

# Planning Committee Agenda



To: Councillor Toni Letts (Chair)  
Councillor Paul Scott (Vice-Chair)  
Councillors Muhammad Ali, Sherwan Chowdhury, Chris Clark, Joy Prince,  
Jason Perry, Scott Roche, Ian Parker and Gareth Streeter

Reserve Members: Felicity Flynn, Bernadette Khan, Clive Fraser,  
Stephen Mann, Leila Ben-Hassel, Niroshan Sirisena, Helen Redfern,  
Michael Neal, Badsha Quadir and Jan Buttinger

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 26 September 2019** at **6.30 pm** in **Council Chamber, Town Hall, Katherine Street, Croydon, CR0 1NX**

JACQUELINE HARRIS BAKER  
Council Solicitor and Monitoring Officer  
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Wednesday, 18 September 2019

Members of the public are welcome to attend this meeting.

If you require any assistance, please contact the person detailed above, on the righthand side.

To register a request to speak, please either e-mail

[Democratic.Services@croydon.gov.uk](mailto:Democratic.Services@croydon.gov.uk) or phone the number above by 4pm on the Tuesday before the meeting.

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:

<http://webcasting.croydon.gov.uk>

N.B This meeting will be paperless. The agenda can be accessed online at

[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

## **AGENDA – PART A**

**1. Apologies for absence**

To receive any apologies for absence from any members of the Committee.

**2. Minutes of Previous Meeting (Pages 5 - 8)**

To approve the minutes of the meeting held on Thursday 12 September 2019 as an accurate record.

**3. Disclosure of Interest**

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

**4. Urgent Business (if any)**

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

**5. Development presentations (Pages 9 - 10)**

To receive the following presentations on a proposed development:

There are none.

**6. Planning applications for decision (Pages 11 - 14)**

To consider the accompanying reports by the Director of Planning & Strategic Transport:

**6.1 19/03064/FUL 37 Woodmere Avenue, Croydon, CR0 7PJ**  
(Pages 15 - 38)

Demolition of existing dwelling. Erection of two storey building (with roofspace accommodation) comprising 8 flats (1 x 3 bed, 4 x 2 bed and 3 x 1 bed) with associated car parking, private and communal amenity space and cycle and waste/recycling stores.

Ward: Shirley North  
Recommendation: Grant permission

**6.2 19/02997/FUL 33A Smitham Bottom Lane, Purley, CR8 3DE**  
(Pages 39 - 54)

Demolition of existing dwelling and erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments. Provision of associated parking, amenity space, cycle and refuse stores.

Ward: Purley and Woodcote  
Recommendation: Grant permission

**6.3 19/02313/FUL 10 Smitham Downs Road, Purley, CR8 4NA**  
(Pages 55 - 74)

Demolition of existing dwelling and erection of two storey building with accommodation within the roof space as well as an erection of a single storey bungalow located at the rear of the site to provide a total of nine units as well as revised vehicular access, associated parking, landscaping, internal refuse and cycle storage.

Ward: Purley and Woodcote  
Recommendation: Grant permission

**7. Items referred by Planning Sub-Committee**

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

**8. Other planning matters (Pages 75 - 76)**

To consider the accompanying report by the Director of Planning & Strategic Transport:

### **8.1 Weekly Planning Decisions (Pages 77 - 144)**

This report also provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval).

## **9. Exclusion of the Press & Public**

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

## Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 12 September 2019 at 6:30 pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

### MINUTES

**Present:** Councillor Toni Letts (Chair);

Councillors Muhammad Ali, Sherwan Chowdhury, Joy Prince, Jason Perry, Ian Parker, Gareth Streeter, Clive Fraser (In place of Paul Scott), Niroshan Sirisena (In place of Chris Clark) and Helen Redfern (In place of Scott Roche)

**Also Present:** Councillor Sean Fitzsimons

### PART A

203/19 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 29 August 2019 be signed as a correct record.

204/19 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

205/19 **Urgent Business (if any)**

There was none.

206/19 **Development presentations**

207/19 **18/05433/PRE Land Rear of 13 to 73 Stafford Road, Duppas Hill Road, Croydon**

Erection of three buildings comprising 126 residential dwellings, ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works.

Ward: Waddon

Steve Wallis from DRMM, Ash Griffiths and Jason Houslander from London Strategic Land and Catherine Bruce from Savills attended to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

#### Access

- The importance of a pedestrian and cycle route to the western side through the school element was raised
- Pedestrian and cycle access could work on a short term basis until the school is brought forward with a permanent solution
- Cycle routes should tie into proposed new cycle networks on Fiveways and Epsom Road
- Low PTAL for the site - would it be improved with access via Stafford Road?
- Questioned whether the Stafford Road access should be provided now with a vehicular and pedestrian route to Waddon Station
- Preferred option of only providing a gate to public footpath in park seems limited.
- Questioned how the developer would maintain the existing public footpath if it is to be used as a route

#### Transport

- Questioned the potential transport impact on Old School Place from the residential component
- Difficult and convoluted route into Old School Place
- Pedestrian access from Stafford Road needed
- Vehicular access from Duppas Hill needed
- Has car park stacking been explored?

#### School

- Questioned the need for the school and when, particularly bearing in mind St Andrews
- Challenged separation of the school and residential sites - difficult to look at in isolation
- More work on school needs to be done

#### Residential

- Challenged whether more than 127 units could be provided
- Could potentially go higher in built form - southern block in particular
- Questioned whether more affordable housing could come forward
- Questioned the level of social housing and family housing which is an absolute priority
- Concern was raised about the relationship with the nursery and whether the construction period would compromise its viability
- Questioned the refuse collection arrangements and children's playspace
- Results in a cut off and isolated cul-de-sac

Ward Member Councillors Robert Canning shared his comment on the application. His views were as follows:

- Welcome engagement from the developer
- Access to Old School Place is challenging
- Nursery impact from dust, noise pollution to children - would it remain a viable business?
- Housing contribution positive
- Concern that if Fiveways is sorted would a new access onto Duppas Hill cause similar issues

The Chair thanked the applicants for their presentation, and looked forward to their application returning to the Committee at a later stage.

208/19 **Planning applications for decision**

209/19 **18/05930/FUL 2 Vincent Road, Croydon, CR0 6ED**

Demolition of existing dwelling. Erection of 3 storey building comprising 2 x one bed, 4 x two bed and 1 x three bed units (7 in total) with associated amenity spaces, refuse and cycle storage and 1 parking space.

Ward: Addiscombe West

The officers presented details of the planning application and officers responded to questions for clarification.

Dr Jagdish Sharma and Mr Michael Wheeler spoke against the application.

Mr Paul Jacob spoke in support of the application.

Referring Ward Member Councillor Sean Fitzsimons spoke against the application.

Councillor Parker proposed a motion for **REFUSAL** of the application on the grounds of over development, poor design and visual appearance, and out of keeping with the surrounding area. Councillor Perry seconded the motion.

Councillor Ali proposed a motion for **DEFER** the application to revisit the design and provide better visuals of the scheme. Councillor Sirisena seconded the motion.

The motion to refuse was put forward to the vote and fell with five Members voting in favour and five Members voting against. The Chair used her casting vote and voted against the motion to refuse the application.

The motion to defer was put forward to the vote and carried with five Members voting in favour, four Members voting against and 1 Member abstaining their vote.

The Committee therefore **RESOLVED** to **DEFER** the application for the development of 2 Vincent Road, Croydon, CR0 6ED.

210/19 **Items referred by Planning Sub-Committee**

There were none.

211/19 **Other planning matters**

212/19 **Weekly Planning Decisions**

The report was received for information

213/19 **Planning Appeal Decisions (August 2019)**

The report was received for information

The meeting ended at 8.27 pm

**Signed:**

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**Date:**

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## **PLANNING COMMITTEE AGENDA**

### **PART 5: Development Presentations**

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#### **1 INTRODUCTION**

- 1.1 This part of the agenda is for the committee to receive presentations on proposed developments, including when they are at the pre-application stage.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

#### **2 ADVICE TO MEMBERS**

- 2.1 These proposed developments are being reported to committee to enable members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage and any comments made are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 2.2 Members will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Planning Code of Good Practice Part 5.G of the Council's Constitution). Failure to do so may mean that the Councillor will need to withdraw from the meeting for any subsequent application when it is considered.

#### **3 FURTHER INFORMATION**

- 3.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

#### **4 PUBLIC SPEAKING**

- 4.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

#### **5 BACKGROUND DOCUMENTS**

- 5.1 For further information about the background papers used in the drafting of the reports in part 8 contact Mr P Mills (020 8760 5419).

#### **6 RECOMMENDATION**

- 6.1 The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The attached reports are presented as background information.

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning and Strategic Transport to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

#### 2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
  - the London Plan (consolidated with Alterations since 2011)
  - the Croydon Local Plan (February 2018)
  - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
  - Works within the highway are controlled by **Highways Legislation**.
  - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
  - Works on or close to the boundary are covered by the **Party Wall Act**.
  - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

### 3 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

### 4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

## **5. PROVISION OF INFRASTRUCTURE**

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
  - ii. Health care facilities
  - iii. Projects listed in the Connected Croydon Delivery Programme
  - iv. Public open space
  - v. Public sports and leisure
  - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

## **6. FURTHER INFORMATION**

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

## **7. PUBLIC SPEAKING**

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

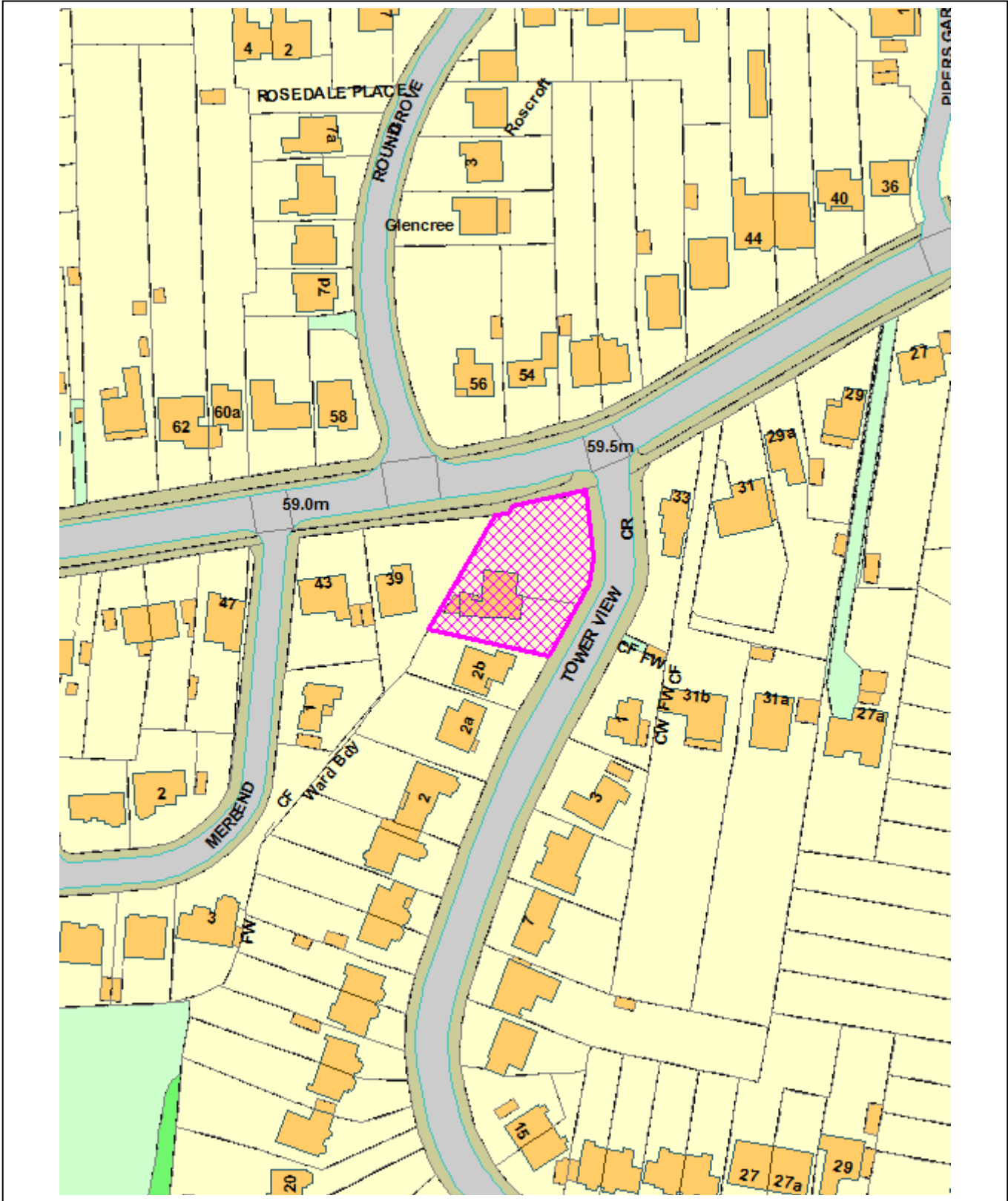
## **8. BACKGROUND DOCUMENTS**

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

## **9. RECOMMENDATION**

- 9.1 The Committee to take any decisions recommended in the attached reports.

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**1.0 APPLICATION DETAILS**

Ref: 19/03064/FUL  
 Location: 37 Woodmere Avenue, Croydon, CR0 7PJ  
 Ward: Shirley North  
 Description: Demolition of existing dwelling. Erection of two storey building (with roofspace accommodation) comprising 8 flats (1 x 3 bed, 4 x 2 bed and 3 x 1 bed) with associated car parking, private and communal amenity space and cycle and waste/recycling stores.  
 Drawing Nos: 306-001-100A (Received 01/07/2019), 306-001-101A (Received 01/07/2019), 306-001-201B (Received 01/07/2019), 306-001-202B (Received 01/07/2019), 306-001-203B (Received 01/07/2019), 306-001-204B (Received 01/07/2019), 306-001-205A (Received 01/07/2019), 306-001-206 (Received 01/07/2019), 306-001-300B (Received 01/07/2019), 306-001-301B (Received 01/07/2019), 306-001-302 (Received 01/07/2019), 306-001-303 (Received 01/07/2019), 306-001-304 (Received 01/07/2019), 306-001-305 (Received 01/07/2019), 306-001-400 (Received 01/07/2019), 306-001-500 (Received 01/07/2019)  
 Agent: Miss Valeene Preddie  
 Applicant: Mr James Simpson  
 Case Officer: Paul Young

	<b>studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed (+)</b>
<b>Existing</b>				1	
<b>Proposed</b>		3	4	1	

*All units are proposed for private sale*

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
8	14

1.1 This application is being reported to committee because objections above the threshold in the Committee Consideration Criteria have been received.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

CONDITIONS

- 1) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2) Commencement time limit of 3 years
- 3) Details of external materials to be submitted
- 4) Submission of hard and soft landscaping plan including boundary treatment
- 5) Implementation and retention of Playspace area as per plans prior to occupation
- 6) Implementation of approved cycle parking prior to occupation of flats.
- 7) No Clear Glazing/openable windows above ground floor in Southern and Eastern elevations unless they are more than 1.7m above finished floor level
- 8) No additional windows along Southern and Eastern Elevations without Council approval
- 9) Privacy Screen to Southern facing second floor terrace
- 10) Access Road and car parking to be provided as shown
- 11) Visibility splays to be provided/retained
- 12) Submission of further details of electric vehicle charging points
- 13) Submission of Final Construction Logistics Plan
- 14) Requirement for 19% Carbon reduction and 110 litre Water usage
- 15) Details of site specific SUDS to be submitted
- 16) Minimum ground floor height levels
- 17) Fencing to be erected to divide private amenity areas prior to occupation
- 18) Implementation of waste/recycling areas prior to occupation of flats
- 19) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

#### INFORMATIVES

- 1) Community Infrastructure Levy
- 2) Advised to contact Council Highways Department to make arrangements for any works to the highway.
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

### 3.0 PROPOSAL AND LOCATION DETAILS

#### Proposal

3.1 The applicant seeks full planning permission for the:

- Demolition of existing 3 bedroom bungalow (with roofspace accommodation)
- Erection of 2 storey detached building (with roofspace accommodation) comprising 1 x 3, 5 x 2 and 2 x 1 bedroom flats with terrace/private amenity areas which would be split as follows:
  - 2 x 1 bedroom and 1 x 3 bedroom flats on the Ground Floor
  - 3 x 2 bedroom flats on the First Floor
  - 1 x 1 bedroom and 1 x 2 bedroom flats on the Second Floor
- Installation of a new vehicular access road from Tower Hill to provide a parking area containing 7 parking spaces (including 1 accessible space), with a further

parking space being provided via the existing vehicular crossover on Woodmere Road (8 parking spaces in total)

- Provision of cycle parking and waste/recycling facilities within proposed building on the ground floor

### Site and Surroundings

- 3.2 The application concerns an area of land, approximately 875m<sup>2</sup> (0.0875ha) in area, which lies on a corner plot between Tower View and Woodmere Avenue and which currently contains a single storey detached dwellinghouse with associated parking area and garden. The site is generally level, though on a wider scale there is a gentle slope upwards from North to South (towards Tower View)
- 3.3 The site is surrounded by predominantly detached residential properties ranging from single storey to 2.5 stories. The site has a 1 in 100 year risk of surface water flooding (medium) and has a Public Transport Accessibility Level (PTAL) of 1a (low). The site contains some small trees and vegetation, though none of these trees/vegetation are covered by Tree Preservation Orders (TPOs).
- 3.4 An aerial photo of the site is shown below:



## Planning History

3.5 The relevant planning history of the site is set out under the following table:

Reference	Description	Decision	Date
16/03640/P	Erection of detached two bedroom chalet bungalow at side; formation of vehicular access and provision of associated parking	Permission Refused	17/10/2016
08/01171/P	Erection of a three bedroom detached house; formation of vehicular access and provision of associated parking	Permission Refused  Appeal Dismissed	02/06/2008  05/01/2009

3.6 The most recent application (16/03640/P) proposed an additional dwelling adjacent to the existing bungalow (ie in addition to it), and was refused for the following two reasons:

- 1) *The siting and layout of the development would not respect or improve the existing pattern of buildings and the spaces between them and would appear a dominant and poorly designed element in the streetscene forward of the building line. The development would thereby be out of keeping with the character of the locality and harmful to the streetscene, conflicting with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013, policy SP4 of the Croydon Local Plan: Strategic Policies 2013 and policies 7.1, 7.4, 7.5 and 7.6 of the London Plan (consolidated with amendments since 2011)*
- 2) *The development would be detrimental to the amenities of the occupiers of the adjoining property by reason of loss of light, loss of outlook, visual intrusion and overbearing impact and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013, Policy 7.6 of the London Plan (consolidated with amendments since 2011)*

3.7 Note: since the above decision has been made, the Unitary Development Plan has been replaced with the 2018 Croydon Local Plan, and the Supplementary Planning Document: Suburban Design Guide (2019) has been adopted.

### Relevant Associated Planning History

3.8 There are a number of relevant planning application on nearby sites which are detailed below:

<b>Address and Reference</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
32 Woodmere Avenue 19/00783/FUL	Demolition of the existing property and the erection of a replacement detached two storey building with accommodation in the roofspace, comprising 7 self-contained flats (2 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with 5 off street car parking spaces, bike store, integrated refuse store and site access (Amended Plans)	Permission Granted (with legal agreement)	09.07.2019
56 Woodmere Avenue 19/01352/FUL	Demolition of a single-family dwelling and erection of a 3- storey block containing 2 x 3-bedroom and 7 x 2-bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store (amended plans and description)	Pending decision – deferred at committee for design to be amended	N/A

3.9 56 Woodmere Avenue lies immediately opposite to the application site, whilst number 32 Woodmere lies less than 150m away. Both comprise corner plots similar to the application site.

#### **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate, respecting the character of the surrounding area.
- Subject to conditions, the living conditions of adjoining occupiers would be protected from undue harm.
- The mix of accommodation is acceptable and living standards of future occupiers would comply with National, Regional and Local standards.
- Subject to the suggested conditions, the proposed access/layout, level of parking is acceptable and would not harm highway safety
- Subject to a suitable landscaping scheme (secured via condition), no harm would result to visual amenity or biodiversity.

- Subject to conditions, suitable sustainable energy, water and drainage measures can be secured.

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## 5.0 CONSULTATIONS

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

## 6.0 LOCAL REPRESENTATION

- 6.1 Neighbour notification: 13 local addresses were notified of the application by letter. Written objections have been received from 18 separate addresses.
- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

(Planning Related) <b>Objection</b>	<b>Officer comment</b>
<i>Design and appearance</i>	
Overdevelopment of the site	Addressed in Paragraphs 8.05 to 8.16 of this report.
Out of character/harmful to the area due to it bulk/siting and design	Addressed in Paragraphs 8.05 to 8.16 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Loss of light, outlook and privacy to neighbouring properties	Addressed in Paragraphs 8.22 – 8.26 of this report
Extra pollution and noise	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area.
<i>Landscape/Trees</i>	
Loss of trees, vegetation and natural habitat (pond)	Addressed in paragraph 8.38 of this report.
<i>Transport and parking</i>	

Insufficient parking provision/No parking survey	Addressed in paragraphs 8.27-8.33 of this report
Adverse impact on highway safety	Addressed in paragraphs 8.27-8.33 of this report.
<i>Other matters</i>	
Strain on public services/infrastructure	If granted permission and implemented, the development would be liable for CIL payments and the units would generate Council Tax payments which could fund infrastructure/services.
Noise/disruption/dust/air pollution during construction	These matters would be addressed through a condition requiring a Construction Logistics Plan to be submitted

6.3 Note that a number of non-planning related concerns (eg loss of view, setting a precedent, loss of property value, etc) were also raised.

6.4 Monk Orchard Residents' Association: Object to the application, raising the following (summarised) planning related concerns:

- The proposed development would represent an overdevelopment of the site which would be out of character and would harm the appearance of the local area
- The proposed development would provide insufficient car parking and would increase parking pressures and harm highway safety
- The proposed development would harm the amenities of surrounding residents in terms of loss of light, loss of outlook, visual intrusion and overbearing impact.

## 7. RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.

7.3 The main planning Policies relevant in the assessment of this application are:

Consolidated London Plan 2016 (LP):

- 3.3 – Increasing Housing Supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.14 – Existing Housing
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 - Parking
- 7.4 - Local Character
- 7.6 – Architecture
- 8.13 Community Infrastructure Levy

Croydon Local Plan 2018 (CLP):

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development



## Supplementary Planning Documents/Guidance

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 2019

### **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues relevant in the assessment of this application are as follows:

- Principle of development
- Townscape and visual impact
- Mix and quality of proposed accommodation
- Impact on amenities of surrounding residents
- Access, Parking and Highway Safety
- Sustainability and Flood Risk
- Biodiversity, Trees and Ecology
- Waste/Recycling Facilities

#### **Principle of development**

8.2 Paragraph 59 of the 2018 National Planning Policy Framework (NPPF) states that *“to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”*

8.3 Similarly, the London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the capital, helping to address overcrowding and affordability issues.

