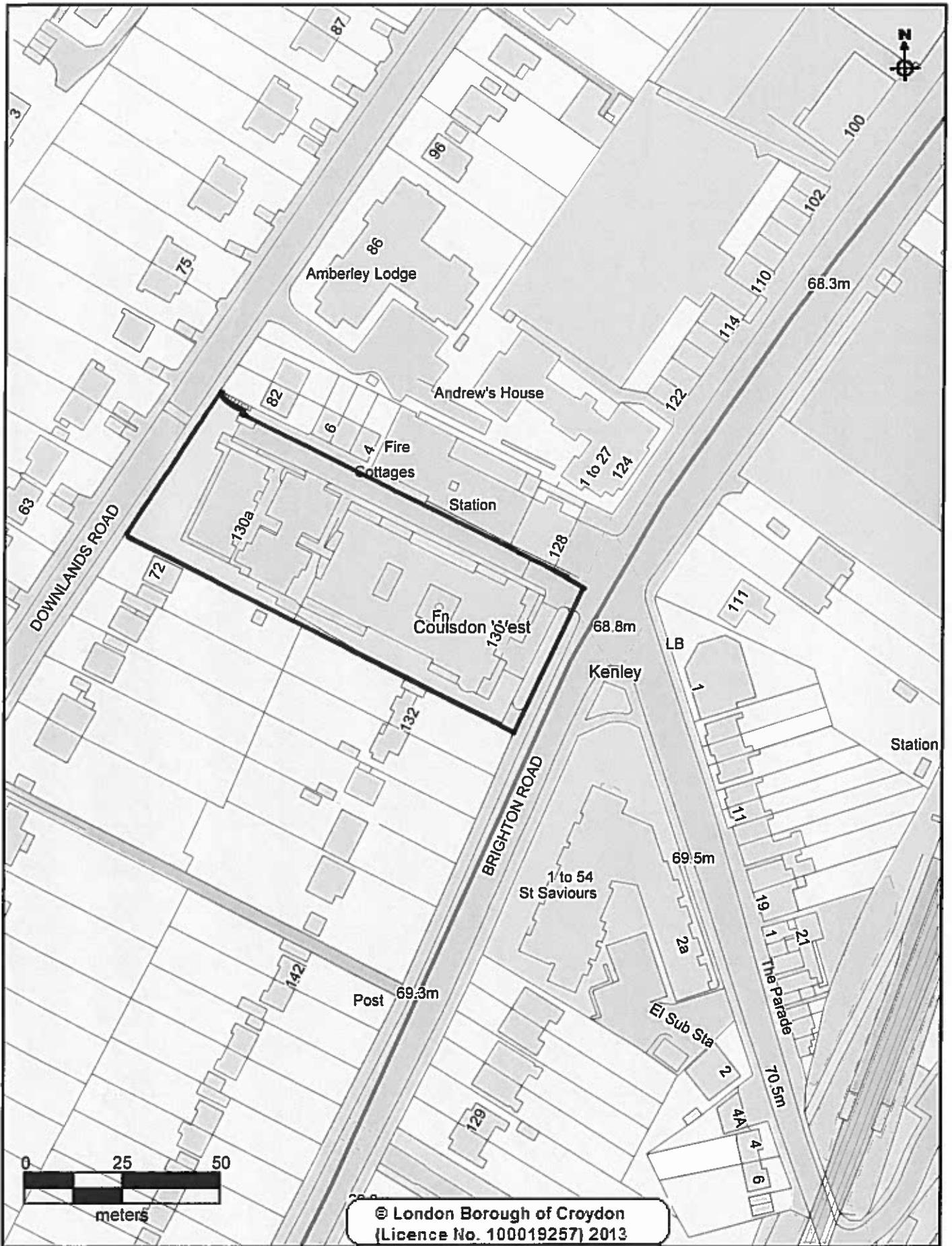


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25-Feb-2016



PART 6: Planning Applications for Decision**Item 6.2****1 APPLICATION DETAILS**

Ref: 15/04360/P and 15/04361/LB
Location: 130 Brighton Road, Purley, CR8 4EX
Ward: Coulsdon West
Description: **15/04360/P**: Planning application for the construction of a roof extension in the central area of the existing building at second floor levels to create 2 one bedroom flats
15/04361/LB: Listed Building application for the construction of a roof extension in the central area of the existing building at second floor level to create 2 one bedroom flats

Drawing Nos: 15/04360/P
2875/L/01
2875/PH/01
2875/P/01C, 02B, 03B, 04B, 05A, 06A, 07A, 08B, 09B, 10B and 11
2875/P/51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A and 61

