

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, 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, 10 October 2019** at **6.30 pm** in **Council Chamber, Town
Hall, Katherine Street, Croydon, CR0 1NX**

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

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www.croydon.gov.uk/meetings
Wednesday, 2 October 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 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

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 26 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:

**5.1 19/02317/PRE Part of College Road Car Park Adjacent
Croydon College, College Road, Croydon, CR0 1PF
(Pages 11 - 34)**

Erection of part 33 part 48 storey building comprising approximately 836 co-living units (Use Class sui generis) and approx. 120 residential units (Use Class C3), and associated parking, servicing, landscaping and public realm works.

Ward: Fairfield

6. Planning applications for decision (Pages 35 - 38)

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

6.1 19/02132/FUL 32 Woodcrest Road, Purley, CR8 4JB
(Pages 39 - 56)

Demolition of existing house; erection of a four/five storey building including accommodation in the roofspace to provide 8 apartments; provision of 3 car parking spaces, refuse store and new landscaping.

Ward: Purley and Woodcote
Recommendation: Grant permission

6.2 Garages to the Rear of 19 Burlington Road, Thornton Heath, CR7 8PG (Pages 57 - 78)

Demolition of existing garages. Erection of a two storey residential terrace comprising 4 x 3 bedroom dwellings and 2 x 2 bedroom flats with associated amenity space, parking and landscaping.

Ward: Thornton Heath
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 79 - 80)

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

8.1 Weekly Planning Decisions and Performance
(Pages 81 - 138)

This report 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).

8.2 Planning Appeal Decisions (September 2019)

(Pages 139 - 148)

This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by Planning Inspectors, appointed by the Secretary of State for Housing, Communities and Local Government.

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, 26 September 2019 at 6:30pm 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);
Councillor Paul Scott (Vice-Chair);
Councillors Muhammad Ali, Chris Clark, Joy Prince, Jason Perry, Scott Roche, Ian Parker, Gareth Streeter and Bernadette Khan (In place of Sherwan Chowdhury)

Also Present: Councillor Simon Brew

Apologies: Councillor Chris Clark for lateness

PART A

214/19 Minutes of Previous Meeting

RESOLVED that the minutes of the meeting held on Thursday 12 September 2019 be signed as a correct record.

215/19 Disclosure of Interest

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

216/19 Urgent Business (if any)

There was none.

217/19 Development presentations

There were none.

218/19 Planning applications for decision

219/19 19/03064/FUL 37 Woodmere Avenue, Croydon, CR0 7PJ

Demolition of existing dwelling. Erection of two storey building (with roof space 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

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

Mr Richard Chambers spoke against the application.

Ms Valeene Preddie the Applicant's Agent spoke in support of the application.

Councillor Streeter proposed a motion for **REFUSAL** of the application on the grounds of over development of site, loss of amenity to occupants and loss of parking. Councillor Roche seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Ali seconded the motion.

The motion to refuse was put forward to the vote and fell with four Members voting in favour and five Members voting against.

The motion to approve was put forward to the vote and carried with five Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 37 Woodmere Avenue, Croydon, CR0 7PJ.

(Councillor Clark, having already given apologies for lateness) had arrived at the meeting during the consideration of this matter at 6:58pm and in accordance with the Council's constitution, took no part in this item).

7:14pm the Committee adjourned the meeting for a short break.

7:19pm the Committee reconvened the meeting.

220/19 19/02997/FUL 33A Smitham Bottom Lane, Purley, CR8 3DE

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

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

221/19 **19/02313/FUL 10 Smitham Downs Road, Purley, CR8 4NA**

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

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

Mr Neal Thompson Applicant's Agent spoke in support of the application.

Referring Ward Member Councillor Simon Brew spoke against the application.

Councillor Parker proposed a motion for **REFUSAL** of the application on the grounds of over development, out of keeping of character with the surrounding area and insufficient parking. Councillor Perry seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Letts seconded the motion.

The motion to refuse was put forward to the vote and fell with four Members voting in favour and six Members voting against.

The motion to approve was put forward to the vote and carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 10 Smitham Downs Road, Purley, CR8 4NA.

222/19 **Items referred by Planning Sub-Committee**

There were none.

223/19 **Other planning matters**

224/19 **Weekly Planning Decisions**

The report was received for information

The meeting ended at 7:45pm

Signed:
Date:

PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

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.

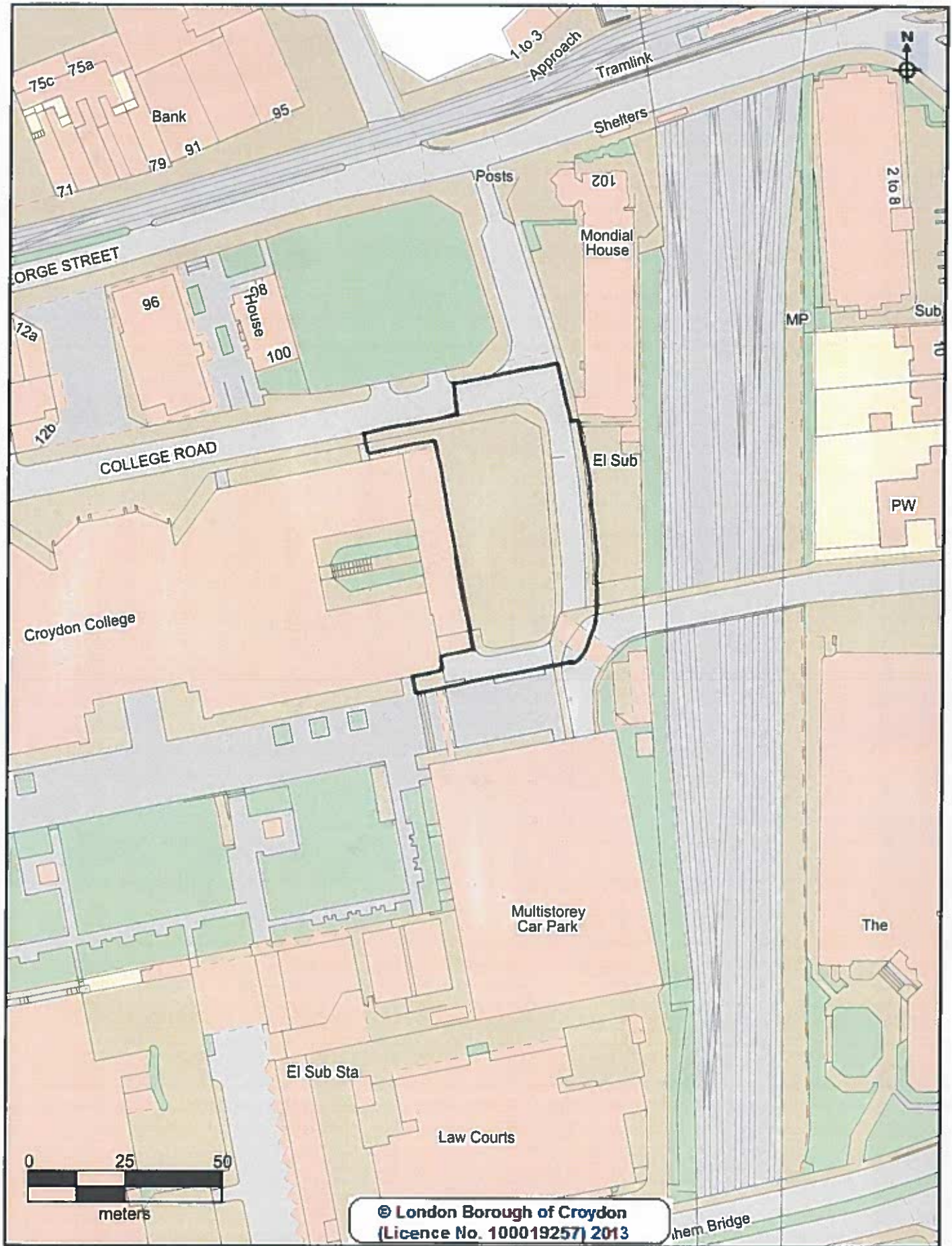
5 BACKGROUND DOCUMENTS

- 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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1 DETAILS OF THE DEVELOPMENT

Ref: 19/02317/PRE
Location: Part of College Road Car Park Adjacent Croydon College, College Road, Croydon, CR0 1PF
Ward: Fairfield
Description: Erection of part 33 part 48 storey building comprising approximately 836 co-living units (Use Class sui generis) and approx. 120 residential units (Use Class C3), and associated parking, servicing, landscaping and public realm works.
Applicant: Tide Construction Ltd
Agent: HTA Design LLP
Case Officer: Louise Tucker

1.1 This pre-application report aims to provide Members with sufficient information for effective engagement with the scheme, and covers the following points:

- a. Executive summary
- b. Site and surroundings
- c. Proposal
- d. Place Review Panel feedback
- e. Material planning considerations
- f. Specific feedback requested
- g. Procedural matters

2 EXECUTIVE SUMMARY

- 2.1 The proposed scheme is for the erection of a part 33, part 48 storey stepped form tower of modular construction. This would comprise approximately 836 co-living units within the taller tower (Tower A), with associated communal areas and amenity space. Approximately 120 flats are proposed within the shoulder tower (Tower B).
- 2.2 The scheme has developed through a series of pre-application meetings with officers and consideration by the Place Review Panel (PRP) on two occasions. A summary of the Panel's feedback is included within this report.
- 2.3 Discussions so far have focused on the co-living layouts (both for the individual units and the communal spaces they rely on), the height and form of the tower, façade treatment and materials, affordable housing delivery and the important public realm link from College Road up to College Green.
- 2.4 The views of members are sought on the proposals, with particular regard to the following key issues:

Townscape, design and massing

- 2.5 Various options have been considered in terms of height and massing of the towers. It is considered that a scheme of the same height and massing parameters as the 2014 consented scheme (see planning history) is acceptable as a starting point. The applicant proposes to increase the heights of both towers from the former consent (as discussed further below), most significantly to Tower B (the shoulder tower). This would increase the amount of C3 accommodation delivered, and accordingly the amount of affordable accommodation on site given the proposal is for the entirety of Tower B as shared ownership.
- 2.6 Officers have initial concern about the increase in the height of Tower B, due to the potential for coalescence of the cluster of surrounding buildings given the height similarities and close proximity. Discussions surrounding this are ongoing alongside development of the façade treatment and materiality, but Committee Members views are sought as to the height and massing currently proposed in terms of the impact on the townscape and, critically, on the provision of affordable housing (covered below).
- 2.7 Member's opinions are sought on the impact on townscape and in views.



Indicative comparative views between consented and proposed schemes from College Green (note 101 George Street is the building on the left, which is currently under construction)



Indicative view from Wellesley Road (101 George Street on the left)

Affordable housing

- 2.8 An initial viability review is in the process of being independently tested. Initial findings suggest the delivery of a policy compliant 60:40 split between affordable rent and intermediate would not be viable. The scheme currently proposes solely intermediate for Tower B.
- 2.9 The delivery of on-site affordable in a co-living scheme is clearly a positive aspect. Officers are cognoscente of the delicate balance between delivery of affordable housing on site and the townscape impact of Tower B raised above. The views of members are sought on the delivery of affordable housing and the applicant's current proposed offer in terms of tenure (100% shared ownership).

Principle of co-living accommodation

- 2.10 Co-living is a relatively new product that the Croydon Plan is silent on. The starting point for the co-living element of the scheme is compliance with draft policy H18 of the London Plan, which concerns large scale shared living schemes. Discussions so far have focussed particularly on the size and layout of the individual units, and the size, layout and location of communal amenity spaces. Committee Members views are sought on these particular elements.

Public realm

- 2.11 A significant benefit of the scheme is the delivery of the pedestrian route up from College Road to College Green. It is critical that the public realm proposals tie in with the aspirations for the route from East Croydon station through to the cultural quarter, as identified in the Fairfield Master Plan and the College Green aspirations. Consideration of the public realm and the ground floor is underway, in particular the colonnade and ensuring this works as a key route through. Workshops have taken place with the applicant and key adjoining landowners and more are proposed to ensure a co-ordinated approach.

3 BACKGROUND

Site and Surroundings

- 3.1 The site is located on the southern side of College Road and was previously occupied by a car park at basement level which served the adjoining college. The land level within the site is below that of College Road. The site includes the access ramp to the east of the car park which serves the College car park and servicing accommodation, the adjacent car park at Mondial House to the east and a Network Rail sub-station to the south east. The ramp also provides pedestrian access to the adjacent public car park (NCP/Fairfield Halls).



- 3.2 The surrounding area is mainly commercial in character, being occupied by offices, educational uses and the Fairfield Halls. However 101 George Street, to the north of the site across College Road, is currently being redeveloped to provide a part 38/44 storey building with 546 residential units and flexible non-residential uses at ground floor. St Mathews House lies beyond to the north-west, also containing some residential accommodation. 102 George Street (Mondial House), located to the east of the site on the opposite side of the access ramp, is a 15 storey office building (the scheme has an extant planning permission for the demolition of the existing building and the erection of a part 35, part 13, part 11 storey building comprising mixed residential, office and retail uses). Fairfield Halls, to the south east of the site, is currently finalising refurbishment, with the Fairfield Homes scheme in the process of being validated as a planning application.

Constraints

- 3.3 The site is within the Croydon Opportunity Area (Edge Area – covered by policy DM38.4) and Croydon Metropolitan Centre. The site is allocated (site 31) in the Croydon Local Plan (2018) for “*mixed use redevelopment comprising hotel and residential*”, with 159 homes projected to be provided. The justification for the option is as follows:

“The site is to be used to fund improvements to the remaining parts of Croydon College, who do not need the car park. Residential development will help meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area so is suitable for all town centre uses except retail.”

- 3.4 The site forms part of the Fairfield Masterplan area. A Primary Shopping Area lies immediately to the north of the site extending west along George Street, which is a classified road. The site has excellent Public Transport Accessibility

(PTAL 6B), being in close proximity to East and West Croydon Stations and numerous bus and tram links.

Planning History

- 3.5 There is a substantial amount of planning history on the site (and indeed surrounding sites), but the following applications are considered to be of most relevance:
- 3.6 06/00854/P - Erection of 29 storey building including 2 basement levels and plant areas at roof level providing a vocational college on the lower 10 floors, a fitness suite and plant area on 10th floor and 173 flats and a crèche on the upper floor; provision of associated parking in basement areas – Permission granted. This permission was not implemented and has now expired.
- 3.7 14/01603/P - Erection of part 16/38 storey building (plus basement and mezzanine levels) comprising 159 residential units, 225 bedroom hotel and restaurant (within use class A3); provision of associated amenity areas, landscaping and car/cycle parking and alterations/partial enclosure of access ramp – Full planning permission granted. Works have commenced on site in pursuance of this permission.

College Green Hybrid - Land bounded by George Street, Park Lane, Barclay Road, and main London to Brighton Railway Line

- 3.8 16/00944/P - 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 (non-residential institutions); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements – Permission granted

(NB. This was a hybrid planning application comprising full planning permission for Phase 1A and outline planning permission for Phase 1B, 2 and 3 with all matters reserved – the College Tower site formed part of the outline element)

101 George Street (Former Essex House)

- 3.9 17/04201/FUL – Redevelopment of the site to provide a part 38 and part 44 storey building with 546 residential flats, with the ground floor to incorporate a flexible space including retail (Class A1), cafe (Class A3), business space (Class

B1) and gallery space (Class D1) uses with basement accommodating parking spaces, cycle storage and refuse storage, and associated hard and soft landscaping – Permission granted

4 PROPOSAL

- 4.1 The proposed development is for the erection of a part 33, part 48 storey tower of modular construction, with a stepped form. This would comprise approximately 836 co-living units within the taller tower (Tower A), with associated communal areas, amenity space and co-working spaces. A public café and parcel room is proposed at ground floor. Approximately 120 flats are proposed within the shoulder tower (Tower B), with a community use at ground floor and cycle storage at second floor.



5 PLACE REVIEW PANEL (PRP) RESPONSE

5.1 The scheme was presented to PRP on 18th July 2019. With regard to the concept of co-living, the Panel felt that this could work for the site given the accessible town centre location. However given there are very few UK precedents for this housing typology they felt a lot more research was required to present robust justification of appropriate space-standards and design for the individual units, communal spaces and circulation spaces (including of schemes from Europe and the world). The Panel felt it was vital that the building includes a range of high quality shared facilities and enables social interaction between residents for their physical and mental wellbeing, and to mitigate for the small unit sizes. In addition, more specific comments were made as below:

- The layout needs to be distinct from student housing and need to encourage long term occupancy
- Futureproofing should be built into the floor plan to allow internal design to be adapted if required e.g. to merge units to create flats or convert underused communal spaces into flats
- More variety of unit sizes to enable a more mixed community to become established
- Concerns over the single aspect north facing units in terms of daylight and outlook, although impressed by the space efficiency of their layouts
- Robust evidence base required for amount of communal space and Panel not convinced that provided is of sufficient quantum for peak times
- Differing views over location of communal facilities (either on the lowest and highest floors as proposed or spread throughout building) but agreed that separate spaces should be provided
- Consideration of maintenance budgets for amount of communal spaces and that this should not cause rent increases
- Circulation spaces should be generously sized, daylit with seating to encourage incidental interactions

5.2 In terms of design and townscape impact, the Panel opposed any increase in height of Tower B (the shoulder building) from the consented scheme and opposed increasing the footprint. They felt this would create an unduly imposing building and level of coalescence with surrounding tall buildings, with a harm to the townscape and the setting of the Locally Listed Fairfield Halls, and views of the Locally Listed No 1 Croydon from the front of Fairfield Halls. More specific comments were:

- Some increase in height to Tower A could be acceptable subject to testing of modelled options but needs to remain distinct from 101 George Street
- Elevational treatment needs to be of exceptional quality including the articulation and detailing of the top but not convinced by current proposals
- Public realm requires careful consideration to ensure it integrates successfully with the design of the adjoining Cultural Quarter public realm and pedestrian route through to Fairfield Halls

5.3 The following elements were reviewed and amended since the first PRP review:

- Built in flexibility to the floorplan, allowing units to be converted into flats

- Increased corridor widths and circulation space around lifts in particular to aid social interaction
- Further development of the lower floors with incorporation of double height spaces
- Additional investigation of townscape views
- Reduction in height of the shoulder building
- Development of an alternative stepped option in response to concerns regarding the townscape and heritage impact
- Further development of façade treatment/materiality and investigation of ways to better articulate the proposed form and reference to Croydon's mid-century architecture

5.4 The scheme was considered again by the PRP on 19th September. The Panel's report has not yet been produced, but an initial summary of the comments are detailed below:

- The scheme has positively developed since the first PRP session
- Differing views over the location and amount of communal space, with an acknowledgement of the management issues of having communal amenity distributed throughout the building, and operator preferences for having consolidated communal areas on lowest and highest floors. Positive strides in terms of types of uses, variety of amenity areas and built in futureproofing
- A social anthropologist or behavioural specialist should inform these discussions in terms of co-living
- Fire safety requirements for the co-living element need to be considered at this stage
- Ground floor colonnade needs work to ensure this is an open and visually accessible route
- Development of façade and terracotta materiality should continue in a positive direction, including differentiation from 101 George Street and taking inspiration from arts and crafts and ceramics to further reinforce the 'Croydon' identity
- Consideration of access, delivery and servicing requirements for this type of scheme

5.5 The scheme is continuing to develop at pace since the PRP. A number of changes have been made including an increase in height to the colonnade and materiality to the lower parts of the building.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the application that the committee must consider are:

- Principle of the uses
- Affordable housing
- Townscape and design
- Amenities of future occupiers
- Amenities of adjoining occupiers
- Transport

- Other considerations including S106 obligations

Principle of the uses

Site allocation

6.2 The site is located within the Edge Area of the Croydon Opportunity Area covered by policy DM38.4 of the Croydon Local Plan (CLP) (2018), where tall buildings can be acceptable subject to achieving a high quality form, design and treatment and where negative impact on sensitive locations is limited. Additionally, the principle of a tall building on the site has been established with the grant of planning permission for the part hotel/residential scheme in 2014 (see planning history – application reference 14/01603/P).

6.3 The site is allocated (site 31) in the CLP (2018) for “*mixed use redevelopment comprising hotel and residential*”, with a projected 159 homes on site. The justification for the option is as follows:

“The site is to be used to fund improvements to the remaining parts of Croydon College, who do not need the car park. Residential development will help meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area so is suitable for all town centre uses except retail.”

6.4 The proposed scheme does not meet this allocation. However it should be noted that the allocation of the site through the Local Plan process (in terms of use and unit numbers) related to the 2014 planning consent. The scheme would provide a mixed use redevelopment by providing both co-living (sui-generis use), traditional residential accommodation (C3 use) as well as community and commercial uses at ground floor. There is no current policy which sets out how co-living accommodation should be assessed by LPAs in terms of its contribution to housing targets, compared with a traditional residential offer.

