

16th August 2018 Planning Committee Addendum

Item No 5.1: 18/01011/PRE - Queen's Garden, Park Lane, Croydon, CR9 3JS

Para 2.1 Amended to say

- 2.1 This proposed development is being presented by request of the Planning Committee. The re-landscaping of Queen's Garden is a condition for the wider Taberner House development which was granted permission in 2017 (LBC Ref 17/01046/FUL). A tree condition was later varied and the planning permission reissued under LBC Ref 17/05158/CONR. At the time of the original determination, Members requested for the landscaping plan to come back to Planning Committee for specific approval and at pre application stage in order to further engage in how the spaces might come forward alongside the Taberner House redevelopment (focussing on the location and form of the various spaces comprising the re-modelled Queens Gardens - including areas of play).

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Item 6.2: 17/06344/FUL - 29 Beech Avenue South Croydon CR2 0NN

The drawing numbers have been incorrectly indicated and should read as follows:

BX24-S1-101; BX24-S1-102; BX24-S1-107; BX24-S1-108; BX24-S1-110 and BX24-S1-111 uploaded 15/03/2018; BX24-S1-103B; BX24-S1-104A; BX24-S1-105B; BX24-S1-106B and BX24-S1-109 uploaded 10/05/2018; and BX24-S1-112 uploaded on 13/08/2018.

Typo in Paragraph 8.29 which refers to rear car parking. There is no rear car parking and as such the word “rear” should be deleted.

Addition of a new condition to read:

Two of the ground floor units shall be Category 2 'accessible and adaptable' M4(2) with the remaining ground floor unit designed to be Category 3 'wheelchair user dwellings' M4(3). The units shall be provided prior to any residential occupation and shall be retained as such for so long as the development remains in existence.

Reason: To ensure that an acceptable standard of flexible and adaptable housing is provided and retained in accordance with the London Plan.

Two further additional representations have been received, objecting to the proposal. This included a representation from Chris Philp MP raising concerns on over-intensification; out of character; overlooking and loss of privacy and insufficient screening which have been covered in the report. In addition to these the following additional comments were also raised:

- Incomplete submission – [OFFICER COMMENT: The standard of the submission is considered acceptable for officers and respondents to reach and reasonable and informed view on the application as submitted. All the plans are scalable and sufficient to form the current recommendation]
- Impact on character – [OFFICER COMMENT: This has been addressed in the report which was found acceptable. As stated above the plans can be scaled from and have street scene elevations and finished floor levels shown to allow for assessment.]
- Impact on amenities of adjoining occupiers – [OFFICER COMMENT: This has been addressed in the report and conditions attached to ensure that any impact on the adjoining occupiers is minimised.]
- Quality of accommodation proposed – [OFFICER COMMENT: The quality of accommodation has been addressed in the report. However, there are comments regarding the inclusive design, and the need for the development to

meet M4(2) and M4(3) requirements. The London Plan states that developments of four stories or less require these provisions to be applied flexibly to ensure that the development is deliverable. Given the limitations of the footprint, it is considered that one of the ground floor units should be M4(3) adaptable and the remaining two units should be M4(2), This has been added as per the additional condition referred to above.]

- Parking and cycle storage – [OFFICER COMMENT: This has been addressed in the report and conditions have been attached requesting details of visibility splays; tracked movements and further details of the cycle storage all to be submitted and approved.]
- Inadequate refuse/recycling – [OFFICER COMMENT: Condition 3 requires further information on refuse to be submitted for approval of the LPA]
- Flood risk and SuDS – [OFFICER COMMENT: The site is not located within a flooding area however a condition (9) has been attached to ensure that the hardstanding to the front of the property is permeable]