15/04361/LB
2875/L/01
2875/PH/01
2875/P/01C, 02B, 03B, 04B, 05A, 06A, 07A, 08B, 09B, 10B and 11
2875/P/51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A and 61

Applicant: Herald Holdings Limited
Agent: Mr Peter Swain, Proun Architects
Case Officer: Laura Field

- 1.1 Both the applications are being reported to committee because the ward councillor (Cllr Mario Creatura) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- A residential development of this site is acceptable in principle.
- The proposal would respect the character of the area and the street scene and the Listed Building.
- The siting and layout of the proposed flats there would not be any significant impact on the residential amenities of the adjoining occupiers.
- The proposal would be acceptable with regards to the accommodation for future occupiers and sustainability requirements.
- The proposal would have no significant adverse impact on parking demand and pedestrian and highway safety.

3 RECOMMENDATION

15/04360/P- Planning Application

- 3.1 That the Committee resolve to GRANT planning permission.
- 3.2 That the Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

3.3 Conditions

- 1) In accordance with plans and details submitted
- 2) Details of cycle parking and additional refuse facilities to be submitted and approved
- 3) Finer architectural details and all external facing materials including windows to be submitted and approved
- 4) Construction Logistic and Method Statement to be submitted and approved
- 5) Travel Plan to be submitted and approved
- 6) Reduction in CO2 emissions
- 7) Water consumption
- 8) 3 years for implementation
- 9) Any other planning condition(s) considered necessary by the Director of Planning

Informatives

- 1) Site notice to be removed
 - 2) Community Infrastructure Levy
 - 3) Information on construction on a TfL road
 - 4) Any other informatives considered necessary by the Director of Planning
- 3.4 That the Committee confirms that it has had special regard to the desirability of preserving the settings of listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

15/04361/LB Listed Building application

- 3.5 That the Committee resolve to GRANT Listed Building Consent.
- 3.6 That the Director of Planning is delegated authority to issue the Listed Building Consent and impose conditions to secure the following matters:

Conditions

- 1) Works carried out in accordance with the plans.
- 2) Finer architectural detailing and all external facing materials including windows to be submitted and approved
- 3) Construction Logistic and Method Statement to be submitted and approved
- 4) 3 years for implementation
- 5) Any other planning conditions (s) considered necessary by the Director of Planning

Informatives

- 1) Site notice to be removed
- 2) Any other informatives considered necessary by the Director of Planning

3.7 That the Committee confirms that it has had special regard to the desirability of preserving the settings of listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 15/04360/P - Full planning permission is sought for:

- Construction of a roof extension in the central area of existing building at second floor level
- Creation of 2 one bedroom flats

4.2 15/04360/LB - Listed Building Consent is sought for:

- Construction of an extension in the central area of existing building at second floor level
- Creation of 2 two bedroom and 2 one bedroom flats

4.3 Additional CGI's of the proposal were submitted during the course of the application.

Site and Surroundings

4.4 The application site is situated on the south western side of Brighton Road at the junction with Old Lodge Lane. The rear of the site fronts Downlands Road. The site has a change of land levels with the site being on lower ground to Downlands Road. The building is the Former Purley Town Hall and is Grade II Listed Building. The property has been converted into flats. To the rear of the site is a new flatted development.

4.5 To the north east of the site is the Fire Station site, which is currently being redeveloped. Residential cottages which were historically attached to the Fire Station still exist. Further up Brighton Road is a mixture of flatted development and commercial units with flats above. To the south west of the site is mainly residential properties. Properties along Downlands Road are mainly single family houses.

4.6 Brighton Road is a Transport for London Network Road.

Planning History

4.7 The following planning decisions are most relevant to the application:

03/03536/P &- Conversion /alterations of existing building to create 24 self-contained
03/03537/P flats with demolition of rear garage/store building & erection of new building containing 15 self-contained affordable units, on-site parking,

garden & elevational changes and a leisure centre of the first floor. Refused and **allowed** an appeal. This has been implemented. Various applications have been submitted to discharge and approve the conditions attached to this planning permission.

10/00252/P- Erection of detached four-storey building at rear to comprise 10 two bedroom, 3 three bedroom and 1 one bedroom flats; provision of associated parking spaces.
Refused and **dismissed** at appeal on grounds design and the setting of the listed building.

10/02412/P- Variation to Condition 5 (affordable housing).
Refused and **dismissed** at appeal on grounds of the delivery of the affordable housing.

11/03452/P &- Construction of a dwarf boundary wall with coping to mark the
11/03293/LB boundary with Brighton Road and associated works.
Granted and implemented.