Co-living accommodation

6.5 To be clear, co-living is a sui-generis use and not traditional C3 residential. In terms of the principle of co-living on the site, policy SP2.7 of the CLP (2018) seeks to ensure that a choice of homes is available in the Borough that will address the need for homes of different sizes. Emerging policy H18 of the draft New London Plan concerns large-scale purpose-built shared living developments, and requires them to meet the following criteria:

- 1) it is of good quality and design
- 1A) it contributes towards mixed and inclusive neighbourhoods
- 2) it is located in an area well-connected to local services and employment by walking, cycling and public transport, and its design does not contribute to car dependency
- 3) it is under single management
- 4) its units are all for rent with minimum tenancy lengths of no less than three months

- 5) communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents and offer at least:
 - a) convenient access to a communal kitchen
 - b) outside communal amenity space (roof terrace and/or garden)
 - c) internal communal amenity space (dining rooms, lounges)
 - d) laundry and drying facilities
 - e) a concierge
 - f) bedding and linen changing and/or room cleaning services
- 6) the private units provide adequate functional living space and layout, and are not self-contained homes or capable of being used as self-contained homes
- 7) a management plan is provided with the application
- 8) it delivers a cash in lieu contribution towards conventional C3 affordable housing

6.6 Whilst there is no mechanism currently to calculate the contribution of co-living units to housing targets, the existence of draft policy H18 (alongside CLP policy SP2.7) makes clear that shared living developments can have a role in meeting London's housing need. The site is in a central location with excellent access to public transport, where high density residential development is appropriate (which is supported by the site allocation and planning history).

6.7 Officers are currently of the view that subject to the above criteria being met and robust consideration of the other material issues, the scheme provision of co-living units and 120 residential units would largely comply with the site allocation; the 836 co-living units, whilst not C3 in use class, would on balance make up for the shortfall of 39 C3 units required by the allocation.

Loss of College car park

6.8 As part of the former application (ref. 14/01603/P) the car park was considered to be ancillary to the educational use of the College and therefore a 'community use', protected by policy. Its loss to accommodate the development was justified through a demonstration by the College that the car park was no longer required, and the sale of the car park would partly fund a planned expansion of the College's further education provision.

6.9 Current policy DM19.1 of the CLP (2018) protects community facilities, with their loss permitted where it can be demonstrated there is no need for the existing premises or land for a community use and that it no longer has the ability to serve the needs of the community. It is noted that the ownership of the land has formally changed since the previous application, and development has commenced on site in pursuance of the planning permission. The applicant has been made aware they will need to address this policy requirement as part of any future planning application, but it must be noted that the site as it sits today is not a car park associated with the College.

Design and townscape

Height and massing

- 6.10 A scheme within the height and massing parameters (part 16/38 storeys) of the previous planning consent is clearly acceptable. Indicative massing is shown below:



Indicative comparative views between consented (left) and proposed (right) schemes from College Green (note 101 George Street is the building on the left, which is currently under construction)

- 6.11 The proposed scheme would increase the height of Tower A to 48 storeys, and the height of Tower B to 33 storeys. It is worth noting that the modular construction methods proposed allow depth efficiencies, and therefore each storey is shorter in height than a typical build-up. Whilst officers consider that the height increase to Tower A could be acceptable to differentiate from the neighbouring scheme at 101 George Street, officers do have some concern with the increase in the height of Tower B in townscape terms. There are concerns that the tower will start to coalesce with surrounding buildings, given the heights and close proximities between the sites, in particular in views from Queens Gardens and in front of Fairfield Halls (see images above).
- 6.12 It is considered that the cluster of buildings could appear as an overly dominant mass in both mid and long range views, as opposed to the lower shoulder height which would allow for spacing and views through. Member's views are sought.



Indicative view from Addiscombe Grove (101 George St is the building to the right with the increased height to the Fairfield Homes tower shown on the left)

- 6.13 Balancing the impact of the additional height alongside an increased provision of affordable C3 accommodation is clearly an important exercise; Member's views are sought as to whether the height of Tower B is justified on the basis of the quantum and tenure of affordable housing delivery.

Design approaches and façade treatments

- 6.14 The design approach is focussed on incorporating the Croydon context and mid-century heritage which is supported in principle. Officers are working with the applicant to ensure this is articulated robustly on the façade both in form and materiality, and is distinct from surrounding design approaches to give the building its own identity within this cluster. This includes exploring ways to emphasise slenderness and give the two towers a separate identity, and exploring horizontal/vertical expression across the elevations. Whilst this is under development, current working examples are looking successful.





- 6.15 Officers have stressed the importance of articulating the geometry of the elevations and expressing the angles of the side elevations. Given the large scale of the building the detailing needs to be successful on both a micro and macro scale to relate to the Croydon context and express the depth and angles.

Public realm

- 6.16 Officers have made clear that it is critical for the aspirations of the Fairfield Masterplan and College Green for a high quality pedestrian link between East Croydon Station and College Green is delivered. It must introduce active frontage on the eastern elevation. The design and layout of the public realm is challenging, but must link in with the forthcoming schemes on adjacent sites to the north, east and south, particularly in achieving a level pedestrian access and managing the land level change and junctures between sites. Officers are facilitating discussions with adjoining landowners to ensure a coordinated approach, as well as ensuring a close integration with the winning proposal for College Green.
- 6.17 The route would be provided through a colonnade, as was proposed through the 2014 consent, hence establishing this is an acceptable approach. The applicant has been progressing this positively; initial concerns were raised regarding the width and visual accessibility of the colonnade, which are beginning to be addressed. Discussions are ongoing, particularly around wind and microclimate.



Indicative view of the colonnade and route up to College Green (101 George St is on the right)

6.18 Alongside this officers are encouraging the proposed ground floor uses (most relevant in Tower B) to complement and signal entry into the Cultural Quarter, with the incorporation of a community/cultural space on the corner. The applicant has been requested to investigate potential occupiers for this space from an early stage.



Indicative proposed ground floor layout

Affordable housing

6.19 As per CLP policies SP2.4 and SP2.5, for traditional residential accommodation the Council will negotiate to achieve up to 50% affordable housing subject to viability, and will seek to achieve a 60:40 ratio between affordable rented homes and intermediate homes.

6.20 In terms of co-living, draft policy H18 of the London Plan requires co-living accommodation to deliver a cash in lieu contribution towards conventional C3 affordable housing. The policy directs that this should be sought either as an

upfront cash in lieu payment to the LPA, or by way of an in perpetuity annual payment to the LPA. In both cases the contribution provided is expected to be the equivalent of 35% of the units (to be provided at a discount of 50% of the market rent).

- 6.21 Officers consider that a mixed co-living/residential scheme should deliver traditional affordable residential accommodation on site in line with policy SP2 of the CLP (2018), as opposed to a cash in lieu payment for a wholly co-living scheme. However this needs to be robustly tested against the emerging London Plan requirements for co-living accommodation. Officers have stressed that the expectation is that this should be provided as policy compliant in terms of amount and tenure split.
- 6.22 The applicant is currently offering the entirety of Tower B as affordable C3 accommodation (approximately 120 units). A high level viability appraisal has been undertaken and is currently being independently assessed. The scenario assessed within the appraisal assumes 833 co-living units in a 48 storey Tower A and 120 affordable housing flats in a 33 storey Tower B, with the entirety of the latter being affordable. This provision would equate to 30.18% by habitable room, albeit assumed to be entirely of an intermediate tenure with no provision for affordable rented homes.
- 6.23 The financial viability of the proposed development is still being independently scrutinised. Officers have requested additional scenario testing specific to the requirements for co-living set out in the draft policy H18 of the LP.
- 6.24 As discussed above, officers have raised some concern in terms of the townscape impact of Tower B at 33 storeys high. Reducing the height of Tower B will impact on the amount of affordable housing which could be provided. Views of committee members relating to the townscape impact are therefore sought, along with views on the current affordable housing offer.
- 6.25 Officers are working with the applicant to discuss this further and are engaging with the GLA on this matter.

Quality of co-living accommodation (Tower A)

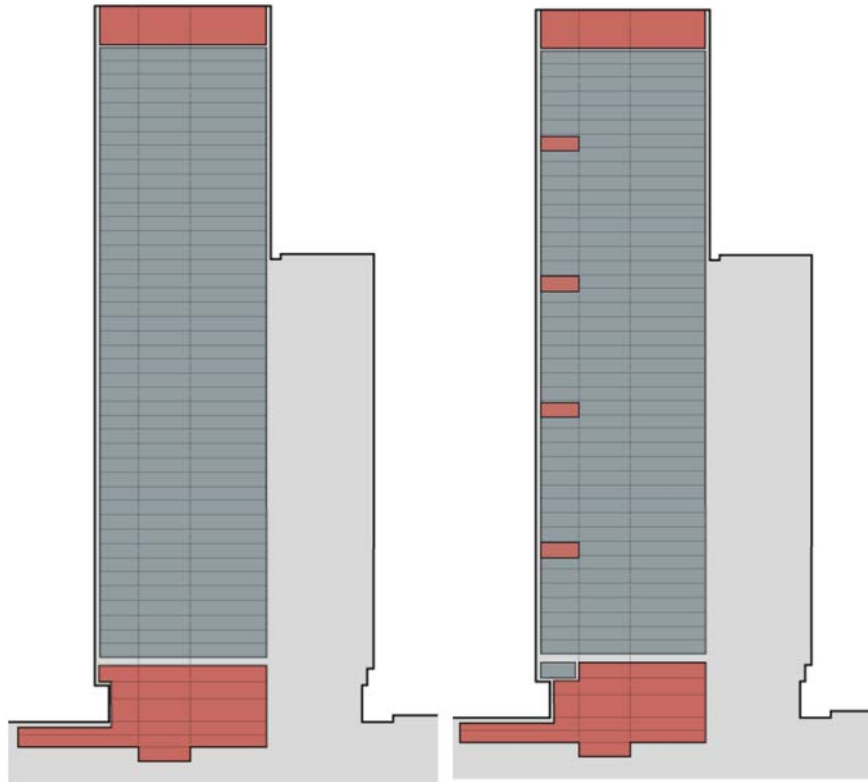
- 6.26 Co-living is a sui-generis use and therefore not required to meet the minimum floorspace standards as required for traditional C3 homes. As a starting point, emerging policy H18 of the draft LP provides specific requirements for this type of accommodation. Key to this in differing to traditional residential accommodation is that whilst units must provide adequate and functional living space and layout, they must also demonstrably not be self-contained homes nor be capable of being used as such. The GLA have confirmed that in reality this means the unit size they expect would be between 20-30sqm floorspace, but no higher.
- 6.27 Research undertaken by the applicant suggests that rooms within other operating co-living schemes are too small, with rooms more comparable in terms of size and quality to student accommodation and tenancies generally short term as a result. This development has sought to address this by providing 4 different

types of larger studio rooms, with a current average unit area of approximately 25.3sqm. This can be compared with other co-living schemes in operation, for example the Collective scheme in Old Oak which has typical room sizes of 17.9sqm. Comparison can also be made to the minimum floorspace requirements for a studio unit, which would be 37sqm as per the Nationally Described Space Standards. Generally officers consider the proposed unit sizes appropriate in being functional but not capable of being a self-contained home. Officers have stressed the importance of research and metrics for other co-living schemes to provide a convincing justification that the proposed layout is acceptable.



Indicative layout of a typical floor in Tower A (on the right) and B (on the left)

- 6.28 The second critical element is the quality and the arrangement of the communal areas in the scheme, which is a key part of policy H18. Generally other schemes in operation or consented have a kitchen for residents on each floor of the building. Research carried out by the applicant in dialogue with operators suggests that there are significant maintenance issues with this approach in such large buildings. The research suggest this leads to limited use by residents as a result, where residents prefer to use the larger and better quality operator maintained spaces on the lowest and highest floors.
- 6.29 The co-living layouts are developing positively. Officers are of the view that the principle of having the largest communal areas, including the shared kitchens, on the highest and lowest floors could be supported. Alongside this it is considered that communal areas should also be dispersed at intervals throughout, to provide quieter and more personal spaces through the building and facilitate residents to create communities with their adjacent neighbours. The appropriate number of dispersed spaces throughout the building is yet to be agreed, but officers are of the view the 2,247sqm at top on bottom is required as a base minimum with dispersed in addition. Member's views are sought on this aspect.



*Left – communal space at top and bottom
(offering 2,247sqm of shared amenity)*

*Right – communal space a top, bottom and
dispersed (offering 2,119sqm)*

6.30 Officers are exploring with the applicant how flexibility can be incorporated into the floor plan, for example communal areas throughout the building (if underused) potentially being converted into bedrooms, or one bedroom units converted into sharing units if there is demand. Larger units could encourage occupation by a wider variety of residents on a longer term basis which is supported.



Indicative first floor layout of amenity space

- 6.31 Discussions with the applicant are ongoing to achieve an overall offer of communal space for residents which strikes the balance between management and maintenance pressures for the future operator, whilst ensuring there are enough communal areas in convenient proximity to all units (and facilitating socialising and community engagement of residents on individual floors). This includes analysis of other co-living schemes and resident preferences/behaviour, and working towards a range of different spaces (e.g. co-working spaces, gym, library, café and laundry areas) where the layout and design of spaces (both internal and external) is high quality and critically, is able to accommodate a variety of residents/users.
- 6.32 Concerns have been raised regarding the single aspect north facing units, in terms of daylight/sunlight and outlook given the size of the units and proximity to 101 George Street. Detailed analysis of the daylight/sunlight impacts are yet to take place, but officers have requested the applicant consider options to mitigate this in a meaningful way to ensure the living conditions for these units are high quality for occupiers, for example working with fenestration and increasing the depth of the 'pleat' in the façade as much as possible within the relatively constrained footprint.
- 6.33 Officers have been in dialogue with our Building Control team in relation to the number of units (and people) per core and what the potential fire safety strategy would be. They have raised concern about the number of co-living units per core (19 at its maximum) and we have challenged the applicant to evidence how this is acceptable and can be made to work. Whilst not strictly a planning matter, this is an important aspect that officers want comfort on, certainly before any planning application is determined.

Quality and mix of C3 residential accommodation (Tower B)

- 6.34 Each typical floor comprises a 1b1p, 1b2p, 2b3p and a 3b4p unit. Policy DM1 of the Croydon Local Plan expects a minimum of 20% of traditional residential units in the site's location to have 3 or more bedrooms. For development approved by February 2021 some of the requirement may be substituted by 2 bedroom 4 person units (subject to an absolute minimum of 5% 3-bedroom units). Currently 25% of the C3 units are for family occupation.
- 6.35 The units would be dual aspect. Discussions regarding provision of private and communal amenity space for all the units is ongoing, as part of consideration of the façade treatment and stepped top of Tower B. It is likely oversized units will be provided as opposed to balconies. A daylight and sunlight assessment has not yet been undertaken, but this has been requested to understand the impact of emerging/consented schemes to the south and east of the site on the quality of these units.

Impact on adjoining occupiers

- 6.36 There are a number of buildings surrounding the site, along with a number of planning consents granted (and schemes coming forward) in close proximity. A daylight and sunlight assessment has not yet been provided, but the applicant

has been made aware that the development will need to take full account of surrounding development, both current and emerging.

Highways and transport

- 6.37 11 disabled parking spaces are proposed at basement level (under Tower A), with the remainder of the development car free given the highly accessible location. These spaces would be accessed via the ramp from College Road (extending partially under the College) similarly to the extant scheme, with exact arrangements to be agreed to ensure this works with the land level changes. Refuse collection and storage for both towers would also be contained within the basement, along with cycle storage for the co-living residents. Cycle storage for Tower B is currently proposed at second floor level.
- 6.38 Consideration is being given to the likely transport and access impacts which are specific to a mixed co-living/residential scheme of this size, with public uses on the ground floors. The public realm will need to work hard with this and cumulative schemes coming forward and there will be a need for TfL contributions given the reliance on East Croydon rail and tram.
- 6.39 There is likely to be a high demand for deliveries and servicing in and around the building, separate refuse and recycling collection arrangements and high numbers of resident and visitor cyclists. Use and site specific analysis with proposed mitigation has been requested from the applicant.
- 6.40 Restriction of car parking permits for future occupiers would be secured by legal agreement.

Environmental impact and sustainability

- 6.41 A detailed sustainability strategy has not yet been confirmed, but the applicant has been made aware of the relevant policy requirements, including for passive design and zero carbon development. Full discussions relating to air quality, overheating, surface water drainage, microclimate and lighting impacts are yet to be held.
- 6.42 The site is within Flood Zone 1 (low risk) and an area of surface water flood risk. There is limited potential for groundwater flooding to occur. The applicant has been advised that a full flood risk assessment and drainage strategy would be required to support a planning application. Green field run-off discharge rates are the policy requirement.
- 6.43 An Environmental Impact Assessment Screening Opinion will be carried out prior to the submission of a formal planning application.

Mitigation

- 6.44 At this stage it is envisaged that planning obligations will be required to mitigate the impacts. Discussions are forthcoming in relation to the Heads of Terms, but it is anticipated that these would include the following:

- Affordable housing (including early and late stage review)
- Employment and training (contributions and obligations)
- Air Quality
- Zero carbon offset (if required)
- Car club provision and membership
- Travel Plan
- Transport for London contributions (if required)
- Contribution to cycling proposals in town centre
- Car parking permit restrictions
- TV signal mitigation
- Wind mitigation
- Public realm delivery and maintenance
- Highway works

7 SPECIFIC FEEDBACK REQUESTED

7.1 In view of the above, it is suggested that members focus on the following issues:

1. The heights of both Towers A and B including the impact of a potential increase in height from the extant consent, particularly of Tower B, on the townscape and views
2. The current affordable housing offer (all units within Tower B), and whether there is scope to justify the height of Tower B for provision of C3 affordable housing
3. The standard of both the co-living and residential accommodation, in terms of quantum, layout, range, light, outlook and privacy including the communal amenity spaces
4. The proposed design approach to the façade and initial elevation details including materiality
5. The colonnade and public realm proposals linked into the aspirations of the Fair Field Masterplan and College Green
6. The level of car parking proposed, as well as the level and location of cycle parking (with shared facilities proposed for the co-living units) and pedestrian demand

8 PROCEDURAL NOTE

8.1 This is the first presentation of the scheme to the Planning Committee. The proposal is reported to Planning Committee to enable Members to view and comment on it prior to submission of a formal application. The proposal is not a planning application. Any comments are provisional and subject to full consideration, including public consultation and notification as part of any subsequent application.

- 8.2 A planning application for the proposed development would be referable to the Mayor of London under the Mayor of London Order 2008.
- 8.3 The applicant has submitted a pre-application to the Greater London Authority (including consideration by Transport for London) for an opinion. A meeting was held on 19th September. Whilst supportive of the principle, their main feedback focussed on the quality of communal space provided for the co-living units and the amount of affordable housing to be delivered by the scheme.

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

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.

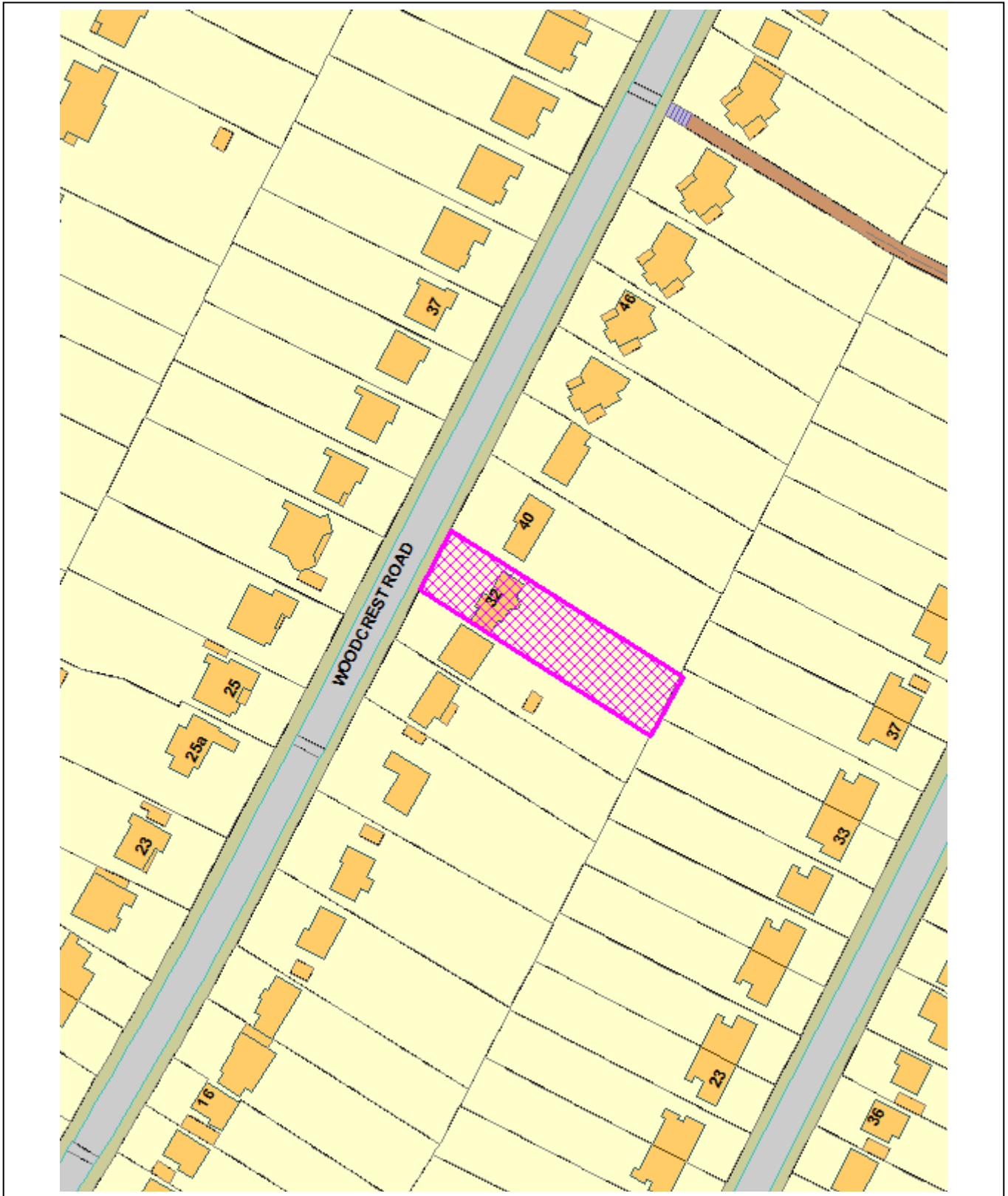
8. BACKGROUND DOCUMENTS

- 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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PART 6: Planning Applications for Decision

6.1 Item

1.0 APPLICATION DETAILS

Ref: 19/02132/FUL
 Location: 32 Woodcrest Road, Purley, CR8 4JB
 Ward: Purley and Woodcote
 Description: Demolition of existing house; erection of a four/five storey building including accommodation in the roofspace to provide 8 apartments; provision of 3 car parking spaces, refuse store and new landscaping.
 Drawing Nos: 3935/1, 3935/2 rev.B, 3935/3, 3935/4 rev.B, 3935/5, 3935/6 rev.B, 3935/7 rev.C, 3935/8, 3935/9, 3935/1 TPO.
 Applicant: Macar Developments
 Case Officer: Joe Sales

	1 bed	2 bed (3p)	2 bed (4p)	3 bed
Existing	-	-		1
Proposed flats	1 (1B2P)	1	4	2 (3B5P)

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
3	16

- 1.1 This application is being reported to Planning Committee because the number of objections received in response to the planning application above exceed the threshold in the Committee Consideration Criteria.