8.4 Given the site is within an established residential area and currently comprises residential accommodation, the principle of proposing additional residential development on the site is therefore considered acceptable (and is indeed encouraged) by adopted planning policies and guidance.

#### **Townscape and visual impact**

- 8.5 In relation to density, Policy 3.4 of the London Plan indicates that in suburban areas with Public Transport Accessibility Levels (PTALs) of 0-1, an appropriate density equates to 150-200 habitable rooms per hectare (hr/ha).
- 8.6 The application proposes 22 habitable rooms on a site with an area of 0.0875ha, which equates to a density of 251hr/ha, which falls slightly above threshold (NOTE:A number of the representations submitted have incorrectly used number of future occupants (26) rather than number of habitable rooms (22) in their density calculations). Notwithstanding, the density of the development is still slightly higher than that recommended by Policy 3.4 of the London Plan.
- 8.7 However, it is noted that in the subtext of Policy 3.4 it states that a rigorous appreciation of housing density is crucial to realising the optimum potential of sites, but it is only the start of planning housing development, not the end. It is not appropriate to apply it (the density matrix) mechanistically.
- 8.8 Indeed, Policy DM1.1 of the 2018 Croydon Local Plan advises that developments should generally be a minimum of 3 stories, and in Paragraph 2.1 (pg 21) of the Council's SPD titled Suburban Residential Design (adopted in 2019), it indicates that where surrounding buildings are predominantly single storey, new development should seek to accommodate a third storey within the roof space, as highlighted in Fig 1 below:

Fig 1: Recommended Development Heights



Figure 2.10d: Where surrounding buildings are predominantly single storey, new development should seek to accommodate a third storey within the roof space.

- 8.9 Additionally, in section 2.14 of the 2019 SPD, it goes on to state that redevelopment of corner plots to provide new dwellings (including extensions or conversions) should seek to include an additional storey to the 3 storeys recommended in the Croydon Local Plan Policy DM10.1. It goes on to state that some corner plots may be able to accommodate further height provided the massing is responsive to neighbouring properties.
- 8.10 Taking all the above into consideration, and given the fact that the immediate areas predominantly comprises a mix of single storey and two storey dwellings, the proposed height and massing (at 2.5 stories) is considered acceptable.

8.11 In terms of its siting, the proposed development would generally respect the established building lines along both Tower View and Woodmere Avenue. It would be set back from the public highway (both roads) by at least 5.7m (at its closest point). As such, whilst it would be more visible than the existing dwelling, it would not appear unduly prominent or visually intrusive within the public streetscene. The siting of the building on the site is shown in Fig 2 below:

Fig 2: Proposed Site Plan



8.12 In relation to the local area, whilst the dwellings to the South (Tower Hill) are mostly single storey, those that lie opposite the site on Woodmere Avenue (numbers 52-62) are two stories in height and generally display hipped roof forms combined with dual pitched gable ended features (eg bay windows).

8.13 In terms of design, the development would comprise a 2.5 storey building which would externally have a comparable appearance to a large two storey detached dwelling (albeit with additional ground floor and first floor openings and balcony areas). It would be characterised by a predominantly hipped roof combined with 'catslide' and dual pitched gable ended roof forms. One small dormer, which is modest in scale, is also proposed in addition to a recessed roof 'cutout'. This variation in roof forms create visual interest, and a number of 'faux' windows and soldier brick courses would also break up the elevations further (see Fig 3 below).

8.14 Fig 3: Selected Elevations and CGIs of Proposed Development

A) Side Elevation (Facing 2b Tower Hill)



B) Front Elevation(s)



C) Side Elevation (Facing 39 Woodmere Avenue)



D) CGIs of proposed development

i) CGI looking SW from Woodmere Avenue



ii) View from 1 Tower View





8.15 In terms of materials, the proposed development would be predominantly be brick, with red tiling roof form, small areas of white render, combined with white UPVC windows/doors in addition to a stone plinth at the ground floor. Many of these materials would be similar to those on the existing dwelling and those that surround it. These materials would also generally comply with the guidance in the suburban design SPD (2019), and would not appear alien compared to the immediate surroundings. As such, no objections are raised.

8.16 It is noted that planning permission was granted at committee in July 2019 for a 2.5 storey flatted development which lies on a similar corner plot and less than 150m away (at 32 Woodmere Avenue). The approved streetscene elevation of the development is shown in Fig 4 below:

8.17 *Fig 4: Approved Streetscene elevation of development 19/00783/FUL at 32 Woodmere Avenue*



8.18 Given the assessment above, the proposed development is not considered to harm the character or appearance of the site or the surrounding area.

### **Mix and Quality of Accommodation Provided**

8.19 Policy DM1.2 states that the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m<sup>2</sup>. The application proposal would result in the demolition of the existing 3 bedroom bungalow, but would provide a 3 bedroom flat within the proposed development. As such, there would not be a net loss of 3 bedroom units, and so no conflict with Policy DM1.2 would occur. Additionally, the development would provide a number of 2b4p units, which could also be suitable for smaller families.

8.20 In relation to the quality of the accommodation provided, Policy 3.5 of the 2016 London Plan states that housing developments should be of the highest quality, internally, externally and in relation to their context and to the wider environment. The design of all new housing should enhance the quality of local places, taking into account physical context and local character. Policy 3.5 sets out minimum GIA standards for new residential developments.

8.21 In addition to the above, Policy DM10.4 of Croydon's local plan states that all proposals for new residential development will need to provide private amenity space that:

- Is of high quality design, and enhances and respects the local character;
- Provides functional space (the minimum width and depth of balconies should be 1.5m);
- Provides a minimum amount of private amenity space of 5m<sup>2</sup> per 1-2 person unit and an extra 1m<sup>2</sup> per extra occupant thereafter;
- All flatted development and developments of 10 or more houses must provide a minimum of 10m<sup>2</sup> per child of new play space, calculated using the Mayor of London's population yield calculator and as a set out in Table 6.2 below. The calculation will be based on all the equivalent of all units being for affordable or social rent unless as signed Section 106 Agreement states otherwise, or an agreement in principle has been reached by the point of determination of any planning application on the amount of affordable housing to be provided. When calculating the amount of private and communal open space to be provided, footpaths, driveways, front gardens, vehicle circulation areas, car and cycle parking areas and refuse areas should be excluded.

8.22 These standards are set out within table 6.2 within Policy DM10.4. A breakdown of the development in relation to GIA's and Amenity space requirements and provisions of the development are set out in the following table:



Unit No.	Unit Type	GIA		Private Amenity (PA) + Playspace (PS)	
		Required	Provided	Required	Provided
1	1b2p	50m2	50m <sup>2</sup>	5m2 of PA 0.3m2 of PS	24m2 of PA, 82m2 of PS
2	3b5p	86m2	89m2	8m2 of PA + 4.6m2 of PS	108m2 of PA, 82m2 of PS
3	1b2p	50m2	50m2	5m2 of PA, 0.3m2 of PS	29m2 of PA, 82m2 of PS
4	2b4p	70m2	70m2	7m2 of PA, 1.2m2 of PS	7.1m2 of PA, 82m2 of PS
5	2b4p	70m2	70m2	7m2 of PA, 1.2m2 of PS	7m2 of PA, 82m2 of PS
6	2b4p	70m2	71m2	7m2 of PA + 1.2m2 of PS	7m2 of PA 82m2 of PS
7	2b3p	61m2	76m2	6m2 of PA + 1.2m2 of PS	6m2 of PA, 82m2 of PS
8	1b2p	50m2	56m2	5m2 of PA + 0.3m2 of PS	5.5m2 of PA + 82m2 of PS

8.23 As highlighted in the table above, the proposed units would all meet or exceed the Policy requirements in terms of internal area, and private amenity space. Additionally, as well as private amenity space, a communal amenity/playspace area greater than 80m<sup>2</sup> in area would be provided. Similarly, all habitable rooms would be served by at least 1 natural light source, and all units (save for flat 8) would be (at least) dual aspect. Whilst flat 8 would be north facing and single aspect, it would compensate for this by having a larger GIA than that required by the London Plan. As such, in general the proposed development is considered to provide good quality accommodation for its intended occupants.

### **Impacts on Neighbouring Residential Amenity**

8.24 Policy DM10.6 of the Croydon Local Plan states that The Council will support proposals for development that ensure that;

- The amenity of the occupiers of adjoining buildings are protected; and that
- They do not result in direct overlooking at close range or habitable rooms in main rear or private elevations; and that
- They do not result in direct overlooking of private outdoor space (with the exception of communal open space) within 10m perpendicular to the rear elevation of a dwelling; and that
- Provide adequate sunlight and daylight to potential future occupants; and that
- They do not result in significant loss of existing sunlight or daylight levels of adjoining occupiers.

8.25 The application site shares a boundary number 2B Tower View to the South and number 39 Woodmere Avenue to the West.

8.26 Both numbers 2B Tower Hill and 39 Woodmere Avenue have a set of windows/glazed doors which face towards the application site. The glazed windows/doors serving number 39 do not appear to be a primary natural light source into a habitable room – the main natural light source is along the rear elevation of this property. Historic records indicate that there is a flank window serving 2B Tower Hill which serves a habitable room (likely a bedroom). However, this window is north facing and, given its orientation and the heavily vegetated boundary treatment between the two properties, it currently has a very limited light/outlook. The proposed building would be, at its closest point, around 2.46m from the shared boundary with 2B and around 4.67m from the habitable room window itself. Given this separation, and the fact that the proposed building would only have an eaves height of 3.3m at its closest point, it would not subtend a 25 degree line drawn from the centre of this window, and as such, would comply with the 25 degree rule set out in British Research Establishment (BRE) Guidelines. As a result, under the terms of these guidelines, it would maintain adequate sunlight/daylight to this occupier.

- 8.27 It is also noted that the proposed development, whilst adding an additional storey, would be at least 2.1m away from the shared boundaries with both these properties (at its closest point). As such, whilst there would be some increase in massing, it is considered that there would not be any undue material harm to the amenities of either neighbour in terms of loss of light or outlook.
- 8.28 Similarly, it would lie at least 25m away from the properties on the other side of the respective roads (Tower hill and Woodmere Avenue) and so would not compromise their amenities in terms of light or outlook or privacy.
- 8.29 In relation to privacy, the plans indicate that all the windows above ground floor level which face towards 2B Tower view and 39 Woodmere would be high level in order to prevent overlooking. A condition is recommended to ensure that no clear glazing or openable windows are present/inserted 1.7m above finished floor levels along these elevations. Additionally, a condition requiring privacy screening the south facing terrace serving flat 7 is also recommended to prevent overlooking into the garden of 2B Tower View. Subject to this, no conflict with Policy DM10.6 would arise and no material loss of privacy would result.

#### **Access, Parking and Highway Safety**

- 8.30 Policy SP8.16 of the Croydon Local Plan states that the Council and its partners will seek to limit parking spaces in the borough.
- 8.31 The London Plan states that for 1 and 2 bedroom units, a maximum 1 car parking space should be provided, and for 3 bedroom units a maximum of 1.5 spaces should be provided. As such, the requirement for this development would be a maximum of 8.5 car parking spaces.
- 8.32 The site has a PTAL of 1b (low). 8 car parking spaces are provided, which, whilst is a slight underprovision in relation to these *maximum* standards.
- 8.33 However, this would mean that the proposed would meet the objectives of Policy SP8.16 in reducing reliance of the car. Additionally, having undertaken desktop analysis and visited the site, it was noted that the immediate roads were generally free of parking restrictions and that there appeared to be good on-street capacity to accommodate any (slight) overspill.
- 8.34 As such, it is considered that the proposed parking provision is acceptable, and that a parking stress survey is not required. Additionally, Council Officers note the proposed access and parking layout would be acceptable and would not result in harm to highway or pedestrian safety.

- 8.35 However, no EV charging point provision has been shown on the plans, and so details of these will need to be secured via condition. Additionally, the applicant will need to engage with the Highways Department to undertake the works to the existing and proposed vehicle crossovers (on Woodmere Avenue and Tower Hill).
- 8.36 Finally, in relation to cycle parking, the London plan requires that 1 cycle parking space be provided for 1 bedroom units, and 2 for 2 bedroom plus units. This would equate to 14 spaces for the proposed development. 14 secure and covered cycle spaces are shown in an easily accessible ground floor cycle storage area which would meet these requirements.

### **Sustainability and Flood Risk**

- 8.37 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.38 The site is located within an area some risk of surface water flooding and limited risk of groundwater flooding. As such, it is recommended that resilience measures be included, such as setting minimum floor levels.
- 8.39 Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS) and the FRA outlines that SuDS measures should be installed. A condition requiring site specific SuDS measures is therefore recommended, alongside compliance with the other recommendations set out in the submitted flood risk assessment (FRA).

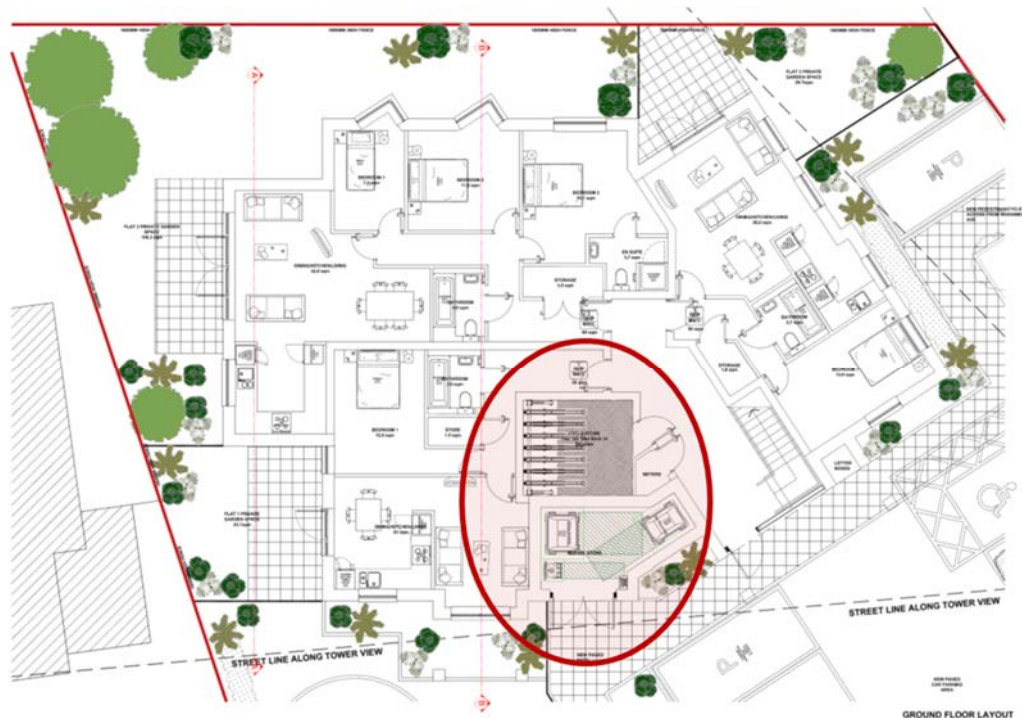
### **Biodiversity, Trees and Ecology**

- 8.40 A preliminary Ecological Appraisal has been submitted as part of the application which concludes that there is no evidence that there are any protected species on site, and that the site has very limited potential for any protected species in future. Similarly, there are no TPO'd trees on site and those that are on the site are of no particular value. It is therefore considered subject to suitable landscaping (secured via condition), that there would be limited to no harm to visual amenity, biodiversity or the wider environment.

### **Waste/Recycling Facilities**

- 8.41 The application proposes an internal waste storage area on the ground floor, as shown circled in Fig 4 below:

Fig 4 – Proposed Waste storage (and cycle parking) facilities on Ground Floor

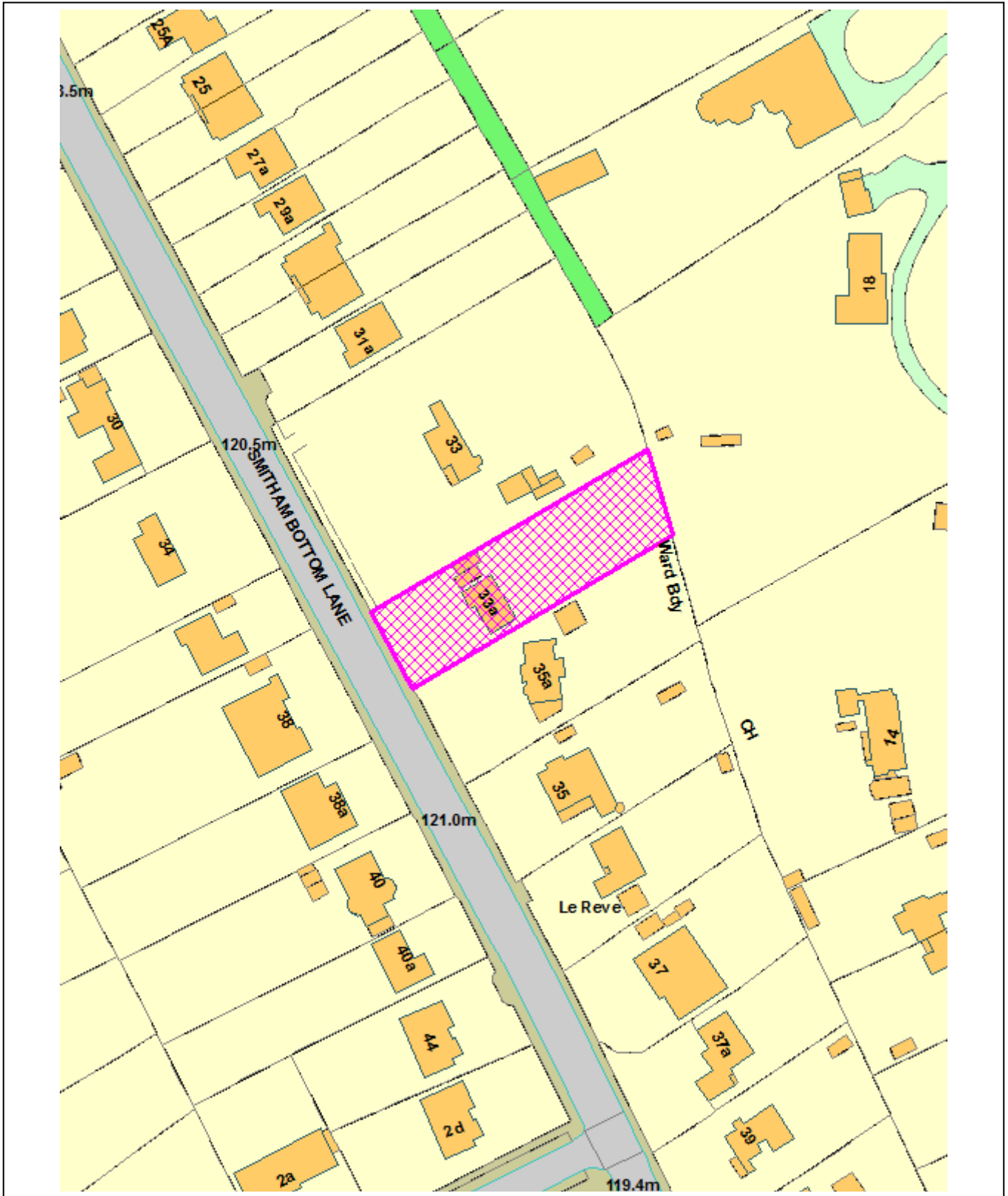


8.42 The proposed waste storage area comply would be within 20m of the public highway and so would comply with the guidance set out in the Council’s Suburban Design Guide (2019). The development is therefore considered acceptable in this regard.

### **Conclusion/Planning Balance**

8.43 The proposed development would provide an additional 7 residential units, with one (replacement) 3 bedroom unit, and 3 large 2 bedroom (small family) units. This adds weight in favour of the proposal. Subject to the recommended conditions, the development would not result in any material harm in terms of the character or appearance of the site or surrounding area, the amenities of surrounding residents, highway safety, biodiversity, flood risk or sustainability. Given that the development would provide benefits in the form of additional market housing, and that, subject to conditions, no material planning harm (individually or cumulatively) has been identified, the development is considered acceptable and is therefore recommended for approval.

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**PART 6: Planning Applications for Decision**

**Item 6.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/02997/FUL  
 Location: 33A Smitham Bottom Lane, Purley, CR8 3DE  
 Ward: Purley and Woodcote  
 Description: Demolition of existing dwelling and erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments. Provision of associated parking, amenity space, cycle and refuse stores.  
 Drawing Nos: SMTH/001, SMTH/100, SMTH/101, SMTH/110 Rev A, SMTH-111 Rev, SMTH/115 and SMTH/120 Rev A  
 Applicant: Mr and Mrs Wilkinson  
 Agent: Barry Hillman of Hillman Design Ltd  
 Case Officer: Georgina Betts

	<b>1 bed 2 person</b>	<b>2 bed 4 person</b>	<b>3 bed 4 person</b>
<b>Apartments</b>	2	6	1

*All units are proposed for private sale*

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
9 ( including 2 disabled bays)	16

1.1 This application is being reported to committee because the ward councillor (Cllr Simon Brew) have made representation in accordance with the Committee Consideration Criteria and requested committee consideration.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

- 1. Commence within 3 years;
- 2. Development to be carried out in accordance with the approved drawings;
- 3. Details in respect of (1) Visibility splays, (2) Security lighting, (3) Electric vehicle charging points (80% active and 20% passive), (4) Playspace, (5) Elevational details of the cycle storage;
- 4. Construction Logistics Plan to be submitted;
- 5. In accordance with the tree protection plan;
- 6. Hard and soft landscaping to be submitted to include replacement trees;
- 7. Materials to be submitted;
- 8. Reinstatement of dropped kerb;
- 9. Submission and approval of a waste management plan;
- 10. 19% Carbon reduction and 110litre Water usage;
- 11. M4(3) and M4(2) accessible dwellings on the ground floor;

12. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

### Informatives

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## 3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing dwelling
- Erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments.
- Provision of associated parking, amenity space, cycle and refuse stores.
- Associated landscaping works.

### Site and Surroundings

3.2 The application site lies on the eastern side Smitham Bottom Lane and is currently occupied by a large two storey in-fill detached property built within the last 50 years. The land levels within the site are generally flat. The site benefits from established soft landscaping to all boundaries however the site is not subject to a formal tree preservation order. The site adjoins the Webb Estate Conservation Area to the east.



