

# Planning Committee Agenda



To: Councillor Chris Clark (Chair)  
Councillor Leila Ben-Hassel (Vice-Chair)  
Councillors Paul Scott, Clive Fraser, Toni Letts, Callton Young, Jason Perry,  
Scott Roche, Gareth Streeter and Ian Parker

Reserve Members: Joy Prince, Jamie Audsley, Bernadette Khan,  
Caragh Skipper, Andrew Pelling, Pat Clouder, 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, 13 August 2020 at 6.00 pm**. This meeting will be held remotely. Members of the Committee will be sent a link to remotely attend the meeting in due course.

**PLEASE NOTE:** Members of the public are welcome to remotely attend this meeting via the following web link: <http://webcasting.croydon.gov.uk/meetings/10395>

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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 5 August 2020

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings [here](#) before attending

To register a request to speak, please either e-mail [Democratic.Services@croydon.gov.uk](mailto:Democratic.Services@croydon.gov.uk) or phone the number above by 4pm on the Tuesday before the meeting.

The agenda papers for all Council meetings are available on the Council website [www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

If you require any assistance, please contact Michelle Ossei-Gerning  
020 8726 6000 x84246 as detailed above.

## **AGENDA – PART A**

**1. Apologies for absence**

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

**2. Minutes of Previous Meeting**

To approve the minutes of the meeting held on Thursday 6 August 2020 as an accurate record.

[To Follow]

**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 7 - 8)**

To receive the following presentations on a proposed development:

There are none.

**6. Planning applications for decision (Pages 9 - 12)**

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

**6.1 20/01550/FUL 126-132 Pampisford Road, Purley, CR8 2NH**  
(Pages 13 - 56)

Demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associate vehicle and cycle parking, refuse store, hard and soft landscaping.

Ward: Purley Oaks and Riddlesdown  
Recommendation: Grant permission

**6.2 19/03959/FUL 12 Abbots Lane, Kenley, CR8 5JH**  
(Pages 57 - 76)

Demolition of a single-family dwelling and erection of two 4-storey blocks containing a total of 8 houses with associated access, car parking, cycle and refuse storage.

Ward: Kenley  
Recommendation: Grant permission

**6.3 19/02690/FUL 76 Beulah Hill (Linh Son Temple), Upper Norwood, SE19 3EW** (Pages 77 - 98)

Change of use of former dwelling house (C3) to a Buddhist Temple/place of worship (D1(h)) and erection of single storey rear extension (retrospective).

Ward: Crystal Palace and Upper Norwood.  
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 99 - 100)

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

**8.1 Weekly Planning Decisions** (Pages 101 - 168)

This report provides a list of cases determined (since the last scheduled 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 (August 2020) (Pages 169 - 178)**

This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by the 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."

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## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