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. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Details of materials to be submitted
4. Hard and soft landscaping including boundary treatment and retaining walls to be submitted

5. Details of children's play-space to be provided
6. Details (materials, height) of bin-store enclosure to be submitted to and approved prior to occupation
7. No additional windows in the flank elevations
8. Obscure glazing to windows in flank elevations at first and second floor if below 1.7m
9. Privacy screens to recessed balconies, details of which to be agreed
10. Car parking provided as specified.
11. Cycle storage
12. Details of electric vehicle charging point to be submitted
13. Construction Logistics Plan to be submitted
14. 19% Carbon reduction
15. 110 litre Water usage
16. Details of site specific SuDS to be submitted
17. Accord with recommendations of the Flood Risk Assessment
18. Accord with the Tree Protection Plan
19. 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) Ecology consideration
 - 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
- 2.3 That the Planning 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.

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal includes the following:
- Demolition of existing house
 - The erection of a four/five storey building with accommodation within the lower level and roof level to provide 8 flats, 2 of which would be 3 bedroom family units and four of which would be 2 bedroom 4 person homes
 - Provision of communal external amenity space and children's play space
 - Provision of 3 off-street parking spaces
 - Provision of associated refuse and cycle stores
- 3.2 Amended plans were received during the course of the application which increased the number of family units, moved the entrance level of the unit in the roof and showed accurate relationships with neighbouring properties.

Site and Surroundings

- 3.3 The site comprises a detached dwelling situated on the eastern side of Woodcrest Road. Land levels fall from north-west to south-east (front of the site

to the back). There is an existing off street car parking space, access and garage. The site has a low risk of surface water flooding and a Public Transport Accessibility Level (PTAL) of 1a. The site is 400m (a 7 minute walk) from Brighton Road, 800m (a 10 minute walk) from Reedham Train Station; and 1.4 km (a 17 minute walk) to Purley town centre.



Fig 1: Site Location Plan.

Planning History

3.4 There is no relevant recent planning history at the site.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable.
- The design and appearance of the development is appropriate, respecting the character of the surrounding area.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- 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 25 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: Objecting: 71 Supporting: 0 Neutral: 1

- 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:

Objection	Officer comment
Design and appearance	
Overdevelopment of the site	Addressed in Townscape and Visual Impact.
Out of keeping with street	Addressed in Townscape and Visual Impact.
Impact on amenities of neighbouring properties	
Loss of light to neighbouring properties	Addressed in Residential Amenity for Neighbours.
Overlooking and loss of privacy for neighbours	Addressed in Residential Amenity for Neighbours.
Construction noise and dust will be harmful to local residents	Addressed in Access and Parking.
Landscape/Trees	
Detrimental impact on trees	Addressed in Trees and Landscaping.
Transport and Parking	
Inadequate parking provision.	Addressed in Access and Parking.

Negative impact on highway safety	Addressed in Access and Parking.
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6.3 Purley and Woodcote Resident's Association objected to the proposal on the following grounds:

- Overdevelopment. Massing excessive for location. 4 stories from front; 5 stories from rear. Flank walls ugly and obtrusive - visible from street.
- Overbearing/oppressive on neighbours.
- Inconsistent with & damaging to character of area. Spoils the street scene.
- Inadequate parking, given its relatively poor access to public transport.
- Loss of a good family home.

6.4 Councillor Badsha Quadir (Ward Councillor) objected to the proposal on the following grounds:

- The proposed planning application does not fit in with the characteristics of the road.
- Second floor windows will essentially be windows on the third floor for other houses on the road meaning there will be lack of privacy.
- A severe lack of parking, due to proposed application and cumulative impacts

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:

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

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
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

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 to consider are as follows:

1. Principle of Development
2. Housing Quality for Future Occupiers
3. Townscape and Visual Impact

4. Residential Amenity for Neighbours
5. Accessibility 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 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 new homes.
- 8.3 The application is for a flatted development providing 8 additional homes within the borough. The site is located within an existing residential area and the site is not allocated for any other purpose. Providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle of residential intensification is supported.
- 8.4 Croydon Local Plan 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 130sqm. 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.
- 8.5 The existing building on site is a 3 bedroom house which would be replaced by two 3-bedroom units. There would be no net loss of three bedroom homes in line with Policy DM1.2. The proposed three-bedroom homes represent 25% of the overall new homes which would assist in meeting the 30% strategic target. Furthermore, 4 of the 2-bedroom homes would also be suitable for families, resulting in 6 or 75% of homes being suitable for 4 or more occupants.
- 8.6 London Plan Policy 3.4 states that development should optimise housing output for different types of location whilst taking account of local context and character. The site is a suburban setting with a PTAL of 1a, and very close (less than 1 minutes' walk in either direction) to a PTAL of 2. As such the London Plan sets out an indicative density ranges of 150–200 habitable rooms per hectare (hr/ha) (for PTAL 1a) or 150-250 hr/ha (for PTAL 2). The London Plan also acknowledges that it is not appropriate to apply these ranges mechanistically, and the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity.
- 8.7 The proposed density would be 280 hr/h, which would optimise the site's housing output whilst respecting the local character in line with Policy 3.4.
- 8.8 The principle of the development can therefore be supported provided the proposal respects the character and appearance of the surrounding area and there are no other unacceptable impacts.

Townscape and Visual Impact

- 8.9 The road is typically characterised by large detached dwellings in a variety of different styles. The existing dwelling does not hold any significant architectural merit and therefore there is no objection to its demolition.
- 8.10 Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys and the proposal is for a four/part five storey building with the upper floor accommodated within the roof space (lit by gable/dormer features and roof-lights) and stepping down to the rear with the slope of the ground.
- 8.11 The Suburban Design Guide suggests that where surrounding dwellings are predominantly detached dwellings of two storey, new development should seek to accommodate an additional storey within the roof space. The proposed development would be one storey taller than the adjacent houses and would incorporate accommodation within the roof space. The proposed height would therefore be compliant with the Suburban Design Guide. It also responds to the characteristics of the built form in the local area, with a ridge height between the lower and higher ridge of the properties on either side.
- 8.12 The new building would take on a “contemporary reinterpretation” form and appearance, comprising two gables on the front elevation. The design of the building gives the appearance of a large detached dwelling with a front door. The ground floor of the proposed development is lower than the street, as is the case with the existing building and buildings in the area. This allows the height of the building to respond to the local context whilst sensitively optimising development. The building would use a range of traditional materials such as red and grey bricks with grey upvc windows and brown plain roof tiles.



Figure 2: Elevation of proposed frontage within the street scene

- 8.13 Given the topography of the land, a lower ground floor is proposed at the rear at the level of the rear gardens. The rear elevation has been broken up through the

8.16 Access driveways, forecourt parking and retaining walls to these areas are features commonly found on Woodcrest Road. The existing access and driveway will be replaced with 3 parking bays which would front directly onto the existing highway.



- 8.17 The proposed hardstanding would be softened through the use of landscaping which would be located around the car parking bays and along the front of the site. Given the way the bays have been separated and areas the planting, the hardstanding and retaining walls would not have an overly dominant or incongruous impact on the visual amenities of the area or the street scene.
- 8.18 The proposal would overall result in a development that would respect the pattern and rhythm of neighbouring area and would not harm the appearance of the street scene.
- 8.19 Therefore, 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 in terms of respecting local character.

Housing Quality for Future Occupiers

- 8.20 All of the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).
- 8.21 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. All of the units provide sufficient amenity space which is in accordance with the London Housing SPG.
- 8.23 A communal garden is provided at the rear of the site which was the garden of the original dwelling. As all of the units have private amenity space, the provision of supplementary communal amenity space is considered acceptable. A child play space is shown to be provided within the communal garden, details of which can be secured by condition.
- 8.24 London Plan Policy 3.8 and the London Housing SPG together promote accessible design, whilst advocating a flexible approach on small scale developments. The Housing SPG clarifies that Policy 3.8 should be applied flexibly to ensure that residential or mixed use development is deliverable and notes that a lift may cause practical difficulties for small scale developments (where the depth and width of a plot and height restrictions may inhibit the overall floorplate and massing).
- 8.25 In this case, there is no step free access to the building from the highway, due to the slope of the street (as is the case with the existing building and generally those throughout the road). The ground floor level of the building is lower than the highway and there is not adequate space to the front of the site to provide a ramped access (of the required gradient) to serve the building whilst respecting the building line of the adjacent properties and the existing street scene.
- 8.26 A lift could not reasonably or practically be provided within the building due to the limited floorspace. However, all units would have a WC on the same floor as the living room, and step free access to outdoor amenity spaces. Additionally,

the entrance to the flat in the roof has been re-located to the second floor and the bike stores are located at the building entrance level. Therefore, apart from when accessing the communal amenity area, the maximum number of floors a resident would walk at any one time to get to their unit would be three. Additionally, small seating areas have been provided on each floor above the ground floor. Considering the scope of the scheme and the topography of the ground this is acceptable.

8.27 Given the site's particular circumstances (its topography, limited size, and infill position); the requirement to respect the character of the street scene; and the steps taken to ensure a proportionate degree of accessible design; the development is considered acceptable under the circumstances.

8.28 The development is considered to result in a high quality development including 2 x three bedroom family units all with substantial amenities and overall providing an acceptable standard of accommodation for future occupiers.

Residential Amenity for Neighbours

8.29 The main properties that would be affected by the proposed development are as follows:

- 33, 35 and 37 Downlands Road
- 30 and 40 Woodcrest Road
- 29 and 31 Woodcrest Road.



Figure 4: Neighbouring Properties

30 and 40 Woodcrest Road

- 8.30 These are the existing neighbouring properties located to either side of the proposed development boundary. Whilst the proposal would be deeper than the plots at 30 and 40 Woodcrest Road, the ground floor would be set down into the ground. The proposed rear elevation wall would not encroach into the “rule of thumb” 45 degree angle, taken from the rear windows 40 Woodcrest Road (either horizontally or vertically).
- 8.31 The proposals do intersect the 45 degree line vertically when measured from the nearest habitable room on the ground floor of 30 Woodcrest. An External Daylight Assessment has been undertaken by the applicant and concludes that the window receptors that serve no.30 and no.40 Woodcrest Road meet the minimum requirements as set out by BRE Guidelines and may only experience a negligible adverse impact in terms of daylight and sunlight. Therefore the proposal would not be unduly overbearing or cause an unacceptable loss of outlook for both of the neighbouring properties.
- 8.32 There are no windows proposed that would cause any loss of privacy to this neighbouring property, with proposed side facing ground floor windows either facing the boundary fence or being secondary in function (installed at high level) and obscure glazed below 1.7 metres from internal floor level. No 30 has two small side facing windows located at first floor level. Given that the proposal would not have an unacceptable impact on the main front and rear facing windows and that the SDG identifies side-facing windows as being given minimal protection, the impact on these windows is considered to be acceptable.
- 8.33 The rear balconies would all be recessed and screened to the side and as such, should limit overlooking sideways and into the rear gardens to 30 and 40 Woodcrest Road. On balance, the impact on this property is acceptable.

29 and 31 Woodcrest Road

- 8.34 These are the detached dwellings which are located on the opposite side of the road. Whilst the proposed development would be substantially larger than the existing dwelling, given the distance between these properties and that they are set up higher due to the topography of the road, the level of overlooking from the front of the proposed development across the street would be limited.

33, 35 and 37 Downlands Road

- 8.35 These residential properties are located to the rear of the application site with both rear gardens being around 35 metres in depth. The rear wall of the proposed development would be sited a minimum depth of 34 metres from the rear boundary and given the depth of the neighbouring gardens, the window to window separation would be excessive and would easily comply with town planning expectations. The scheme would therefore maintain adequate light, outlook or privacy. There are existing established garden trees and shrubs along the rear boundary which would also be retained to increase screening between the proposed and existing properties.

Access and Parking

- 8.36 This site has a PTAL of 1a which indicates poor public transport accessibility. As noted above it is near to areas with a PTAL of 2 and there is a public footpath which improves access to key destinations including Reedham Station. The submitted details have been assessed and the development would be expected to generate up to 7 parked cars based on census data and the units proposed.
- 8.37 3 parking spaces are proposed on site. A parking stress survey which has been submitted as part of the application demonstrates that the on-street parking occupancy overnight is at just under 40% meaning there is available capacity to accommodate the anticipated overspill of up to 4 vehicles on street.
- 8.38 Whilst the Suburban Design Guide states that in areas of PTAL 0-1, developments should seek to accommodate all parking within the site, the developer has provided the maximum number of parking spaces possible within the site whilst respecting the existing building line and it is considered that the overspill of up to 4 vehicles on street will not have a detrimental impact on highway safety. A parking stress test has been undertaken that shows at busiest times the occupancy of parking spaces within a reasonable walking distance is only 40%, suggesting at least 67 spaces being available.
- 8.39 Local Plan Policy DM30 states that 20% of parking bays should have Electric Vehicle Charging Points (EVCP) with future provision available for the other bays. Details and provision of the EVCP will be subject to a condition.
- 8.40 Concern has also been expressed by neighbours with regards to construction vehicles accessing the site. It is noted that other large vehicles for deliveries and the like have access to Woodcrest Road as existing. Prior to any works taking place on site, a Construction Logistics and Management Plan will be required to be submitted to the local planning authority by condition to ensure that the road situation has been taken into account. This plan will also detail hours of deliveries, and limit construction hours to reduce the impact on the adjacent properties as far as possible.
- 8.41 A cycle storage area is provided on the ground floor, accommodating 16 cycle spaces which are easily accessible via the main entrance of the building. 15 cycle parking spaces would need to be provided in line with London Plan requirements (1 space for 1 bed flats and 2 spaces for all other units). Full details of the proposed storage method demonstrating that the space is large enough for 16 cycles will be secured by condition.
- 8.42 Refuse storage is also shown in the forecourt. It would be adjacent to the highway and would be which is convenient and suitable for refuse collectors. Again, full details to demonstrate that the scale is adequate for the needs of the development will be secured by condition. The access to the cycle and refuse store is secured and in order to prevent any anti-social behaviour from occurring; full details of these arrangement will be secured by conditions.

Environment and Sustainability

- 8.43 Conditions are recommended 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.
- 8.44 The site is located within an area of low risk of surface water flooding and limited risk of groundwater flooding. A Flood Risk Assessment has been submitted as part of the application recommending flood resistance and drainage measures. The proposals seek to infiltrate surface water into the ground in the first instance and therefore surface water will be discharged to a soakaway located on the road situated along the front of the site. The new parking areas along the front of the property will utilise permeable paving in order to provide surface water treatment.
- 8.45 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 would be imposed on any planning permission, alongside the other recommendations of the FRA.

Trees and Landscaping

- 8.46 The site is not covered by any Tree Preservation Orders and there are no trees of any particular merit on the site.
- 8.47 A tree protection plan has been provided as part of the planning application. The plans show the retention of the existing trees alongside the rear boundary and proposed landscaping. Details of the methods which will be put into practice to protect the mature tree along the adjoining boundary at 30 Woodcrest Road have also been submitted and approved by the council's Tree Officer.
- 8.48 Full details of hard and soft landscaping including boundary treatment will be secured by condition.

Other matters

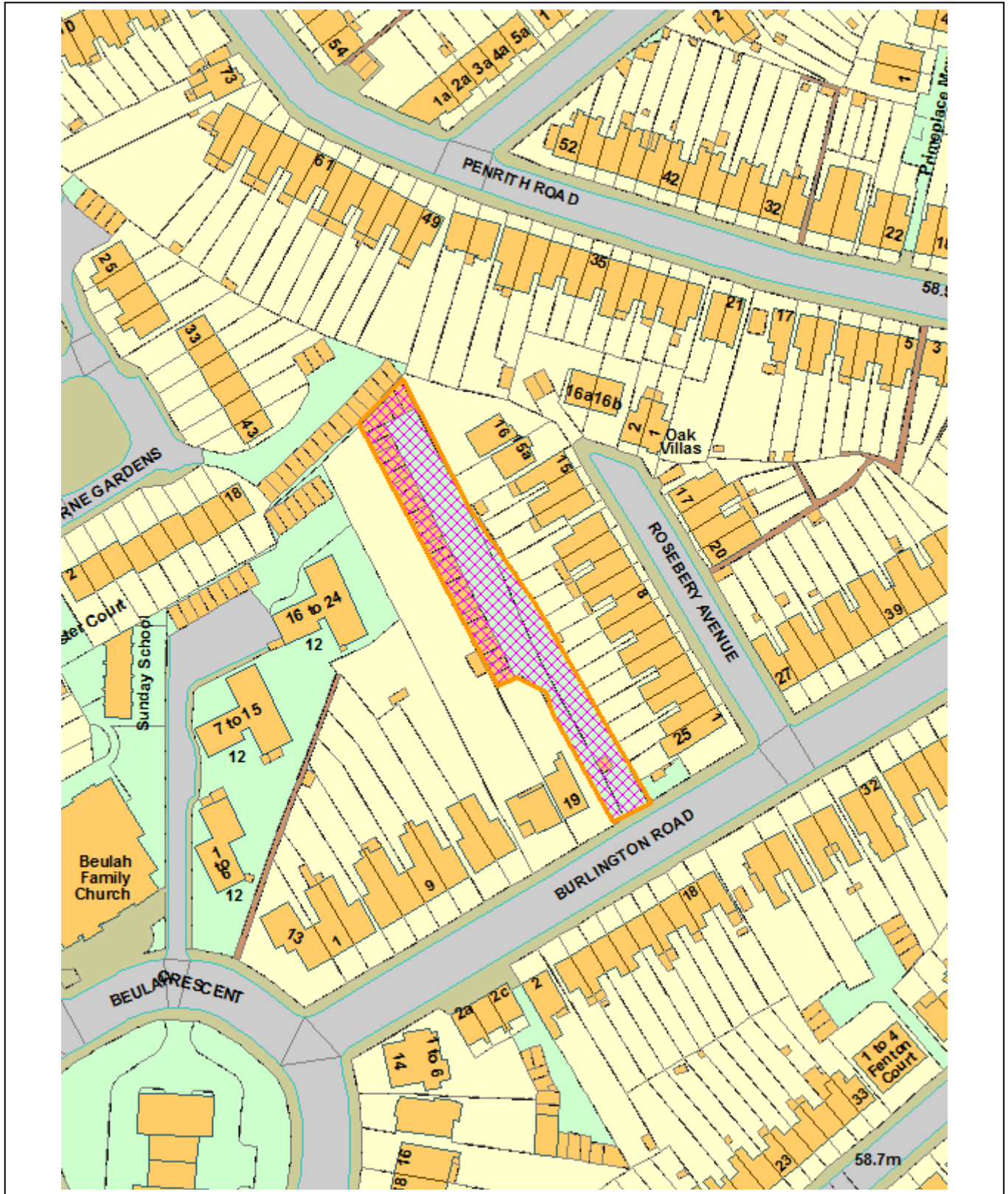
- 8.49 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusions

- 8.50 The principle of development is considered acceptable within this area. The development has been designed to ensure its appearance respects the character of the surrounding area and that there is no significant adverse impacts on neighbouring occupiers. The impact on the highway network would be acceptable with adequate car parking being made available. Therefore, the proposal is considered to be in accordance with the relevant policies.

8.51 All other relevant policies and considerations, including equalities, have been taken into account.

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PART 6: Planning Applications for Decision**Item 6.2****1.0 APPLICATION DETAILS**

Ref: 19/03621/FUL
 Location: Garages to the Rear of 19 Burlington Road, Thornton Heath, CR7 8PG
 Ward: Thornton Heath
 Description: Demolition of existing garages. Erection of a two storey residential terrace comprising 4 x 3 bedroom dwellings and 2 x 2 bedroom flats with associated amenity space, parking and landscaping.
 Drawing Nos: 3330-01 Rev A (Received 01/08/2019), 3330-09 Rev C (Received 24/09/2019), 3330-10 Rev A (Received 01/08/2019), 3330-11 Rev B (Received 01/08/2019), 3330-12 Rev B (Received 01/08/2019)
 Agent: Mr James Hodgkins
 Applicant: 19 Burlington Road Ltd
 Case Officer: Paul Young

	studio	1 bed	2 bed	3 bed	4 bed (+)
Existing					
Proposed			2	4	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
4	12

- 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) Samples of external materials to be submitted
- 4) Submission of (Stage 1) Arb Report and Tree protection plan prior to garage demolition

- 5) Submission of (Stage 2) Tree survey, Arb Report and Tree Protection Plan for main development
- 6) Submission of hard and soft landscaping plan including boundary treatments
- 7) Obscure glazed windows to be installed in positions shown on plans with suitable obscurity
- 8) Access Road and car parking to be provided as shown
- 9) Visibility splays to be provided/retained
- 10) Details of space sharing/demarcation measures along proposed access
- 11) Submission of further details of electric vehicle charging points
- 12) Submission of Construction Logistics Plan
- 13) Requirement for 19% Carbon reduction and 110 litre Water usage
- 14) Details of site specific SUDS to be submitted
- 15) Submission of a Biodiversity Method Statement
- 16) Implementation of waste/recycling areas prior to occupation of flats
- 17) Implementation of approved cycle parking prior to occupation of flats.
- 18) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

- 1) Community Infrastructure Levy
- 2) Highway/Crossover Works
- 3) Compliance with Building/Fire Regulations
- 4) 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 single storey garages situated along the northern and western boundaries of the site.
- Erection of 2 storey residential terrace building comprising 4 x 3 bedroom dwellings and 2 x 2 bedroom flats
- Creation of new parking area in the southern part of the site of the site providing 4 car parking spaces
- Provision of cycle parking and waste/recycling facilities immediately to the south of the proposed residential terrace.