Figure 1: Birds eye view highlighting the proposed site within the surrounding streetscene

3.3 The surrounding area is residential in character comprising large detached two storey dwellings within generous plots. Most properties along Smitham Bottom Lane are of an individual design however all are of a traditional form with pitch roofs. The land

levels are relatively flat in the surrounding area and as such most properties sit on level ground.

- 3.4 The surrounding area is subject to a number of planning applications for flatted developments. The nearest example is that of 35a Smitham Bottom Lane (adjacent) in which consent was granted for a scheme of 9 flats as set out below.

### **Planning History**

- 3.4 There are no recent planning applications of relevance at the application site. However Members should be aware of previous pre-application enquiries as detailed below:

- 18/05893/PRE – Residential development of 9 units

- 3.5 Applications of interest within the surrounding area are detailed below:

#### 35a Smitham Bottom Lane

- 18/05293/FUL - Demolition of dwellinghouse and erection of 3-storey development containing 9 apartments with associated access, 9 off-street parking spaces, cycle storage and refuse store.

**[Permission granted but not yet implemented]**

## **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions

## **5.0 CONSULTATION RESPONSE**

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

## **6.0 LOCAL REPRESENTATION**

- 6.1 The application has been publicised by 6 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours etc in response to notification and publicity of the application are as follows:

No of individual responses: 7 Objecting: 7

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
Principle of development	
Loss of a family house/good quality home	See paragraphs 8.2 – 8.5
Design	
Out of character Over development Poor design/obtrusive	See paragraphs 8.6 – 8.14
Amenities	
Visual intrusion Loss of light/privacy	See paragraphs 8.18 – 8.21
Traffic & Parking	
Inadequate parking Highway safety fears Increased traffic movements/congestion	See paragraphs 8.22 – 8.27
Other matters	
Loss of trees/habitats Pressure on infrastructure such as transport, medical resources etc Obstruction to neighbouring solar panels	See paragraphs 8.30 – 8.34

6.3 The following Councillors made representations:

- Cllr Simon Brew (Purley and Woodcote Councillor)
  1. Over development
  2. Poor design
  3. Loss of privacy
  4. Poorly sited refuse stores resulting in smell nuisance
  5. Inadequate parking
  6. Poorly designed cycle storage
  7. Lack of lift/disabled access
  8. Loss of trees

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;

- Delivering a wide choice of high quality homes;
- Requiring good design.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

#### 7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

#### 7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM18 - Heritage assets and conservation
- DM23 - Development and construction
- DM28 - Trees
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development
- DM42 – Purley

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 2019

## 8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee are required are as follows:

1. Principle of development

2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Trees and landscaping
8. Other matters

### **Principle of Development**

- 8.2 The London Plan and Croydon Local Plan identify the appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues.
- 8.3 The site is identified as a windfall site and as such it could be suitable for sensitive renewal and intensification. The residential character of the surrounding area is fairly uniform and consists of large detached houses on relatively large plots – developed at a relatively low density.
- 8.4 The application is for a flatted development providing additional high quality homes within the borough, which the Council is seeking to promote, and also provides 6x two bedroom 4 person and 1x three bedroom family units, which the borough has an identified shortage of. Whilst providing flatted accommodation, the proposal has been designed to appear as a large detached dwelling-house which would maintain the overall character of the area, in keeping with neighbouring properties. This is a similar approach to other schemes at 35a Smitham Bottom Lane, which have been found acceptable.
- 8.5 The Croydon Local Plan (Policy DM1.2) seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 130sqm. Given that the existing property is neither a 3 bedroom home (as originally built) or smaller than 130sqm its loss is therefore acceptable, subject to a replacement 3 bed property being provided (to ensure that there is no net loss of family accommodation which would discord with policy SP2.7(a)). In this instance the proposal seeks to provide 1x 3 bed unit along with 6x 2 bed 4 person units, providing accommodation for smaller families. The principle of the development can therefore be supported.

### **Townscape and Visual Impact**

- 8.6 The applicant seeks full planning permission for the demolition of the existing dwelling and erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments. Provision of associated parking, amenity space, cycle and refuse stores. The surrounding area comprises largely of two storey detached properties sited within generous plots; all properties follow a traditional approach however are individual in design terms. Land levels are consistent within the site and as such no large excavations are required to accommodate the development.
- 8.7 The replacement building has a detached two storey appearance with two front facing gable features; this approach reflects the individual architectural styles of nearby buildings while still having the appearance of a large detached dwelling.

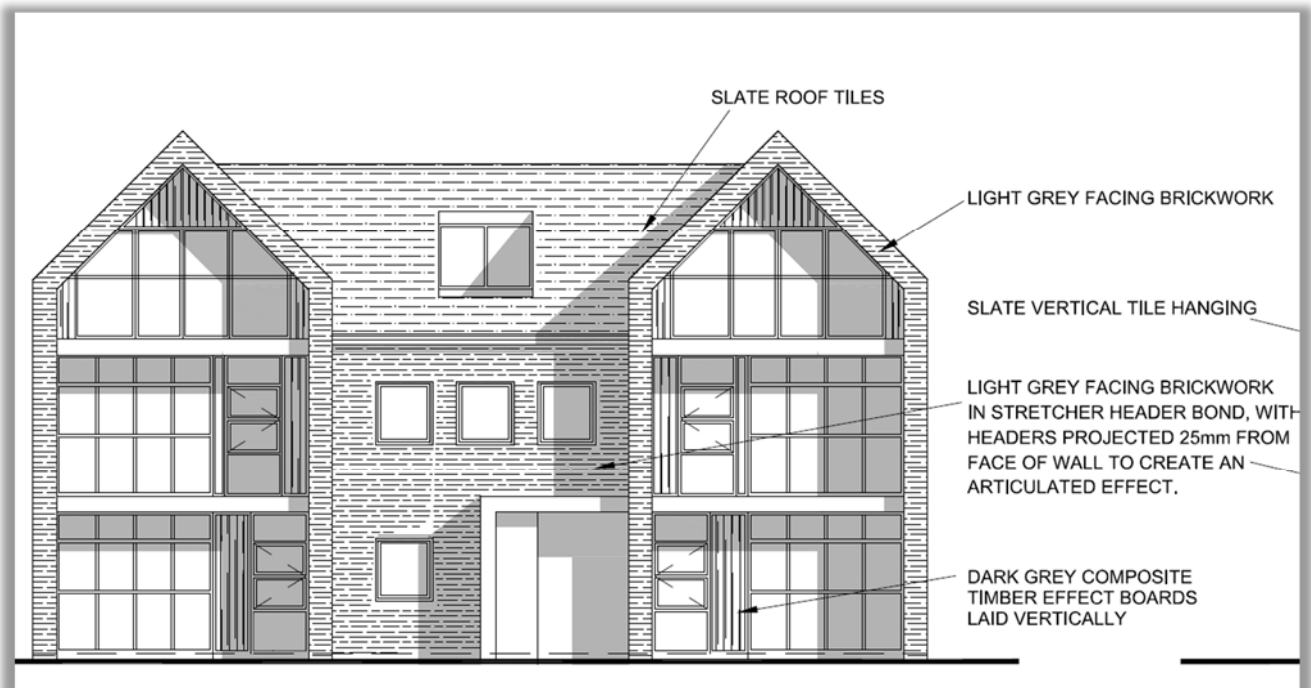


Figure 2: Proposed front elevation

8.8 As you transition through the site the building height and mass is consistent ensuring a level on continuity to the wider townscape, maintaining the typical two storey mass.

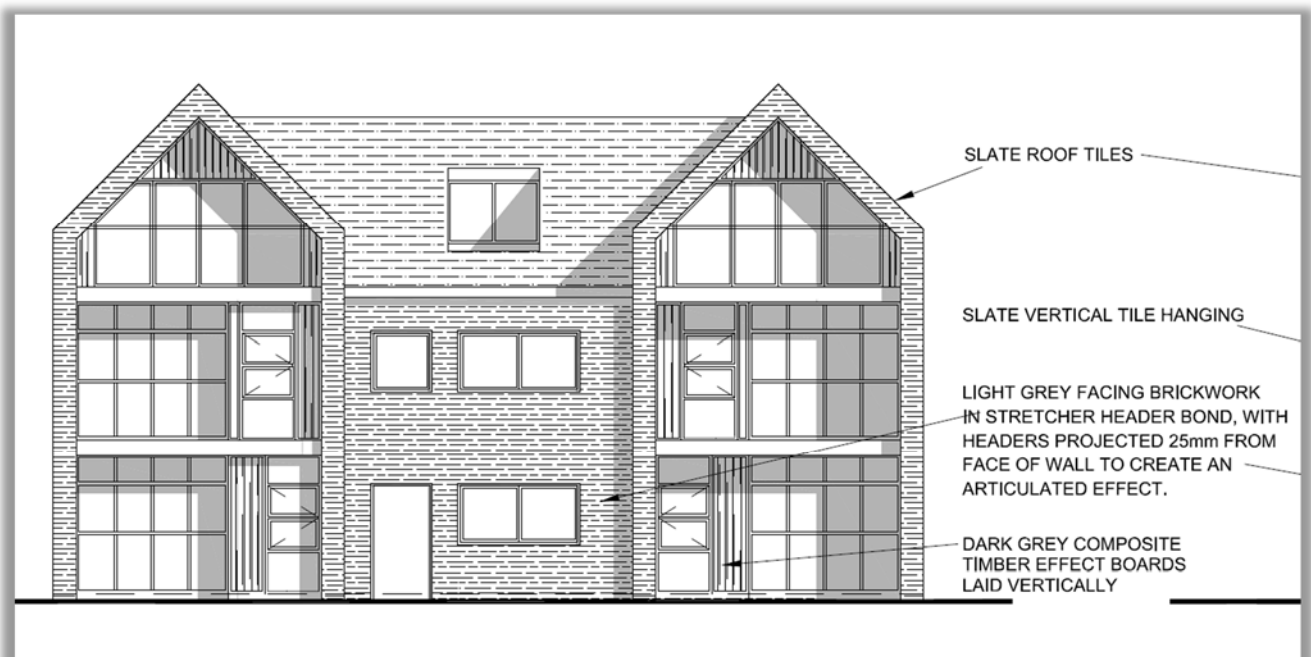


Figure 3: Proposed rear elevation

8.9 The Council have received amended plans during the course of the application which have rationalised the design of the building by increasing glazed areas and incorporated the use of tile hanging to the flank elevations. Amendments have also been made to the landscaping to ensure that the design would meet the needs of future residents while respecting the garden first principles of the neighbouring Webb Estate Conservation Area.



8.10 The application site has a large rear garden which is not visible from the public highway or any public vantage points and would be utilised for communal amenity space. As with the majority of properties in the immediate surroundings, the proposed building would be centrally located which would mean that the development would not appear overly cramped in its plot. Whilst the frontage would be given over to hard-standing to allow for off street parking for the new dwellings there would be an area of soft landscaping along the boundary of the site of the site to soften its appearance.

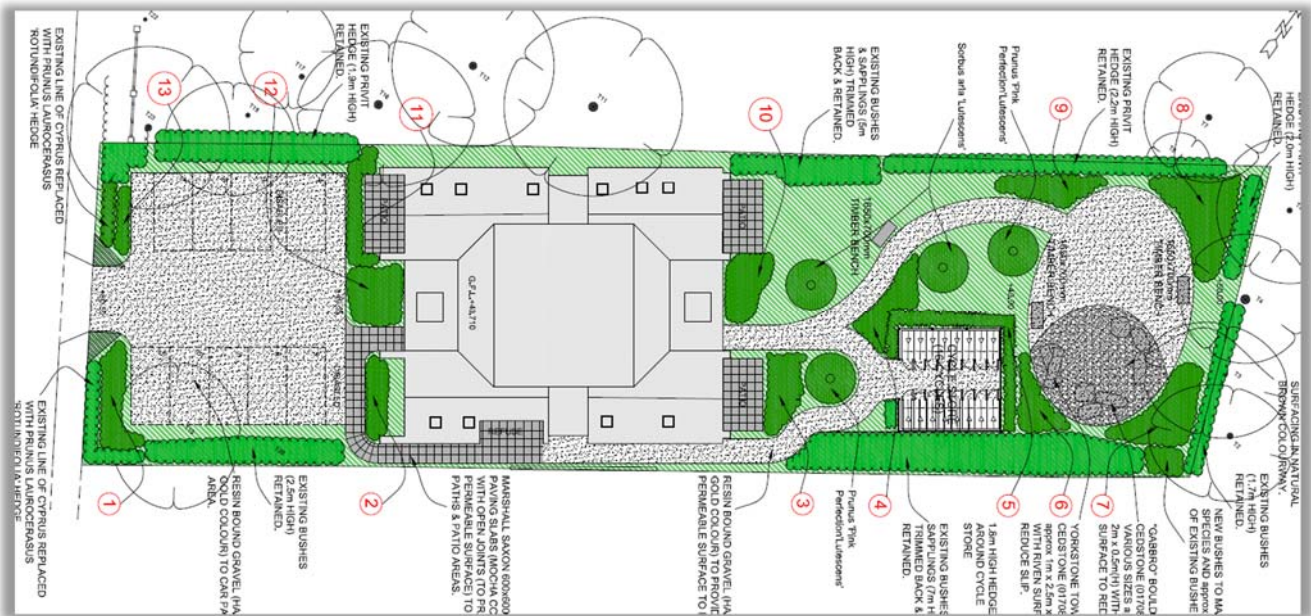


Figure 4: Proposed site layout plan

8.11 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Given the overall scale of the development and amount of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the Smitham Bottom Lane frontage as well as between the proposed development and the neighbouring property to north, east and south and is acceptable. In order to minimise the impact of the development, the planting along the frontage is proposed to be semi-mature.

8.12 The application site is a substantial plot within an established residential area and is comparable in size to other flatted and neighbouring back-land developments approved throughout the borough. As with these schemes, the scale and massing of the new build would generally be in keeping with the overall scale of development found in the immediate area and the layout of the development would respect the pattern and rhythm of neighbouring area.

8.13 The Croydon Local Plan indicates that the level of growth depends on existing local character. The capacity for natural evolution is dependent upon the local character typology, with the objective of the evolution of local character to achieve an intensification of use without major impacts on local character. Nevertheless each character type has capacity for growth. The proposal has been designed to resemble a large house on a large plot rather than a block of flats as indicated by representations, and is a sensitively designed three-storey scheme which is considered to provide a



more intensive use of the site in accordance with policy DM10.1 and is thus appropriate.

- 8.14 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and SDG SPD in terms of respecting local character.

### **Housing Quality for Future Occupiers**

- 8.15 All units would comply with internal dimensions required by the Nationally Described Space Standards, and are acceptable.
- 8.16 With regard to external amenity space, all units would have access to private amenity space and a large communal garden towards the rear of the site. The rear communal garden is capable of providing playspace in accordance with the Croydon Plan 2018; such matters would be secured through condition.
- 8.17 The London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. In terms of accessibility, step free access would be provided throughout the site. The applicant has confirmed that the ground floor units are capable of meeting the requirements of M4(2) and (3). Such matters would be secured via an appropriately worded condition.
- 8.18 A refuse store is proposed integrated into the building to the side which is a suitably screened location and large enough to cater for the amount of refuse to be generated by the proposal. Cycle storage is located in the rear garden, accessible to the side of the building which is considered acceptable.

### **Residential Amenity for Neighbours**

- 8.18 The development would sit centrally within its plot and as such would maintain separation distances of approximately 1.39 to 1.42 metres between the flank walls and the north and southern boundaries. No sole habitable room windows are placed into either flank elevation while the balcony areas are integrated into the overall design of the development negating the need for privacy screens which direct views down the rear garden.
- 8.19 The development would project approximately 5.2 metres beyond the rear of the approved flatted scheme at 35a Smitham Bottom Lane and 7.63 metres beyond the rear of the existing building. Given the separation distance of 5.2 metres between flank elevations, that a 45° line would not be broken and the orientation of the existing property at No 35a the development is not considered to result in visual intrusion. As identified above no loss of privacy is considered to arise.
- 8.20 A separation distance of 15.66 metres would exist between 33 Smitham Bottom Lane and the proposed development with a marginal rearward projection. Given the generous separation distance and marginal rearward projection the development is not considered to appear visually intrusive to No33. As above no loss of privacy would arise as a result of the inset balconies and window positions.

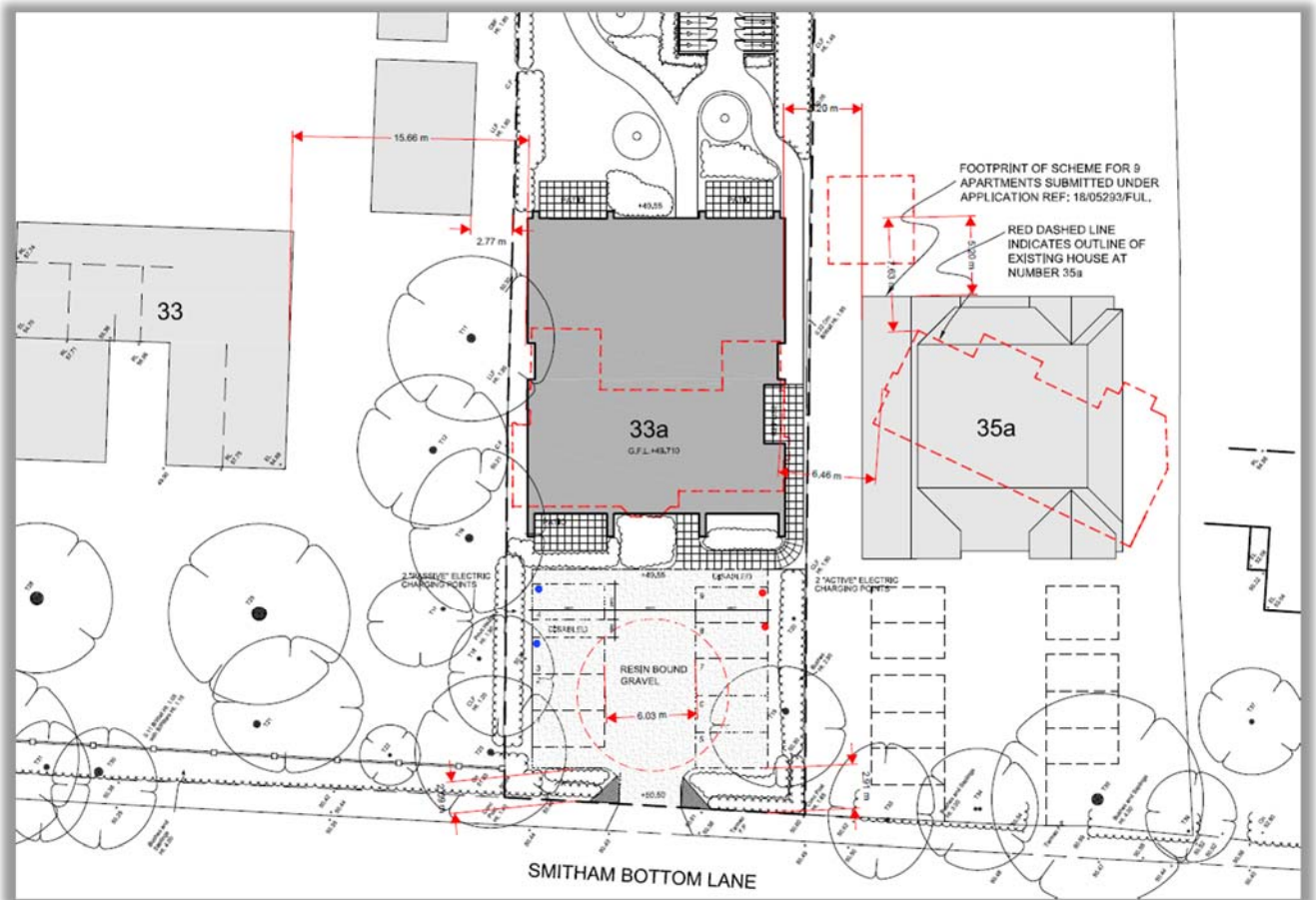


Figure 5: Site Plan showing separation distances to neighbouring properties

- 8.21 The proposal would have no significant impact on other properties; those to the rear are approximately 70m away.
- 8.22 Landscaped boundaries would be retained where possible and where vegetation is lost replacement planting could be secured via an appropriately worded condition; furthermore no trees on site are subject to a formal tree preservation order. For the reasons given above the development is considered to have an acceptable impact on the amenities of the adjoining occupiers.

### Access and Parking

- 8.23 The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties.
- 8.24 This application site has a Public Transport Accessibility level rating (PTAL) of 1b which indicates that the site has poor access to public transport. The site nonetheless is about 8 minute walking distance away from 2 bus routes (No's 127 and 463).
- 8.24 A total of 9 on-site parking spaces will be provided for the residential flats together with 16 cycle storage Spaces. A singular vehicular access will service the on-site parking facility; an appropriate turning area has been provided ensuring that vehicles can enter and exit the site in a forward gear. Having considered the scale of development, the trip rates and trip generation 1:1 parking is considered acceptable in this location.

- 8.25 It is noted that Smitham Bottom Lane is classified road and as such carries a heavy and fast traffic flow. The accident data held by the Council shows that 3 accidents have been recorded since 2003 which included moving vehicles on the carriageway; other recorded accidents were largely related to vehicles reversing onto the highway. The reserve on-street parking capacity is able to accommodate the 3.5no. overspill parking demand based on Census Data. The development is therefore considered acceptable on highway safety and efficiency grounds.
- 8.26 In compliance with the London Plan, electric vehicle charging points would be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 16 spaces) and these are located to the rear of the building within standalone units and would be secure and undercover, although further elevational details will be secured by way of a condition. The refuse storage would be provided within an inset section of the flank elevation being sited in excess of 48 metres from the edge of the highway. As a result of the excessive drag distance a waste management plan will need to be secured via condition to ensure that household waste can be collected from the site.
- 8.27 Given the classification of Smitham Bottom Lane a Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and could be secured through a condition.

#### **Environment, flooding and sustainability**

- 8.28 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.29 The application site is not at risk of flooding as identified by the Croydon Flood Maps and as such specific site mitigation is not required. The use of sustainable urban drainage systems would form part of the hard and soft landscaping scheme and as such would be secured via an appropriately worded condition. The development is therefore considered acceptable in this respect.

#### **Trees and ecology**

- 8.30 There are no trees on site subject to a tree preservation order. The applicants have provided a tree removal plan which demonstrates that 2 trees and a hedge would be removed to accommodate for the development. It is expected that a number of replacement trees are planted as part of the landscaping strategy and this would be secured via condition. This approach is considered acceptable.