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

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

#### **3 FURTHER INFORMATION**

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

#### **4 PUBLIC SPEAKING**

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

#### **5 BACKGROUND DOCUMENTS**

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

#### **6 RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 1 INTRODUCTION

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

#### 2 MATERIAL PLANNING CONSIDERATIONS

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

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

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

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

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

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

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

## **5. PROVISION OF INFRASTRUCTURE**

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

## **6. FURTHER INFORMATION**

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

## **7. PUBLIC SPEAKING**

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

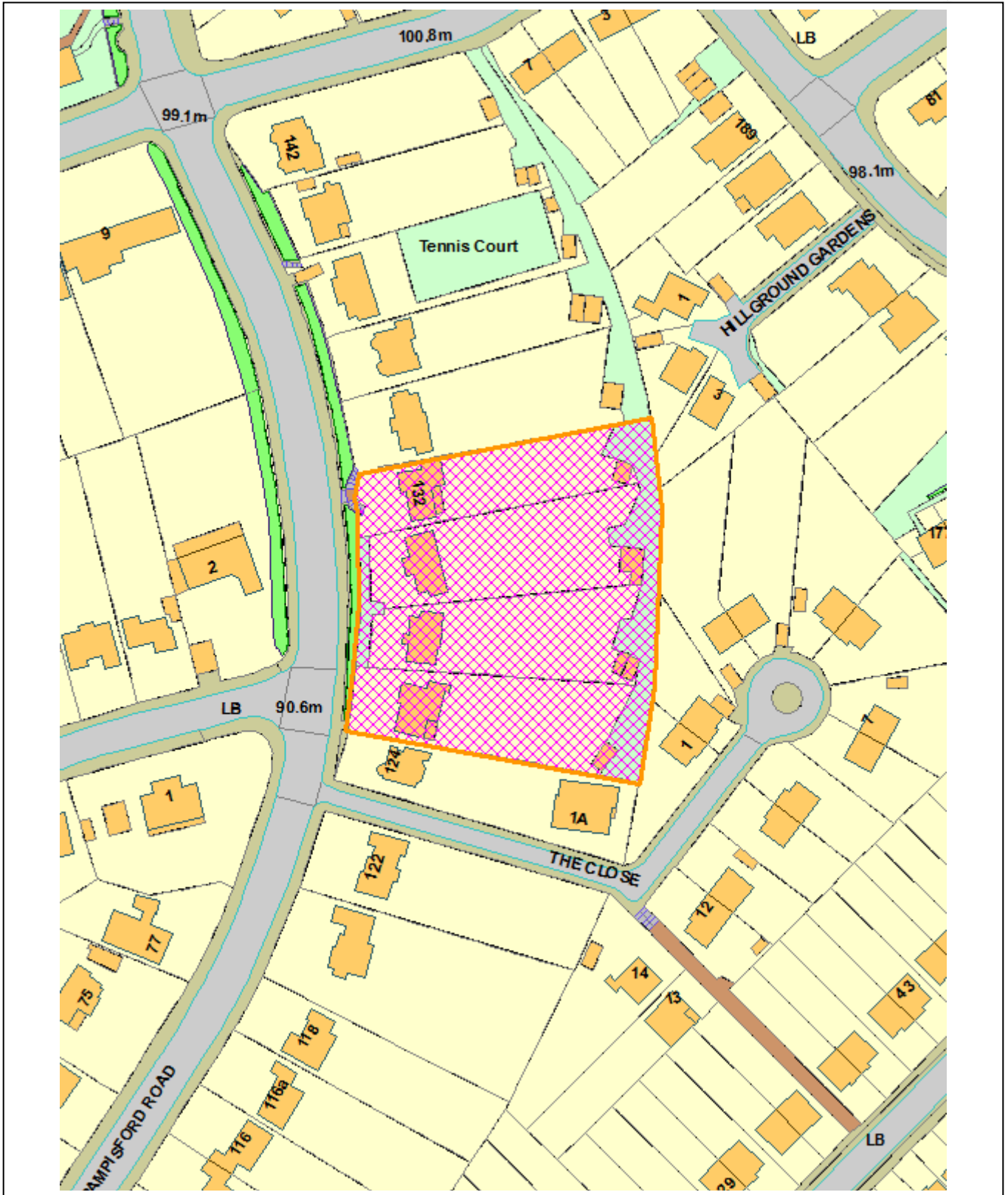
## **8. BACKGROUND DOCUMENTS**

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

## **9. RECOMMENDATION**

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

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1. SUMMARY OF APPLICATION DETAILS

Ref: 20/01550/FUL  
 Location: 126-132 Pampisford Road, Purley, CR8 2NH  
 Ward: Purley Oaks and Riddlesdown  
 Description: Demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associate vehicle and cycle parking, refuse store, hard and soft landscaping.  
 Drawing Nos: 19-103-P001, 19-103-P002, 19-103-P003, 19-103-P004, 19-103-P005, 19-103-P010 Rev D, 19-103-P011 Rev B, 19-103-P012 Rev B, 19-103-P013 Rev B, 19-103-P014 Rev B, 19-103-P015 Rev B, 19-103-P016 Rev B, 19-103-P017 Rev B, 19-103-P020 Rev B, 19-103-P021 Rev B, 19-103-P022 Rev B, 19-103-P023 Rev B, 19-103-P024 Rev B, 19-103-P025 Rev B, 19-103-P026 Rev B, 19-103-P027 Rev B, 19-103-P030 Rev A, 19-103-P031 Rev A, 19-103-P032 Rev A, 19-103-P033 Rev A, 19-103-P034 Rev A, 19-103-P035 Rev A, 19-103-P036 Rev A, 19-103-P037 Rev A, 19-103-P038 Rev B, 19-103-P040, 19-103-P041, 19-103-P042, 19-103-P043, 19-103-P044, 19-103-P045 Rev A, 19-103-P046, 19-103-P050, 19-103-P051, 19-103-P055, 19-103-P056, 19-103-P057, 19-103-P060, 19-103-P061, 19-103-P062, 19-103-P063, 19-103-P065, 19-103-P066, 19-103-P068, 19-103-P069 Rev A, UA/TP1, UA/LP2, UA/LP3, UA/LP4, UA/LP5, UA/LP6, UA/LP7, UA/LP8.  
 Applicant: Mr Scott Wilson – Buxworth Homes Ltd  
 Case Officer: Karim Badawi

	1B 2P	2B 3P	2B 4P	3B 4P	3B 5P	Total
Existing Provision					4	4
Affordable Rent	3		19			22
Shared Ownership						
Market Housing	10	1	19	8	6	44
Total Proposed	13	1	38	8	6	66