Site and Surroundings

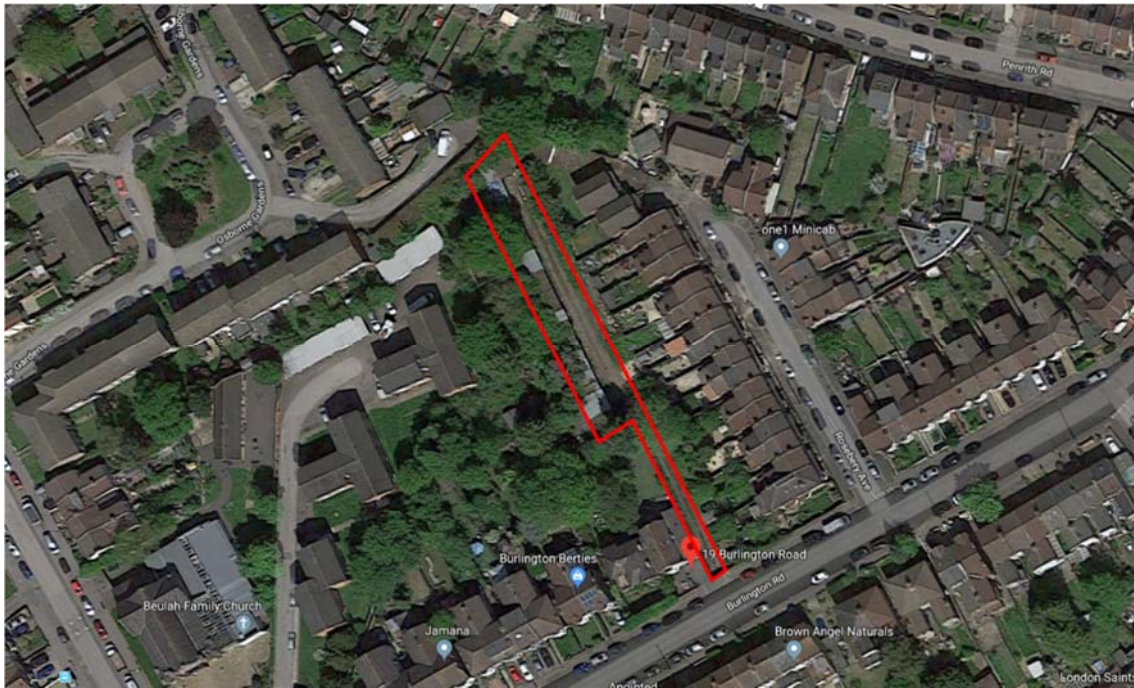
3.2 The application concerns a site with an area of around 0.95ha to the rear (north) of 19 Burlington Road which currently consists of several residential garages, situated on the north side of Burlington Road. The site is rectangular in shape and is accessed along a 35m long vehicle passage which runs along

the west of no.19 Burlington Road. The site widens across the end of the rear garden of no.19 and continues along the rear garden boundary with no.17 Burlington Road.

- 3.3 Along the east are the rear gardens to numbers 1-16 (consec) Rosebery Avenue, while garages to a neighbouring block of flats adjoin the boundary to the north. The surrounding area is residential in character.
- 3.4 It is assumed that the garages were originally built to serve the properties along Rosebery Avenue to the East, although this has not been the case for some time. It also appears that they were built sometime after the Rosebery Avenue dwellings themselves. Historic maps indicate that the Rosebery Avenue properties were built between 1890 and 1910 but that the garages were constructed sometime after 1940. A historic map of the site in 1940 is shown below:



- 3.5 The site is situated in a surface water flood risk area (1:100yr) and critical drainage area. The site has a public transport accessibility level (PTAL) of 1b (poor).
- 3.6 A number of mature trees lie adjacent to the site to the West (within the curtilage of number 17 Burlington Road. The rear of this site is covered by a group Tree Preservation Order which was served in September 2019.
- 3.7 A current aerial photo of the site is shown below:



Planning History

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

Reference	Description	Decision	Date
19/00839/FUL	Demolition of existing garage buildings and the erection of 4 x 2 storey, 3 bedroom (5 person) dwellings and 2 x 2 storey 2 bedroom (3 person) dwellings with associated amenity space, parking and landscaping.	Application Withdrawn	10.04.2019

3.9 Application 19/00839/FUL was withdrawn in April this year as a result of issues raised by the case officer (primarily relating to neighbouring amenity, parking, access, and protected species)

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 of a suitably high quality, and would not harm 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 suitable tree protection measures and a landscaping scheme (secured via conditions), no harm would result to visual amenity or biodiversity.
- Subject to conditions, suitable sustainable energy, water and drainage measures can be secured.

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: 27 local addresses have been notified. A site notice has also been displayed to the North of the site (by the garages serving Osborne Gardens). Written objections have been received from 15 different persons. In addition, 40 Pro-forma letters (counting as a petition under the terms of the Croydon constitution) have also been received.
- 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) Objection	Officer comment
<i>Design and appearance</i>	
Overdevelopment of the site	Addressed in Paragraphs 8.5 to 8.14 of this report.
Out of character/harmful to the area due to it bulk/siting and design	Addressed in Paragraphs 8.5 to 8.14 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Loss of light, outlook and privacy to neighbouring properties	Addressed in Paragraphs 8.21 – 8.30 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/Harm of trees, vegetation and natural habitat	Addressed in paragraphs 8.42-8.45 of this report.
<i>Transport and parking</i>	
Insufficient parking provision	Addressed in paragraphs 8.31-8.39 of this report
Adverse impact on highway safety	Addressed in paragraphs 8.31-8.39 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.
Harm to Protected Species/Biodiversity	Addressed in paragraph 8.47 of this report
Increase in Flood Risk	Addressed in paragraph 8.41 of this report
Disruption during Construction	A Construction management plan will be secured via planning condition

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

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 (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
- 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 flood 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

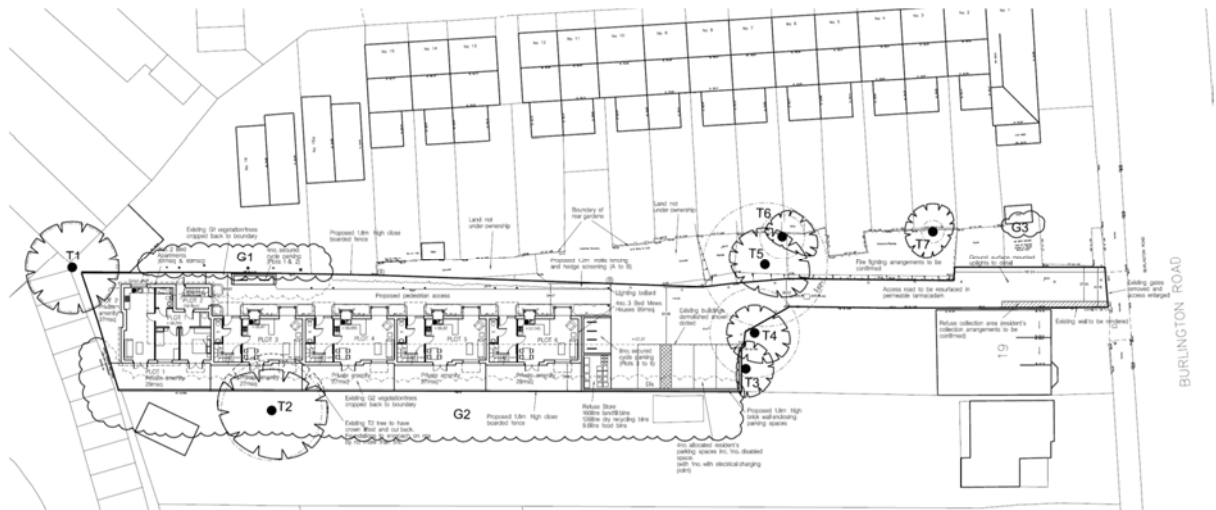
Principle of development

- 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, the principle of proposing 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 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 0.0959ha, which equates to a density of 229hr/ha, and which falls slightly above this density threshold.
- 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, in section 2.13 (pg 21) of the Council's SPD titled Suburban Residential Design (adopted in 2019), it states that back land sites and blocks of garages tend to be of a size to accommodate developments of a larger scale. It indicates that the height of back land development should generally be no greater than the predominant surrounding buildings. It goes on to say that if the development introduces a bigger built form, it can be advisable to step the height.
- 8.9 The proposed development would be two stories in height, and would not therefore exceed the height of the surrounding dwellings, which range from 2-3 stories along Burlington Road, and two stories along Roseberry Avenue. As such, the overall bulk/height of the development is considered acceptable.
- 8.10 Additionally, in terms of siting, the development would be sited a lengthy distance behind 19 Burlington Road, with the nearest proposed dwelling being sited at least 55m away from the public highway. The site is also bounded on all sides (bar the north where there are open residential garages) by private residential development, with an access along the side of number 19. It would not therefore appear visually prominent. Indeed, only very glimpsed/oblique views of the dwellings would be possible from the public streetscene. As such it would not therefore have any material impacts on the character or appearance of the wider area. Part of the proposed site plan is shown in Fig 1 below, along with a CGI demonstrating views of the development from Burlington Road:

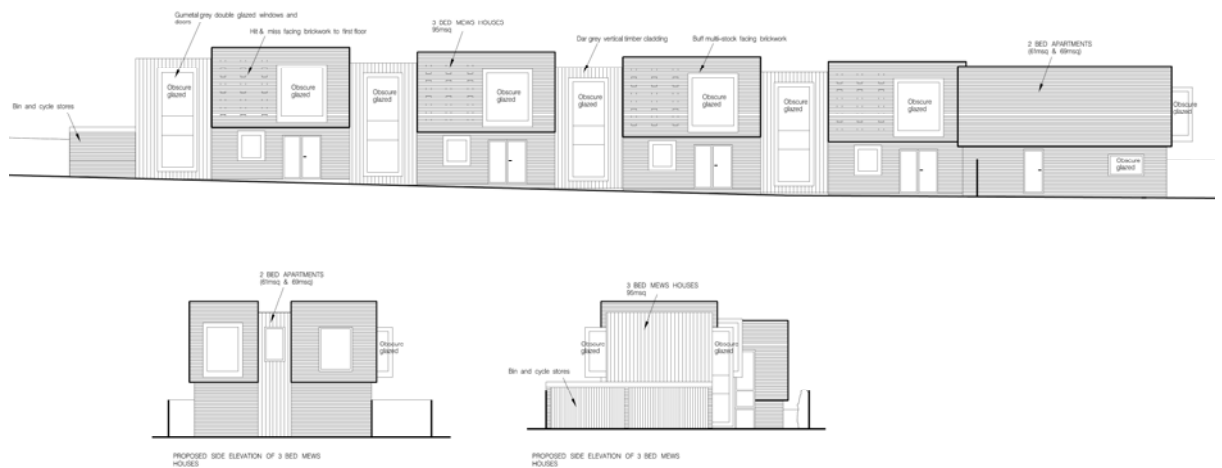
8.11 Fig 1: Part of the proposed site Plan



8.12 In terms of design, it is noted that the plot itself is not typical of the surrounding residential plots, and given this, and its siting largely out of public view, a contemporary form is considered appropriate. The proposed design would include a number of recessed and projecting features/elements along with “hit and miss” brick patterning which would add visual interest, and would complement this with variations in materials and finishes. The materials would be of good quality, comprising multi stock brick, aluminium framed fenestration and small areas of timber cladding. Elevational plans and a CGI of the proposed development are shown in Fig 2 below:

8.13 Fig 2: CGI and Elevational plans of proposed development:





8.14 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

8.15 Policy SP2.7 of the 2018 Local Plan states that the Council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes. For both market and affordable housing, the Council strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.

8.16 The proposed development would provide 4 x 3 bedroom dwellings (66%), which exceeds this target (and indeed adds additional weight in favour of the proposal).

8.17 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.

8.18 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 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter;
- All flatted development and developments of 10 or more houses must provide a minimum of 10m² per child of new play space, calculated using the Mayor of London's population yield calculator and as 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.

8.19 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 Nos	Unit Type	GIA		Private Amenity (PA) + Playspace (PS)	
		Required	Provided	Required	Provided
A-D	3b4p (2F)	84m ²	98.3m ²	8m ² of PA 4.6m ² of PS	27-28m ² of PA, 0m ² of PS
E	2b3p	61m ²	61.1m ²	7m ² of PA + 1.2m ² of PS	29m ² of PA, 0m ² of PS
F	2b3p	61m ²	69m ²	7m ² of PA, 1.2m ² of PS	37m ² of PA, 0 m ² of PS

8.20 Whilst no playspace is provided, and it is noted that some of the proposed private amenity areas would be (somewhat) overshadowed by the trees on the adjacent plots, the proposed units would all meet (and generally exceed to a notable degree) the Policy requirements in terms of gross internal area (GIA) and private amenity space. Similarly, all habitable rooms would be served by at least 1 natural light source, and all units would be (at least) dual aspect. As such, taking all of the above into consideration, in general the proposed development is considered to provide good quality accommodation for its intended occupants, in line with adopted Policies and guidance

Impacts on Neighbouring Residential Amenity

8.21 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.

8.22 The application site shares a boundary with number 17 Burlington Road to the west, with number 19 Burlington to the south, and with the rears of numbers 1 - 16 Roseberry Avenue to the east. To the North lies a set of garages serving some of the nearby properties in Osborne Gardens.

Sunlight/Daylight/Overshadowing

8.23 The applicant has submitted a daylight/sunlight analysis for the proposed development. This concludes the following:

- The effect on the vertical sky component (VSC) for all neighbouring habitable room windows is within the 80% guidance value in all cases. There will therefore be no adverse impact on neighbouring residents in terms of daylight.
- In terms of sunlight, all neighbouring habitable room windows meet the British Research Establishment (BRE) criteria by virtue of retaining 80% of their existing values.
- Finally the neighbouring gardens retain in excess of 80% of its area receiving 2 hours or more of direct sunlight on March 21st in compliance with BRE guidelines.

- 8.24 As such, given the above, the development would not result in significant loss of existing sunlight or daylight levels to neighbouring occupiers.

Outlook

- 8.25 The proposed dwellings would be located in a central location in the plot, at least 2.73m away from the shared boundary with number 17 Burlington Road, and at least 3.4m away from the shared boundaries from the rear boundaries majority of the dwellings along Rosebery Avenue. The rearmost part of the development (comprising the 2x2 bed flats) would lie closer to the boundary with number 16 Roseberry (around 1.1m), but this part would be sited away from the main habitable room windows serving this property, and instead would be located in a similar location to the (current) garage building serving number 16.
- 8.26 The two storey/first floor aspects of the development would therefore be at least 9.5m away from the nearest neighbouring habitable room windows, and in most cases this distance would be far greater (for example, 15 and 11 Rosebery Avenue are 17.3 and 19.1m away and numbers 17 and 19 Burlington Road would lie over 35m away).
- 8.27 Given the above, the development would not materially harm the amenities of surrounding residents in terms of dominance/loss of outlook.

Privacy

- 8.28 The proposed development has been designed to minimise the impacts of the development in terms of overlooking. The proposed first floor windows serving the units would have their western and eastern facing window panes obscured, in addition to a number of the flank panes. This includes the southern flank panes facing towards the rear elevation of number 17 Burlington Road. As a result, no overlooking opportunities would be possible into the first 10m of private outdoor space perpendicular to the rear elevations of any of the surrounding dwellings (which in this case comprise numbers 1-16 Rosebery Avenue and numbers 15-19 Burlington Road).
- 8.29 Whilst some overlooking of the rearmost parts of 17's garden may result, this would be restricted due to the presence of the existing mature trees which are likely to obtain protected status in the near future (from the service of TPOs), as well as some oblique views of the rearmost parts of the rear gardens serving 1-16 Roseberry Avenue, no conflict with Policy DM10.6 would arise, and as such it is considered no material harm in terms of privacy would result.

Other Matters

- 8.30 The proposed development would introduce additional activity and lighting in and around the site. However, this activity would be residential in nature, within a residential area, and adopted planning policies and guidance encourage intensification of residential use in principle (subject to a full planning assessment). As such, it is not considered to result in undue harm in this regard.

Access, Parking and Highway Safety

- 8.31 Whilst the existing site contains a number of garages, at the time of the site visit, the site was closed off and the garages were in a very poor state (some had no rear walls), and the contents of the garages (and the wider site) were mainly old household/dumped items.
- 8.32 Policy SP8.16 of the Croydon Local Plan states that the Council and its partners will seek to limit parking spaces in the borough. Paragraph 109 of the 2019 NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.33 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 requirements for this development would be a maximum of 8 car parking spaces.
- 8.34 The site has a PTAL of 1b (low). 4 car parking spaces are provided, which is an underprovision in relation to these *maximum* standards.
- 8.35 The applicant has submitted a transport assessment which indicates that the development would generate around 6 additional vehicular movements during network peak hours (08:00-09:00 and 17:00-18:00), which is not considered to be excessive.
- 8.36 Additionally, a parking stress survey has also been submitted (using the Lambeth methodology) which reveals an average parking stress of 57% in the surrounding roads. It is noted that parking stresses of 85% and above are normally considered significant/severe.
- 8.37 As such, given the above, it is considered that the surrounding roads have the capacity to accommodate some additional parking overspill (such as that from the proposed development). As such, it is considered that the cumulative impacts would not be 'severe.'

- 8.38 In terms of the access, Council officers have deemed the access arrangements to be acceptable subject to additional details being submitted as to how the pedestrian and vehicular accessway would operation and what demarcation(s) will be in place. These details can be secured via planning condition.
- 8.39 Notwithstanding the above, no details of electric vehicle charging points are proposed, and it is also recommended that details of this be secured via condition.
- 8.40 In relation to cycle parking, the London plan requires that 2 cycle parking spaces be provided for 2 bedroom plus units. This would equate to 12 spaces for the proposed development. 12 secure and covered cycle spaces are shown in 2 accessible ground floor cycle storage areas which would meet these requirements.

Sustainability and Flood Risk

- 8.41 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.
- 8.42 The site is located within a critical surface water flooding area. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). A condition requiring site specific SuDS measures (eg rainwater collection/recycling, green roofs/walls, permeable paving etc) is therefore recommended. Subject to this, and combining this with a suitable landscaping scheme (also secured via condition), there would be no increase in flood risk.

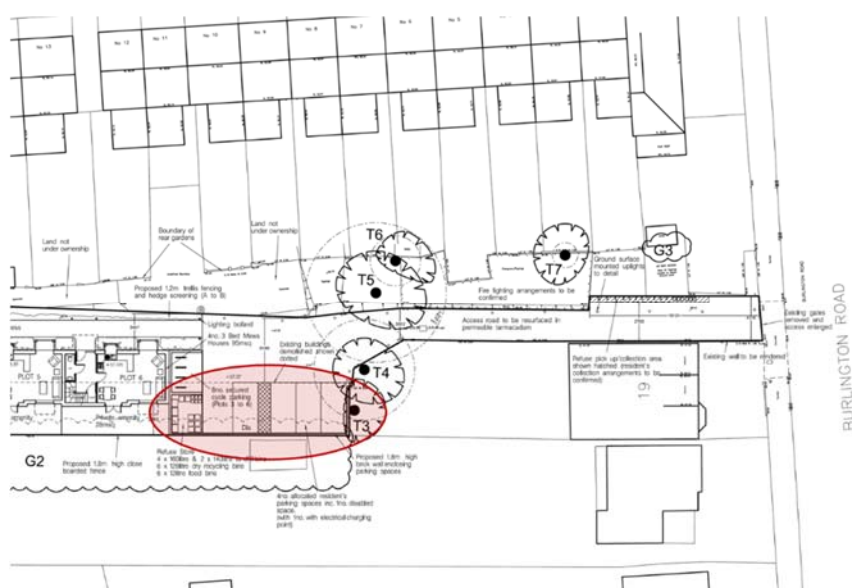
Trees, Biodiversity and Ecology

- 8.43 A group Tree Preservation Order has recently been served on the trees within the rear garden of number 17 Burlington Road.
- 8.44 The proposed development would result in the removal of the garages close to these trees (including their foundations) and their replacement with green amenity space, and this has the potential to improve their longer term health.
- 8.45 However, if the works were to be undertaken insensitively, officers consider that the proposed development could potentially result in some harm to the health and vitality to these trees during and post construction. At present, the presence of the existing garages prevent detailed investigation/analysis of these trees (including their root protection zones).