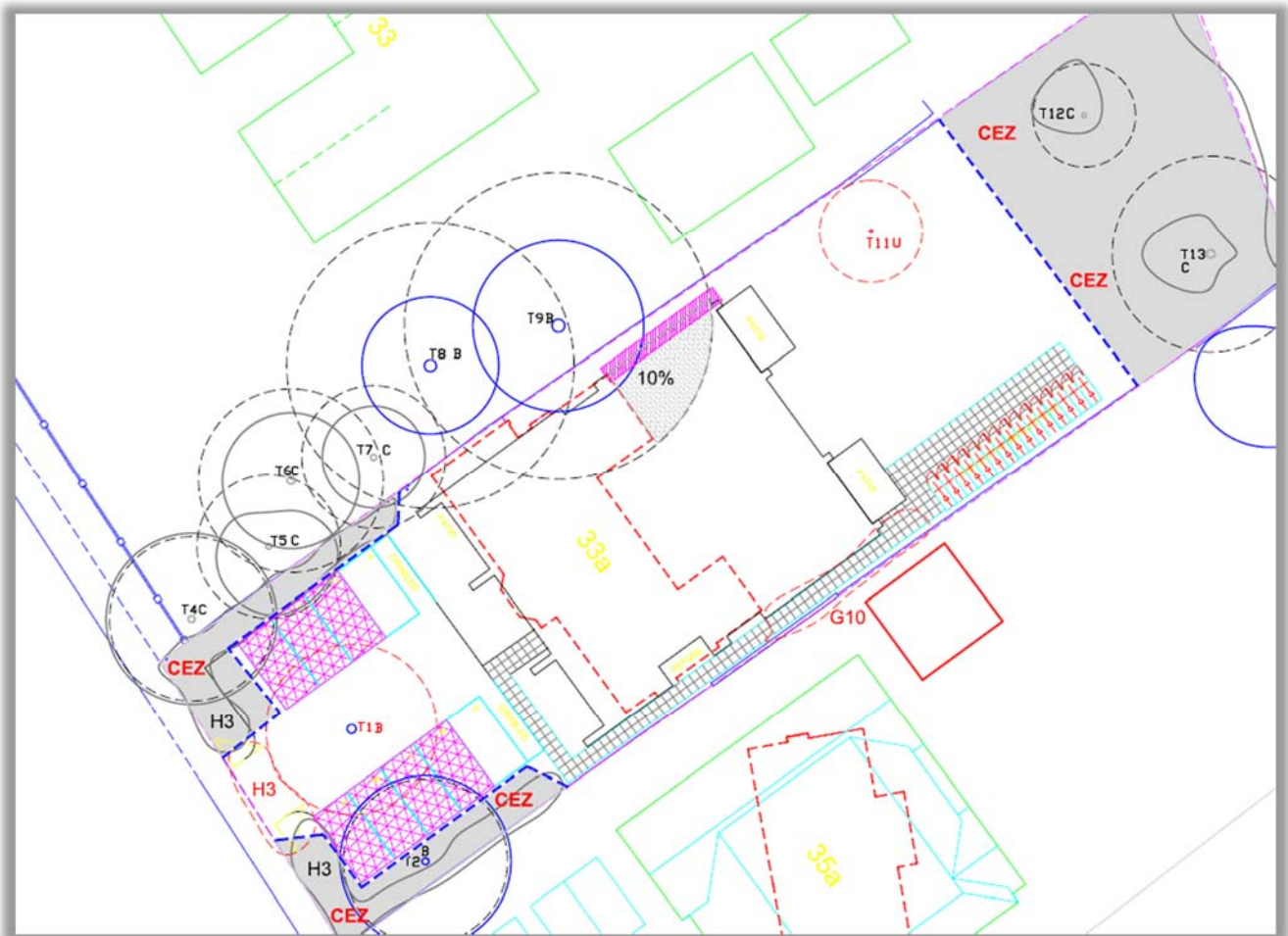


Figure 6: Tree removal plan (removal in red)

- 8.31 The site is not near a designated site of special scientific interest or a site of nature conservation importance and as such there is no statutory requirement for the submission of a Preliminary Ecological Assessment with this application. There was no evidence from the site visit that protected habitats exist on site.
- 8.32 Protected species and habitats are conserved under the Woodland and Countryside Act of 1981. If such species or habitats are discovered during the construction works the applicant should seek the advice of an appropriately quality ecologist before any works continue; failure to do so may result in a criminal offence. Without evidence to the contrary, the development is not considered to have an adverse impact on ecological interests.

### Other matters

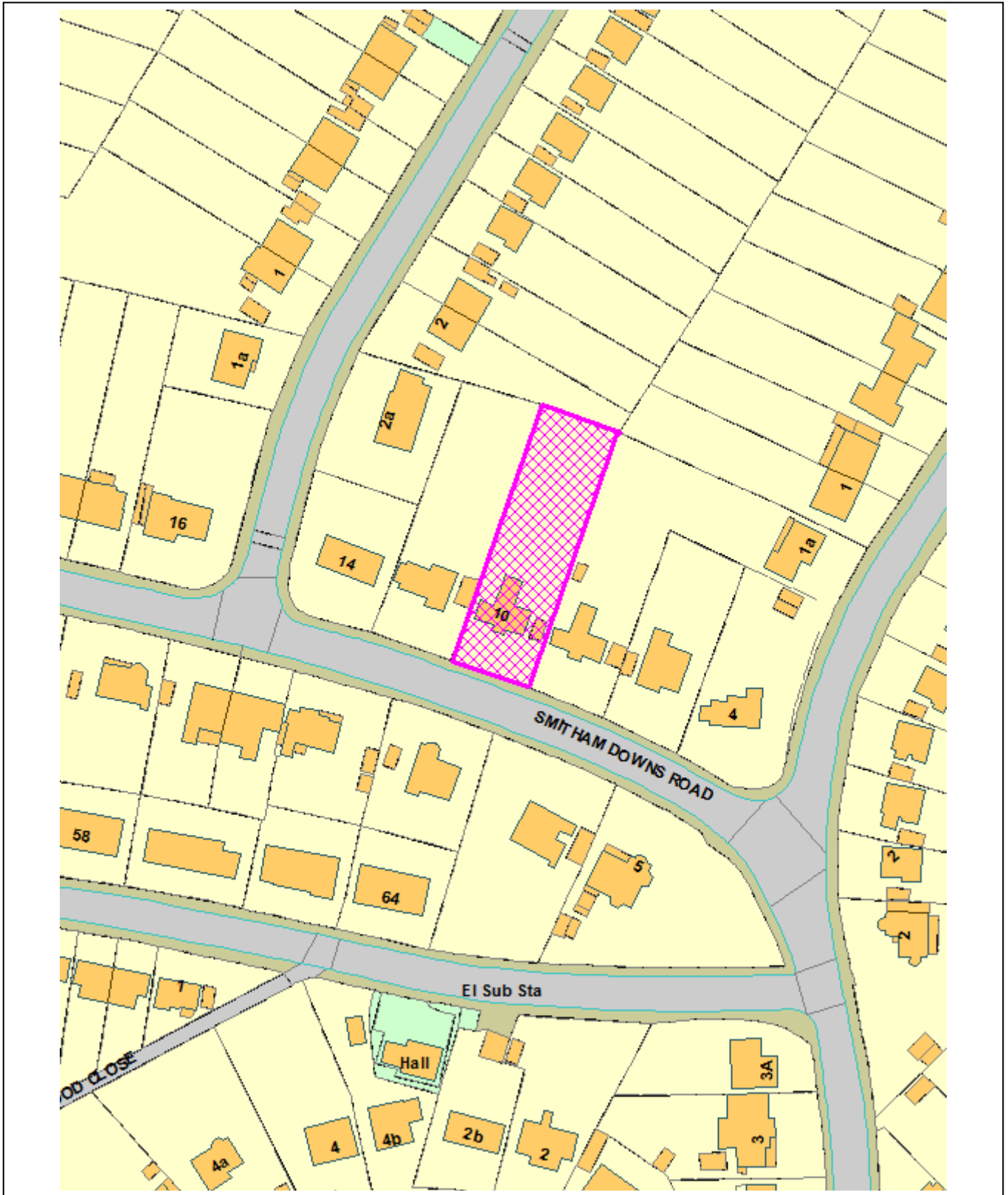
- 8.33 Representations have raised concerns that infrastructure such as transport and medical resources would be incapable of dealing with increased demand. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as health and transport.
- 8.34 Representations have raised concerns over the loss of light to the solar panels belonging to 33 Smitham Bottom Lane. As identified in the amenity section of this

report the development is sited in excess of 15 metres to the flank elevation of No33. While it is recognised that No33a lies to the south of No33 the generous separation distance and consistent building heights would ensure that the efficiency of the solar panels is not undermined as a result of this development.

### **Conclusions**

- 8.35 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.
- 8.36 All other relevant policies and considerations, including equalities, have been taken into account.

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**1 APPLICATION DETAILS**

Ref: 19/02313/FUL  
 Location: 10 Smitham Downs Road, Purley, CR8 4NA  
 Ward: Purley and Woodcote  
 Description: Demolition of existing dwelling and erection of two storey building with accommodation within the roof space as well an erection of a single storey bungalow located at the rear of the site to provide a total of nine units as well as revised vehicular access, associated parking, landscaping, internal refuse and cycle storage.  
 Drawing Nos: 799-015-PR01, 799-015-PR02, 799-015-PR03 Rev C, 799-015-PR04, 799-015-PR05 Rev A, 799-015-PR06, 799-015-PR07, 799-015-PR08, 799-015-PR09, 799-015-PR10 Rev A, 799-015-PR11 Rev A, 799-015-PR12 Rev A, 799-015-PR13, 0184/19/B/1, Existing and First Floor Plans, 18189E.  
 Agent: Neal Thompson  
 Applicant: Lumiere Property  
 Case Officer: Tim Edwards

	1b2p	2b3p	2b4p	3b4p	3b5p	4b, 7p	Total
<b>Existing</b>						1	1
<b>Proposed</b>	3	2	1	2	1		9

*All units are proposed for private sale*

Number of car parking spaces	Number of cycle parking spaces
4 ( including 2 disabled bays)	15

1.1 This application is being reported to Planning Committee because the ward councillor (Cllr Simon Brew) made representations in accordance with the Committee Consideration Criteria and representations in excess of the Committee Consideration Criteria have been received.

**2 RECOMMENDATION**

2.1 That the Planning Committee resolve to GRANT full planning permission subject to:

**Conditions**

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) Full landscaping to be provided prior to occupation for approval and maintained for 5 years (including specific response to ecology recommendations)
- 3) Details of materials to be submitted and approved (including samples)

- 4) Level access to be provided and retained
- 5) Further details in relation to external cycle stores to be submitted.
- 6) In accordance with the arboricultural report and tree protection plan.
- 7) Parking, Pedestrian Visibility Splays, Active/Passive charging, internal refuse and cycle stores to be provided prior to occupation.
- 8) Demolition and Construction Logistics Plan to be submitted
- 9) The development must achieve 19% CO2 reduction beyond Building Regulations
- 10) The development must achieve 110 litres water per head per day
- 11) Flank facing windows to be obscure glazed/non-opening up to 1.7 metres from internal floor levels.
- 12) Time limit of 3 years
- 13) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy – Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Wildlife protection
- 4) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

2.2 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

3.1 The applicant seeks full planning permission for:

- Demolition of an existing two storey building and erection of a two storey building with accommodation in the roofspace to provide 8 units.
- Erection of a single storey building to the rear to provide a 3 bedroom family unit.
- Provision of 4 parking spaces at the front of the site.
- Multi-functional communal/child play space to be provided between the two built forms.

### **Site and Surroundings**

3.2 The application site lies on the northern side of Smitham Downs Road, in an area which is at risk from both surface water and ground water flooding.

3.3 The site is located in PTAL 2, although noted to be in close proximity to PTAL 3 and the bus routes either available within Smitham Downs Road or within 300

metres of the closest bus stops on Brighton Road. The site is approximately 900 metres from Coulsdon Town and 1.10 kilometres from Reedham Station.

### **Planning History**

3.4 There is no relevant planning history related to the site.

## **4 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The site is a sustainable location for new dwellings and the principle of redevelopment to provide additional housing is acceptable.
- The proposal would contribute positively to borough-wide housing targets and would deliver 8 additional units on site.
- The scale and layout of proposed built form is considered to be appropriate for the site and the contemporary design approach executed with high quality materials and finishes would respect the surrounding character of the area.
- The proposal avoids unacceptable harm to the neighbours' living conditions.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- The number of parking spaces proposed would be suitable, providing an appropriate quantity for the proposed mix.
- Other matters including flooding and sustainability can be appropriately managed through condition.

## **5 CONSULTATION RESPONSE**

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

## **6 LOCAL REPRESENTATION**

6.1 The application has been publicised by way of letters sent to adjoining occupiers of the application site. 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: 26      Objecting: 26      Supporting: 0

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

<b>Objection</b>	<b>Officer comment</b>
<i>Principle of development</i>	
Cumulative impact of flatted developments within the area.	Each application is assessed on its own merits. Flats are appropriate in a residential area in principle.

Proposal does not deliver the large family homes needed.	The proposal provides three x 3 bed family homes in accordance with local policy. This point is further addressed within section 8.2 to 8.4 of this report.
<i>Design and appearance</i>	
Out of keeping with the surrounding area – flats, design, character, height, bulk, building line, materials, density, overbearing scale and mass.	This is addressed in section 8.6 and 8.7 to 8.13 of this report.
It is council policy to approve applications where block of flats resembled family housing. This proposal looks like a block of flats.	There is no policy requirements for blocks of flats to appear as detached houses but it can be a positive response to the character of the area. All applications are considered in relation to their potential impact upon the character and appearance of the wider area. In this instance, the proposal is considered to be an appropriate development which would not detrimentally impact the character of the area.
<i>Impact on amenities of neighbouring properties</i>	
Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant, outlook, noise, daylight and sunlight.	This is addressed in section 8.14 to 8.23 of this report.
<i>Amenities of future occupiers</i>	
The living spaces per unit is meagre for family life	All units, external amenity areas and floor to ceiling heights meet the minimum standards as addressed in section 8.24 to 8.27 of this report.
<i>Trees and ecology</i>	
Impact upon trees and biodiversity.	This is addressed in sections 8.36 to 8.38 of this report.
<i>Highways and parking</i>	
Inadequate parking provision and impact on the existing highway network.	This is addressed in section 8.28 to 8.33 of this report.

<p>The council is obsessed with everybody using a bike for their mode of transport.</p> <p>The proposed space for cycle parking could also be removed to provide additional car parking.</p>	<p>In-line with the relevant London Plan policies, the applicant proposes to provide an appropriate quantity of cycle storage spaces.</p> <p>The proposed cycle parking is located either within the main flatted block at the front of the site or within the private amenity spaces at the rear and therefore does not impact upon the quantity of parking spaces provided.</p> <p>This is further addressed in section 8.34 to 8.35 of this report.</p>
<p><i>Other material considerations</i></p>	
<p>More littering/rubbish where there are multiple flats, people have no regards to keeping their surrounding area clean and tidy.</p>	<p>A dedicated internal refuse store is proposed within the front flatted building. This is set away from the roadside but well located for all future occupiers and waste personnel.</p>
<p>There is no affordable housing provided.</p>	<p>The proposal falls below 10 units and therefore there is no policy requirement to provide affordable housing units. It is considered that the proposed application provides the most effective use of the land as proposed.</p>
<p>Local transport, schools and health services are already over stretched.</p>	<p>The development will be CIL liable. This is addressed at section 8.41 of this report.</p>
<p><i>Non-material considerations</i></p>	
<p>There is a restrictive covenant on the site</p>	<p>This is not a planning consideration.</p>
<p>Detrimental impact upon property prices.</p>	<p>This is not a planning consideration.</p>
<p>I have not been notified of this planning application.</p>	<p>The application has appropriately consulted with neighbours in line with statutory and council policies and procedures.</p>

6.3 Councillor Simon Brew has objected to the scheme and referred it to Planning Committee, making the following representations:

- Out of character development.
- Inadequate car parking arrangements and impact upon the highway network.
- Impact upon trees
- Lack of visibility over pre-application correspondence. *[Officer Comment: This is a procedural matter not a material planning consideration].*

6.4 Councillor Badsha Quadir has objected to the scheme, making the following representations:

- Additional road traffic may cause health and safety issues.
- The application states the removal of the Cooper Beech Tree, with the council having placed a TPO on this existing tree. *[Officer Comment: Whilst there is noted to be a large cooper Beech Tree within the rear garden of no.8, this is not protected by way of a tree preservation order (TPO) nor is it proposed to be removed by the developer].*

## **7 RELEVANT PLANNING POLICIES AND GUIDANCE**

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:
- Requiring good design.
  - Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions
- 7.3 The main policy considerations raised by the application that the Committee are required to consider are:

### Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking

- 7.2 Designing out crime
- 7.4 Local Character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM24 Land contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- The Nationally Described Space Standards (October 2015)
- Suburban Design Guidance (SDG) (SPD) (2019)

## **8 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- Principle of development;
- Townscape and visual impact;
- Residential amenity;
- Living conditions of future occupiers;
- Parking and highway safety;
- Cycle and refuse storage;
- Trees and biodiversity;
- Flood risk;

- Other planning matters

### **Principle of development**

- 8.2 The London Plan and Croydon Local Plan support the delivery of new housing in sustainable locations, to address the need for new housing to suit local communities. Approximately 30% of future housing supply may be delivered by windfall sites which provide sensitive renewal and intensification of existing residential areas and play an important role in meeting demand in the capital, helping to address overcrowding and affordability issues.
- 8.3 Policy SP2.7 supports the provision of new family sized dwellings, with a strategic target of 30% of all new dwellings across the borough to be family sized. The proposed unit mix includes three 3 bedroom units and would therefore provide two additional family units on site, meeting the strategic target of 30%.
- 8.4 Policy DM1.2 prevents the loss of small family homes by restricting the net loss of units with three bedrooms or a floor area of less than 130sq.m. There is therefore a requirement to retain or re-provide family sized homes in this case, with several recent appeal decisions supporting both policies DM1.2 and SP2.7. As the existing dwelling is not smaller than 130sq.m or a 3 bedroom property and the proposal would provide a significant amount of family accommodation overall the proposal is considered to be in accordance with Policy DM1.2.
- 8.5 The site is in a suburban setting with a PTAL rating of 2 and as such the London Plan indicates that the density levels could range from 150 - 250 habitable rooms per hectare (hr/ha). The proposed density of this development falls marginally above this range at 270hr/ha. Although this is above the levels sets out, the London Plan states that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to account for other factors relevant to optimising potential – such as local context and design. In this circumstances it is considered that the proposed development is appropriate for the site and surrounding area.
- 8.6 The site is located within an existing residential area and subject to policy compliance in other respects, the principle of redevelopment is supported.



## Townscape and Visual Impact

- 8.7 The existing dwelling is not statutorily or locally listed and therefore there is no objection to its demolition and replacement with a proposed flatted development. The site would encompass a flatted block at the front of the site with 8 units and a single storey building at the rear to provide an additional family unit as shown by figures 1 and 5.

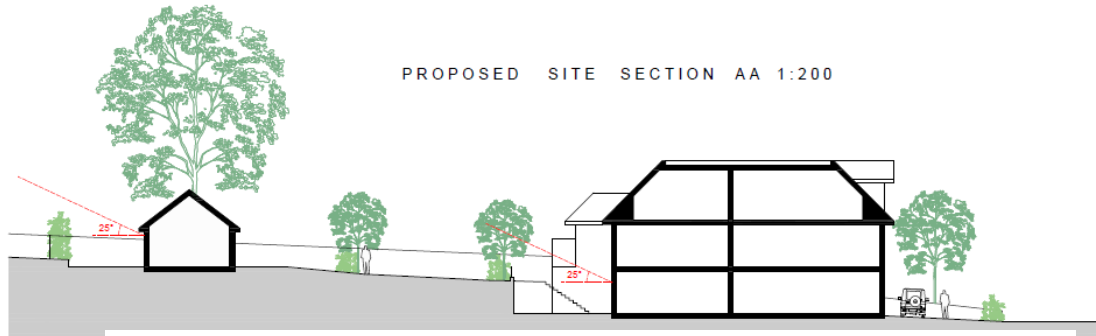


Figure 1: Proposed Site Section

- 8.8 Whilst 8 and 10 Smitham Downs Road are the same in style, properties seen throughout the area are noted to be varied in style and form with brick, render and hung tiles being commonly used. Owing to the land levels seen throughout the area, properties on the northern side of Smitham Downs Road step up from the roadside whilst those on the southern side are set down. The proposed development would lower the existing land levels to allow step-free level access to the site with the well-considered landscaping scheme facilitating this alteration in an appropriate manner.
- 8.9 The proposed building would project forwards of the existing building line, by approximately 1.5 metres. However, it is important to note that the building line is not consistent throughout the streetscene, with notably 4 and 14 Smitham Downs Road being set forwards of the adjoining properties. The proposed projection forwards is also successfully broken down by the choice of material and recessed balconies as well as use of the existing land levels to reduce its prominence and create an acceptable addition to the wider streetscene.
- 8.10 The proposed massing and height of the building sits comfortably between the two adjoining occupiers and within the wider streetscene (as seen in figure 2) and is a form of three storey development supported by policy DM10 of the Local Plan. As with the existing building the proposed front building follows the land levels as they drop from west to east. Hipped roof forms with front dormers and projecting elements are again seen throughout the wider area and immediate buildings which the proposal has embraced. The proposal has reinterpreted the key characteristics of the wider area to provide a multi-flatted development which allows for the most efficient use of land.



Figure 2: Streetscene Elevation within Smitham Downs Road of Front Flatted Block

- 8.11 The proposed building would utilise the three prominent materials used throughout the wider streetscene. Render is proposed to be used but in limited instances. Therefore the proposed materials and maintenance schedule are recommended to be conditioned; overall the proposed materiality is considered acceptable.
- 8.12 The rear bungalow, would be a simple single storey building positioned appropriately in the plot to ensure the prominent Cooper Beech tree in the adjoining property's garden is protected and that there is a multi-functional communal/child play space area located between the built forms. The proposal



Figure 3: Front Elevation of Rear Bungalow

would also utilise the same material palette as the front flatted block (as seen in figure 3) to create a family of buildings across the site.

- 8.13 Overall, the proposed development would represent a high quality addition to the wider street scene, providing two buildings that are respectful to local character whilst intensifying the site to provide additional residential units.

### **Impact on Neighbouring Residential Amenity**

8.14 The properties most affected by the development would be the immediate neighbours 8 and 12 Smitham Downs Road, as well as 2 Woodcrest Road to the rear and 9 Smitham Downs Road opposite the site as seen in figure 4.

