

PLANNING COMMITTEE
Thursday 5th December 2024

- ADDENDUM TO AGENDA -

Item 6.1 23/02689/FUL– 1-5 Lansdowne Road and 30-32 Wellesley Road,
Croydon, CR0 2BX

Please note the changes and additions below:

Page 1: for the affordable housing table – the number in each of Building A and B is “Indicative” and will be confirmed in the legal agreement.

Paragraph 2.2: part p) Public Art- this should be removed as this is now covered by a detailed condition

Part u) Wind mitigation- this should be removed as this is now covered by a detailed condition

Paragraph 5.21: London Fire Brigade have submitted a further representation. Overall, designers should discuss and agree the design intent and provide the necessary evidence for modern methods of construction with the building control body (BCB) before starting building work and apply the provisions in Approved Document B.

Further information to be provided with regards to the refuse store, at the Building Regulations Consultation stage. Within the cycle store, given the storage of electric bikes and scooters, this area should be provided with a ventilated lobby. Detailed design features need to be considered for the parking area, such as means of isolating the power supply to EVCP's.

[Officer comment: Fire safety is part of a detailed condition and it is important to note that the statutory consultees (HSE and Building Control) have no objection to the scheme]

Paragraph 7.4 - the reference to the NPPF should be December 2023.

Paragraph 8.101 – this should read:

the early-stage review would be engaged if an agreed level of progress on implementation is not made within two years of the permission being granted. The late-stage review is engaged when 75% of the units in the scheme are let.

Paragraph 8.102 – This should note that the annual income caps are tied to the London Plan Annual Monitoring Report. The amount at the date of this report is £67,000.

Paragraph 8.128- This should state: There is a shortfall of over 5's playspace.

Additional submission: The applicants has sent a brochure to Planning Committee Members and this includes the public benefits of the scheme.

Local Plan update: Please note that the Council submitted the Local Plan review to the Secretary of State on Friday 29th November 2024. As yet the policies in the revised local plan still have to undergo examination in public and this is envisaged to happen in the Spring of 2025. At the current time therefore the updated policies in the revised plan carry very little weight in the determination of planning applications and the Croydon Local Plan 2018 together with the London Plan 2021 and South London Waste Plan 2022 continue to comprise the Development Plan for the Council. Please be aware that this will continue to be the case until the examination hearings have concluded and an Inspectors report has been received. Should the plan be found sound the revised Local Plan may be used to determine planning applications.