8.46 As such, further investigation is therefore required, which cannot effectively occur until the existing garages have been removed. As such, conditions are recommended which ensure that this removal/demolition is undertaken sensitively, and that this is followed up by a full survey and tree protection plan to secure the long term health of these trees (as well as a number of the other trees which lie on/close to the site). Subject to these, no harm to trees would result.

8.48 Finally, in relation to ecology, 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. Council consultants have reviewed this and determined that subject to submission of, and adherence to, a Biodiversity Method Statement, no harm in terms of biodiversity/ecology would result.

8.49 The application proposes an internal waste storage area on the ground floor, as shown circled in Fig 3 below:



- 8.50 The guidance set out in the Council's Suburban Design Guide (2019) advises that waste storage areas should be within 30m of the entrance of each residential units and within 20m of the public highway.
- 8.51 The proposed waste storage area does not comply with either of these distances (being at least 55m away from the public highway and 40m away from the entrances to the 2 x 2 bedroom flats). As such, the applicant will need to design and submit a waste management strategy (which will likely require the use of private waste contractors)
- 8.52 In this case, the applicant has indicated that the waste management strategy would set out measures for the waste to be taken from residents homes to the waste storage area and from the storage to a waste collection area as shown on the plan on waste collection days (which lies comfortably within the 20m waste carry distance).
- 8.53 This would ensure that Council waste contractors would be able to collect the waste with ease, whilst keeping this area free from obstruction outside of waste collection times (ie the vast majority of the time).
- 8.54 As such, subject to an appropriately worded planning condition securing further details on this procedure, no issues regarding waste collection would arise.

Other matters

- 8.55 Concerns have been raised regarding access for fire vehicles into the site. Fire regulations are covered in the Building regulations (i.e. are not material planning concerns). Nonetheless, the applicant has indicated that consultation with the Fire Brigade has been undertaken and that the regulations in terms of access can be/adhered to (ie a fire tender will be able to reverse into the site and fight fire at a maximum of 90m distance, which would reach the furthest unit). Notwithstanding, alternate fire safety options (such as the installation of sprinkler systems) also exist in order to meet Building Regulations requirements.

Conclusion/Planning Balance

- 8.56 The proposed development would provide 6 new residential units, a large percentage of which would be family units (66%). This adds a good amount of 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, trees, ecology/biodiversity, flood risk or sustainability. The width of the shared access (and a couple of pinch points along this) introduces some potential for vehicular/pedestrian conflict, but subject to the attached conditions

this would be minimised, and this would not outweigh the benefits associated with the provision of the proposed residential units. As such, the development is considered acceptable and is therefore recommended for approval.

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

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

10th October 2019

Part 8 Other Planning Matters

Item 8.1

Report of: Director of Planning and Strategic Transport Author: Pete Smith	Title: Weekly Planning Decisions and Performance
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1. Purpose

- 1.1 This report 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).
- 1.2 It also provides details of service performance in terms of the % of applications determined within statutory timescales (June-September 2019 and over a 2 year rolling period). We have also carried out some research into the level of housing granted/refused planning permission (1st August 2018 – 31st August 2019) which we thought might provide useful commentary as regards the delivery of new homes having been granted/refused planning permission.

Planning Decisions

- 1.3 Attached as Appendix 1 is the list of delegated and Planning Committee/Sub Committee decisions taken between 16th September and 27th September 2019.
- 1.4 During this period the service issued 184 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). 10 applications were withdrawn by the applicants (which also appear in the list).
- 1.5 Out of the 174 decisions issued, 15 were refused (8.6%). Therefore the approval rate was 91.4%.
- 1.6 It was a relatively quiet two weeks in terms of notable decisions; the only decision that might be of interest is the issuing of planning permission for the redevelopment of 32 Woodmere Road (LBC Ref 19/00783/FUL) to provide a replacement two storey building (with rooms in the roof) comprising 7 self-contained flats with 5 off street car parking spaces. A resolution to grant planning permission was taken by the Planning Committee at its meeting of the 20th June 2019 (subject to a S.106 Agreement to replace trees on the highway that would need to be removed

to facilitate access to the development). This legal agreement has now been completed.

Planning Performance

- 1.7 We are required to submit performance figures to MHCLG on a quarterly basis and we are in the process of reviewing our Q2 figures (1st July – 30 September 2019) in readiness for submission in the next few weeks. We also monitor our performance across a 2 year rolling period. One of the main performance criteria monitored by MHCLG is the % of applications (for major and non-major development) determined in accordance with statutory timescales or in accordance with Planning Performance Agreements or Extensions of Time.
- 1.8 Included below is our in time quarterly/rolling two year performance although please note that we are currently verify our current Q2 figures for accuracy prior to submitting to MHCLG; figures for this Q2 (just gone) are therefore provisional.

		Majors						Non-majors					
Croydon		All Major Decisions	Major Decisions within 13	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time	Result	M&O Decisions	M&O Decisions	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time	Result
Quarter 08	Oct - Dec 2017	17	5	11	11	1	94.12%	549	416	85	73	60	89.07%
Quarter 01	Jan - Mar 2018	14	4	8	8	2	85.71%	532	396	90	86	50	90.60%
Quarter 02	Apr - Jun 2018	16	2	13	13	1	93.75%	522	353	107	97	72	86.21%
Quarter 03	Jul - Sep 2018	12	5	4	3	4	66.67%	652	421	139	125	106	83.74%
Quarter 04	Oct - Dec 2018	13	5	7	7	1	92.31%	513	320	132	121	72	85.96%
Quarter 05	Jan - Mar 2019	25	6	15	15	4	84.00%	527	308	139	120	99	81.21%
Quarter 06	Apr - Jun 2019	8	2	6	6	0	100.00%	552	320	150	125	107	80.62%
Quarter 07	Jul - Sep 2019	11	5	5	5	1	90.91%	608	360	156	125	123	79.77%
total		116	34	69	68	14	87.93%	4455	2894	998	872	689	84.53%
		Minimum level required						Minimum level required					
		60.00%						70.00%					

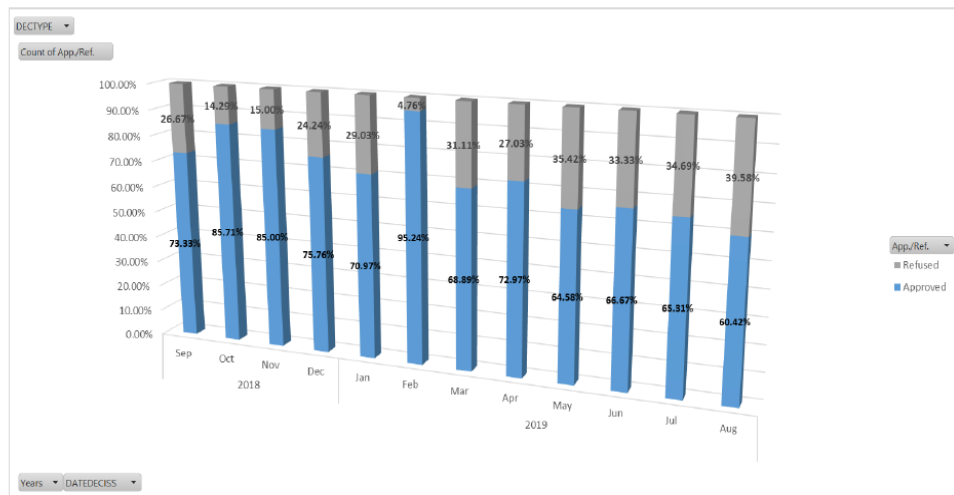
- 1.9 The 2 year rolling performance is reasonably respectable – with almost 88% major applications and over 84.5% non-major applications determined in accordance with statutory or locally agreed timescales. Whilst it is fair to say that the performance has dipped of late, this is very much linked to development complexity and the continued interest in development opportunities available in Croydon. Officers continue to work hard to manage planning application processes in an efficient and effective manner and to ensure that the service is suitable proactive and responsive.

Housing Delivery (1st August 2018 – 31st August 2019)

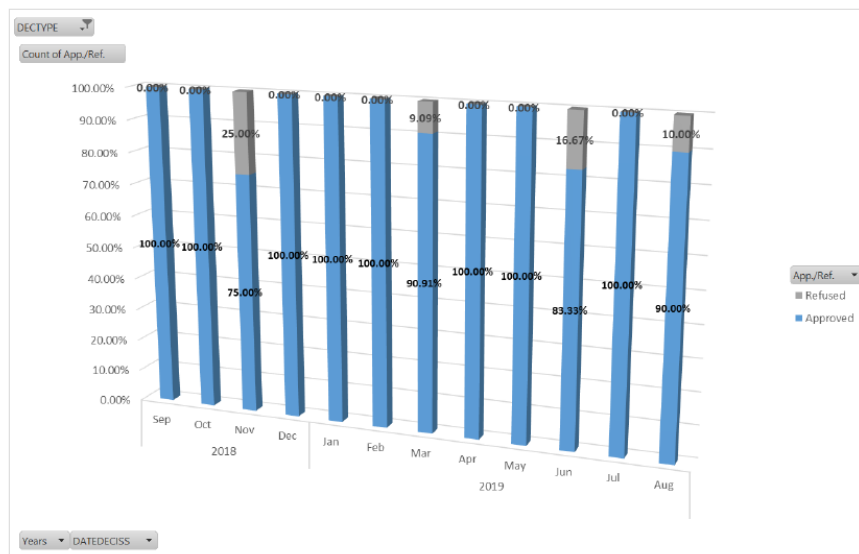
1.10 It is also important that we monitor our performance in terms of meeting out 5 year housing supply targets and whilst is information is formally dispatched to the GLA (on a quarterly basis) officers felt it was timely to provide Members with an insight as to how we are performing – in terms of approval and refusal rates for new homes across the borough. Please note that these figures have been taken out of the planning application database – and will need to be verified against the London Development Database hosted by the GLA.

1.12 The graphs included below help illustrate the refusal and approval rates (for Planning Committee, Officer Delegated and Overall).

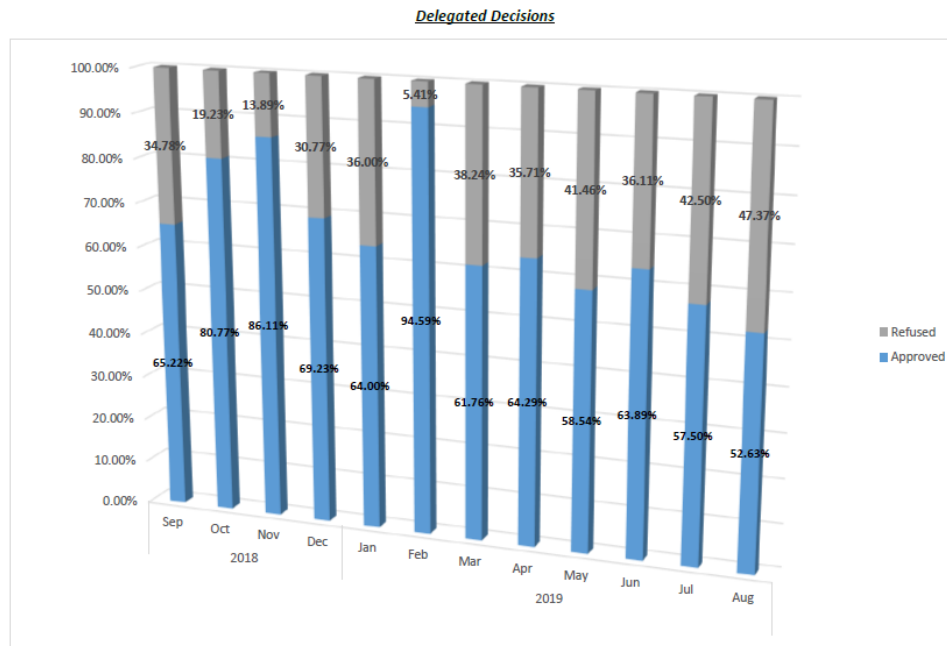
All Decisions



Sub Committee/Committee Decisions



1.11 Between 1st August 2018 and 31st August 2019, the Council determined 510 residentially focussed planning applications (in other words, planning applications which sought to deliver new homes). 137 of these planning applications (around 27%) were refused planning permission. The vast majority of these cases (419 planning applications) were determined by officers under delegated authority and of the 91 cases determined by Planning Committee/Planning Sub Committee, 4 planning applications were refused (4%). Planning applications recommended for refusal are usually refused without coming before the Planning Committee



1.13 In terms of housing numbers, during that same period, the Council granted planning permission for 2,285 residential units. Out of the total residential units determined, 475 units (17.2%) were refused planning permission. If one excludes three of the large scale major housing schemes granted planning permission during the period from the overall figure (Menta Morello, Dingwall Road and Pocket Living – which collectively proposed 763 residential units) the rate of refusal of housing units increases to around 30%.

1.14 Where refusals of planning permission for new homes have been challenged on appeal, the Council has been very successful at defending its position. At the time of writing, out of the 137 planning applications refused, 17 of the cases have been the subject of appeals to the Secretary of State with 14 of the appeals being dismissed (82%). This is well in excess of average appeal success rates across the Country and gives a firm indication that where the Council refuses planning permission for new homes, our decisions are suitably sound and robust.

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).

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)

Ref. No. :	18/04420/FUL	Ward :	Addiscombe East
Location :	289 Addiscombe Road Croydon CR0 7HZ	Type:	Full planning permission
Proposal :	Alterations, conversion of single dwellinghouse to 3 x 1 bedroom flats and 1 x 3 bedroom flat, internal reconfiguration, erection of a dormer extension in the rear roof slope, roof lights in the front and rear roof slopes, replacement roof on the existing single storey rear extension and alterations to the door, window openings at the rear and associated refuse storage, cycle storage and landscaping		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Date Decision: 23.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03035/HSE	Ward :	Addiscombe East
Location :	42 Grant Road Croydon CR0 6PG	Type:	Householder Application
Proposal :	Erection of a single storey timber granny annexe for ancillary use to the main dwelling		

Date Decision: 27.09.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/03651/FUL	Ward :	Addiscombe East
Location :	Christians In Action Evangelical Church Parkview Road Croydon CR0 7DF	Type:	Full planning permission
Proposal :	Demolition of existing stairs and installation of a disabled ramp and replacement door.		

Date Decision: 25.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03660/GPDO	Ward :	Addiscombe East
Location :	11 Blackhorse Lane Croydon CR0 6RT	Type:	Prior Appvl - Class A Larger House Extns
Proposal :	Erection of single storey rear extension projecting out 6 metres from the original rear wall with a maximum height of 3 metres		

Date Decision: 17.09.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	19/03663/LP	Ward :	Addiscombe East
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : 310 Lower Addiscombe Road
Croydon
CR0 7AF

Type: LDC (Proposed) Operations edged

Proposal : Lawful Development Certificate (Section 192) Loft conversion with full rear dormer and erection of skylights to front pitch roof

Date Decision: 23.09.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04023/CAT

Location : Ground Floor Flat
48 Elgin Road
Croydon
CR0 6XA

Ward : **Addiscombe East**

Type: Works to Trees in a Conservation Area

Proposal : Fell 3 sycamore saplings that are growing on the boundary line between mine and 46.

Date Decision: 20.09.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/04100/LP

Location : 71 Dalmally Road
Croydon
CR0 6LY

Ward : **Addiscombe East**

Type: LDC (Proposed) Operations edged

Proposal : New rear roof loft extension, extend roof over rear annexe, new front roof lights and internal modifications.

Date Decision: 20.09.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03235/DISC

Location : Land Rear Of 59 Lower Addiscombe Road
Croydon
CR0 6PQ

Ward : **Addiscombe West**

Type: Discharge of Conditions

Proposal : Discharge of Conditions 02, 04, 06 & 07 attached to Planning Permission 18/01938/FUL (Alterations and extension to roof; use of existing ancillary retail storage building as 2 two bedroom units)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Date Decision: 27.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03260/FUL	Ward :	Addiscombe West
Location :	Garages R/O 1-15 Clyde Road Croydon CR0 6SY	Type:	Full planning permission

Proposal : Demolition of existing garage block of 7 units and construction of new garage block

Date Decision: 27.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03596/DISC	Ward :	Addiscombe West
Location :	23 Vincent Road Croydon CR0 6ED	Type:	Discharge of Conditions

Proposal : Discharge of Condition 03 attached to planning permission 19/00987/FUL (Use of the dwelling as HMO for 8 persons with associated parking and refuse/recycling/cycle storage).

Date Decision: 25.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03745/HSE	Ward :	Addiscombe West
Location :	166 Oval Road Croydon CR0 6BN	Type:	Householder Application

Proposal : Erection of first floor side/rear extension, conversion of roof space into habitable accommodation, erection of rear dormer and two front roof lights

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03769/CAT	Ward :	Addiscombe West
Location :	54 Canning Road Croydon CR0 6QF	Type:	Works to Trees in a Conservation Area

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Proposal : Lime (T1 & T2) - To re-pollard 2x mature Lime trees located in the front garden to previous pollard points (4.0m reduction). All branches will be pruned to appropriate growth points.

Ash (T3) & Elderflower (T4) - To section fell mature Ash tree and Elderflower located along the left hand rear boundary using appropriate rigging techniques, and or hand held cuts.

Sycamore (T5) - To reduce mature Sycamore located in the rear garden to previous reduction points (2.5m reduction).

Ash (T6) - To reduce mature neighbouring Ash tree back to the boundary line located at the rear of the garden (2.0m reduction).

Date Decision: 20.09.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	19/03841/TRE	Ward :	Addiscombe West
Location :	113 Turnpike Link Croydon CR0 5NU	Type:	Consent for works to protected trees

Proposal : G9 (3 Silver Birch) - Crown reduce by up to 2m (TPO no. 23, 2016)

Date Decision: 20.09.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/04227/DISC	Ward :	Addiscombe West
Location :	Development Site Former Site Of 30 - 38 Addiscombe Road Croydon CR0 5PE	Type:	Discharge of Conditions

Proposal : Discharge of Condition 3 (Thames Water Sign-Off) attached to planning permission 18/06102/FUL for the redevelopment of the site to provide 137 residential units across an 8 and 18 storey building with associated landscaping and access arrangements.

Date Decision: 20.09.19

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Ref. No. :	19/04402/CAT	Ward :	Addiscombe West
Location :	87 Clyde Road Croydon CR0 6SZ	Type:	Works to Trees in a Conservation Area

Proposal : T1 _ T2 - Apple - Reduce both trees by 0.5m in height.

Date Decision: 20.09.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	19/03670/GPDO	Ward :	Bensham Manor
Location :	984 London Road Thornton Heath CR7 7PJ	Type:	Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.961 metres

Date Decision: 17.09.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	19/04063/TRE	Ward :	Bensham Manor
Location :	Queens Resource Centre 66A Queens Road Croydon CR9 2PQ	Type:	Consent for works to protected trees

Proposal : T1: Sycamore lining 'Queens Road' on left-hand side of entrance to 'Goodman Crescent' crown lifted over footpath / road and over 'Queens Resource Centre Compound' to a height of 4-4.5m from ground level.
(TPO no. 36, 2005)

Date Decision: 20.09.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/04257/LP	Ward :	Bensham Manor
Location :	46 Haslemere Road Thornton Heath CR7 7BE	Type:	LDC (Proposed) Operations edged

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Proposal : New rear loft dormer / mansard extension and building over part of rear projecting annexe.
New front roof lights flush with slope

Date Decision: 25.09.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/01773/FUL
Location : 2 Kelvin Gardens
Croydon
CR0 4UR
Proposal : Replacement of windows and doors
Date Decision: 19.09.19

Ward : Broad Green
Type: Full planning permission

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02685/FUL
Location : 28 Parsons Mead
Croydon
CR0 3SL
Proposal : Basement excavation and construction of a mansard roof extension with ground and first floor side extension to the existing outrigger
Date Decision: 18.09.19

Ward : Broad Green
Type: Full planning permission

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02820/HSE
Location : 32 Miller Road
Croydon
CR0 3JY
Proposal : Demolition and erection of single storey rear extension.
Date Decision: 19.09.19

Ward : Broad Green
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03059/FUL
Ward : Broad Green

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : 164 Sumner Road South
Croydon
CR0 3LY
Type: Full planning permission
Proposal : Erection of single storey rear extension and detached outbuilding in rear garden.

Date Decision: 25.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03124/FUL
Location : 62 Dennett Road
Croydon
CR0 3JA
Type: Full planning permission
Ward : **Broad Green**
Proposal : Erection of part 2-storey, part single storey side and rear extensions and erection of rear dormer window. Sub-division of resulting building to provide 1 x 4-bed and 1 x 1-bed dwellings with associated amenity spaces.

Date Decision: 19.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03360/FUL
Location : 78 Purley Way
Croydon
CR0 3JP
Type: Full planning permission
Ward : **Broad Green**
Proposal : Erection of four storey building for storage (Use Class B8) with associated water sprinkler tank, landscaping, cycle parking and car parking/ access

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03511/HSE
Location : 32 Allen Road
Croydon
CR0 3NT
Type: Householder Application
Ward : **Broad Green**
Proposal : Erection of first floor rear extension and alterations to the roof, including roof lights on the side roof slope.

Date Decision: 17.09.19

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Ref. No. :	19/01650/FUL	Ward :	Crystal Palace And Upper Norwood
Location :	40 Church Road Upper Norwood London SE19 2ET	Type:	Full planning permission
Proposal :	Change of Use from A3 (Restaurant) to a Fitness Studio within Use Class D2		

Date Decision: 26.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/01912/DISC	Ward :	Crystal Palace And Upper Norwood
Location :	Land To The North Of And Including 20-20C Oxford Road Upper Norwood London SE19 3JH	Type:	Discharge of Conditions
Proposal :	Discharge of conditions 2 (Details of materials) and 6 (Details of terrace planters) attached to permission 16/05976/FUL for demolition of existing demountable houses and erection of 4 two storey buildings comprising 5 two bedroom and 3 one bedroom flats and 1 three bedroom house with provision of associated car parking, landscaping and associated works.		