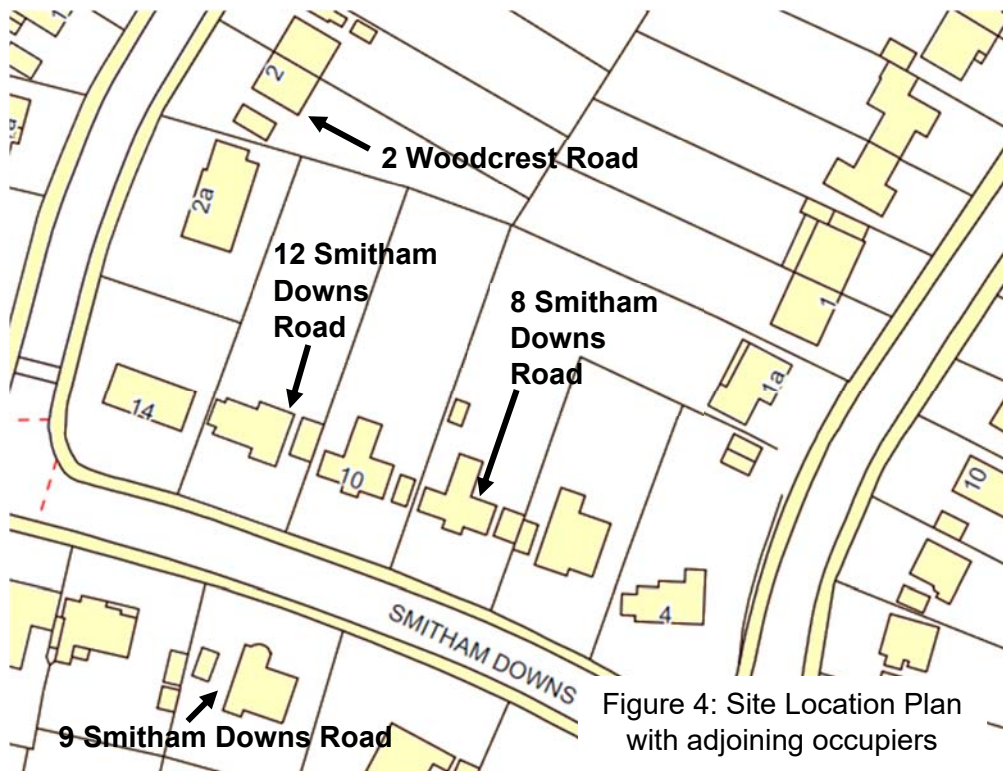


Figure 4: Site Location Plan with adjoining occupiers

### 8 Smitham Downs Road

8.15 This adjoining occupier is set down from the proposed site, in a similar way to the existing arrangement. Whilst the main front building would project deeper than the existing building it would remain at the closest point 2 metres away, before stepping away to approximately 7.5 metres as indicated in figure 5.

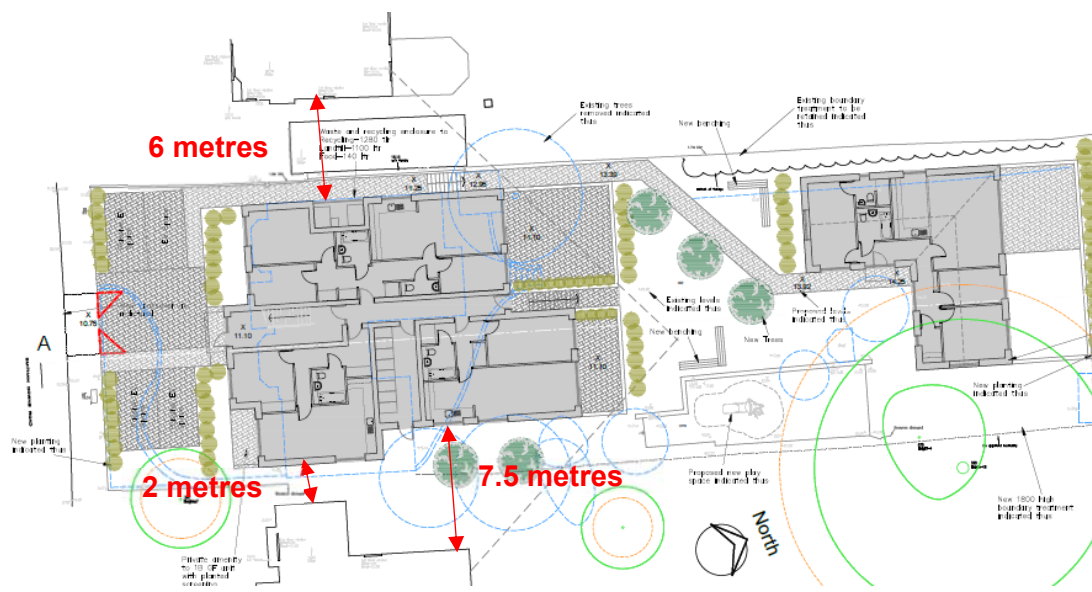


Figure 5: Separation Distances with 8 and 12 Smitham Downs Road

- 8.16 There is one first floor flank facing window located within the rear outrigger of this adjoining occupier which appears to serve a small 4<sup>th</sup> bedroom. Considering the separation distances as well as point 2.9 of the SDG which states that where “*un-neighbourly windows place undue restraints on the development, and as such the light and outlook they receive will not receive significant protection*” overall the impact on this window is considered to be acceptable. Furthermore, existing trees located within the adjoining occupier’s garden are proposed to be protected during the construction process, with detailed landscaping scheme further improving the natural screening between the sites. The rear elevation has one ground floor window off-set to the side but the proposal does not cut at line taken at 45° in plan or elevation from that window. Therefore, overall the proposed development is considered to have an acceptable impact upon this adjoining occupier.
- 8.17 The unit located at the rear of site, would be approximately 27 metres away from the rear elevation of this adjoining occupiers. Due to this separation and retention of existing and proposed additional soft landscaping (with further details relating to any hard boundary treatments to be conditioned) overall this proposed rear building is not considered to detrimentally impact the amenities of the adjoining occupiers.

#### 9 Smitham Downs Road

- 8.18 There is an approximate 27 metre separation between the proposed front elevation of the front flatted block and 9 Smitham Downs Road directly opposite. Taking into account this separation distance overall the proposal is not considered to alter the existing acceptable relationship shared between the two sites.

#### 12 Smitham Downs Road

- 8.19 As indicated by figure 5, there is an approximate 6 metre separation between the proposed front building and no.12’s main flank elevation. Due to the topography throughout the area, the proposed building is also set down from this adjoining occupier and as shown within the submission would not break the 45 degree rule as set out by the SDG (2019) in both plan and elevation. A first floor side facing window in no 12 would be located adjacent to the front elevation of the proposal and so would not be significantly affected by the proposal.
- 8.20 The proposed rear single storey unit would be approximately 20 metres from the rear elevation of this adjoining occupiers and again owing to the proposed retention of the existing soft landscaping and topography overall there is not considered to be a detrimental impact upon the amenity of this adjoining occupier.

#### 2 Woodcrest Road

- 8.21 The site is located below the level of this adjoining occupiers, with the main front building located approximately 31 metres away from the boundary shared between the sites. Whilst the rear single storey building is located approximately 5.8 metres away from this boundary, considering the land levels which are

prevalent as well as the significant separation with the rear elevation of this adjoining occupier and single storey nature of this proposal then overall there is not considered to be a detrimental impact upon the amenities of 2 Woodcrest Road.

### General

- 8.22 All side facing windows are proposed to be obscured glazed and non-opening up to 1.7 metres from the internal floor height to restrict overlooking. The proposed balconies are also set within the building envelope restricting overlooking to the rear and front of the site.
- 8.23 Whilst the proposed development is likely to generate additional comings and goings to/from the site, the additional noise levels associated with this is not anticipated to be beyond what would be expected within residential areas.

### **The standard of accommodation for future occupiers**

- 8.24 The proposal would comply with internal dimensions and minimum GIA required for units, bedrooms sizes and floor to ceiling heights by the Nationally Described Space Standards. All units have primary outlook both to the front or rear of the site, with secondary/non-habitable windows located within the flank elevations.
- 8.25 All units are afforded external amenity space which adheres with the London Housing SPG and subsequent Croydon Plan Policy. The ground floor units are afforded larger private amenity areas which are in excess of the standards. A detailed soft landscaping scheme has been submitted with the proposal providing well-defined private amenity areas, as well as a multi-functional communal and child play space area which is located between the two buildings.
- 8.26 In terms of accessibility, level access would be provided from the front door to the two ground floor units. London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. Given the limitations of the footprint to provide the required accommodation, the applicant has proposed that the two ground floor units are M4 (2) which is welcomed and is proposed to be secured by condition. During the application process, the external stair access has been altered to a ramp which further improves access to the rear bungalow as well as for all future occupiers in accessing the communal areas between the built forms.
- 8.27 The development would provide high quality accommodation including small family sized housing all with adequate layout, space, and amenities for future occupiers.



## Parking and Highways

8.28 As set out above, the site has a PTAL rating of 2 and whilst this would normally detail a poor access to public transport, the site is within walking distance of a number of bus routes. As shown in figures 6 and 7, the PTAL website forecasts that the site by 2021 would fall within an area within PTAL 3 rating as shown low. The London Plan sets out maximum car parking standards for residential

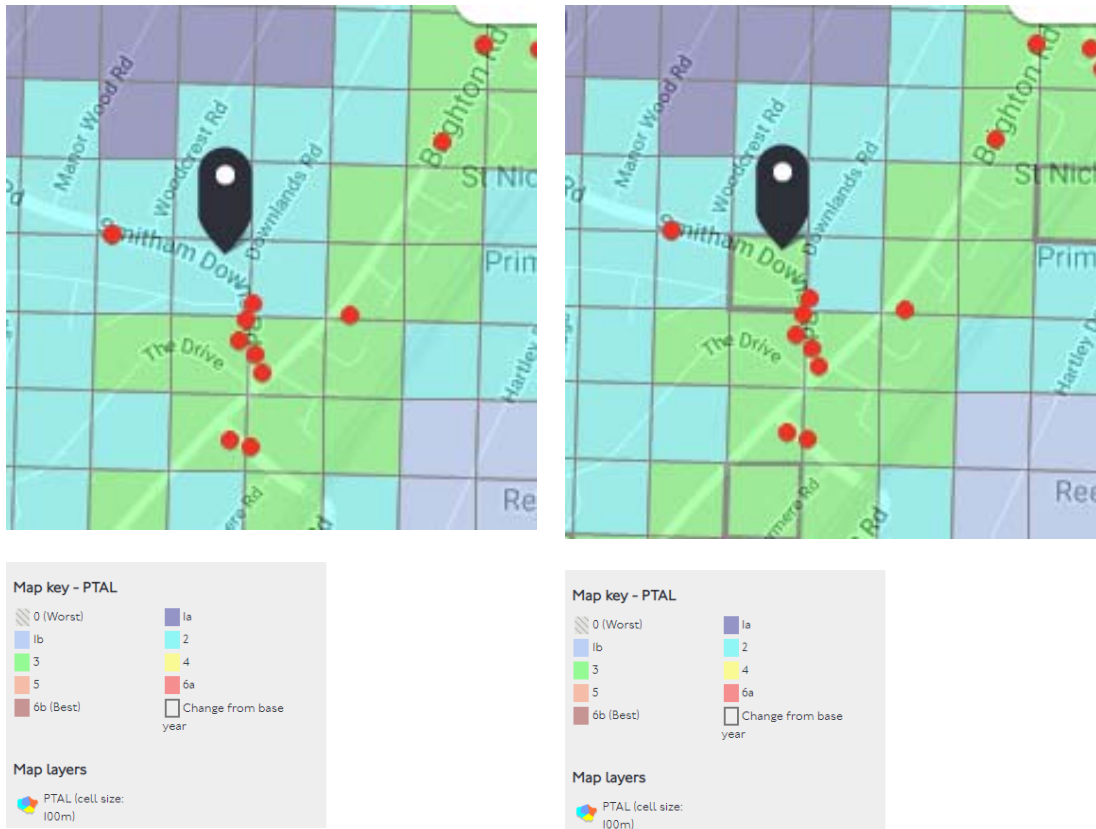


Figure 6: Current PTAL Map

Figure 7: 2021 PTAL Forecast Map

developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties

8.29 Car parking demand on the site has been estimated using 2011 Census data which concludes that the proposed development will generate a demand of 6.12 spaces. As the proposal would provide 4 on-site parking bays it would therefore potentially create an overspill of 2.12 vehicles onto the roadside. As such the applicant has submitted a parking stress survey has been undertaken using the Lambeth Methodology and indicates that there is an average overnight parking stress within 200 metres of 27%, with 141 parking spaces available throughout Smitham Downs Road, The Vale, Downlands Road and Woodcrest Road. Therefore, whilst there would be a potential overspill from the development overall there is considered to be acceptable quantity within the surrounding area to facilitate for this.

- 8.30 Concerns have been raised by local residents with regard to the safety of additional vehicles parked on Smitham Downs Road which is a bus route with numerous junctions in close proximity to the site. However, it is noted that parking on Smitham Downs Road is currently unrestricted and the number of extra vehicles that would park on the highway would be limited with the parking stress survey demonstrating that there is significant scope to park on other nearby residential roads. Records also indicate that there have been no recorded accidents within the immediate surrounding area of the site over the last five years.
- 8.31 A new central crossover is proposed, replacing the existing and maintaining acceptable sightlines and pedestrian visibility splays. These are proposed to be conditioned accordingly to be maintained throughout the lifetime of the development.
- 8.32 Taking into account the sites accessibility to public transport, relevant car ownership data and high parking availability within the surrounding area overall the proposal is considered to provide an appropriate number of parking spaces which would not detrimentally impact highway safety within the surrounding area.
- 8.33 It is recommended that all works associated with raising the dropped kerbs are completed prior to the first occupation of the units and that a Demolition, Construction Logistics and Environmental Management Plan will be required by a condition before commencement of work, given the sites location in a residential area and to ensure minimal impact upon the highways network.

### **Cycle and Refuse Storage**

- 8.34 Cycle stores are proposed internally within the building (apart from the ground floor units whose cycle storage is proposed to be located within their private amenity spaces). Final details of the external cycle stores are proposed to be secured by a condition.
- 8.35 The proposed refuse store is located in an acceptable location for all future occupiers as well as for waste personnel in collecting refuse being positioned within the front flatted building.

### **Trees and Biodiversity**

- 8.36 A number of low grade trees/hedges located along the boundary with 8 Smitham Downs Road and at the rear of the site are proposed to be removed. They offer little amenity value and therefore overall their removal is considered acceptable, especially taking note of the replacement trees proposed at the front and throughout the communal area which will positively add to the character of the surrounding area.
- 8.37 Representations received have raised concerns around the proposed single storey rear buildings impact upon the Cooper Beech Tree (T10) as indicated in figure 8. Whilst the tree is acknowledged to be a high quality A grade tree, the visual amenity it offers is limited due to its location being well set back from the roadside and surrounded by built form. As the application proposes sensible

crown lifting and that the incursion into its root protection area is limited, overall it is considered that the proposal would not have a detrimental impact upon this high quality tree during and post construction.

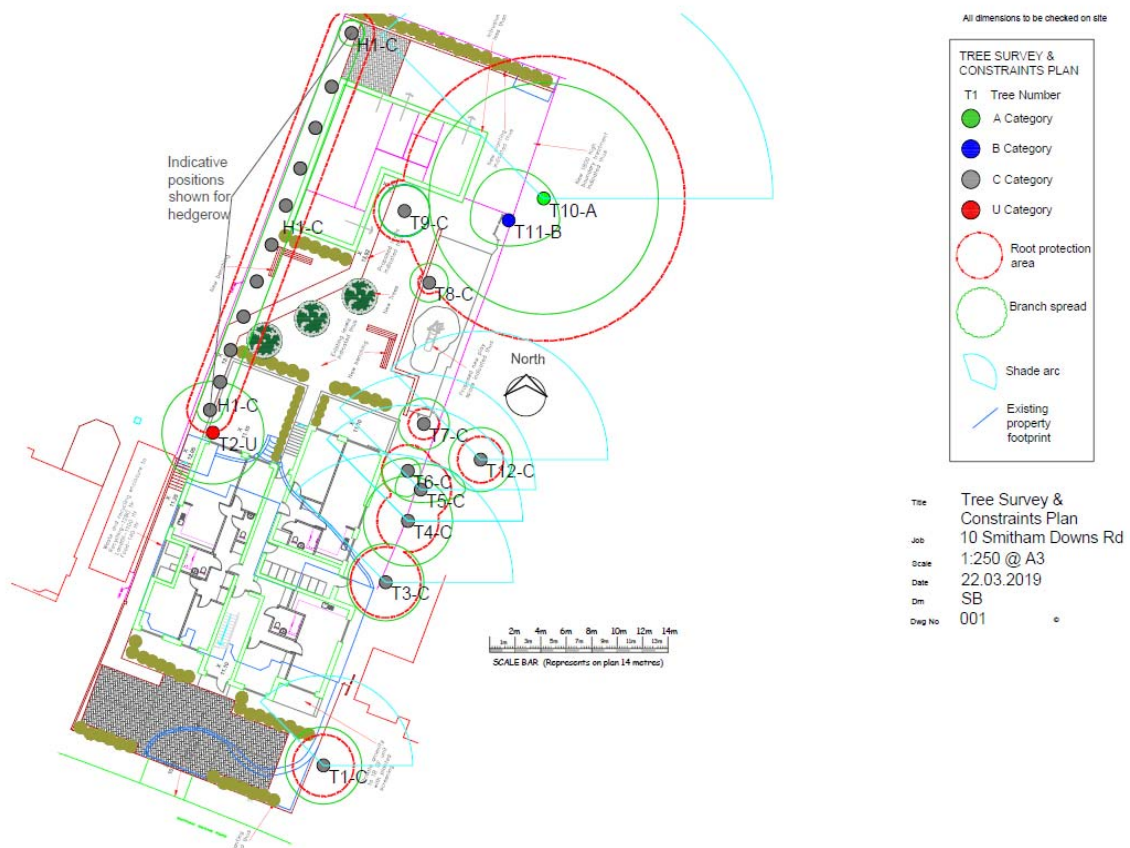


Figure 8: Tree Constraints Plan

8.38 Concerns have been raised by regards to the potential for protected species to be impacted by the development. The site is reasonably separated from all Sites of Nature Conservation Importance and/or Special Scientific Interest, does not include the removal of any existing water source (i.e. pond) and although five trees and group of hedges are noted to be removed, the development is considered unlikely to affect protected species/habitats on site. It is also important to note that other legislation provides protection to these species to which the applicant should be aware of. A condition is proposed to be attached to ensure that trees are removed outside of the bird nesting season.

### Flood Risk

8.39 The application lies within area at risk from both surface water and ground water flooding. A Flood Risk Assessment (FRA) has been provided outlining the existing on-site specifics alongside proposed situation including the potential for climate change. The assessment has outlined that the development would not increase on or off-site flood risk. However, as no on site investigations have been carried out, a detailed FRA is proposed to be conditioned accordingly.

### Other planning matters



- 8.40 Conditions are recommended in relation to carbon emissions and water use targets for the development, to achieve sustainability objectives in accordance with policy.
- 8.41 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

### **Conclusion**

- 8.42 The site is in a sustainable location for new housing development, and the scale, size and amount of development is appropriate for its setting. The new dwellings would provide a good quality and appropriate mix of family sized housing types, supported by car parking, cycle storage and bin storage. The impacts to neighbours would be largely limited to the construction period, and the further potential impacts highlighted in this report would be mitigated by the recommended planning conditions.
- 8.43 The proposal would comply with the Croydon Local Plan 2018 and would be acceptable. Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 8.44 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to a legal agreement for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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## **PLANNING COMMITTEE AGENDA**

### **PART 8: Other Planning Matters**

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#### **1 INTRODUCTION**

- 1.1 In this part of the agenda are reports on planning matters, other than planning applications for determination by the Committee and development presentations.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

#### **2 FURTHER INFORMATION**

- 2.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

#### **3 PUBLIC SPEAKING**

- 3.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

#### **4 BACKGROUND DOCUMENTS**

- 4.1 For further information about the background papers used in the drafting of the reports in part 7 contact Mr P Mills (020 8760 5419).

#### **5 RECOMMENDATION**

- 5.1 The Committee to take any decisions recommended in the attached reports.

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## PLANNING COMMITTEE AGENDA

26<sup>th</sup> September 2019

### Part 8 Other Planning Matters

Item 8.1

<b>Report of:</b> Director of Planning and Strategic Transport  <b>Author:</b> Pete Smith	<b>Title:</b>  Weekly Planning Decisions
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#### 1. Purpose

- 1.1 This report also provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval)

#### Planning Decisions

- 1.2 Attached as Appendix 1 is the list of delegated and Planning Committee/Sub Committee decisions taken between 2<sup>nd</sup> September and 13<sup>th</sup> September 2019.
- 1.3 During this period the service issued 197 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 13 applications were either withdrawn by the applicants or involve consultation responses to adjoining boroughs (which also appear in the list).
- 1.4 Out of the 197 decisions made, 20 were refused (10.1%). Therefore the approval rate was 89.9%.
- 1.5 Notable decisions include the following:
- Planning permission has been issued in respect of the proposed extensions to 1 Christchurch Road to provide 7 self-contained apartments (LBC Ref 19/00547/FUL) following the completion of the associated S.106 Agreement. The case was considered by Planning Committee back in July 2019 which resolved to grant planning permission subject to related planning obligations and planning conditions.
  - Planning permission has been refused for the redevelopment of 15 Cullisden Road in Kenley to provide a part2/part 3 storey replacement building to provide 15 residential units (5x3 bed, 5x2 bed and 5x1 bed) with associated car parking, communal amenity space, bins and cycle stores (LBC Ref 19/01567/FUL). The grounds of refusal related to lack

of affordable housing and the adequacy of information to properly deal with issues associated with surface water flood risk, ecological effects, car parking pressures and the necessary planning obligations required to mitigate the impact of development (including employment and training and zero carbon requirements).

- Planning permission has been refused for the erection of a 3 storey detached building at 19-25 Addiscombe Road, containing 6 studio flats (LBC Ref 19/00092/FUL). The reasons for refusal related to inappropriate scale and mass failing to suitably reflect character and appearance and impacting on the amenities of immediate neighbours. Moreover, the refusal also focussed on the impact of the scheme on the availability of car parking in an area characterised by car parking stress and the delivery of inappropriate housing mix (focussing only on studio apartments).
- Planning permission has been refused (for a second time) to retain side roof extensions to 461 Brighton Road (LBC Ref 19/03030/FUL). Planning permission had been previously refused to retain the roof extensions – only to be upheld on appeal. Planning enforcement continue to seek a resolution to this breach of planning control.
- Planning permission has been refused for the conversion of 63 Macclesfield Road, South Norwood onto a 6 person HMO and a 1 bed flat (LBC Ref 19/03006/FUL). The reasons for refusal related to the loss of a small family house and the quality of the proposed 1 bed flat (in terms of overall unit size).

DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

## DELEGATED PLANNING DECISIONS (Ward Order)

The following is a list of planning applications determined by the Head of Development Management under delegated powers since the last meeting of the Planning Committee.

Note: This list also includes those decisions made by Planning Committee and released in this time frame as shown within the level part of each case.

**NOTE: The cases listed in this report can be viewed on the Council's Website.**

Please note that you can also view the information supplied within this list and see more details relating to each application (including the ability to view the drawings submitted and the decision notice) by visiting our Online Planning Service at the Croydon Council web site ([www.croydon.gov.uk/onlineplans](http://www.croydon.gov.uk/onlineplans)).

Once on the Council web page please note the further information provided before selecting the Public Access Planning Register link. Once selected there will be various options to select the Registers of recently received or decided applications. Also; by entering a reference number if known you are able to ascertain details relating to a particular application. (Please remember to input the reference number in full by inserting any necessary /'s or 0's)

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Ref. No. : 19/02907/HSE  
Location : 39 Compton Road  
Croydon  
CR0 7JB  
Proposal : Demolition and erection of single storey rear extension.  
Date Decision: 06.09.19

**Ward : Addiscombe East**  
**Type: Householder Application**

**Permission Granted**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Level: Delegated Business Meeting

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Ref. No. : 19/03262/LP  
Location : 37 Nicholson Road  
Croydon  
CR0 6QT  
Ward : **Addiscombe East**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of loft conversion with formation of dormer in rear roof slope.  
Date Decision: 03.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03274/LP  
Location : 40 Nicholson Road  
Croydon  
CR0 6QS  
Ward : **Addiscombe East**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of loft conversion with the formation of dormers in the rear roof slope and roof lights in the front roof slope.  
Date Decision: 03.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03409/HSE  
Location : 83 Dalmally Road  
Croydon  
CR0 6LY  
Ward : **Addiscombe East**  
Type: Householder Application  
Proposal : Erection of single storey rear infill extension  
Date Decision: 13.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03411/GPDO  
Location : 7 Tenterden Road  
Croydon  
CR0 6NQ  
Ward : **Addiscombe East**  
Type: Prior Appvl - Class A Larger  
House Extns  
Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 3 metres  
Date Decision: 03.09.19

**Prior Approval No Jurisdiction (GPDO)**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Level: Delegated Business Meeting

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Ref. No. : 19/03627/NMA  
Location : 86 Shirley Road  
Croydon  
CR0 7EQ

Ward : Addiscombe East  
Type: Non-material amendment

Proposal : Non material amendment to permission -18/05688/HSE for Demolition and erection of single storey rear extension and erection of access ramp to front door.

Date Decision: 06.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/04156/LP  
Location : 8 Brockenhurst Road  
Croydon  
CR0 7DR

Ward : Addiscombe East  
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with a rear dormer and roof lights to the front elevation

Date Decision: 05.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 19/00092/FUL  
Location : 19-25 Lower Addiscombe Road  
Croydon  
CR0 6PQ

Ward : Addiscombe West  
Type: Full planning permission

Proposal : Erection of a 3 storey detached building containing 6 x studio flats, with associated refuse and cycle storage.

Date Decision: 13.09.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/00914/FUL  
Location : 112A Oval Road  
Croydon  
CR0 6BL

Ward : Addiscombe West  
Type: Full planning permission

Proposal : Erection of a single storey side and rear extension

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03291/ADV **Ward : Addiscombe West**  
Location : Easy Hotel **Type: Consent to display**  
20-24 Addiscombe Road **advertisements**  
Croydon  
CR0 5PE  
Proposal : Erection of an internally illuminated fascia sign

Date Decision: 06.09.19

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 19/03357/LP **Ward : Addiscombe West**  
Location : 17 Vincent Road **Type: LDC (Proposed) Operations**  
Croydon **edged**  
CR0 6ED  
Proposal : Erection of outbuilding in rear garden

Date Decision: 06.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/04010/NMA **Ward : Addiscombe West**  
Location : 28-30 Addiscombe Grove **Type: Non-material amendment**  
Croydon  
CR0 5LP  
Proposal : Non-material amendment (changes to approved tile pattern, GRC and entrance panel) to Planning Permission 17/02680/FUL for Demolition of existing buildings including parking garage and redevelopment of the sites for a part 9, 20 and 21 storey building comprising 153 residential dwellings (Class C3) and a single storey sub-station; hard and soft landscaping, cycle and car parking facilities; plant areas and other ancillary works

Date Decision: 05.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 18/04377/FUL **Ward : Bensham Manor**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 56 Boswell Road  
Thornton Heath  
CR7 7RY  
Type: Full planning permission

Proposal : Demolition of side and rear projections and erection of replacement single storey side and rear extensions. Conversion of resulting building to provide 1 x 3-bed flat and 1 x 1-bed flat.

Date Decision: 11.09.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/02641/FUL  
Location : 141 Brigstock Road  
Thornton Heath  
CR7 7JN  
Type: Full planning permission  
Ward : **Bensham Manor**

Proposal : Erection of additional storey and further extensions to front part of building/site to enlarge existing medical centre (D1). Erection of additional 2 stories to rear part of building/site to provide 6 x 2 two bedroom flats (C3).

Date Decision: 04.09.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/03025/HSE  
Location : 76 Kynaston Road  
Thornton Heath  
CR7 7AY  
Type: Householder Application  
Ward : **Bensham Manor**

Proposal : Erection of single storey rear and side extension

Date Decision: 13.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03257/LP  
Location : 37 Zermatt Road  
Thornton Heath  
CR7 7BL  
Type: LDC (Proposed) Use edged  
Ward : **Bensham Manor**

Proposal : Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope. Erection of single storey rear extension and use of dwelling as a small HMO (Housing in Multiple Occupancy) for up to 6 occupants within Use Class C4.

Date Decision: 12.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

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Ref. No. : 19/03395/FUL **Ward : Bensham Manor**  
Location : 178 A & B Frant Road Type: Full planning permission  
Thornton Heath  
CR7 7JW  
Proposal : Conversion of two self-contained flats into single family dwelling.

Date Decision: 05.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03424/GPDO **Ward : Bensham Manor**  
Location : 98 Bensham Manor Road Type: Prior Appvl - Class A Larger  
Thornton Heath House Extns  
CR7 7AU  
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 03.09.19

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03474/NMA **Ward : Bensham Manor**  
Location : 121 Brigstock Road Type: Non-material amendment  
Thornton Heath  
CR7 7JN  
Proposal : Erection of part-single, part-two storey side and rear extensions, hip to gable roof extension, rear dormer roof extension, window alterations, alterations to access, landscaping, refuse and cycle storage together with conversion of the property to provide 5 self-contained flats (1 x 3 bed, 3 x 1 bed and 1 x studio) (Non-material amendment to remove 2 roof lights, add 1 roof light, install a high level window to the rear elevation and reconfigure internal layout).

Date Decision: 05.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/03544/FUL **Ward : Bensham Manor**  
Location : 174 Bensham Lane Type: Full planning permission  
Thornton Heath  
CR7 7EN

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Extension of existing property with new first floor rear extension above back addition, new roof extensions to include hip to gable extension and rear loft extension.

Related internal adjustments and new front roof lights

Date Decision: 13.09.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/03603/FUL **Ward : Bensham Manor**  
Location : 52 Brook Road Type: Full planning permission  
Thornton Heath  
CR7 7RB  
Proposal : Conversion of existing three-bedroom house into two ( 1 bedroom 2 person) flats.

Date Decision: 11.09.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/03605/LP **Ward : Bensham Manor**  
Location : 52 Brook Road Type: LDC (Proposed) Operations  
Thornton Heath edged  
CR7 7RB  
Proposal : Certificate of Lawful Development (Section 192) conversion of single family dwellinghouse into house of multiple occupation (5 separate persons).

Date Decision: 10.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 18/05654/FUL **Ward : Broad Green**  
Location : 56 - 58 Factory Lane Type: Full planning permission  
Croydon  
CR0 3RL  
Proposal : Part change of use from Class B1 to mixed use including Class B1/B2/B8 (Offices, IT Centre, Storage & Distribution) and Class D1 (Training & Place of Worship)

Date Decision: 06.09.19

**Permission Refused**

Level: Delegated Business Meeting



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 10 Wellington Road  
Croydon  
CR0 2SH  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 03.09.19

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 19/03523/DISC  
Location : Ground Floor Shop  
563 Mitcham Road  
Croydon  
CR0 3AE  
Ward : **Broad Green**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (noise) and Condition 10 (Surface water) of 19/00564/FUL (Conversion of cafe/takeaway into a 1 bedroom residential flat (C3 use) together with associated external alterations, refuse storage, cycle storage and landscaping).

Date Decision: 05.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01524/DISC  
Location : Parcels Of Land Adjacent To Auckland Rise,  
Church Road And Sylvan Hill  
London  
SE19 2DX  
Ward : **Crystal Palace And Upper  
Norwood**  
Type: Discharge of Conditions

Proposal : Discharge of condition 21 (Drainage Details) attached to permission 16/06512/FUL for demolition of buildings and erection of 6 buildings varying between three and five storeys in height comprising 29 two bedroom and 28 one bedroom flats; provision of associated car parking, landscaping and other associated works (AMENDED PLANS RECEIVED - BLOCK F REMOVED, BLOCK B INCREASED IN HEIGHT BY 1 STOREY, RETENTION OF A NUMBER OF TREES).

Date Decision: 04.09.19

**Withdrawn application**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Level: Delegated Business Meeting

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Ref. No. : 19/02912/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 66 Grecian Crescent  
Upper Norwood  
London  
SE19 3HH

Type: Householder Application

Proposal : Erection of single storey front extension and porch

Date Decision: 13.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03501/FUL **Ward : Crystal Palace And Upper Norwood**

Location : Cypress Junior School  
Cypress Road  
South Norwood  
London  
SE25 4AU

Type: Full planning permission

Proposal : Retention of the existing 2-storey modular building to the south west of the site (consented temporarily under application 15/01499/P until 31 July 2022). The proposals also include new ramped access to the unit, a secure fence, new access door, extension of the existing external canopy and new school signage.

Date Decision: 13.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03504/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 49 - 51 Beulah Hill  
Upper Norwood  
London  
SE19 3DS

Type: Discharge of Conditions

Proposal : Details pursuant to condition 2 (window and railing detail) of planning permission ref 17/03208/ful granted for Demolition of two existing buildings: erection of a part 6, part 7 storey building (Block A) and part 4, part 5 and part 6 storey building (Block B) comprising a total of 30 flats and a 2-storey building (Block C) comprising 3 townhouses with the provision of car parking spaces, cycle parking spaces, refuse and recycling area, associated landscaped communal amenity areas and formation of vehicular access



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Date Decision: 12.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/03522/GPDO

Ward : **Crystal Palace And Upper Norwood**

Location : 66 Orleans Road  
Upper Norwood  
London  
SE19 3TA

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.8 metres

Date Decision: 03.09.19

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 19/03570/TRE

Ward : **Crystal Palace And Upper Norwood**

Location : 40 Braybrooke Gardens  
Upper Norwood  
London  
SE19 2UN

Type: Consent for works to protected trees

Proposal : Holm Oak - Cutting back of branches approaching neighbour's window at no. 38. B. Gardens. Cutting back of low hanging 'witches broom' creating a 2-3m clearance. (TPO no. 16, 2011)

Date Decision: 06.09.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/03757/NMA

Ward : **Crystal Palace And Upper Norwood**

Location : 2 Rockmount Road  
Upper Norwood  
London  
SE19 3ST

Type: Non-material amendment

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Non-Material Amendment to planning permission 17/00719/FUL (removal of first floor flank wall window)

Date Decision: 05.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. :	19/03783/TRE	Ward :	<b>Crystal Palace And Upper Norwood</b>
Location :	32 Ryefield Road Upper Norwood London SE19 3QU	Type:	Consent for works to protected trees
Proposal :	Turkey Oak - Cut back to previous pruning points, 4m off the top and 2m off the side to retain the shape of the crown. Thin crown by 10%. (TPO no. 32, 2013)		

Date Decision: 06.09.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	19/03789/CAT	Ward :	<b>Crystal Palace And Upper Norwood</b>
Location :	69 Harold Road Upper Norwood London SE19 3SP	Type:	Works to Trees in a Conservation Area
Proposal :	T1: Elder - 0.5m - 1m reduction on the house side and a 2m reduction on the roadside. T2: Sycamore - To reduce the crown by 2.5m on the top and 0.5m - 1m on the laterals branches. T3: Oak - Reduction which is to the old cut points and give a clear 2m clearance from the neighbouring fire escape. T4: Hornbeam - Fell.		

Date Decision: 06.09.19

**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

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Ref. No. :	19/04313/LP	Ward :	<b>Crystal Palace And Upper Norwood</b>
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : Glendale  
Mowbray Road  
Upper Norwood  
London  
SE19 2RN  
Type: LDC (Proposed) Operations edged  
Proposal : Loft conversion with new gable ends and rear dormer.

Date Decision: 13.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/02712/FUL  
Location : 81 Woodcote Grove Road  
Coulsdon  
CR5 2AL  
Type: Full planning permission  
Ward : Coulsdon Town  
Proposal : Erection of two storey detached 3 bedroom house at rear fronting Grove Wood Hill with associated bin and cycle stores and parking area

Date Decision: 13.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02939/FUL  
Location : 128 Brighton Road  
Coulsdon  
CR5 2ND  
Type: Full planning permission  
Ward : Coulsdon Town  
Proposal : Conversion of the 1st and 2nd floor (B1a use) into residential (C3) to create 1 x 1 bed and 1 x 2 bed self-contained flat. Erection of rear dormer and installation of two rear external staircases and 2 x front rooflights.

Date Decision: 12.09.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/02996/FUL  
Location : 58 Brighton Road  
Coulsdon  
CR5 2BB  
Type: Full planning permission  
Ward : Coulsdon Town

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Demolition of existing 3 bedroom bungalow and the erection of a 3/4 storey building utilizing the roof space comprising of 4 x 3no bedroom, 3 x 2no bedroom and 2 x 1no bedroom units; provision of 5no parking spaces, refuse / cycle store and associated landscaping details.

Date Decision: 02.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03133/CONR

**Ward : Coulsdon Town**

Location : 169 - 173 Brighton Road  
Coulsdon  
CR5 2NH

Type: Removal of Condition

Proposal : Variation of condition 5 (alterations to the proposed opening hours) linked to planning application 18/02581/FUL for the conjoining existing ground floor units into a single unit for A1 or A3 use. Part change of use of the first floor ancillary retail (A1 use) to form one new residential unit (C3 use). Demolition of existing single storey outbuilding. Erection of a single storey rear extension with associated alterations to the existing external residential access, rear balconies, car parking, boundary treatments, cycle and refuse storage.

Date Decision: 13.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03165/DISC

**Ward : Coulsdon Town**

Location : Cane Hill Park Development Site  
Brighton Road  
Coulsdon  
CR5 3YL

Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Discharge of Condition 88 (travel plan) for PHASES 2 to 6 only attached to planning permission 13/02527/P for the Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units); Class A1-A5; B1; C1; D1-D2 Uses; car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/ Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5; B1; C3; D1-D2 purposes; Re-Use/Rebuild of North Lodge as Use Class C3 single dwelling house; Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwelling house, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site; a single building of 3,000m<sup>2</sup> GEA for Office (B1) or Hotel (C1) uses; up to 473 new residential units (Class C3); and new access onto Portnalls Road and re-use of existing access onto Portnalls Road.

Date Decision: 03.09.19

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 19/03240/HSE  
Location : 24 South Drive  
Coulsdon  
CR5 2BG  
Ward : Coulsdon Town  
Type: Householder Application  
Proposal : Erection of porch, dropped kerb, pedestrian access ramp and relocation of front hardstanding vehicle parking space.

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03460/DISC  
Location : Rear Of 41 To 43 Chipstead Valley Road  
Coulsdon  
CR5 2RB  
Ward : Coulsdon Town  
Type: Discharge of Conditions  
Proposal : Discharge of condition 2 (refuse and cycle storage) attached to planning application 18/02035/GPDO for the change of use from Office (Class B1(a)) to residential to provide 10 studio flats.

Date Decision: 13.09.19

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 19/03534/GPDO  
Ward : Coulsdon Town

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 290 Chipstead Valley Road  
Coulsdon  
CR5 3BE

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 10.09.19

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 19/03572/CONR

**Ward : Coulsdon Town**

Location : 136 Brighton Road  
Coulsdon  
CR5 2ND

Type: Removal of Condition

Proposal : Variation of Condition 3 (opening hours) of planning permission 19/00936/FUL (Change of use of ground floor from A1 (retail) to A3 (restaurant). Use of basement for kitchen facilities. Installation of extraction ducting).

Date Decision: 13.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03982/DISC

**Ward : Coulsdon Town**

Location : Cane Hill Park Development Site  
Brighton Road  
Coulsdon  
CR5 3YL

Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Part discharge of condition 9 (brick only) attached to reserved matters application 17 /06316/RSM for the proposal is for the following components of the former Cane Hill Hospital: 1) Refurbishment, rebuild and extension the administration building to create 14 apartments 2) Refurbishment of the chapel to provide a range of potential uses falling within Classes A1-A5, B1 and D1-D2 3) Conversion and extension to the water tower to create a single residential dwelling 4) Associated landscaping, access and parking (Legacy Buildings Phase) (approval of reserved matters in respect of hybrid planning permission 13/02527/P for Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units). Class A1-A5, B1, C1, D1-D2 Uses. Car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5, B1, C3, D1-D2 purposes. Re-Use/Rebuild of North Lodge as Use Class C3 single dwellinghouse. Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwellinghouse, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site, a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses. Up to 473 new residential units (Class C3) and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane/Brighton Road (A237) Roundabout and associated infrastructure including drainage)

Date Decision: 04.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/04157/NMA  
Location : 18 Linden Avenue  
Coulsdon  
CR5 3BT

**Ward : Coulsdon Town**  
Type: Non-material amendment

Proposal : Non material amendment to planning application 19/04157/NMA

Date Decision: 04.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 18/06166/DISC

**Ward : Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : Segas House Type: Discharge of Conditions  
Katharine Street  
Croydon  
CR0 1NX

Proposal : Discharge of Condition 9 (Details of Shopfront) of 18/01861/LBC for Proposed works including internal alterations, replacement of shopfront, and other associated works to facilitate the change of use of the ground floor to a marketing suite for a temporary period of five years

Date Decision: 05.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01249/FUL Ward : **Fairfield**  
Location : Fairfield Halls Type: Full planning permission  
Park Lane  
Croydon  
CR9 1DG

Proposal : Erection of a new loading dock to rear of building and re-configured lower ground level service yard and installation of new plant to the roof of Fairfield Halls

Date Decision: 13.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02811/DISC Ward : **Fairfield**  
Location : Wandle Road Car Park Type: Discharge of Conditions  
Wandle Road  
Croydon  
CR0 1DX

Proposal : Discharge of Condition 11 (Delivery and Servicing Plan) and Condition 12 (Car Park Management Plan) pursuant to planning permission 17/06318/FUL, for the Redevelopment of part of site to provide part5, 22 and 25 storey mixed use building, incorporating 128 no. residential units (Class C3) in addition to flexible commercial floorspace (Class A1/A3/B1/D2) on lower levels, as well as new vehicular access, residential car parking spaces, new public realm, including shared pedestrian and cycle access through the site.

Date Decision: 11.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02816/NMA Ward : **Fairfield**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : Former Site Of Taberner House Type: Non-material amendment  
Park Lane  
Croydon  
CR9 3JS

Proposal : Application for a non-material amendment (amendments to elevations and fenestration) to 17/05158/CONR for the erection of four buildings ranging in height from 13 to 35 storeys comprising 514 residential units (use class C3), flexible A1/A2/A3/A4/B1/D1 space at ground level of the buildings, new basement areas (including demolition of parts of existing basement), landscaping (including re-landscaping of Queen's Gardens), new pavilion cafe in Queen's Gardens (use class A3), access, servicing and associated works.

Date Decision: 12.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02901/FUL Ward : **Fairfield**  
Location : 29-30 Dingwall Road Type: Full planning permission  
Croydon  
CR0 2NB

Proposal : Removal of existing cladding and re-cladding of the hotel

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02934/LP Ward : **Fairfield**  
Location : 63 Edridge Road Type: LDC (Proposed) Use edged  
Croydon  
CR0 1EG

Proposal : Erection of single storey rear extension and loft conversion with the formation of dormers in the rear roof slopes and rooflights in the front roof slope, and use of the dwelling as a small HMO for 6 occupants within Use Class C4.

Date Decision: 04.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/03189/HSE Ward : **Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 13 Eden Road  
Croydon  
CR0 1BB  
Type: Householder Application

Proposal : Demolition and erection of single storey rear extension

Date Decision: 03.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03202/FUL  
Location : Second Floor, 12-16 Crown Hill  
Croydon  
CR0 1RZ  
Type: Full planning permission  
Ward : **Fairfield**  
Proposal : Change of use of second floor from Sui Generis [nightclub] to Class C3 [residential].  
Conversion of second floor to provide 2 x 2-bed, 5 x 1-bed and 1 x studio flats with associated roof terraces.

Date Decision: 09.09.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/03412/FUL  
Location : 43 Tamworth Road  
Croydon  
CR0 1XU  
Type: Full planning permission  
Ward : **Fairfield**  
Proposal : Alterations to the front and rear elevations including new windows. Installation of an access ramp to the front of the building with entrance canopy and planter.

Date Decision: 12.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03637/DISC  
Location : Land Bounded By George St, Park Lane,  
Barclay Road, And Main London To Brighton  
Railway Line, Croydon, CR0 1JB  
Type: Discharge of Conditions  
Ward : **Fairfield**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Details pursuant to condition A17c (Energy) of permission ref: 16/00944/P for Outline planning permission for demolition and redevelopment to provide: flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink); class B1 (business); class C1 (hotel); class C3 (dwelling houses); class D1 (non-residential institutions); class D2 (assembly or leisure); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements (with all matters reserved); and Full planning permission for demolition including multi-storey car park and Barclay Road Annexe; extensions and alterations to Fairfield Halls including class A3 (food and drink); erection of buildings for flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink) and/or class D1 (non-residential institutions) and/or class D2 (assembly and leisure) and class C3 (dwelling houses); change of use of basement car park (part) to class D1 (nonresidential institutions); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements

Date Decision: 05.09.19

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/01567/FUL

Ward : **Kenley**

Location : 15 Cullesden Road  
Kenley  
CR8 5LR

Type: Full planning permission

Proposal : Demolition of existing two storey property and garage, erection of a part two/part three storey building with a basement, to provide fifteen residential units comprising five three bed units, five two bed units and five one bed units, with associated parking spaces, private and communal amenity space, landscaping, bins and cycle stores.

