier than 1830. Photo of 32-34 What is the purpose of including a photo of this pair of semi-detached cottages? The character of the left-hand house has been destroyed by an inappropriate front extension and complete change of windows. If the photo was designed to show how tasteless and ignorant alterations can effectively ruin the character of an old house, this should be made clear in the text.		Corrected. Label added to indicate this	A
	30	6.8	4	NCCAAP	Page 30 6.8 It is doubtful if any of the houses in South Vale are earlier than 1830.	C	Development in the area occurred before the arrival of the Beulah Spa. The smaller cottages appear on historic maps.	N
	30		10	John Medhurst	View north from South Vale with a more enclosed feel	C	Corrected	A
	32	7.1.5	3	Norwood Society	Should the last three lines not read "both of which detract"?	C	Corrected	A
	32		10	John Medhurst	unn_ecessary bollard which both detracts	C	Corrected	A

			4	NCCAAP	Photo of 32-34 unclear why a photo this house, whose character has been destroyed by an inappropriate front extension and complete change of windows has been included. If it was intended to show what <i>not</i> to do, this should be made clear in the text.	C	Corrected. Label added to indicate this	A
	34		3	Norwood Society	second bullet point - amend "surround" to "surrounding". Bottom row of photos, caption to centre photo delete "for" substitute "by" ("for" reverses the meaning)	C	Corrected	A
			10	John Medhurst	new development/that loss of historic architectural	C	Corrected	A
			25	S Sharpley	The Management Plan talks generally in terms of 'proposed development.' As no Article 4 direction has been made, is proposed development of front,side,back and roof extensions in the CA simply subject to the same planning application requirements as such development outside the CA? If so, how is such 'permitted development' in the CA controlled? Is it all dependent, especially for windows in the CA on a developer asking the Council if planning permission is needed?	C	The CAGG and CAAMPs are updated guidance and policy for planning officers and applicants. These documents are material consideration in applications and for appeals and hold weight regarding Council Planning Policy An Article 4 direction is currently not in place, this will be reviewed in the future if the character of the area is threatened, by the conditions and threats listed in the SPD.	N
		10.4.1	25	Ibid	The Management Plan asks the public to report 'unauthorised' development to the Council, but there seems to be an unwillingness to follow up with enforcement action.	C	The Council Enforcement Team take any breach of planning seriously. There may be occasions where no breach has been made and therefore action cannot be taken.	N

	37	8.4.1	3	Norwood Society	“provided the conversion does not harm the appearance of the front elevation”; this suggests that conversions which harm the appearance of other elevations are acceptable. Where a conversion harms the appearance of <i>any</i> elevation which is visible from the street permission for it should not be given	C	Corrected The front elevation is not just considered in applications, but elevations visible from the streetscene and these are reviewed with equal vigour.	A
		8.6.1	3	Ibid	penultimate line, amend to “It is likely that planning permission will be required...” (i.e. not that it <i>may</i> be required) 8.6.2 grammar of the first sentence has gone awry, since grammatically the word “their” can only refer to “original or traditional style timber windows”; it should read “... acceptable as the proportions, opening methods, shiny plastic appearance and light reflection of uPVC windows are all at odds...”	C	Corrected	A
		8.13.4	13	Joaly Smith	despite including a storage area for refuse (as per point 8.13.4 of the new plan) for the new properties, this is of little value because the contractors do not collect the bins from the mews. Each week all four households take their rubbish or recycling up to Central Hill where it creates an unsightly eyesore and attracts people to dump other rubbish in the area. It is peculiar that when I first moved here in 1998, the refuse collectors did collect the bins from the existing properties and I'm not sure when this changed or why. This will become a bigger issue when the shop at 73 Central Hill is redeveloped and will not want all the bins	C	The issue of waste collection has been forwarded to waste management	N

					<p>left in front of it. Several of my neighbours (copied in) have spoken to people at the council about this but with no results.</p> <p>I appreciate this is might be a minor issue but, if the points in the management plan are to have any meaning, presumably the council is committed to actually making improvements.</p>			
	39	9.1.3	3	Norwood Society	reference should be to <u>sensitive</u> re-pointing, not just re-pointing (insensitive re-pointing looks awful)	C	This is mentioned in the CAGG	N
	40	9.1.4	3	Norwood Society	“the Society for the Protection of Ancient” add “Buildings”;	C	Corrected	A
	40		10	John Medhurst	the Society for the Protection of Ancient	C	Corrected	A
		9.2.1	3	Norwood Society	surely it is only the infilling which should be removed, not the whole porch? Add at the end “Encouraging the replacement of lost boundary features”	C	Corrected	A
		9.4.2	3	Ibid	The subject of the first sentence is “installation” which is singular and therefore requires a singular verb; so amend “are not considered to be appropriate measures...” to “is not considered to be an appropriate measure...”	C	Corrected	A
Manag ement plan general			4	NCCAAP	The proposed removal of the site of St Margaret’s church from conservation area seems sensible, and proposed extensions welcome.	S	N/A	N
			4	Ibid	We would also suggest that the inter-war houses along the south side of Eversley Road be brought into the CA as far west	C	The moderne houses are included in the boundary.	A

					as no40 (these are the attractive white-rendered houses with interesting art-deco window designs). They do much to enhance the setting of the recreation ground.			
			4	NCCAP	The character of the Conservation Area could be improved by implementing selective road closures to deter through traffic. The 450 bus route could continue to pass through if the closures were done by rising bollards or “bus gates” (making the road a bus lane for a short stretch).	C	This is not a direction conservation area issue. This suggestion has been forwarded to Highways and Transport for review	N
			4	NCCAAP	It is in our view vital that there is a consistent and rigorous approach to the assessment of planning applications within the conservation areas. It is also vital that there is a similarly consistent and rigorous approach taken with regard to enforcement where breaches of planning occur.	C	Agreed. This approach is the current procedure, such documents like the CAGG and CAAMPs strengthens this approach	N
			14	Jennifer Smith	I am writing to express my dissatisfaction with your views over desired development within the Harold Road Conservation Area. I live at 60 Orleans Road. I have viewed the Management Plan and I would like to draw your attention to the new housing development at the junction of Chevening Road and Rockmount Road . I understand that when St Margaret’s church was on the site it was within the conservation area and now I am not sure whether it is in or out. I think the site should have been retained within the	C	The boundary of St Margaret’s Church to be removed from the CA The boundary included the Church as it was part of the special character. As the church has been lost, the area has lost its special character and the infill does not meet CA criteria. 83 Chevening Road as stated in the CAAMP is not within keeping of the scale and height of the	N

					<p>conservation area. The new development is totally out of context with the housing around the recreation ground. I don't know how it got planning permission! It has flat roofs and is built from different materials than neighbouring housing and school. Yet you state in the plan that it is neutral and does not detract from the appearance of other housing in the conservation area.</p> <p>You go on to say that 83 Chevening Road at the junction with Harold Road does detract from the appearance of neighbouring development. I know it is big but the building has a pitched roof and is made of red brick. I think it fits in a lot better than the new development at the junction of Rockmount and Chevening Road. I would be interested to receive your comments.</p>		<p>surrounding buildings in the area. It's bulk as a building has an impact on the special character of the CA</p>	
10	41		1	English Heritage Archaeological and Historic Places	<p>This chapter would benefit from an additional paragraph regarding the proposed boundary changes to the Conservation Area, such as that included in the Church Road Conservation Management Plan, this would also improve the consistency of the documents.</p>	C	<p>The extension to the Church Road CA is a minor adjustment compared to the larger boundary extension in the Harold Road CA. Residents of proposed boundary changes have been notified.</p>	C