Date Decision: 25.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/02826/FUL	Ward :	Crystal Palace And Upper Norwood
Location :	136 Auckland Road Upper Norwood London SE19 2RQ	Type:	Full planning permission
Proposal :	Erection of a black 150 mm diameter soil pipe to the side elevation. Installation of two new windows to the front elevation at lower ground floor level to match the existing (two new windows replacing two existing blind windows)		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03145/HSE	Ward :	Crystal Palace And Upper Norwood
Location :	67 Central Hill Upper Norwood London SE19 1BS	Type:	Householder Application
Proposal :	Erection of single storey rear extension and alteration to the roof of existing porch.		

Date Decision: 24.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03244/DISC	Ward :	Crystal Palace And Upper Norwood
Location :	58 - 60 Westow Hill Upper Norwood London SE19 1RX	Type:	Discharge of Conditions
Proposal :	Discharge of Condition 4 - Security Gate - attached to Planning Permission 18/06058/FUL for Alterations and use of ground floor for A3 (Restaurant and Cafe) and A4 (Drinking Establishment) Uses, installation of new shopfront and awning, erection of extractor fan at rear, erection of gate in side access and provision of landscaping features, provision of associated refuse storage to rear.		

Date Decision: 27.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03247/DISC	Ward :	Crystal Palace And Upper Norwood
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : 58 - 60 Westow Hill
Upper Norwood
London
SE19 1RX

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 -Materials - of Planning Permission 18/06058/FUL for Alterations and use of ground floor for A3 (Restaurant and Cafe) and A4 (Drinking Establishment) Uses, installation of new shopfront and awning, erection of extractor fan at rear, erection of gate in side access and provision of landscaping features, provision of associated refuse storage to rear.

Date Decision: 27.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03490/HSE

Ward : **Crystal Palace And Upper Norwood**

Location : 79 Beulah Hill
Upper Norwood
London
SE19 3EL

Type: Householder Application

Proposal : Internal and external alterations and refurbishment to the main house and coach house including replacement and new windows and doors, enlargement of the existing rear terrace to the house, new boundary treatment and gates (in conjunction with Listed Building Consent Application reference 19/03491/LBC)

Date Decision: 26.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03491/LBC

Ward : **Crystal Palace And Upper Norwood**

Location : 79 Beulah Hill
Upper Norwood
London
SE19 3EL

Type: Listed Building Consent

Proposal : Listed building consent application for internal and external alterations and refurbishment to the main house and coach house including replacement and new windows and doors, enlargement of the existing rear terrace to the house, new boundary treatment and gates (in conjunction with planning application reference 19/03490/HSE)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Date Decision: 26.09.19

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. :	19/03581/HSE	Ward :	Crystal Palace And Upper Norwood
Location :	54 Moore Road Upper Norwood London SE19 3RA	Type:	Householder Application
Proposal :	Two storey rear extension and renovation of a semi-detached property including the replacement and realignment of existing windows, new sliding/ folding glazed doors and new rooflights.		

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03678/FUL	Ward :	Crystal Palace And Upper Norwood
Location :	8A Highfield Hill Upper Norwood London SE19 3PS	Type:	Full planning permission
Proposal :	Demolition and erection of single storey rear extension.		

Date Decision: 27.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03717/FUL	Ward :	Crystal Palace And Upper Norwood
Location :	88 Moore Road Upper Norwood London SE19 3RA	Type:	Full planning permission
Proposal :	Alterations and additions to the existing dwelling, comprising a two storey rear addition, internal alterations, provision of three rooflights and rear patio.		

Date Decision: 20.09.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03748/HSE	Ward :	Crystal Palace And Upper Norwood
Location :	136 Auckland Road Upper Norwood London SE19 2RQ	Type:	Householder Application
Proposal :	Erection of greenhouse in rear garden		

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/04380/DISC	Ward :	Crystal Palace And Upper Norwood
Location :	58 - 60 Westow Hill Upper Norwood London SE19 1RX	Type:	Discharge of Conditions
Proposal :	Discharge of Condition 16 - Sound Insulation - attached to planning permission 18/06058/FUL for Alterations and use of ground floor for A3 (Restaurant and Cafe) and A4 (Drinking Establishment) Uses, installation of new shopfront and awning, erection of extractor fan at rear, erection of gate in side access and provision of landscaping features, provision of associated refuse storage to rear.		

Date Decision: 27.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/01928/FUL	Ward :	Coulsdon Town
Location :	36 Chipstead Valley Road Coulsdon CR5 2RA	Type:	Full planning permission
Proposal :	Alterations, erection of second floor (roof level extension) to provide 1 studio flat at rear		
Date Decision:	26.09.19		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	19/02445/HSE	Ward :	Coulsdon Town
Location :	70 Reddown Road Coulsdon CR5 1AL	Type:	Householder Application
Proposal :	Proposed extension over the existing garage footprint at first floor level. Proposed rear single storey extension to ground floor.		

Date Decision: 18.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02459/FUL	Ward :	Coulsdon Town
Location :	27 Woodfield Hill Coulsdon CR5 3ED	Type:	Full planning permission
Proposal :	Conversion of the existing dwelling into two dwellings (1 five bedroom with a one bedroom annex and 1 three bedroom), addition of a crossover and alterations		

Date Decision: 25.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03317/GPDO	Ward :	Coulsdon Town
Location :	96-98 Brighton Road Coulsdon CR5 2YS	Type:	Prior Appvl - Class M A1/A2 to dwelling
Proposal :	Prior Approval application under Class M of GPDO 2016 for development consisting of a change of use of part of the first floor of the building from a use falling within Class A2 (financial and professional services) to form 2 x 1bed flats (Class C3 residential).		

Date Decision: 19.09.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. :	19/03322/GPDO	Ward :	Coulsdon Town
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : 96-98 Brighton Road
Coulsdon
CR5 2YS

Type: Prior Appvl - Class O offices to houses

Proposal : Prior Approval application under Class O of GPDO 2016 for office to residential involving development consisting of a change of use of a ground, first and second floor of a building and any land within its curtilage from a use falling within Class A2 (financial and professional services) to form 10 x 1bed flats (Class C3 residential).

Date Decision: 19.09.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/03440/HSE
Location : 23 Portnalls Rise
Coulsdon
CR5 3DA

Ward : **Coulsdon Town**
Type: Householder Application

Proposal : Conversion of part of existing garage into habitable room and erection of a single-storey rear extension.

Date Decision: 19.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03467/GPDO
Location : Rear Of 41 To 43 Chipstead Valley Road
Coulsdon
CR5 2RB

Ward : **Coulsdon Town**
Type: Prior Appvl - Class O offices to houses

Proposal : Change of use from Office (Class B1(a)) to residential (C3) to provide 10 studio flats

Date Decision: 18.09.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/03528/GPDO
Location : 38-40 Chipstead Valley Road
Coulsdon
CR5 2RA

Ward : **Coulsdon Town**
Type: Prior Appvl - Class O offices to houses

Proposal : Change of use of first and second floors (loft space) from office (Use Class B1 - office) to residential use (Use Class C3 - dwelling) to provide 4 studio flats.

Date Decision: 24.09.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

(Approval) refused

Level: Delegated Business Meeting

Ref. No. :	19/03610/LP	Ward :	Coulsdon Town
Location :	54 Downs Road Coulsdon CR5 1AA	Type:	LDC (Proposed) Operations edged
Proposal :	Construction of hip to gable side roof extension with rear dormer. Installation of 3 x rooflights to front roofslope.		

Date Decision: 26.09.19

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. :	19/03714/CONR	Ward :	Coulsdon Town
Location :	76 Reddown Road Coulsdon CR5 1AL	Type:	Removal of Condition
Proposal :	Variation of condition 8 (accessibility) attached to planning permission 18/05787/FUL for the Demolition of existing house and erection of a 2/3 storey building with accommodation in the roof to provide 9 units with associated parking/access, landscaping, cycle and refuse stores.		

Date Decision: 25.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	18/00794/FUL	Ward :	Fairfield
Location :	S T P House 14 St Andrew's Road Croydon CR0 1AB	Type:	Full planning permission
Proposal :	Demolition of office building: erection of single/two storey building comprising 2 one bedroom and 1 two bedroom dwellings: provision of associated cycle and refuse stores		

Date Decision: 24.09.19

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. :	18/05950/DISC	Ward :	Fairfield
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : Carolyn House
26 Dingwall Road
Croydon
CR0 9XF

Type: Discharge of Conditions

Proposal : Discharge of condition 3 attached to planning permission 16/02458/P for the Erection of a 4 and 6 storey rooftop extension (38 apartments), change of use of Floors 2 and 8 from office to residential use (20 apartments) along with a part change of use of ground floor to form two cafe/restaurant (Class A3) units, a part first floor communal co-working space, ground floor front extension and 2 storey rear extension, alterations to elevations, along with public realm improvements, associated parking and ground floor A3 use and residential entrance lobby.

Date Decision: 25.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 18/06168/DISC

Location : Segas House
Katharine Street
Croydon
CR0 1NX

Ward : **Fairfield**

Type: Discharge of Conditions

Proposal : Application to discharge condition 13 (Location and appearance of service runs) of 18/01861/LBC (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: 17.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00954/FUL

Location : 19 London Road
Croydon
CR0 2RE

Ward : **Fairfield**

Type: Full planning permission

Proposal : Use of first and second floors as self-contained studio flats with associated refuse/cycle storage and erection of second floor rear extension.

Date Decision: 26.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02173/DISC

Ward : **Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : Carolyn House
26 Dingwall Road
Croydon
CR0 9XF

Type: Discharge of Conditions

Proposal : Discharge of condition 12 attached to planning permission 16/02458/P for the Erection of a 4 and 6 storey rooftop extension (38 apartments), change of use of Floors 2 and 8 from office to residential use (20 apartments) along with a part change of use of ground floor to form two cafe/restaurant (Class A3) units, a part first floor communal co-working space, ground floor front extension and 2 storey rear extension, alterations to elevations, along with public realm improvements, associated parking and ground floor A3 use and residential entrance lobby.

Date Decision: 25.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03017/FUL
Location : 14-16 Church Street
Croydon
CR0 1RZ

Ward : **Fairfield**
Type: Full planning permission

Proposal : Erection of roof extension to form additional storey and formation of 1 x 1 bedroom flat and 1 x 2 bedroom flat.

Date Decision: 18.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03061/FUL
Location : 40 West Street
Croydon
CR0 1DJ

Ward : **Fairfield**
Type: Full planning permission

Proposal : Alterations to the front elevation, erection of enlarged lantern roof light window to ground floor rear, demolition of rear first floor projection, erection of first floor rear extension, and use as two bedroom residential dwelling.

Date Decision: 25.09.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03509/LP

Ward : **Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : Electric House
3 Wellesley Road
Croydon
CR0 2AG

Type: LDC (Proposed) Use edged

Proposal : Certificate of lawfulness application to determine if a proposed operation (in this instance the continued implementation of 18/03371/CONR) would be lawful

Date Decision: 19.09.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03694/FUL

Location : 302 High Street
Croydon
CR0 1NG

Ward : **Fairfield**

Type: Full planning permission

Proposal : Change of use from a Printing Shop (A2) to a Nails and Beauty Salon (Sui Generis).

Date Decision: 26.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03746/ENVS

Location : Land Bounded By Wellesley Road, Woburn
Road, Tavistock Road And St James's Road,
Croydon

Ward : **Fairfield**

Type: Environmental Impact Scoping
Opinion

Proposal : Environmental Impact Assessment (EIA) Scoping Opinion Request for a mixed use residential and commercial development comprising of up to 600 residential units and 1000sqm of flexible community/commercial uses

Date Decision: 20.09.19

Approve Scope of Environmental Statement

Level: Delegated Business Meeting

Ref. No. : 19/04094/TRE

Location : 29 Eden Road
Croydon
CR0 1BB

Ward : **Fairfield**

Type: Consent for works to protected
trees

Proposal : Oak Tree - Needs removal due to very poor health. danger of falling in high winds.
(TPO no. 9, 1974)

Date Decision: 20.09.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Consent Granted (Tree App.)

Permission Granted

Permission Granted

Ref. No. : 19/03936/TRE Ward : Kenley

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : 3 Benthall Gardens
Kenley
CR8 5EZ
Type: Consent for works to protected trees

Proposal : Ash (T1) - tree predominantly dead from Ash Dieback. Fell to approximately ground level.
(TPO no. 14, 1974 (Area order - A1)

Date Decision: 20.09.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03939/TRE
Location : 2 Leacroft Close
Kenley
CR8 5EX
Type: Consent for works to protected trees

Proposal : Willow (T1) - Fell due to large historic wound running the length of stem and heavy presence of wood decay fungi. (Already planted replacement trees within front garden)
(TPO no. 13 and 14, 1974)

Date Decision: 20.09.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03724/GPDO
Location : 6A Castle Hill Avenue
Croydon
CR0 0TB
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 5.4 metres with a maximum height of 3.78 metres

Date Decision: 17.09.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/01353/DISC
Ward : New Addington South

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : Land And Garages Rear Of 94 And 96
Uvedale Crescent
Croydon
CR0 0BQ

Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (Finishing materials) and 6 (Detailed Design) attached to planning permission 16/06030/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: 25.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01913/DISC

Location : Land And Existing Demountable Houses
(Nos. 49A - 49E, 129A - 129E And 131A - 131B) To The East Of Warbank Crescent
New Addington
Croydon
CR0 0AZ

Ward : **New Addington South**

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Finishing materials), condition 5 (Details of terrace planters) and condition 6 (Details of balustrade to Flat 35) attached to permission 16/06432/FUL for demolition of existing demountable houses and erection of 3 single/ three-storey buildings comprising 21 two bedroom and 15 one bedroom flats, formation of vehicular access and provision of associated car parking, landscaping and other associated works.

Date Decision: 25.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03321/FUL

Location : Leigh Court
116 Arnhem Drive
Croydon
CR0 0EX

Ward : **New Addington South**

Type: Full planning permission

Proposal : Conversion of the existing 2 storey 3-bedroom manager's flat into two 1 person 1 bed flats

Date Decision: 17.09.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Level: Delegated Business Meeting

Ref. No. : 19/03368/PA8
Location : Vulcan Business Centre
18 Vulcan Way
Croydon
CR0 9UG
Ward : New Addington South
Type: Telecommunications Code
System operator

Proposal : Prior approval for proposed telecommunications rooftop upgrade and associated works including installation of 6 x antennas fixed to new support poles, 1 x GPS module, 15n x ERS Units.

Date Decision: 16.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01363/HSE
Location : 31 The Chase
Norbury
London
SW16 3AE
Ward : Norbury Park
Type: Householder Application

Proposal : Demolition and erection of two storey side extension

Date Decision: 25.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03007/HSE
Location : 81 Virginia Road
Thornton Heath
CR7 8EN
Ward : Norbury Park
Type: Householder Application

Proposal : Demolition and erection of single storey rear extension, erection of two storey side extension, erection of front extension with porch and roof extension with formation of hip to gable with dormer in rear roof slope.

Date Decision: 27.09.19

Permission Refused

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Ref. No. : 19/03146/HSE
Location : 292 Green Lane
Norbury
London
SW16 3BA
Ward : **Norbury Park**
Type: Householder Application
Proposal : Erection of two storey side extension, single storey rear extension and front extension including porch

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03418/FUL
Location : 1563A London Road
Norbury
London
SW16 4AD
Ward : **Norbury Park**
Type: Full planning permission
Proposal : Erection of rear dormer window and two side dormer windows to existing outrigger. Insertion of one roof window to front roof slope in association with conversion of loft space into habitable accommodation.

Date Decision: 27.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03473/DISC
Location : 5 Buckingham Gardens
Thornton Heath
CR7 8AT
Ward : **Norbury Park**
Type: Discharge of Conditions
Proposal : Discharge of Condition 03 attached to planning permission 19/00529/FUL (Alterations and erection of single/two storey side/rear extensions. Conversion of dwelling to create 1 one bedroom, 1 two bedroom and 1 three bedroom flats with associated bin/cycle stores).

Date Decision: 18.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03552/LP
Ward : **Norbury Park**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location :	241 Green Lane Norbury London SW16 3LY	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of loft conversion with rooflights in the front roof slope and a dormer in the rear roof slope.		

Date Decision: 25.09.19

Lawful Dev. Cert. Granted (proposed)

Level:	Delegated Business Meeting
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Ref. No. :	19/03607/LE	Ward :	Norbury Park
Location :	34 Ingram Road Thornton Heath CR7 8EB	Type:	LDC (Existing) Use edged
Proposal :	Construction of hip to gable end roof and erection of dormer extension in rear roofslope and installation of rooflights in front roofslope. (Retrospective)		

Date Decision: 25.09.19

Lawful Dev. Cert. Granted (existing)

Level:	Delegated Business Meeting
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Ref. No. :	19/03727/GPDO	Ward :	Norbury Park
Location :	31 Highbury Avenue Thornton Heath CR7 8BP	Type:	Prior Appvl - Class A Larger House Extns
Proposal :	Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.2 metres		

Date Decision: 17.09.19

Prior Approval No Jurisdiction (GPDO)

Level:	Delegated Business Meeting
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Ref. No. :	19/03770/GPDO	Ward :	Norbury Park
Location :	10 Biggin Hill Upper Norwood London SE19 3HY	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 metres		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Date Decision: 17.09.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	19/03830/CAT	Ward :	Norbury Park
Location :	40 Ryecroft Road Norbury London SW16 3EQ	Type:	Works to Trees in a Conservation Area
Proposal :	T1 Rear garden Oak tree - Crown reduce all over by 2m reducing a 13m tree to 11m		

Date Decision: 20.09.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	19/04321/LP	Ward :	Norbury Park
Location :	83 Northwood Road Thornton Heath CR7 8HW	Type:	LDC (Proposed) Operations edged
Proposal :	Loft addition to the rear roof slope and provision of two rooflights to the front roof slope		

Date Decision: 26.09.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/02869/HSE	Ward :	Norbury And Pollards Hill
Location :	82 Isham Road Norbury London SW16 4TF	Type:	Householder Application
Proposal :	Erection of single storey rear extension		

Date Decision: 25.09.19

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Ref. No. :	19/03018/LP	Ward :	Norbury And Pollards Hill
Location :	25 Pollards Hill South Norbury London SW16 4LW	Type:	LDC (Proposed) Operations edged

Proposal : Erection of an outbuilding

Date Decision: 27.09.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/03619/FUL	Ward :	Norbury And Pollards Hill
Location :	1387 London Road Norbury London SW16 4AN	Type:	Full planning permission

Proposal : Construction of a two storey extension in rear yard to provide 2 x 1 bedroom flats.

Date Decision: 17.09.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/03377/LP	Ward :	Old Coulsdon
Location :	10 Forge Avenue Coulsdon CR5 1LR	Type:	LDC (Proposed) Operations edged

Proposal : Loft conversion including a rear dormer, hip to gable extension and front roof lights

Date Decision: 20.09.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/04342/NMA	Ward :	Old Coulsdon
Location :	52 Coulsdon Rise Coulsdon CR5 2SB	Type:	Non-material amendment

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Proposal : Non-material amendment to planning permission ref. 17/03922/HSE for the erection of single/two-storey side/rear extension.

Date Decision: 27.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03758/TRE	Ward :	Park Hill And Whitgift
Location :	6 Tidenham Gardens Croydon CR0 5UT	Type:	Consent for works to protected trees
Proposal :	T16: Mature Chestnut re-pollard to keep tree at a manageable size. T6: Mature Lime re-pollard to keep tree at a manageable size. (TPO no. 4, 2011)		

Date Decision: 20.09.19

Consent Granted (Tree App.)

Level: Planning Committee

Ref. No. :	19/04310/DISC	Ward :	Park Hill And Whitgift
Location :	Ridgehanger Park Hill Rise Croydon CR0 5JD	Type:	Discharge of Conditions
Proposal :	Discharge of Condition 4 - Landscaping and Boundary Treatment - attached to 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: 27.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/01147/HSE	Ward :	Purley Oaks And Riddlesdown
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : 132 Brancaster Lane
Purley
CR8 1HH
Type: Householder Application
Proposal : Erection of a side extension / new raised roof with side gables and dormers

Date Decision: 19.09.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02057/HSE
Ward : **Purley Oaks And Riddlesdown**
Location : Braxted
Warren Road
Purley
CR8 1AE
Type: Householder Application
Proposal : Alterations, erection of a two storey side extension, enlargement of basement with a raised platform and staircase.

Date Decision: 18.09.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02707/DISC
Ward : **Purley Oaks And Riddlesdown**
Location : 80 Riddlesdown Road
Purley
CR8 1DB
Type: Discharge of Conditions
Proposal : Discharge of conditions 4 (Car parking) and 11 (Tree protection) attached to planning permission 18/00812/FUL for, 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: 19.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02979/DISC
Ward : **Purley Oaks And Riddlesdown**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : 80 Riddlesdown Road
Purley
CR8 1DB

Type: Discharge of Conditions

Proposal : Discharge of conditions 2 (Materials), 3 (Cycles/Boundary/Floor levels) and 6 (Hard and soft landscaping) attached to planning permission 18/00812/FUL for, 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: 25.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03183/FUL

Ward : **Purley Oaks And Riddlesdown**

Location : Health Centre
62 Whytecliffe Road North
Purley
CR8 2AR

Type: Full planning permission

Proposal : Alterations including the refurbishment of vacant and dilapidated NHS Health Centre for use as a day nursery (Class D1) including associated minor external alterations to the building including a first floor balcony decked amenity terrace, reconfiguration of parking area to create external play space and provision of detached bin store enclosure.