12/00261/P- Non-compliance with condition 6 & 7 (phasing of details) attached to
planning permission 03/03536/P.
Granted and implemented.

15/02319/P &- Construction of extensions in the central area of the existing building
15/02320/LB at basement, ground, first and second floor levels to create 8 new
residential units comprising of 4 one bed, 2 two bed and 2 three bed
units.
Refused on the grounds that the proposal would have a detrimental
effect on the architectural and historic character of a Listed Building.

15/05381/LE- Use of flats 25 and 25A at ground floor level as self-contained flats
Refused on grounds of insufficient evidence.

15/04351/P &- Construction of an extension in the central area of the existing building
15/04361/LB at second floor level to create 2 one bedroom flats. Recommended by
officers for approval and on this agenda to be heard by the sub-
committee

5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

5.2 The following were consulted regarding the application:

Historic England (Statutory Consultee)

5.3 Historic England commented there is no requirement for an archaeological condition. They have provided no comments on the Listed Building. However, on the previous 2015 application, they stated they did not wish to offer any comment on this occasion.

Transport for London (TfL) (Statutory Consultee)

5.4 Subject to conditions on construction and cycle storage being met, TfL have raised no objection to the scheme.

LOCAL REPRESENTATION

5.5 The applications were publicised by way of site notices displayed in the vicinity of the application site and in the local press. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 17 Objecting: 17 Supporting: 0

5.6 The following Councillor made representations:

- Councillor Mario Creatura [referral]

5.7 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objections

- Overdevelopment
- Adverse effects on Grade II listed building
- Noise, dust and disturbance
- Construction will impact on the Fire Station
- Loss of light to existing flats
- Impact on communal areas
- Impact on existing parking and bin arrangements which are under considerable stress

5.8 The following issues were raised in representations, but they are not material to the determination of the application:

- Maintenance is slow and properties are vacant (OFFICER COMMENT: These are not a material planning consideration)
- Impact on structural integrity of building (OFFICER COMMENT: This is matter covered by Building Regulations)
- No consultation apart from notices on lampposts (OFFICER COMMENT: The site notices were erected in accordance with the Council's protocol)
- Impact on sewerage and infrastructure (OFFICER COMMENT: Given the size of development this is not a relevant material planning consideration)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the development that the committee should be aware of are:

- The principle of the proposal
- Impact on the Listed Building and the character and appearance of surrounding area
- Impact on adjoining occupiers
- Quality of living environment provided for future residents

- Transport and highways considerations
- Sustainability

Principle of proposal

- 6.2 The National Planning Policy Framework (NPPF) requires planning applications to be determined with a presumption in favour of sustainable development.
- 6.3 Chapter 6 of the NPPF indicates that housing applications should be considered in the context of a presumption in favour of sustainable development and that it is the role of local planning authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 6.4 The London Plan (Consolidated with Alterations Since 2011) Policy 3.5 requires the design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces. The Croydon Local Plan: Strategic Policy SP2.1 applies a presumption in favour of development of new homes. The Croydon Plan 2006 (Saved Policies 2013) contains Policy H2 which permits new housing development if it respects the character of residential areas.
- 6.5 Given that the site is located within an existing residential building, the principle of the development can be accepted providing that the proposal respects the listed building, the character and appearance of the surrounding area and there are no other impact issues.

Impact on the Listed Building, character, and appearance of the surrounding area

- 6.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to this proposal. Section 66 imposes a general duty to respect listed buildings in the exercise of planning functions. It requires the local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.7 The NPPF attaches great importance to the design of the built environment. Paragraph 17 gives 12 core planning principles. One of these principles is to 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. National Planning Policy Framework (NPPF) Paragraph 58 states that planning "policies and decisions should aim to ensure that developments are well designed. Chapter 12 of the NPPF relates specifically to the historic environment.
- 6.8 London Plan policies 7.1 to 7.6 set out criteria for requiring buildings to respond to their neighbourhood and communities to provide an inclusive environment which enhances the local character and provides a high quality of public realm and architecture. Policy 7.8 is concerned with heritage assets: part D states that 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail'.