Date Decision: 11.09.19

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 19/02561/FUL

Ward : **Kenley**

Location : 35 Old Lodge Lane  
Purley  
CR8 4DL

Type: Full planning permission

Proposal : Alterations. Erection of a single/two storey side/rear extension including accommodation within roof space. Conversion to form 1x one bedroom, 2x two bedroom and 2x three bedroom flats. Provision of associated parking, landscaping, bicycle, refuse stores.

Date Decision: 13.09.19

### Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Level: Planning Committee - Minor Applications

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Ref. No. : 19/03056/HSE **Ward : Kenley**  
Location : 185 Old Lodge Lane Type: Householder Application  
Purley  
CR8 4AW  
Proposal : Demolition of a conservatory, alterations and erection of a single storey side/rear extension  
Date Decision: 12.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03268/LP **Ward : Kenley**  
Location : Kenley Primary School Type: LDC (Proposed) Operations  
New Barn Lane edged  
Whyteleafe  
CR3 0EX  
Proposal : Proposed formation of a new entrance door to replace existing window in the southern elevation of the building, together with associated ramp and canopy; erection of external fencing and new pedestrian gate to replace existing; internal alterations.  
Date Decision: 12.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/03469/GPDO **Ward : Kenley**  
Location : 243 Old Lodge Lane Type: Prior Appvl - Class A Larger  
Purley House Extns  
CR8 4AZ  
Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 3.28 metres  
Date Decision: 03.09.19

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 19/03704/NMA **Ward : Kenley**  
Location : 13 Cumberlands Type: Non-material amendment  
Kenley  
CR8 5DX

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Alterations, erection of a single storey side extension (amendment to planning permission 18/04935/HSE)

Date Decision: 05.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/04228/LP

**Ward : Kenley**

Location : 204 Old Lodge Lane  
Purley  
CR8 4AN

Type: LDC (Proposed) Operations  
edged

Proposal : Demolition of existing rear extensions and construction of new 3M deep single storey extension

Date Decision: 13.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/00054/DISC

**Ward : New Addington South**

Location : 2 Vulcan Way  
Croydon  
CR0 9UG

Type: Discharge of Conditions

Proposal : Discharge of condition number 2 (contamination) of planning permission 17/06008/FUL (Alterations to front land levels to include additional parking and new access ramp; formation of an additional vehicular access onto Vulcan Way; Partial demolition of the existing industrial single storey shed and outbuilding, alterations and retention of the front 2 storey office building to include an ancillary cafe and construction of replacement shed to the rear. Erection of 2.4 metre high palisade fencing and access gates around the periphery of the site and associated hard standing).

Date Decision: 13.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/00900/DISC

**Ward : New Addington South**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : Garages To The Rear Of 122 - 124 Chertsey Crescent  
Croydon  
CR0 0DB

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Finishing materials) attached to planning permission 16/05998/FUL for demolition of garages and erection of 4 part single part two storey buildings comprising 2 houses and 4 flats with provision of car parking, landscaping and associated works.

Date Decision: 11.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02103/DISC

Location : 2 Vulcan Way (Formerly Known As 1 Vulcan Way)  
Croydon  
CR0 9UG

Type: Discharge of Conditions

Ward : **New Addington South**

Proposal : Discharge of condition 7 (landscaping) attached to planning permission 17/06008/FUL.

Date Decision: 13.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/03351/HSE

Location : 1 Rowdown Crescent  
Croydon  
CR0 0HQ

Type: Householder Application

Ward : **New Addington South**

Proposal : Construction of single storey rear and side extension

Date Decision: 11.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03613/LP

Location : 56A - 76D Chertsey Crescent  
Croydon  
CR0 0DX

Type: LDC (Proposed) Operations edged

Ward : **New Addington South**

Proposal : Certificate of Lawful Development ( Section 192) for the replacement of 'Night Storage Heating System(s), with Ground Sourced Heat Pump System.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Date Decision: 13.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/03962/PAD **Ward : New Addington South**  
Location : New Addington Leisure Centre & Addington **Type: Determination prior approval**  
Community Centre **demolition**  
Central Parade  
Croydon  
CR0 0JB

Proposal : Proposed Demolition of New Addington Leisure Centre and Addington Community Centre

Date Decision: 12.09.19

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 19/01381/DISC **Ward : Norbury Park**  
Location : 409-411 Beulah Hill **Type: Discharge of Conditions**  
Upper Norwood  
London  
SE19 3HD

Proposal : Discharge of conditions 4 (Delivery & Service Plan), 5 (Car Park Management Plan), 15 (Hard and Soft Landscaping), 17 (Noise Impact Assessment), 18 (Travel Plan), 19 (CCTV), and 20 (EVCP), pursuant to planning permission 16/03817/P (for the demolition of existing buildings; erection of two/three storey building comprising a retail foodstore at ground floor (984m<sup>2</sup> sales area) and 9 two bedroom flats and first/second floor levels; closure of Beulah Hill vehicular access and provision of 38 associated car parking spaces (without compliance with condition 2 - to be built in accordance with the plans submitted - attached to planning permission 14/04434/P)).

Date Decision: 06.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/03150/HSE **Ward : Norbury Park**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 3 Springfield Road  
Thornton Heath  
CR7 8DZ

Type: Householder Application

Proposal : Conversion of garage to habitable room, first floor side extension, extension of the existing roof, dormer extension in the rear roof slope, rooflights in the front and rear roof slopes, single storey rear extension and outbuilding

Date Decision: 10.09.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/03162/GPDO

Ward : **Norbury Park**

Location : 7 Gibson's Hill  
Norbury  
London  
SW16 3JL

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 4.23 metres with a maximum height of 3 metres

Date Decision: 03.09.19

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 19/03241/HSE

Ward : **Norbury Park**

Location : 3 Beaufort Gardens  
Norbury  
London  
SW16 3BP

Type: Householder Application

Proposal : Retention of orangery to rear

Date Decision: 10.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03394/HSE

Ward : **Norbury Park**

Location : 6 White Lodge  
Upper Norwood  
London  
SE19 3HS

Type: Householder Application



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Erection of single storey rear extension.

Date Decision: 11.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03399/LP

Location : 93 Virginia Road  
Thornton Heath  
CR7 8EN

**Ward : Norbury Park**

Type: LDC (Proposed) Operations  
edged

Proposal : Alterations and use of garage as a habitable room

Date Decision: 12.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/03404/LP

Location : 24 Gibson's Hill  
Norbury  
London  
SW16 3JP

**Ward : Norbury Park**

Type: LDC (Proposed) Operations  
edged

Proposal : The demolition and erection of outbuildings, with hard and soft landscaping to the front and rear of the house

Date Decision: 13.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03445/LP

Location : 3 Briar Avenue  
Norbury  
London  
SW16 3AB

**Ward : Norbury Park**

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of hip to gable loft conversion, with roof lights in the front roof slope and a dormer in the rear roof slope.

Date Decision: 13.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

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Ref. No. : 19/03831/NMA  
Location : 19 Biggin Way  
Upper Norwood  
London  
SE19 3XE

**Ward : Norbury Park**  
Type: Non-material amendment

Proposal : Non-material amendment to 16/01676/P which granted approval for construction of a part one part two storey side and rear extension. Proposed amendments include a modified gutter arrangement and revision to a smooth facade render.

Date Decision: 12.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02810/LP  
Location : 119 Pollards Hill South  
Norbury  
London  
SW16 4LS

**Ward : Norbury And Pollards Hill**  
Type: LDC (Proposed) Operations edged

Proposal : Proposed outbuilding for use as a garden room

Date Decision: 13.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03338/LP  
Location : 191 Norbury Crescent  
Norbury  
London  
SW16 4JX

**Ward : Norbury And Pollards Hill**  
Type: LDC (Proposed) Operations edged

Proposal : Two storey rear extension

Date Decision: 04.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/03365/LP  
**Ward : Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 142 Norbury Court Road  
Norbury  
London  
SW16 4HY

Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension

Date Decision: 13.09.19

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 19/03414/HSE

Location : 24 Pollards Hill West  
Norbury  
London  
SW16 4NT

Ward : **Norbury And Pollards Hill**

Type: Householder Application

Proposal : Erection of part 2-storey, part single storey rear extension, dormer windows to both side facing roof slopes, front porch infill extension and associated alterations.

Date Decision: 11.09.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/03547/HSE

Location : 92 Stanford Road  
Norbury  
London  
SW16 4QA

Ward : **Norbury And Pollards Hill**

Type: Householder Application

Proposal : Alterations and additions to the existing dwelling, comprising a two storey rear extension, provision for two new window openings to the western elevation and provision for two new roof lights to the eastern roof slope

Date Decision: 05.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/04024/NMA

Ward : **Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : The Garden House  
Bishops Park Road  
Norbury  
London  
SW16 5TT

Type: Non-material amendment

Proposal : Non material amendment to planning application ref: 18/04837/FUL granted for construction of first floor extension above existing outbuilding and garage to form new outbuilding with new door and window openings.

Date Decision: 13.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/04358/LP  
Location : 38 Dalmeny Avenue  
Norbury  
London  
SW16 4RT

Ward : **Norbury And Pollards Hill**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of an outbuilding.

Date Decision: 13.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/02291/FUL  
Location : 185 Caterham Drive  
Coulsdon  
CR5 1JS

Ward : **Old Coulsdon**  
Type: Full planning permission

Proposal : Demolition of existing bungalow and erection of two storey detached 4 bedroom house and provision of cycle and bin stores and associated parking

Date Decision: 12.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03111/HSE  
Ward : **Old Coulsdon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 113 Caterham Drive Type: Householder Application  
Coulsdon  
CR5 1JQ  
Proposal : Demolition of an existing garage and erection of a single storey front/side extension

Date Decision: 05.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03214/DISC Ward : Old Coulsdon  
Location : Burford Type: Discharge of Conditions  
Coulsdon Road  
Coulsdon  
CR5 1ED  
Proposal : Part discharge of Condition 3 (3a) (Written Scheme of Investigation) attached to permission 18/05894/HSE dated 01/03/2019 (Demolition of an air raid shelter, erection of a double storey garage)

Date Decision: 05.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/03376/LP Ward : Old Coulsdon  
Location : 10 Forge Avenue Type: LDC (Proposed) Operations  
Coulsdon edged  
CR5 1LR  
Proposal : Demolition of existing lean-to extension and erection of single storey rear extension

Date Decision: 03.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/03397/HSE Ward : Old Coulsdon  
Location : 14 Cearn Way Type: Householder Application  
Coulsdon  
CR5 2LH  
Proposal : Erection of first floor rear/side extension.

Date Decision: 05.09.19

**Permission Granted**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Level: Delegated Business Meeting

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Ref. No. : 19/04194/LP  
Location : 24 Rossetti Gardens  
          Coulston  
          CR5 2LR  
Proposal : Construction of an out building ancillary to existing house.  
**Ward : Old Coulsdon**  
Type: LDC (Proposed) Operations edged

Date Decision: 11.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/04241/NMA  
Location : 76 And Land R/O 76-80 Keston Avenue  
          Coulston  
          CR5 1HN  
Proposal : Non material amendment to planning application 17/02545/FUL  
**Ward : Old Coulsdon**  
Type: Non-material amendment

Date Decision: 13.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/02656/HSE  
Location : 173 Coombe Road  
          Croydon  
          CR0 5SQ  
Proposal : Erection of two storey rear extension  
**Ward : Park Hill And Whitgift**  
Type: Householder Application

Date Decision: 05.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03594/GPDO  
Location : 11 Delmey Close  
          Croydon  
          CR0 5QD  
Type: Prior Appvl - Class A Larger House Extns  
**Ward : Park Hill And Whitgift**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.4 metres

Date Decision: 11.09.19

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 19/04153/DISC

**Ward : Park Hill And Whitgift**

Location : Ridgehanger  
Park Hill Rise  
Croydon  
CR0 5JD

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 - External Facing Materials - of Planning Permission 18/01994/FUL for Demolition of an existing house, erection of a three storey building comprising 6 two bedroom and 3 three bedroom flats: provision of driveway and associated parking to rear and provision of associated refuse and cycle storage.

Date Decision: 12.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/00547/FUL

**Ward : Purley Oaks And Riddlesdown**

Location : 1 Christchurch Road  
Purley  
CR8 2BZ

Type: Full planning permission

Proposal : Demolition of single storey rear extension. Erection of 2/3 and part 4 storey side/rear extension and conversion of existing building to provide 7 apartments including associated landscaping, parking, cycle and refuse storage.

Date Decision: 09.09.19

**P. Granted with 106 legal Ag. (3 months)**

Level: Planning Committee

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Ref. No. : 19/02861/HSE

**Ward : Purley Oaks And Riddlesdown**

Location : 12 Lower Barn Road  
Purley  
CR8 1HQ

Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Alterations including erection of a first floor side extension and ground floor side and rear extension, enlargement of existing porch and conversion of garage to habitable room.

Date Decision: 09.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	19/03030/FUL	Ward :	<b>Purley Oaks And Riddlesdown</b>
Location :	461 Brighton Road South Croydon CR2 6EW	Type:	Full planning permission
Proposal :	Retention and alterations to side dormers to reduce size		

Date Decision: 09.09.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. :	19/03080/HSE	Ward :	<b>Purley Oaks And Riddlesdown</b>
Location :	53 Riddlesdown Road Purley CR8 1DJ	Type:	Householder Application
Proposal :	Alterations, erection of a single storey side and rear extension		

Date Decision: 04.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	19/03090/HSE	Ward :	<b>Purley Oaks And Riddlesdown</b>
Location :	23 Hamond Close South Croydon CR2 6BZ	Type:	Householder Application
Proposal :	Alterations and conversion of a garage into a habitable room		

Date Decision: 03.09.19

**Permission Granted**

Level: Delegated Business Meeting



Ref. No. : 19/03178/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 5 Coombe Wood Hill Type: Householder Application  
Purley  
CR8 1JP  
Proposal : Alterations and erection of a single storey rear extension, side extension, loft conversion and rear dormer

Date Decision: 03.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03194/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 41A Ingleboro Drive Type: Householder Application  
Purley  
CR8 1ED  
Proposal : Construction of first floor side extension and conversion of garage into habitable room.

Date Decision: 03.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03583/CONR **Ward : Purley Oaks And Riddlesdown**  
Location : 80 Riddlesdown Road Type: Removal of Condition  
Purley  
CR8 1DB  
Proposal : Section 73 application seeking to vary condition 1 (approved drawings) attached to 18/00812/FUL for the Demolition of existing building: erection of a three storey building comprising 6 two bedroom, 2 three bedroom and 1 one bedroom flats: formation of associated vehicular access and provision of 9 parking spaces, cycle storage and refuse store.

Date Decision: 13.09.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/03659/GPDO **Ward : Purley Oaks And**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 3 Yew Tree Walk  
Purley  
CR8 1HD

Type: **Riddlesdown**  
Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 7.5 metres from rear wall

Date Decision: 12.09.19

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 19/01588/FUL

Location : 7 Purley Rise  
Purley  
CR8 3AU

Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : Demolition of the existing dwelling house and the construction of a basement and two storeys plus accommodation in the roof space comprising of 2 x 3 bedroom units, 3 x 2 bedroom units and 3 x 1 bedroom units, with associated landscaping, car parking, cycle and refuse stores

Date Decision: 12.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/02604/DISC

Location : 55 Hillcrest Road  
Purley  
CR8 2JF

Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (materials) and 6 (landscaping) of 18/03313/FUL (Demolition of existing dwelling and proposed erection of a two storey detached building with accommodation in roof to provide 7 flats (2 x 1 bed, 3 x 2 bed and 2 x 3 bed) with associated car parking and new crossover, amenity space, refuse and cycle stores)

Date Decision: 13.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/03174/DISC

Ward : **Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 29 Russell Hill Type: Discharge of Conditions  
Purley  
CR8 2JB

Proposal : Discharge of Conditions 2 (refuse, boundary treatment, visibility splays, landscaping, parking management plan and disabled parking) and 6 (CLP/MS) attached to PP 17/02795/FUL for the alterations and erection of single/two storey rear extension, dormer extensions in front and rear elevations and conversion to form 5 two bedroom and 4 one bedroom flats. Provision of associated parking, cycle and refuse stores

Date Decision: 05.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/03192/GPDO Ward : **Purley And Woodcote**  
Location : 5 Godstone Road Type: Prior Appvl - Class M A1/A2 to  
Purley dwelling  
CR8 2DH

Proposal : Notification for prior approval under the GPDO 2015 from change of use under Class M from Sui Generis use to residential conversion to form 1 x 2 bed flat (Class C3)

Date Decision: 03.09.19

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/03454/FUL Ward : **Purley And Woodcote**  
Location : 41 Woodcrest Road Type: Full planning permission  
Purley  
CR8 4JD

Proposal : Demolition and erection of a three storey building with accommodation in the roof, comprising of 2 x 3 bedroom units, 5 x 2 bedroom units and 2 x 1 bedroom units, associated car parking, cycle parking, refuse storage and landscaping

Date Decision: 13.09.19

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 19/03558/DISC Ward : **Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : St Nicholas School  
Reedham Drive  
Purley  
CR8 4DS

Type: Discharge of Conditions

Proposal : Discharge of condition 7 (odour control) and condition 18 (reinstatement of playing field) attached to planning permission 17/06229/FUL for Demolition of existing school buildings; Erection of a replacement four storey school with associated car park, play areas, landscaping and associated works

Date Decision: 06.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/03620/GPDO

Location : 34 Cliff End  
Purley  
CR8 1BN

Ward : **Purley And Woodcote**

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 3.875 metres with a maximum height of 3.7 metres

Date Decision: 10.09.19

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03640/FUL

Location : 12 Hartley Old Road  
Purley  
CR8 4HG

Ward : **Purley And Woodcote**

Type: Full planning permission

Proposal : Erection of a two storey five bedroom detached house with internal garage, including associated landscaping and bike store.

Date Decision: 12.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03652/DISC

Location : Purley United Reformed Church  
Brighton Road  
Purley  
CR8 2LN

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Discharge of Condition 2 (colour of cameras, cabling and position of Camera 4) of 18/00602/FUL (Installation of two internal closed circuit television cameras and three external closed circuit television cameras)

Date Decision: 13.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/03887/LP

**Ward : Purley And Woodcote**

Location : 16 Hillside Avenue  
Purley  
CR8 2DP

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension and loft conversion including a dormer in the rear roof slope and installation of two rooflights in the front roof slope.

Date Decision: 13.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03931/LP

**Ward : Purley And Woodcote**

Location : 7 Graham Road  
Purley  
CR8 2EN

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension.

Date Decision: 12.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 19/04076/NMA

**Ward : Purley And Woodcote**

Location : 49 Pampisford Road  
Purley  
CR8 2NJ

Type: Non-material amendment

Proposal : Non-material amendment to planning application 18/05362/HSE

Date Decision: 04.09.19

**Not approved**

Level: Delegated Business Meeting

Ref. No. : 19/04095/NMA  
Location : 39 Box Ridge Avenue  
Purley  
CR8 3AS

**Ward :** Purley And Woodcote  
**Type:** Non-material amendment

**Proposal :** Non material amendment to planning permission 16/04573/FUL

**Date Decision:** 04.09.19

**Approved**

**Level:** Delegated Business Meeting

---

Ref. No. : 19/04143/NMA  
Location : Amelia Court  
19-21 Russell Hill  
Purley

**Ward :** Purley And Woodcote  
**Type:** Non-material amendment

**Proposal :** Non-material amendment to planning application 16/06352/FUL

**Date Decision:** 04.09.19

**Approved**

**Level:** Delegated Business Meeting

---

Ref. No. : 19/01608/FUL  
Location : 26 Downsway  
South Croydon  
CR2 0JA

**Ward :** Sanderstead  
**Type:** Full planning permission

**Proposal :** Use of existing outbuilding as a hair salon.

**Date Decision:** 03.09.19

**Permission Granted**

**Level:** Delegated Business Meeting

---

Ref. No. : 19/02671/HSE  
Location : 4 East Hill  
South Croydon  
CR2 0AL

**Ward :** Sanderstead  
**Type:** Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Alterations and erection of a first floor rear extension with accommodation in the roof space.

Date Decision: 03.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/02672/HSE  
Location : 4 East Hill  
South Croydon  
CR2 0AL  
Proposal : Erection of a 1.8 metre high boundary fence.

**Ward : Sanderstead**  
Type: Householder Application

Date Decision: 05.09.19

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 19/02864/HSE  
Location : 27 Sanderstead Court Avenue  
South Croydon  
CR2 9AU  
Proposal : Demolition of existing garage and the erection of single storey rear and side extension to include a replacement side garage.

**Ward : Sanderstead**  
Type: Householder Application

Date Decision: 12.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03079/HSE  
Location : 124 Norfolk Avenue  
South Croydon  
CR2 8BS  
Proposal : Alterations, conversion of garage into habitable room and the erection of a single storey side extension.

**Ward : Sanderstead**  
Type: Householder Application

Date Decision: 05.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Ref. No. : 19/03148/HSE **Ward : Sanderstead**  
Location : 67 Westfield Avenue **Type: Householder Application**  
South Croydon  
CR2 9JZ  
Proposal : Demolition and replacement of a garage

Date Decision: 11.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03398/LP **Ward : Sanderstead**  
Location : 60 Harewood Gardens **Type: LDC (Proposed) Operations**  
South Croydon **edged**  
CR2 9BJ  
Proposal : Loft conversion consisting hip to gable and dormer to rear roof plane with 2no veluxes to front roof slope.

Date Decision: 11.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03623/GPDO **Ward : Sanderstead**  
Location : 4 Broadway Close **Type: Prior Appvl - Class A Larger**  
South Croydon **House Extns**  
CR2 9EP  
Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 2.9 metres

Date Decision: 10.09.19

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03683/PAD **Ward : Sanderstead**  
Location : 2 St Mary's Road **Type: Determination prior approval**  
South Croydon **demolition**  
CR2 0PD  
Proposal : Demolitions of a rectangular, flat roofed, brick built single storey building.