Date Decision: 27.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03455/HSE

Ward : **Purley Oaks And Riddlesdown**

Location : 69 Grasmere Road
Purley
CR8 1DY

Type: Householder Application

Proposal : Demolition of the existing garage, erection of two-storey side /single-storey rear extension, single-storey rear extension, demolition of existing porch, erection of single-storey front extension and erection of dormer extension in rear roof slope.

Date Decision: 18.09.19

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Ref. No. :	19/03529/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	9 Buttermere Gardens Purley CR8 1EJ	Type:	Householder Application
Proposal :	Raising the ridge of the original roof, replacement of the hipped roof with a half hip roof and installation of 2 rear dormers.		

Date Decision: 19.09.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/03889/CONR	Ward :	Purley Oaks And Riddlesdown
Location :	53 Grange Road South Croydon CR2 0NF	Type:	Removal of Condition
Proposal :	Variation of Condition 1 (approved plans) attached to planning permission 18/04916/FUL for a two storey side extension to form new dwelling.		

Date Decision: 27.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/04439/LP	Ward :	Purley Oaks And Riddlesdown
Location :	52 Florence Road South Croydon CR2 0PP	Type:	LDC (Proposed) Operations edged
Proposal :	Construction of a loft conversion with hip to gable extension, rear dormer roof extension, and 3x no. roof windows installation to front main roof slope.		

Date Decision: 20.09.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/00826/HSE	Ward :	Purley And Woodcote
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : 16 Russell Green Close
Purley
CR8 2NR

Type: Householder Application

Proposal : Alterations, demolition of existing conservatory, erection of a two storey rear extension, dormers in rear roof slope and front porch. Conversion of garage to form habitable room.

Date Decision: 17.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02313/FUL

Location : 10 Smitham Downs Road
Purley
CR8 4NA

Ward : **Purley And Woodcote**

Type: Full planning permission

Proposal : 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.

Date Decision: 27.09.19

Permission Granted

Level: Planning Committee

Ref. No. : 19/02704/FUL

Location : 206 Brighton Road
Purley
CR8 4HB

Ward : **Purley And Woodcote**

Type: Full planning permission

Proposal : Conversion of property into 1 x 3 bedroom and 4 x studio flats, alterations, erection of single/two storey rear extension and dormer extension on rear roof slope and provision of 4 parking spaces

Date Decision: 19.09.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03031/DISC

Location : 28 Russell Hill
Purley
CR8 2JA

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Proposal : Discharge of condition 2 (materials) to planning permission ref. 18/00891/FUL
(Demolition of existing building; Erection of 1 x four storey building and 1 x two storey building comprising 5 x one bedroom, 5 x two bedroom and 3 x three bedroom flats. Provision of vehicular access and provision of parking spaces, refuse storage and landscaping).

Date Decision: 25.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03119/DISC **Ward : Purley And Woodcote**

Location : 55 Hillcrest Road
Purley
CR8 2JF
Type: Discharge of Conditions

Proposal : Application to discharge Condition 5 (details of glazed screen) and Condition no 9 (Visibility splays, electric vehicle charging point, external wall and bollard lighting) of planning permission 18/03313/FUL

Date Decision: 25.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03242/GPDO **Ward : Purley And Woodcote**

Location : 75 Stoats Nest Road
Coulsdon
CR5 2JJ
Type: Prior Appvl - Class M A1/A2 to dwelling

Proposal : Application for notification of prior approval of the GPDO 2015 - Part 3 Changes of Use Class M Use from Class A1/A2 to Class C3 1x residential dwelling.

Date Decision: 23.09.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/03243/LP **Ward : Purley And Woodcote**

Location : 9 Cliff End
Purley
CR8 1BP
Type: LDC (Proposed) Operations edged

Proposal : Proposed erection of external staircase with adjoining bin enclosure, and enlargement of existing driveway.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Date Decision: 20.09.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	19/03331/HSE	Ward :	Purley And Woodcote
Location :	143 Woodcote Valley Road Purley CR8 3BN	Type:	Householder Application
Proposal :	Conversion of the existing garage and the erection of a front porch.		

Date Decision: 27.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03388/DISC	Ward :	Purley And Woodcote
Location :	Forbury Heights 39 Russell Green Close Purley	Type:	Discharge of Conditions
Proposal :	Discharge of Condition 9 (visibility splays, EVCP and security lighting) and Condition 11 (CO2 reduction) attached to planning permission 18/03701/FUL for the demolition of existing dwelling and proposed erection of 2 storey building with lower ground floor and accommodation in roof to provide 9 flats (4 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: 17.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03432/DISC	Ward :	Purley And Woodcote
Location :	95 - 95A Foxley Lane Purley CR8 3HP	Type:	Discharge of Conditions
Proposal :	Application to discharge Condition 16 (landscaping) of Planning Permission 18/02613/FUL		

Date Decision: 27.09.19

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Ref. No. :	19/03435/DISC	Ward :	Purley And Woodcote
Location :	95 - 95A Foxley Lane Purley CR8 3HP	Type:	Discharge of Conditions
Proposal :	Application to discharge Condition 10 (Air Quality Assessment) of 18/02613/FUL		

Date Decision: 17.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03441/DISC	Ward :	Purley And Woodcote
Location :	95 - 95A Foxley Lane Purley CR8 3HP	Type:	Discharge of Conditions
Proposal :	Discharge of Condition 15 (Detailed Site Plan) attached to planning permission 18/02613/FUL for the demolition of 95 & 95A Foxley Lane: Erection of a two/three storey building to provide a 72 bedroom Care Home with associated external works and parking area to the front.		

Date Decision: 27.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03488/DISC	Ward :	Purley And Woodcote
Location :	1 - 18 The Pines Purley CR8 2DZ	Type:	Discharge of Conditions

Proposal : Discharge of condition 3 (materials) of planning permission 19/01168/FUL.

Date Decision: 17.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03614/FUL	Ward :	Purley And Woodcote
Location :	Unit A & B, 92-98 Brighton Road Purley CR8 4DA	Type:	Full planning permission

Proposal : Replacement of shopfront and associated alterations.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Date Decision: 26.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03807/CONR	Ward :	Purley And Woodcote
Location :	Land Rear Of 20 Box Ridge Avenue Fronting Hill Road Purley	Type:	Removal of Condition

Proposal : Variation of conditions 1 (approved drawings) and condition 5 (arboricultural method statement) linked to planning application for the 18/03675/FUL for the demolition of the existing garage and the erection of a single/two storey house with associated parking and landscaping

Date Decision: 26.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03978/TRE	Ward :	Purley And Woodcote
Location :	Silverbirch House 50 Furze Lane Purley CR8 3EG	Type:	Consent for works to protected trees

Proposal : T1: Silver Birch - Fell. G1 (x10 trees) - Overall crown reduction of 2-3m back to previous pruning points.

Date Decision: 20.09.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/01993/FUL	Ward :	Sanderstead
Location :	339 Limpsfield Road South Croydon CR2 9BY	Type:	Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Proposal : Demolition of existing single garage, erection of 1X 1BED residential unit at first floor level ,along with the provision of shared private amenity space with an existing 2-bed first floor flat with associated car parking space, bin store and cycle racks.

Date Decision: 20.09.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02374/HSE
Location : 5 Glebe Close
South Croydon
CR2 9JH

Ward : Sanderstead
Type: Householder Application

Proposal : Conversion and extension to the existing garage to provide a granny annexe ancillary the existing dwelling.

Date Decision: 25.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03072/HSE
Location : 43 Briton Hill Road
South Croydon
CR2 0JJ

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations, including the erection of a single storey front extension and additional access way

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03598/CONR
Location : 29 Beech Avenue
South Croydon
CR2 0NN

Ward : Sanderstead
Type: Removal of Condition

Proposal : Variation of Condition 13 (Construction Logistics Plan) attached to planning permission 19/00269/CONR for the demolition of existing single-family dwelling and erection of one 3-storey block, containing 9 flats with associated access, 9 parking spaces, cycle storage and refuse store.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03644/HSE	Ward :	Sanderstead
Location :	69 Arkwright Road South Croydon CR2 0LP	Type:	Householder Application
Proposal :	Demolition of existing ground floor garage and erection of single storey side (double height) extension with a mezzanine floor and rear dormer window and full height front glazing. Erection of single storey rear /side extension with part flat green roof and part pitched roof. Erection of pitched gable end roof above existing two storey flat roof extension with rooflight windows to the front and rear, and associated internal alterations. Provision of raised ground level to existing driveway and widening of existing dropped kerb to existing vehicle crossover.		

Date Decision: 23.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03736/TRE	Ward :	Sanderstead
Location :	Sanderstead Court Addington Road South Croydon CR2 8RA	Type:	Consent for works to protected trees
Proposal :	T1 & T2 - 2 x Horse Chestnut - To shorten overhanging lateral branches to the boundary up to 5m, measured from ground level (only) Only the removal of secondary and tertiary laterals will be undertaken. (TPO no. 71, 2009)		

Date Decision: 20.09.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/03850/FUL	Ward :	Sanderstead
Location :	MBNL Telecomms Streetworks Mast O/S 338-350 Limpsfield Road South Croydon CR2 9BX	Type:	Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Proposal : Installation of a 20 metre multi-operator monopole supporting 12 no antenna apertures, together with the installation of 9 ground-based cabinets, following the removal of the existing 11.7m single-operator monopole and 4 cabinets.

Date Decision: 27.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03862/HSE	Ward :	Sanderstead
Location :	70 The Woodfields South Croydon CR2 0HF	Type:	Householder Application
Proposal :	Loft conversion including rear dormer and installation of 3 rooflights to the front roof slopes, 1 rooflight to the side roof slope and 1 rooflight to the rear roof slope.		

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02899/HSE	Ward :	Selsdon And Addington Village
Location :	19 Falconwood Road Croydon CR0 9BE	Type:	Householder Application
Proposal :	Alterations, erection of a single storey rear extension		

Date Decision: 18.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03349/OUT	Ward :	Selsdon And Addington Village
Location :	Land Adjoining 55 Shepherds Way South Croydon CR2 8HS	Type:	Outline planning permission
Proposal :	Erection of new dwelling on land adjoining 55 Shepherds Way (application for outline planning permission, with all matters reserved)		

Date Decision: 16.09.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03367/HSE	Ward :	Selsdon And Addington Village
Location :	91 Croham Valley Road South Croydon CR2 7JJ	Type:	Householder Application
Proposal :	Construction of a single storey front, side and rear extension.		

Date Decision: 27.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03443/HSE	Ward :	Selsdon And Addington Village
Location :	75 Farley Road South Croydon CR2 7NG	Type:	Householder Application
Proposal :	Application for retrospective planning permission for the erection of a porch and alterations to the existing garage roof.		

Date Decision: 25.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03446/HSE	Ward :	Selsdon And Addington Village
Location :	Roselea Cottage Ballards Farm Road Croydon CR0 5RL	Type:	Householder Application
Proposal :	Construction of front porch extension.		

Date Decision: 17.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03503/HSE	Ward :	Selsdon And Addington Village
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : 40 Crest Road
South Croydon
CR2 7JQ
Type: Householder Application
Proposal : Erection of single storey rear extension

Date Decision: 19.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03947/CAT
Location : 15 Spout Hill
Croydon
CR0 5AN
Type: Works to Trees in a Conservation Area
Ward : **Selsdon And Addington Village**
Proposal : T1 - Cedar - To reduce overall by 1.5m and raise by 1.5m
T2 - Spruce - To remove 5 lowest branches

Date Decision: 20.09.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 18/03661/FUL
Location : 11 Ballards Way
South Croydon
CR2 7JP
Type: Full planning permission
Ward : **South Croydon**
Proposal : Demolition of existing house and erection of three storey building with accommodation in basement containing 9 flats with associated access, 7 parking spaces, cycle storage and refuse store.

Date Decision: 24.09.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01390/FUL
Location : 7 Dornton Road
South Croydon
CR2 7DR
Type: Full planning permission
Ward : **South Croydon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Proposal : Change of use to supported living accommodation for vulnerable adults comprising of 9 bedrooms and communal areas. Erection of single storey side/rear extensions and roof extensions.

Date Decision: 25.09.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/02330/DISC
Location : Coombe Lodge Playing Fields
Melville Avenue
South Croydon
CR2 7HY

Ward : South Croydon
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (SUDS/Drainage) of planning permission reference 19/00303/FUL granted on the 01/04/2019 for the 'Change of use of the site from playing fields (D2) to temporary secondary school (D1) until 31st December 2020 for 360 pupils, with associated erection of a temporary three storey school building, car parking, cycle store, bin store, fencing, soft and hard landscaping.'

Date Decision: 18.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02739/LE
Location : 97A South End
Croydon
CR0 1BG

Ward : South Croydon
Type: LDC (Existing) Use edged

Proposal : Lawful use of property as four separate self contained flats for a continuous period of at least 4 years.

Date Decision: 26.09.19

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/02750/HSE
Location : 6 South Park Hill Road
South Croydon
CR2 7DU

Ward : South Croydon
Type: Householder Application

Proposal : Erection of a single-storey rear extension

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Date Decision: 19.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03141/HSE	Ward :	South Croydon
Location :	38 Kingsdown Avenue South Croydon CR2 6QF	Type:	Householder Application
Proposal :	Installation of an external lift.		

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03520/HSE	Ward :	South Croydon
Location :	432 Selsdon Road South Croydon CR2 0DF	Type:	Householder Application
Proposal :	Demolition of detached garage, erection of new garage with room over, formation of parking space and associated external works		

Date Decision: 19.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03638/FUL	Ward :	South Croydon
Location :	116-118 Selsdon Road South Croydon CR2 6PG	Type:	Full planning permission
Proposal :	Alterations to front elevation		

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03513/HSE	Ward :	Selhurst
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : 69 Selhurst New Road
South Norwood
London
SE25 5PU
Type: Householder Application
Proposal : Single storey rear extension, two storey side extension and internal alterations
Date Decision: 25.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03693/CONR
Location : Elizabeth House
97 St James's Road
Croydon
CR0 2UU
Ward : **Selhurst**
Type: Removal of Condition
Proposal : Variation of conditions 1 (drawings), 2 (bicycle storage) and 4 (no. of units) pursuant to planning permission dated 6 June 2017 (ref. 17/00748/FUL as amended by 17/03166/NMA & 18/02667/NMA) for: Use as a 14 bedroom house of multiple occupation, namely to: substitute drawings involving minor internal configurations of the lower ground floor to create an additional single bedroom; allow the premises to be used a 15 bedroom house of multiple occupation; and provide eight cycle parking spaces.

Date Decision: 19.09.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03820/GPDO
Location : 25 Limes Road
Croydon
CR0 2HF
Ward : **Selhurst**
Type: Prior Appvl - Class A Larger House Extns
Proposal : Erection of single storey rear extensions projecting out 6 metres with a maximum height of 3 metres
Date Decision: 24.09.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/03866/FUL
Location : 33 Strathmore Road
Croydon
CR0 2JP
Ward : **Selhurst**
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Proposal : Alterations and additions to the existing dwelling including conversion of the existing garage to a habitable room

Date Decision: 19.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03898/LE

Ward : Selhurst

Location : 12B Selhurst Road
South Norwood
London
SE25 5QF

Type: LDC (Existing) Use edged

Proposal : SINGLE STOREY TWO BEDROOM FLAT AT REAR GROUND FLOOR LEVEL OF 12 SELHURST ROAD.

Date Decision: 20.09.19

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/00783/FUL

Ward : Shirley North

Location : 32 Woodmere Avenue
Croydon
CR0 7PB

Type: Full planning permission

Proposal : 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)

Date Decision: 26.09.19

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

Level: Planning Committee

Ref. No. : 19/02914/HSE

Ward : Shirley North

Location : 69 Shirley Park Road
Croydon
CR0 7EW

Type: Householder Application

Proposal : Erection of single storey side extension

Date Decision: 19.09.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03285/LP	Ward :	Shirley North
Location :	12 Morris Close Croydon CR0 7RD	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of conservatory at rear.		

Date Decision: 20.09.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/03375/HSE	Ward :	Shirley North
Location :	142 The Glade Croydon CR0 7UD	Type:	Householder Application
Proposal :	Erection of side dormer with flat roof (amended description)		

Date Decision: 25.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03633/DISC	Ward :	Shirley North
Location :	9A Orchard Rise Croydon CR0 7QZ	Type:	Discharge of Conditions
Proposal :	Details pursuant to conditions 2 (external materials), 7 (land levels), 9 (Construction logistics plan), 16 (Tree planting and protection), 17 (Rockery protection) of planning permission 18/06070/ful Demolition of the existing house and ancillary office and erection of a two-storey block of 4 flats and 5 three bedroom houses, provision of parking spaces, refuse storage and cycle stores.		

Date Decision: 25.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03655/GPDO	Ward :	Shirley North
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : 81 Coleridge Road
Croydon
CR0 7BT

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 3.5 metres from the original rear wall with a maximum height of 2.9 metres

Date Decision: 17.09.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03737/HSE
Location : 77 Gladeside
Croydon
CR0 7RW

Ward : **Shirley North**
Type: Householder Application

Proposal : Alterations and additions to the existing dwelling including a part one part two storey rear addition.

Date Decision: 18.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01582/DISC
Location : 190 Wickham Road
Croydon
CR0 8BJ

Ward : **Shirley South**
Type: Discharge of Conditions

Proposal : Discharge of conditions 2 (materials) and 3 (details) attached to planning application 17/06390/HSE for demolition of existing conservatory; Erection of a replacement single storey side extension with external alterations including new entrance and front landscaping

Date Decision: 19.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03060/FUL

Ward : **Shirley South**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : Land To The Rear Of 494-496 Wickham Road
Croydon
CR0 8DJ

Type: Full planning permission

Proposal : Erection of detached dwelling with associated parking

Date Decision: 17.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03524/HSE
Location : 18 Oaks Road
Croydon
CR0 5HL

Ward : **Shirley South**
Type: Householder Application

Proposal : Erection of a two storey side extension

Date Decision: 18.09.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03832/HSE
Location : 20 Shirley Church Road
Croydon
CR0 5EE

Ward : **Shirley South**
Type: Householder Application

Proposal : Alterations including erection of a first floor side and rear extension and a single storey rear extension.

Date Decision: 26.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02534/FUL
Location : 239 Selhurst Road
South Norwood
London
SE25 6XP

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

Proposal : Change of use from A1/A2 (Retail) to D2 (Yoga Studio) and installation of air conditioning unit on side elevation

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Date Decision: 17.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02652/FUL	Ward :	South Norwood
Location :	6 - 8 Oliver Grove South Norwood London SE25 6EJ	Type:	Full planning permission
Proposal :	Demolition of rear single storey community church hall building and erection of replacement rear community church hall building with ground floor and mezzanine (1st) floor. Associated alterations to rear hardstanding to make provision for planting, seating, covered cycle storage, and marked out parking bays (including disabled parking bay).		

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02789/FUL	Ward :	South Norwood
Location :	47 South Norwood Hill South Norwood London SE25 6BX	Type:	Full planning permission
Proposal :	Demolition of garage. Erection of detached 1-bed dwelling with associated parking, refuse and cycle spaces.		

Date Decision: 20.09.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	19/03453/FUL	Ward :	South Norwood
Location :	Land To The Rear Of 4 Eldon Park South Norwood London SE25 4JQ	Type:	Full planning permission
Proposal :	Erection of new three storey residential building comprising 3no. two bed flats.		

Date Decision: 20.09.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/04393/DISC	Ward :	South Norwood
Location :	12 Sunny Bank South Norwood London SE25 4TQ	Type:	Discharge of Conditions
Proposal :	Discharge of Condition 4 attached to planning permission 18/06051/CONR for Non-Compliance with Condition 1 (approved drawings) of planning permission Ref 18/02276/FUL for alterations, Erection of 1 three storey building to rear with accommodation in the roofspace comprising 1 x 3 bedroom, 5 x 2 bedroom and 1 x 1 bedroom flats and erection of 1 two storey building to rear comprising of 2 x 2 bedroom flats and erection of double garage to rear. Formation of vehicular access from Bevill Close and provision of associated parking to rear and provision of associated refuse and cycle storage		

Date Decision: 27.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/04406/LP	Ward :	South Norwood
Location :	78 Norhyrst Avenue South Norwood London SE25 4BZ	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of single storey rear extension.		

Date Decision: 20.09.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/03323/CONR	Ward :	Selsdon Vale And Forestdale
Location :	152-154 Addington Road South Croydon CR2 8LB	Type:	Removal of Condition
Proposal :	Variation of Condition 3 of 97/01885/P to allow extended opening hours on Mondays to Saturdays between 0800hrs and 2330hrs and Sundays and Bank Holidays between 0800hrs and 2300hrs.		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Date Decision: 19.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03476/GPDO
Location : 222 Addington Road
South Croydon
CR2 8LD

Ward : Selsdon Vale And Forestdale
Type: Prior Appvl - Class O offices to houses

Proposal : Change of use of basement (Use Class B1 - office) to a studio unit (Use Class C3 - dwelling).

Date Decision: 23.09.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/03634/DISC
Location : 222 Addington Road
South Croydon
CR2 8LD

Ward : Selsdon Vale And Forestdale
Type: Discharge of Conditions

Proposal : Discharge of condition 2 (Refuse store and recycling arrangements) attached to planning permission 18/02030/GPDO for the use of ground and first floor as three flats.