- 6.9 CLP1 policy SP4 sets out requirements for the design of developments to respond to their context, the local character and designated heritage assets, views and landmarks. The Croydon Replacement Unitary Development Plan 2006 (Saved Policies 2013) policies UD2 and UD3 relate to high quality sustainable design which reflects its setting and characteristics of the area.
- 6.10 The proposed development has sought to address recently refused proposals (15/02319/P and 15/02320/LB) by reducing the number of units proposed and varying the design of the roof extension.
- 6.11 This proposal includes a roof extension (create 2 one bedroom flats) to the rear block of the existing Listed Building, facing towards the courtyard, to a location where there are existing rooflights. There are existing mansard roof extensions within the rear courtyard, and the current proposal has been designed to match the profile and scale of these. The CGIs submitted to support the application demonstrate that the proposal will preserve the special interest of the Listed Building. Details of materials (including roof tiles, windows and finer architectural detail) is subject to a condition.
- 6.12 Whilst structural issues are not a planning matter, Building Control have assessed the structural report and are satisfied the proposal could be constructed. Further details would need to be submitted concerning the impact on the Listed Building and methods for protecting the features of the building during construction. This is subject to a condition.

Impacts on adjoining occupiers

- 6.13 Policy 3.5 of the London Plan 2011 (with 2013 Alterations) requires housing development to be of the highest quality internally, externally and in relation to their context and to the wider environment. Policy 7.6 of the London Plan 2011 (with 2013 Alterations) indicates that buildings and structures should not cause unacceptable harm to amenity of surrounding land and buildings. Policy UD8 of the Croydon Plan (2006) Saved Policies 2013 requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policy EP1 of the Croydon Plan (2006) Saved Policies 2013 aims to control potentially polluting uses. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies require development to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 6.14 With regards the occupiers of surrounding properties and the flats in the existing building and general noise and disturbance, this matter can be covered by a Construction Logistic Plan during construction. Due to the size of development noise and disturbance from the flats once built would not be significant. Given the siting of the roof area, the proposed flats would not impact on light conditions of the existing flats. Therefore, it is considered the proposed development would not have a significant impact on the amenities of neighbouring properties.

Quality of living environment provided for future residents

- 6.15 London Plan Policy 3.5 states that new residential units should provide the highest quality internal environments for their future residents, and should have minimum floor areas in accordance with set standards. Policy UD8 of the Croydon Plan states that external amenity space should be provided to serve new residential units at a level which is commensurate with that provided in the surrounding area. The National

Technical Standards document and London Housing Supplementary Planning Guidance (SPG) provides further details in relation to housing standards, including private amenity space.

- 6.16 Both the proposed new dwellings would have floor areas in excess of the minimum requirement. The requirement for 1 bedroom units is 50m². The proposal provides 53.2m² for each of these units. Both flats would have access to the communal amenity/landscaped areas. The flats are single aspect, however, given the form of development within the existing building and the fact they are not north facing, adequate light would be achieved. It is considered that the proposed development utilises a roof area efficiently to contribute to housing need. The proposed development would be, therefore, acceptable in this regard.
- 6.17 Level access should be provided in new development but due to site circumstances, (the Grade II Listed Building, the existing basement conversion and layout) this cannot be achieved.

Transport and highways considerations

- 6.18 Chapter 4 of the NPPF seeks to promote sustainable transport. London Plan Policies 6.3 and 6.13, Croydon Plan Policies T2 and T8 and SP8.17 of the Croydon Local Plan: Strategic Policies seeks to ensure that there is an appropriate level of car parking. London Plan Policy 6.9 states that secure, integrated and accessible cycle parking should be provided by new development.
- 6.19 The site is located in an area with PTAL rating of 3 which is good in terms of its public transport accessibility rating. The site is well located in close proximity to local amenities and public transport facilities and therefore discourages the need to travel by private car. The nearest bus stops are about 2-3 minutes walk from the site. The proposal would be to retain the existing 18 parking and not to provide additional parking. Therefore, given the location of the scheme and the size, this is supported.
- 6.20 The Inspector on the previous appeal also supported the view of a reduction in parking and (03/03537/LB & 03/03536/P) stated that 'the amount of parking to be provided on site is consistent with the government's objective of reducing reliance on the use of the private car'. Details about additional cycle facilities and refuse storage bins should be submitted as part of a condition.

Sustainability

- 6.21 Policies 5.2 and 5.3 of the London Plan 2011 state that development proposals should minimise carbon dioxide emissions and exhibit the highest standards of sustainable design and construction, whilst policy 5.7 states that they should provide on-site renewable energy generation. CLP1 Policy SP6.2 requires developments to make the fullest contribution to minimising carbon dioxide in line with the London Plan Policy. Residential schemes require 19% reduction in CO₂ emissions over 2013 Building Regulations and a target for water consumption. This can be controlled through conditions

Conclusions

- 6.22 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission and Listed Building Consent should be granted for

the reasons set out above. The details of the decision are set out in the RECOMMENDATION.