Date Decision: 04.09.19



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. :	19/03703/NMA	<b>Ward :</b>	<b>Sanderstead</b>
Location :	3 Wettern Close South Croydon CR2 0NT	Type:	Non-material amendment

Proposal : Alterations. Erection of a single/two storey side/rear extension (amendment to planning permission 18/03557/HSE)

Date Decision: 04.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. :	19/03752/NMA	<b>Ward :</b>	<b>Sanderstead</b>
Location :	3 Wettern Close South Croydon CR2 0NT	Type:	Non-material amendment

Proposal : Alterations. Erection of a single/two storey side/rear extension (amendment to planning permission 18/03557/HSE)

Date Decision: 04.09.19

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. :	19/02649/FUL	<b>Ward :</b>	<b>Selsdon And Addington Village</b>
Location :	Entrance At Fuller's Wood Croydon CR0 8HZ	Type:	Full planning permission

Proposal : Installation of vehicle & pedestrian access gates

Date Decision: 04.09.19

**Permission Refused**

Level: Delegated Business Meeting



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 216 Croham Valley Road  
South Croydon  
CR2 7RD

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 4 metres

Date Decision: 03.09.19

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 18/05965/FUL

Location : Albion Works Optical  
51A St Peter's Street  
South Croydon  
CR2 7DG

Ward : **South Croydon**

Type: Full planning permission

Proposal : Installation of two condenser units (retrospective) and erection of a fence

Date Decision: 11.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/02199/HSE

Location : 10 Lismore Road  
South Croydon  
CR2 7QA

Ward : **South Croydon**

Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 06.09.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/02206/LP

Location : 51 Churchill Road  
South Croydon  
CR2 6HE

Ward : **South Croydon**

Type: LDC (Proposed) Operations edged

Proposal : Construction of a loft conversion including two roof lights in the front roof slope.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Date Decision: 12.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/02557/HSE  
Location : 30 Bench Field  
South Croydon  
CR2 7HX  
Ward : **South Croydon**  
Type: Householder Application  
Proposal : Retention of land level alterations and erection of retaining walls, shed and boundary treatment

Date Decision: 13.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03251/FUL  
Location : 40 & 42 South Park Hill Road, South  
Croydon,  
CR2 7YB And 17 Birdhurst Avenue, South  
Croydon, CR2 7DX  
Ward : **South Croydon**  
Type: Full planning permission  
Proposal : Roof repairs and replacement of external materials to 40 \_ 42 South Park Hill Road and 17 Birdhurst Avenue.

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03264/FUL  
Location : South Park Hotel  
3-5 South Park Hill Road  
South Croydon  
CR2 7DY  
Ward : **South Croydon**  
Type: Full planning permission  
Proposal : Proposed 3 Year Extension to the existing Temporary 3 year Change of Use for the C1 element (hotel) to C2 (boarding house) for a maximum of 67 students with the A3 use unaffected

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

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Ref. No. : 19/03362/FUL  
Location : 18 Croham Park Avenue  
South Croydon  
CR2 7HH  
Proposal : Erection of a ground floor rear extension

**Ward :** South Croydon  
**Type:** Full planning permission

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03526/GPDO  
Location : 55 - 57 Sussex Road  
South Croydon  
CR2 7DB

**Ward :** South Croydon  
**Type:** Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 4.4 metres with a maximum height of 3.45 metres

Date Decision: 03.09.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/04077/NMA  
Location : Earl Of Eldon  
63 Brighton Road  
South Croydon  
CR2 6ED

**Ward :** South Croydon  
**Type:** Non-material amendment

Proposal : Non-material amendment (alterations to internal floor plans) linked to Planning Application 17/03814/FUL for the Erection of a three storey building to rear of existing pub to create 6 x 1 bedroom flats (Class C3), landscaping and boundary treatments, erection of extension to rear of pub (Class A4), demolition of extension to side/rear of pub, alterations

Date Decision: 10.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/04346/NMA  
**Ward :** South Croydon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : Land And Garages South West Of The Junction Of Heathfield Road And Coombe Road  
Croydon  
CR0 1EL

Type: Non-material amendment

Proposal : Non material amendment to application 16/06514/FUL

Date Decision: 13.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/02674/FUL

Location : 58 - 60 Windmill Road  
Croydon  
CR0 2XP

Ward : **Selhurst**

Type: Full planning permission

Proposal : Change of use from a multimedia and radio studio (use class B1b) to a Multi-Purpose Community Centre (use class D1), with works to include recladding of the existing building; a single storey extension to the rear; development of a portico structure to the front of the existing building and rearrangement of the parking area with parking provision.

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03063/FUL

Location : 12 Saxon Road  
South Norwood  
London  
SE25 5EQ

Ward : **Selhurst**

Type: Full planning permission

Proposal : Alterations, Erection of part single, part two storey front, side and rear extensions, roof lights and dormer extension to facilitate conversion into 1 x 3 bed, 2 x 1 bed and 2 x studio flats, with associated amenity space, car/cycle parking and refuse storage.

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03175/CONR

Ward : **Selhurst**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 12 Saxon Road  
South Norwood  
London  
SE25 5EQ

Type: Removal of Condition

Proposal : Variation of condition 1 (drawing numbers) for permission 19/00712/FUL - Erection of part single, part two storey front, side and rear extensions to facilitate conversion into 1 x 3 bed, 2 x 1 bed and 1 x studio flats, with associated amenity space, car/cycle parking and refuse storage.

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/02721/HSE

Location : 58 Watlings Close  
Croydon  
CR0 7XQ

Ward : **Shirley North**

Type: Householder Application

Proposal : Application for converting existing garage in habitable space

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/02935/HSE

Location : 150 The Glade  
Croydon  
CR0 7UD

Ward : **Shirley North**

Type: Householder Application

Proposal : Formation of vehicular crossover (amended description)

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/02971/HSE

Location : 7 Valley Walk  
Croydon  
CR0 8SR

Ward : **Shirley North**

Type: Householder Application

Proposal : Demolition and erection of two storey side extension, erection of two storey rear extension and single storey rear extension, roof extension with formation of dormer in the rear roof slope and roof lights in the front roof slope.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Date Decision: 03.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02982/TRE  
Location : Peter Kennedy Court  
180 Orchard Way  
Croydon  
CR0 7LX  
Ward : Shirley North  
Type: Consent for works to protected trees  
Proposal : T1 - Sycamore: tree on front boundary with lower branches overhanging the pavement and the 20mph sign: Prune back to give a clearance of 2m from the sign and to give a ground clearance of 3m over the pavement.  
(TPO no. 41, 1979)

Date Decision: 11.09.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 19/02995/HSE  
Location : 66 Ash Tree Way  
Croydon  
CR0 7SJ  
Ward : Shirley North  
Type: Householder Application  
Proposal : Alterations, including roof extension, with dormer at the rear and roof lights at the front and side, erection of two storey rear extension and erection of single storey rear extension.

Date Decision: 13.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03027/HSE  
Location : 125 Shirley Avenue  
Croydon  
CR0 8SQ  
Ward : Shirley North  
Type: Householder Application  
Proposal : Demolition and erection of single storey side and rear extension, and erection of front extension with porch.

Date Decision: 13.09.19

**Permission Granted**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Level: Delegated Business Meeting

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Ref. No. : 19/03172/HSE **Ward : Shirley North**  
Location : 17 Tower View **Type: Householder Application**  
Croydon  
CR0 7PY  
Proposal : Erection of dormer extension in side roofslope

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03227/DISC **Ward : Shirley North**  
Location : Parcels Of Land Adjacent To Longheath **Type: Discharge of Conditions**  
Gardens And Long Lane  
Croydon  
CR0 1XT  
Proposal : Partial discharge of condition 4 (detailed design) attached to planning permission 16/06508/FUL for demolition of existing garages and erection of 6 buildings varying in height between two and six storeys comprising a total of 23 two bedroom and 30 one bedroom flats, and provision of associated car parking, landscaping and other associated works.

Date Decision: 02.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/03595/NMA **Ward : Shirley North**  
Location : Land Adjacent To Malling Close And Land **Type: Non-material amendment**  
Adjacent To Stockbury Road  
Croydon  
Proposal : Demolition of a single-storey temporary structure and garages; erection of a four/ six storey building, 3 three-storey buildings and 1 two/four storey building to provide a total of 18 one bedroom and 23 two bedroom flats; formation of vehicular access and provision of associated car parking, landscaping and other associated works (non-material amendment to planning permission 16/06422/FUL).

Date Decision: 04.09.19

**Approved**

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

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Ref. No. : 19/03653/PAD **Ward : Shirley North**  
Location : Orchard Way Primary School Type: Determination prior approval  
Orchard Way demolition  
Croydon  
CR0 7NJ  
Proposal : Demolition of two prefab buildings to the rear (North East) of the main school.

Date Decision: 12.09.19

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03772/NMA **Ward : Shirley North**  
Location : 111 Shirley Avenue Type: Non-material amendment  
Croydon  
CR0 8SQ

Proposal : Non material amendments to planning permission 18/05666/FUL including an increase in height to the side extension and alterations to the porch and garage.

Date Decision: 06.09.19

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/03966/NMA **Ward : Shirley North**  
Location : 13 Aldersmead Avenue Type: Non-material amendment  
Croydon  
CR0 7SA

Proposal : Non-material amendment application to planning permission ref 18/02124/HSE for Erection of two storey side extension and erection of single storey detached outbuilding.

Date Decision: 12.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/02880/FUL **Ward : Shirley South**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 572 Wickham Road  
Croydon  
CR0 8DN  
Type: Full planning permission  
Proposal : Erection of a single storey extension to the front of the existing building

Date Decision: 04.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03256/HSE  
Location : 12 Alwen Cottages  
Badger's Hole  
Croydon  
CR0 5HR  
Type: **Ward : Shirley South**  
Householder Application  
Proposal : Retention of garden summer house including alterations.

Date Decision: 11.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03318/HSE  
Location : 2A Ash Road  
Croydon  
CR0 8HU  
Type: **Ward : Shirley South**  
Householder Application  
Proposal : Alterations, conversion of a garage into a habitable space and a single storey rear extension

Date Decision: 13.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03452/LP  
Location : 41 Shirley Church Road  
Croydon  
CR0 5EF  
Type: **Ward : Shirley South**  
LDC (Proposed) Operations edged  
Proposal : Erection of a proposed rear outbuilding and swimming pool

Date Decision: 11.09.19

**Lawful Dev. Cert. Granted (proposed)**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Level: Delegated Business Meeting

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Ref. No. : 19/03471/FUL  
Location : 5 Broom Road  
Croydon  
CR0 8NG  
Ward : Shirley South  
Type: Full planning permission  
Proposal : Erection of a first floor extension over existing shop.

Date Decision: 11.09.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 18/05822/FUL  
Location : 40 & 40A Warminster Road  
South Norwood  
London  
SE25 4DZ  
Ward : South Norwood  
Type: Full planning permission

Proposal : Demolition of existing dwelling at 40a Warminster Road and the erection of nine new residential units (8 x 3b6p & 1 x 4b7p) arranged into two terraces, parking and landscaping together with partial demolition of No. 40 Warminster Road, erection of a new rear extension and rear dormer roof extension and widening of adjacent access.

Date Decision: 06.09.19

**Permission Refused**

Level: Planning Committee

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Ref. No. : 19/02086/FUL  
Location : 13 High Street  
South Norwood  
London  
SE25 6EZ  
Ward : South Norwood  
Type: Full planning permission

Proposal : Demolition of existing rear storage building ancillary to existing retail use , erection of larger rear replacement storage building with part mezzanine floor and ancillary to existing retail use.

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03319/HSE  
Location : 27 Oliver Avenue  
South Norwood  
London  
SE25 6TY  
Proposal : Erection of single storey rear extension  
Ward : **South Norwood**  
Type: Householder Application

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03516/HSE  
Location : 15 Huntly Road  
South Norwood  
London  
SE25 6QY  
Proposal : Erection of single storey side/rear wrap around extension.  
Ward : **South Norwood**  
Type: Householder Application

Date Decision: 11.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02796/HSE  
Location : 26 Dulverton Road  
South Croydon  
CR2 8PG  
Proposal : Construction of two storey side extension and single storey rear extension  
Ward : **Selsdon Vale And Forestdale**  
Type: Householder Application

Date Decision: 02.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03313/FUL  
Ward : **Selsdon Vale And Forestdale**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 2 Elmpark Gardens Type: Full planning permission  
South Croydon  
CR2 8RU

Proposal : Conversion of existing outbuilding in rear garden to self contained residential unit.

Date Decision: 10.09.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/03043/DISC Ward : **Thornton Heath**  
Location : R/O 76 - 78 Livingstone Road Type: Discharge of Conditions  
Thornton Heath  
CR7 8JT

Proposal : Discharge of Conditions 2 (refuse and cycle stores), 3 (external materials) and 4 (hard and soft landscaping) attached to permission 17/05792/FUL for 'Erection of detached two-bed bungalow'.

Date Decision: 05.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/03093/HSE Ward : **Thornton Heath**  
Location : 21 Livingstone Road Type: Householder Application  
Thornton Heath  
CR7 8JX

Proposal : Erection of single storey side/rear extension (amended description).

Date Decision: 12.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03296/HSE Ward : **Thornton Heath**  
Location : 38 St Mary's Road Type: Householder Application  
South Norwood  
London  
SE25 6UT

Proposal : Erection of single storey side/rear extension

Date Decision: 13.09.19

**Permission Granted**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Level: Delegated Business Meeting

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Ref. No. : 19/03297/LP  
Location : 38 St Mary's Road  
South Norwood  
London  
SE25 6UT  
Proposal : Erection of loft conversion, with dormer in the rear roof slope and roof lights in the front roof slope  
Date Decision: 03.09.19

**Ward : Thornton Heath**  
Type: LDC (Proposed) Operations edged

**Lawful Dev. Cert. Granted (existing)**

Level: Delegated Business Meeting

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Ref. No. : 19/03310/DISC  
Location : 37 Sandfield Road  
Thornton Heath  
CR7 8AW  
Proposal : Discharge of Condition 02 attached to planning permission 18/01449/FUL for alterations, conversion to form 3 one bedrooms and 1 two bedroom flats.  
Date Decision: 12.09.19

**Ward : Thornton Heath**  
Type: Discharge of Conditions

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/03333/LP  
Location : 34 Woodville Road  
Thornton Heath  
CR7 8LG  
Proposal : Erection of loft conversion with dormer in the rear roof slope and roof lights in the front roof slope  
Date Decision: 03.09.19

**Ward : Thornton Heath**  
Type: LDC (Proposed) Operations edged

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03337/LP  
Location : 32 Mersham Road  
Thornton Heath  
CR7 8NP  
Proposal : Erection of rear dormer loft extension to create living spaces within the residence.  
Date Decision: 03.09.19

**Ward : Thornton Heath**  
Type: LDC (Proposed) Operations edged



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/03567/GPDO **Ward : Thornton Heath**  
Location : 162 Parchmore Road **Type: Prior Appvl - Class A Larger**  
Thornton Heath **House Extns**  
CR7 8HA

Proposal : Erection of single storey rear extension projecting out a maximum of 6 metres from the original rear wall with a maximum height of 3 metres

Date Decision: 10.09.19

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03632/HSE **Ward : Thornton Heath**  
Location : 10 Layard Road **Type: Householder Application**  
Thornton Heath  
CR7 8JS

Proposal : Single storey rear extension of the existing dwellinghouse, including a rear patio and provision for two rooflights.

Date Decision: 12.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03878/NMA **Ward : Thornton Heath**  
Location : 37 Sandfield Road **Type: Non-material amendment**  
Thornton Heath  
CR7 8AW

Proposal : Non-material amendments to planning permission 18/01449/FUL (Alterations, conversion to form 3 one bedroom and 1 two bedroom flats)

Date Decision: 12.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/02872/HSE **Ward : Waddon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 26 Dering Road  
Croydon  
CR0 1DS  
Type: Householder Application  
Proposal : Partial demolition of the existing dwelling and erection of a single storey rear extension  
Date Decision: 05.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03295/DISC  
Location : Garage Blocks Rear Of 38 - 40  
Thorneloe Gardens  
Croydon  
CR0 4EN  
Type: Discharge of Conditions  
Ward : **Waddon**  
Proposal : Discharge of condition 12 (Contaminated Land) attached to permission 16/06337/FUL for demolition of garages and erection of a two to three-storey building comprising 6 one bedroom and 4 two bedroom flats together with car parking, landscaping and other associated works.  
Date Decision: 13.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/03309/LP  
Location : 17 Alton Road  
Croydon  
CR0 4LZ  
Type: LDC (Proposed) Operations edged  
Ward : **Waddon**  
Proposal : Erection of two rear dormers and rooflights  
Date Decision: 12.09.19

**Lawful Dev. Cert. Granted (existing)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03387/DISC  
Location : Land Comprising The Former Propeller  
Public House,, Waylands Day Centre And  
Red Gates School And Waddon Infants  
School, Croydon, CR0 0PA  
Type: Discharge of Conditions  
Ward : **Waddon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Discharge of condition 16 (code for sustainable homes) attached to planning permission 16/02273/P for the Demolition of existing buildings; full planning permission for the erection of a single/two storey building for use as a leisure centre including the swimming pool, erection of two blocks (Block B 5/6/8 storeys, Block C 5/7 storeys) comprising a total of 45 one bedroom, 79 two bedroom and 30 three bedroom flats, erection of a 2/3 storey terrace of 23 four bedroom houses (perimeter housing), erection of a 2/3 storey building fronting Denning Avenue comprising 10 two bedroom flats and 59.24sqm of community office space, formation of vehicular accesses onto Denning Avenue and Purley Way and provision of associated car parking; Outline planning permission for single/two storey building comprising no more than 2460sqm for use within D1 as a children's education centre with ancillary facilities and associated car parking (variation to additional condition added to planning permission reference 09/02856/P by virtue of non-material amendment application approved under reference 16/01432/DT)

Date Decision: 06.09.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. :	19/03481/ADV	<b>Ward :</b>	<b>Waddon</b>
Location :	Beddington Industrial Estate Beddington Farm Road Croydon	Type:	Consent to display advertisements

Proposal : Display of internally illuminated double sided totem sign.

Date Decision: 12.09.19

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. :	19/03666/DISC	<b>Ward :</b>	<b>Waddon</b>
Location :	Admiral Court 34 The Waldrons Croydon CR0 4HB	Type:	Discharge of Conditions

Proposal : Discharge of condition 8 (land contamination) of planning permission reference 16/05585/FUL granted on the 12/07/2017 for the 'Erection of a part four, part six, part seven, part eight, part ten storey plus basement residential development which provides 65 dwellings (9 three bedroom, 29 two bedroom, 19 one bedroom and 8 studio flats), car parking, amenity space and associated landscaping).'

Date Decision: 13.09.19

**Approved**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Level: Delegated Business Meeting

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Ref. No. : 19/04058/ADV **Ward : Waddon**  
Location : 500 Purley Way **Type: Consent to display**  
Croydon **advertisements**  
CR0 4NZ  
Proposal : Installation of business identification signage. Five signs are proposed, including four wall signs (two LED illuminated) and one LED illuminated totem sign located at the site driveway entrance.  
Date Decision: 12.09.19

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03006/FUL **Ward : Woodside**  
Location : 63 Macclesfield Road **Type: Full planning permission**  
South Norwood  
London  
SE25 4RY  
Proposal : Conversion of single family dwelling house (C3 use class) to a six person HMO (C4 use class) and one x 1 bedroom self contained flat  
Date Decision: 09.09.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/03102/FUL **Ward : Woodside**  
Location : 95 Birchanger Road **Type: Full planning permission**  
South Norwood  
London  
SE25 5BG  
Proposal : Erection of single storey rear extension and conversion of existing dwelling into 1 x 3 bed and 2 x 1 bedroom flats.  
Date Decision: 05.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03154/HSE **Ward : Woodside**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Location : 48D Birchanger Road  
South Norwood  
London  
SE25 5BB

Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 03.09.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03281/FUL

**Ward : Woodside**

Location : Adjacent 51 Clifford Road  
South Norwood  
London  
SE25 5JS

Type: Full planning permission

Proposal : Demolition of existing store and erection of building to provide three self contained flats comprising 1no. 3 bedroom 5 person flat and 2no. 1 bedroom 2 person flats

Date Decision: 06.09.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/04060/LP

**Ward : Woodside**

Location : 6 Farley Place  
South Norwood  
London  
SE25 5JR

Type: LDC (Proposed) Operations edged

Proposal : Provision for a dormer addition and conversion of roof loft to habitable space

Date Decision: 04.09.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 19/01609/DISC

**Ward : West Thornton**

Location : Land To The Rear Of 9-17 Campbell Road  
Croydon  
CR0 2SQ

Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

Proposal : Discharge of condition 7 (landscaping), pursuant to planning permission 17/06194/FUL, for the demolition of all buildings and the erection of a part two/part four storey building consisting of 8 x three bedroom flats, 6 x two bedroom flats and 8 x one bedroom flats with associated refuse and cycle storage and the provision of a new access road and 13 car parking spaces.

Date Decision: 06.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/02025/DISC  
Location : 843 London Road  
Thornton Heath  
CR7 6JH

**Ward : West Thornton**  
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 11 (Materials) of planning permission 16/05872/FUL

Date Decision: 13.09.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/03211/FUL  
Location : 59 Headcorn Road  
Thornton Heath  
CR7 6JR

**Ward : West Thornton**  
Type: Full planning permission

Proposal : Erection of a single storey detached dwelling house with habitable roof space (following demolition of existing rear garage at 59 Headcorn Road)

Date Decision: 04.09.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/03514/DISC  
Location : Dunheved Hotel  
639-641 London Road  
Thornton Heath  
CR7 6AZ

**Ward : West Thornton**  
Type: Discharge of Conditions

Proposal : Details pursuant to condition 2 (Construction Logistics Plan) of permission 18/05620/FUL for excavation of two-storey basement under existing forecourt car park to provide an additional 18 bedrooms to the existing hotel, associated lighwells and alterations to the external forecourt.

Date Decision: 03.09.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/03566/GPDO **Ward : West Thornton**  
Location : 33 Broughton Road **Type: Prior Appvl - Class A Larger**  
Thornton Heath **House Extns**  
CR7 6AG

Proposal : Erection of single storey rear extyension projecting out a maximum of 6 metres from the original rear wall with a maximum height of 3 metres

Date Decision: 10.09.19

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 19/03749/AUT **Ward : Out Of Borough**  
Location : Sheen Way Playing Fields **Type: Consultation from Adjoining**  
Sheen Way **Authority**  
Wallington

Proposal : Consultation from London Borough of Sutton (reference DM2019/00959): Erection of a part one, part two storey building creating a Special Educational Needs (SEN) school (Use Class D1), modification of existing access from Headley Avenue, provision of areas of hard playing space, a multiuse games area (MUGA), car parking, cycle parking and hard and soft landscaping works and other associated works.

Date Decision: 05.09.19

**Comments on adjoining borough consultation**

Level: Delegated Business Meeting

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Ref. No. : 19/03970/AUT **Ward : Out Of Borough**  
Location : 69-71 Church Road **Type: Consultation from Adjoining**  
Anerley **Authority**  
London  
SE19 2TA

Proposal : The demolition of the existing building and erection of a part 4 and 5 storey building with additional part lower ground floor comprising two 1 bedroom, three 2 bedroom two 3 bedroom flats and provision of commercial retail unit at ground floor. Provision of external amenity space - Consultation from London Borough of Bromley

Date Decision: 04.09.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th September 2019

**Adj Borough - No Comment On Proposal**

Level: Delegated Business Meeting