Date Decision: 17.09.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02521/FUL
Location : Garages Between 18 And 43 Osborne
Gardens
Thornton Heath
CR7 8PA

Ward : Thornton Heath
Type: Full planning permission

Proposal : Erection of 2 x 1.5 metre high timber feather board fences and erection of 2 metre high sliding security gate.

Date Decision: 17.09.19

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Ref. No. : 19/03374/HSE
Location : 12 Falkland Park Avenue
South Norwood
London
SE25 6SH
Proposal : Retrospective application for alterations to land levels and erection of retaining walls to facilitate the formation of vehicle access with alterations to front boundary and provision of a hardstanding area
Date Decision: 20.09.19

Ward : **Thornton Heath**
Type: Householder Application

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03484/LE
Location : 26 Grange Road
Thornton Heath
CR7 8SA
Proposal : Use of the property as two self contained flats
Date Decision: 18.09.19

Ward : **Thornton Heath**
Type: LDC (Existing) Use edged

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/03535/LP
Location : 19 Camden Gardens
Thornton Heath
CR7 8AZ
Proposal : Erection of two storey rear extension
Date Decision: 23.09.19

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

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/03536/LP
Location : 19 Camden Gardens
Thornton Heath
CR7 8AZ
Proposal : Erection of single storey rear extension
Date Decision: 19.09.19

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

Lawful Dev. Cert. Granted (proposed)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Level: Delegated Business Meeting

Ref. No. :	19/03842/TRE	Ward :	Thornton Heath
Location :	6 Ladbrook Road South Norwood London SE25 6QD	Type:	Consent for works to protected trees
Proposal :	FRONT garden T1 = Large WILLOW Remove all regrowth (approx. 6-8m) to leave a bare framework. (TPO no. 27, 1991)		

Date Decision: 20.09.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/03427/ADV	Ward :	Waddon
Location :	1 Drury Crescent Croydon CR0 4XU	Type:	Consent to display advertisements
Proposal :	Installation of one Internally illuminated new TKMaxx sign, one Internally illuminated new HomeSense sign and two PPC aluminium flat screen printed signs to be installed by "GOODS IN" doors. Updating signage on seven totem signs from single TKMaxx signage to split T K Maxx / HOMESENSE signs .		

Date Decision: 19.09.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. :	19/03465/HSE	Ward :	Waddon
Location :	71 Ravenswood Road Croydon CR0 4BL	Type:	Householder Application
Proposal :	Alterations, proposed garage conversion into habitable room with proposed front window		

Date Decision: 19.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03475/FUL	Ward :	Waddon
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Location : 19 Godson Road
Croydon
CR0 4LT

Type: Full planning permission

Proposal : Erection of single storey rear extension and conversion of resulting building to provide 1 x 2-bed and 2 x studio flats.

Date Decision: 27.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03578/FUL

Location : 17 Alton Road
Croydon
CR0 4LZ

Ward : **Waddon**
Type: Full planning permission

Proposal : Use as a house in multiple occupation for up to 8 people

Date Decision: 25.09.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03750/FUL

Location : Unit 1
35 Imperial Way
Croydon
CR0 4RR

Ward : **Waddon**
Type: Full planning permission

Proposal : Construction of a concrete slab and plinth to house an electrical transformer, erection of mesh fencing.

Date Decision: 20.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03992/CONR

Location : 49 Haling Park Road
South Croydon
CR2 6ND

Ward : **Waddon**
Type: Removal of Condition

Proposal : Variation of Condition 1 of 19/01540/FUL (Demolition of the existing two storey detached property, erection of a part three/part four storey replacement building to provide eight residential units, with associated cycle and refuse stores, landscaping and car parking) to alter internal layout, remove lift, alter position of one window and add an additional balcony

Date Decision: 26.09.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	18/04940/FUL	Ward :	Woodside
Location :	58A Apsley Road South Norwood London SE25 4XT	Type:	Full planning permission

Proposal : Erection of 2-storey side extension to provide 1 x two bed dwelling.

Date Decision: 27.09.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/01208/DISC	Ward :	Woodside
Location :	21 - 23 Clifford Road South Norwood London SE25 5JJ	Type:	Discharge of Conditions

Proposal : Discharge of Condition 3 (Facing Materials) of 17/06263/FUL (Alterations ; Partial-demolition of buildings ; alterations to existing buildings including roof and lower ground floor ; erection of three storey side extension ; formation of 13 one bedroom and 2 studio flats at lower ground, ground, first and second floors ; formation of B1 (c) light industrial unit at ground floor ; provision of associated cycle storage and bin storage ; provision of associated amenity space (amended description)

Date Decision: 27.09.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. :	19/03421/HSE	Ward :	Woodside
Location :	30 Belmont Road South Norwood London SE25 4QF	Type:	Householder Application

Proposal : Erection of single storey side/rear extension.

Date Decision: 26.09.19

Permission Refused

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Level: Delegated Business Meeting

Ref. No. :	19/04303/DISC	Ward :	Woodside
Location :	113-121 Portland Road South Norwood London SE25 4UN	Type:	Discharge of Conditions

Proposal : Discharge of Condition 1 - External Facing Materials - attached to planning permission 18/06013/CONR for Variation of Conditions 3, 9, 11 and 13 attached to Planning Permission 16/05299/FUL for Alterations, Alterations to shopfront. erection of second floor extension and ground, first and second floor rear extension with basement to provide 5 three bedroom 5 two bedroom and 4 one bedroom flats, part demolition to rear, provision of associated parking, provision of associated refuse and cycle storage.

Date Decision: 27.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/02147/DISC	Ward :	West Thornton
Location :	Land To The Rear Of 9-17 Campbell Road Croydon CR0 2SQ	Type:	Discharge of Conditions

Proposal : Discharge of condition 3 (Surface Water Drainage Scheme) pursuant to planning permission 17/06194/FUL for the demolition of all existing buildings and the erection of 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: 20.09.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03307/FUL	Ward :	West Thornton
Location :	43 Galpins Road Thornton Heath CR7 6EL	Type:	Full planning permission

Proposal : Erection of single storey rear extension, conversion to form 1 two bedroom flat, 1 one bedroom and a studio flat with associated bin/cycle storage.

Date Decision: 25.09.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 30th September 2019

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/03700/GPDO	Ward :	West Thornton
Location :	75 Silverleigh Road Thornton Heath CR7 6DZ	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:	17.09.19		

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	19/03907/FUL	Ward :	West Thornton
Location :	4 Wharfedale Gardens Thornton Heath CR7 6LA	Type:	Full planning permission
Proposal :	Single storey rear extension to the existing dwellinghouse		
Date Decision:	19.09.19		

Permission Granted

Level: Delegated Business Meeting

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PLANNING COMMITTEE AGENDA

10th October 2019

Part 8 Other Planning Matters

Item 8.2

Report of: Head of Development Management Author: Pete Smith	Title: Planning Appeal Decisions (September 2019)
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1. PURPOSE

- 1.1 This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by Planning Inspectors, appointed by the Secretary of State for Housing, Communities and Local Government.
- 1.2 The report covers all planning appeals, irrespective of whether the related planning application was determined by Planning Committee, Planning Sub Committee or by officers under delegated powers. It also advises on appeal outcomes following the service of a planning enforcement notice.
- 1.3 A record of appeal outcomes will also be helpful when compiling future Annual Monitoring Reports.

2. APPEAL DECISIONS

- 2.1 The following appeal decisions have been received by the Council during the reporting period.

Application Nos:	17/03318/FUL (Appeal A) 17/03319/LBC (Appeal B)
Site:	45 High Street, Croydon CR0 1QD
Proposed Development:	Alterations to listed building in connection with the conversion of property to provide student accommodation (9 self-contained units)
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	Appeals A and B DISMISSED
Case Officer	Dean Gibson
Ward	Fairfield

- 2.2 Prior to the appeal process, the appellant submitted amended drawings which in effect resolved the issues associated with physical works to the listed building. The main issue was therefore the failure of the scheme to properly deal with the affordability of the proposed student accommodation.

- 2.3 The Mayoral SPG on affordable housing advises that where student accommodation is not affiliated to any recognised college, rental levels for student accommodation should be suitably capped and reviewed annually.
- 2.4 Whilst the Planning Inspector acknowledged that there had been some attempt to deal with the issues, no finalised S.106 Agreement or alternative legal undertaking had been issued for consideration. On this basis, he concluded that there was no method in place to ensure that the scheme complied with the SPG. The appeals were therefore DISMISSED.

<i>Application No:</i>	<i>18/04551/FUL</i>
<i>Site:</i>	<i>79A-81 Church Street, Croydon CR0 1RH</i>
<i>Proposed Development:</i>	<i>Alterations to shop front including installation of a pin-hole roller security shutter</i>
<i>Decision:</i>	<i>REFUSE PLANNING PERMISSION</i>
<i>Appeal Method:</i>	<i>WRITTEN REPRESENTATIONS</i>
<i>Inspector's Decision</i>	<i>DISMISSED</i>
<i>Case Officer</i>	<i>Victoria Bates</i>
<i>Ward</i>	<i>Fairfield</i>

- 2.5 The scheme involved the retention of a roller shutter that had recently been installed to a property within the Church Street Conservation Area. The Planning Inspector considered that the replacement shutter had a visually solid and harsh relationship which had an unacceptable appearance, detrimental to the character and appearance of the conservation area.
- 2.6 Whilst he acknowledged the appellants security arguments, he attached significant weight on the harm caused to the character and appearance of the conservation area.
- 2.7 Whilst there were other shutters present in the immediate area, he had no details of any approval of these shutters and the appeal was therefore DISMISSED. Officers will now continue to resolve the breach of planning control.

<i>Application No:</i>	<i>19/000812/HSE</i>
<i>Site:</i>	<i>185 Upper Selsdon Road, South Croydon, CR2 0DY</i>
<i>Proposed Development:</i>	<i>Erection of a double hip to gable and a rear dormer loft extension</i>
<i>Decision:</i>	<i>REFUSE PLANNING PERMISSION</i>
<i>Appeal Method:</i>	<i>WRITTEN REPRESENTATIONS</i>
<i>Inspector's Decision</i>	<i>ALLOWED</i>
<i>Case Officer</i>	<i>Justine Aldersey</i>
<i>Ward</i>	<i>Sanderstead</i>

- 2.8 The works appeared to be underway at the time of the site inspection and the main issue in this case was the effect of the extensions on the character and appearance of the host property and the wider street scene.
- 2.9 The property is a two-storey detached property situated on a corner plot and the Planning Inspector noted that there was variety of built forms in the immediate vicinity. Whilst he accepted that the extensions would have modified the form and design of the property, he was not convinced that this would have resulted in significant harm. He concluded that the property would have remained appropriately residential in scale and entirely proportionate.
- 2.10 Immediate neighbours objected to the scale of the extensions and loss of privacy from the dormer extension. He saw no issue with this level of overlooking, which he considered was commonplace in a suburban situation.
- 2.11 The appeal was ALLOWED.

<i>Application No:</i>	<i>19/00740/HSE</i>
<i>Site:</i>	<i>4 Haslemere Road, Thornton Heath, CR7 7BE</i>
<i>Proposed Development:</i>	<i>Erection of a roof extension across the rear roof slope and the rear outrigger</i>
<i>Decision:</i>	<i>REFUSE PLANNING PERMISSION</i>
<i>Appeal Method:</i>	<i>WRITTEN REPRESENTATIONS</i>
<i>Inspector's Decision</i>	<i>DISMISSED</i>
<i>Case Officer</i>	<i>Roberta Henriques</i>
<i>Ward</i>	<i>Bensham Manor</i>

- 2.12 The main issue in this case was the effect of the extensions on the character and appearance of the area.
- 2.13 The property is a mid-terraced dwelling with similar properties either side. The proposed extension was shown full width and extending over the rear outrigger and the Planning Inspector was concerned that the rear part of the dormer would have resulted in a top heavy and dominant appearance and would have departed significantly from the scale, appearance and proportions of most other dormers present in the immediate vicinity
- 2.14 The appeal was DISMISSED.

<i>Application No:</i>	<i>19/00809/FUL</i>
<i>Site:</i>	<i>6 Ashburton Gardens, CR0 6AS</i>
<i>Proposed Development:</i>	<i>Conversion of property into 2 self-contained flats</i>
<i>Decision:</i>	<i>REFUSE PLANNING PERMISSION</i>
<i>Appeal Method:</i>	<i>WRITTEN REPRESENTATIONS</i>
<i>Inspector's Decision</i>	<i>DISMISSED</i>

Case Officer
Ward

James Udall
Addiscombe East

- 2.15 The main issues in this case were the principle of loss of a small family house, the quality of accommodation for future occupiers and the extent to which the proposed conversion would have preserved or enhanced the character and appearance of the East India Conservation Area.
- 2.16 The property is a 1930s dwelling house and it was accepted that the property was well below the 130 square metre threshold; the Planning Inspector recognised that there was a need to protect such accommodation.
- 2.17 He noted that the upper floor accommodation would have been spread across two floors and would have been substantially below recognised floorspace standards. He also noted that no amenity space would have been available for this upper floor flat. He also found the second bedroom (proposed within the extend loft space) would have been overly cramped.
- 2.18 He recognised that the conversion would have led to further demand for refuse bins and cycle storage within the front garden area and he referred to the CAAMP which raised concern over the prevalence of such facilities within front gardens to the detriment of street scheme considerations. He concluded that this also weighed heavily against the proposed conversion.
- 2.19 The appeal was DISMISSED.

Application No:

18/04644/FUL

Site:

130-132 Portland Road/1 Holland Road

Proposed Development:

Alterations to existing accommodation and existing flatted accommodation, including the erection of a 2-storey extension and the extension to the Holland Road frontage to provide 3x2 bed flats (net increase of 3 self-contained flats)

Decision:

REFUSE PLANNING PERMISSION

Appeal Method:

WRITTEN REPRESENTATIONS

Inspector's Decision

DISMISSED

Case Officer

Chris Grace

Ward

Woodside

- 2.20 The main issues in this case included the effect of the development on the amenities of neighbouring properties, the adequacy of refuse storage arrangements and the effect of the development on the character and appearance of the area.
- 2.21 The appeal site comprises two, two storey buildings, located at the

junction of Portland Road and Holland Road and separated by parking and small amenity spaces. The Planning Inspector was concerned that the additional accommodation and footprint would have restricted light and outlook for the existing amenity spaces (which are already constrained) alongside outlook enjoyed by existing ground floor occupiers. He was also concerned about the upward extension to the existing external staircase and the second-floor balcony which he felt would have added to the existing perception of being overlooked. He was not convinced that privacy screens would have been successful – as they would have limited the utility of the balcony.

2.22 The refuse arrangements would have either obstructed circulation in the vicinity of entrances to existing and proposed flats or would have potentially restricted pedestrian movements. He therefore found the arrangements inadequate and was not prepared to deal with the issues through amendments or conditions.

2.23 The Planning Inspector did not agree that the extensions would have been out of keeping with the immediate area, with much variety in scale and form in the immediate vicinity. He was also satisfied that the submitted drawings provided sufficient detail to be confident that the scheme would have led to some improvements in the appearance of the existing buildings.

2.24 The appeal was DISMISSED.

<i>Application No:</i>	<i>18/02008/FUL</i>
<i>Site:</i>	<i>605 Mitcham Road, CR0 3AF</i>
<i>Proposed Development:</i>	<i>Conversion of house into two self-contained flats</i>
<i>Decision:</i>	<i>REFUSE PLANNING PERMISSION</i>
<i>Appeal Method:</i>	<i>WRITTEN REPRESENTATIONS</i>
<i>Inspector's Decision</i>	<i>DISMISSED</i>
<i>Case Officer</i>	<i>Kate Edwards</i>
<i>Ward</i>	<i>Broad Green</i>

2.25 The main issue in this case involved the loss of small family housing and the quality of the resulting accommodation – in terms of overall flat sizes.

2.26 Even as extended (roof extension and ground floor rear extension) the property failed to exceed the 130 square metre threshold and he also referred to the three-bedroom threshold requirement – as originally built. He therefore supported the policy approach and agreed that the proposals would have resulted in an unacceptable loss of a small family house.

2.27 In terms of proposed floorspace standards, he was also concerned that the proposed upper flat would have failed to meet the prescribed floorspace standards, although he was more relaxed about the failure of that unit having access to private amenity space (in view of the lack of side access).

2.28 The appeal was DISMISSED.

Application No:	19/01477/FUL
Site:	4A Sylvan Hill, Upper Norwood, SE19 2QF
Proposed Development:	Demolition of house and erection of a two-storey property (with basement) accommodating 8 self-contained flats.
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Paul Young
Ward	Crystal Palace and Upper Norwood

2.27 The main issues in this case included the effect of the proposed development on the character and appearance of the Church Road Conservation Area, the effect of the development on the supply of family accommodation, whether the proposals would have provided suitable living accommodation for future occupiers and the impact of the development on the amenities of the immediate neighbour residing at 4 Sylvan Hill .

2.28 The Planning Inspector noted that the scale of development common to Sylvan Hill was subordinate to the larger villas found in Church Road and referred to the property being within a row of four properties with front gardens and parking forecourts and accepted that the property makes a neutral contribution to character and appearance. The Planning Inspector was concerned that the proposed replacement building would have been bulkier (in view of its proposed roof form) and would have projected forward of neighbouring properties which (he concluded) would have resulted in an uncomfortably tight relationship with the neighbouring building (4 Sylvan Hill) and an awkward juxtaposition of roof forms. He therefore felt that it would have been out of character with the spacious relationships between buildings.

2.29 None of the proposed units would have delivered family accommodation (all being 1 bed units) and the Planning Inspector fully embraced the reason for refusal on grounds of inappropriate mix (with all non-family accommodation proposed). Moreover, 6 of the units would not have had access to private amenity space and whilst the appellant tried to argue that other appeals had been allowed with no amenity space having been provided (in Kingston and Brent) he considered the scheme on its own merits and concluded that the failure to accommodate private amenity space was a further flaw. He was less concerned that a number of units were proposed as single aspect units. Moreover, he concluded that the relationship of the proposed development with 4 Sylvan Hill – with some set-backs from the boundary) would have respected the amenities of the immediate neighbours.

- 2.30 The appeal was DISMISSED. This is a worthwhile outcome, with specific focus on the impact of the proposed development on the character and appearance of the conservation area and the schemes failure to deliver replacement family accommodation (even when the scheme proposed less than 10 units).

Application No:	18/05990/HSE
Site:	41 Wilhelmina Avenue, Coulsdon, CR5 1NL
Proposed Development:	Erection of a first-floor extension, and single storey side/rear extension
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Violet Dixon
Ward	Coulsdon Town

- 2.31 Wilhelmina Avenue comprises detached two storey houses, set back from the road with good sized front and rear gardens. The main issue in this case was the effect of the development on the appearance of the host property and the street-scene (the first floor front extension – comprising a dormer extension within the cat slide roof)

- 2.32 The Planning Inspector found that the proposed dormer would have been level with other first floor windows and would have been directly above the garage door. He concluded that the proposed dormer would have related well with the existing window positions and would have been logical in terms of elevational expression. He also did not feel that the dormer would have been overly prominent within the street-scene.

- 2.33 The appeal was therefore ALLOWED.

Application No:	19/00953/HSE
Site:	178 Oval Road, CR0 6BN
Proposed Development:	Erection of a ground floor extension
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Russell Smith
Ward	Addiscombe West

- 2.34 The main issue in this case was the effect of the development on the amenities of the immediate neighbours at 180 Oval Road.

- 2.35 The appeal site is a two-storey mid terrace property with a side boundary to 180 Oval Road comprising a 1.6-metre high fence. The Planning Inspector felt that the proposed extension (3 metres high, 5.2 metres deep

and set back by 0.5 metres off this boundary) would have been overly prominent above the existing fence and would have had a dominating impact on the outlook from existing ground floor windows to 180 Oval Road. He also concluded that the extension would have had an intrusive and overbearing impact when viewed from within the garden

2.36 The appeal was DISMISSED.

Application No:	17/02997/HSE, 14/00591/C
Site:	81 Norbury Hill, SW16 3RU
Proposed Development:	Unauthorised first floor rear extension and roof extension
Decision:	INSTIGATE ENFORCEMENT ACTION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	Appeal 1 (DISMISSED AND ENFORCEMENT NOTICE UPHELD)
	Appeal 2 (DISMISSED AND ENFORCEMENT NOTICE UPHELD)
Case Officer	Paul Watson/Dani Ellis
Ward	Norbury Park

2.37 This enforcement notice related to an oversized roof extension and following on from a previous refusal of planning permission (linked to the works the subject of the enforcement notice) the owner of the property gained planning permission for a smaller and more appropriate extension to the property. The enforcement notice gave the owner the option of implementing this planning permission.

2.38 The owners both appealed on various grounds – although only one of these appeals argued that planning permission should be granted for what has been undertaken on site. A previous refusal of planning permission had been unsuccessfully appealed back in 2018. The Planning Inspector found that the notice was served properly (Ground e) with it being acceptable to affix a notice on land to which the enforcement notice related. He also felt that a breach of planning control had taken place (Ground b) as the materials used in constructing the extension did not have a similar appearance to the remaining elements of the house.

2.39 As regards the merits of the scheme, he concluded that the scale and bulk of the combined first floor and rear dormer caused harm to the character and appearance of the area which was out of keeping with and not subservient to the main dwelling.

2.40 Finally, he concluded that the steps taken to carry out the works and overcome the harm were not excessive, especially as the enforcement notice provided alternative steps to ensure compliance. He dismissed the appellants ideas to face the façade of the extension with vegetation (green-wall).

2.41 Both appeals were dismissed and the enforcement notice upheld in full. Officers are now further engaging with the owner of the property to ensure compliance with the Notice.

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