*66% of the units are proposed for Private sale; 33% of the units (32% by habitable room) are proposed for London Affordable Rent.*

Number of car parking spaces	Number of cycle parking spaces
52	123

- 1.1. This application is being reported to Planning Committee in accordance with the following committee consideration criteria:
- Referred by Ward Councillor (Councillor Simon Hoar)
  - Objections above the threshold in the Committee Consideration Criteria

## 2. RECOMMENDATION

- 2.1. That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
- a) Affordable housing – Block B comprising 22 units with 63 habitable rooms London Affordable Rent.
  - b) Local Employment and Training Strategy and contributions;
  - c) Financial contribution towards air quality, calculated at £6,600;
  - d) Financial contributions towards sustainable transport measures and highway improvements in the immediate area, calculated at £50,000;
  - e) Contribution to car club space, calculated at £21,050;
  - f) S278 Agreement for the implementation of the highway works;
  - g) Carbon offsetting contribution of £2,669.38;
  - h) Monitoring fee; and
  - i) And any other planning obligations considered necessary.
- 2.2. That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.
- 2.3. 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

### Pre-Commencement Conditions

3. Construction Logistics Plan;
4. Engagement with the Environment Agency in relation to surface water flooding;



5. Archaeological Written Scheme of Investigation;
6. Phase 1 Contaminated Land Report;
7. Tree protection plan;

Pre-Commencement Conditions except for demolition and below ground work:

8. Details and samples of materials to be submitted for approval;
9. Landscaping and child play / communal amenity space and boundary treatment ;
10. Full details of cycle storage to be submitted for approval;
11. Biodiversity Enhancement Strategy;
12. Construction Environmental Management Plan;

Pre-Occupation Conditions

13. Public Art details to be submitted for approval;
14. Lighting of cycle and refuse bike stores, and basement parking to be submitted for approval;
15. Delivery and servicing plan;
16. Car park management plan;
17. EVCP to be implemented on site;
18. Energy efficiency / sustainability;
19. Secured by design (D4)

Compliance Conditions

20. Accessible homes;
21. All proposed units to have access to all amenity areas irrespective of tenure;
22. Obscure-glazed furthest south windows for Block D;
23. Obscure-glazed rear windows for Blocks C & D;
24. Car parking provided as specified;
25. Refuse/cycle parking provided as specified;
26. Visibility splays as approved;
27. Accord with the submitted Tree Protection Plan and Arboricultural Impact Assessment;
28. Accord with Conclusions and Recommendations section of the submitted Preliminary Ecological Appraisal;
29. Accord with the mitigation measures stated with the Flood Risk Assessment;
30. Accord with the mitigation and conclusion within the Air Quality Assessment;
31. Water efficiency; and
32. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## **Informatives**

1. Granted subject to a Section 106 Agreement;
2. Community Infrastructure Levy;
3. Code of practice for Construction Sites;
4. Nesting birds in buildings;
5. Environment Agency advice to applicant regarding contaminated land, piling, drainage and disposal of soil;
6. Light pollution;
7. Requirement for ultra-low NOx boilers;
8. Thames Water informatives regarding underground assets and public sewers;
9. Informative in relation to Condition 3, 5 and 22; and
10. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

## **3. PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 3.1. The proposed development involves the demolition of 4 no. detached family houses and erection of 4 no. apartment blocks, comprising 66 apartments and 52 parking spaces with associated hard and soft landscaping.
- 3.2. The proposed buildings would comprise the following:
  - Block A to the northeast corner of the site, this block would have 20 flats (16x 2b/4p and 4 x 3b5p) and 13 vehicle spaces underneath;
  - Block B to the southwest corner of the site, this block would have 22 flats (3 x 1b and 19 x 2b/4p); this block is earmarked to be fully London Affordable Rent;
  - Block C to the northwest corner of the site, this block would have 11 flats (1x1b, 8 x 3b/4p and 2 x 3b/5p) and 19 vehicle spaces underneath; and
  - Block D to the southwest corner of the site, this block would have 13 flats (9x 1b, 1 x 2b3p and 3 x 2b4p).
  - 20 spaces, including two for disabled-vehicles, between Blocks A & C
- 3.3. The proposal would have cycle parking accommodating 123 bicycles under blocks A, B and C; and a refuse store under each of the four blocks. The site plan would have a number of communal amenity areas; including landscaped areas, allotments and children play spaces.
- 3.4. During the course of the application amended plans have been received. The main alterations to the scheme have been as follows:
  - Correcting the signed certificates on the application forms;
  - Adding a rear extension at neighbouring property No.124 to the site plan;
  - Changing the clear/obscure ratio to the windows at the rear of Block C & D;

- Changes to the proposed landscape; and
- Changes to the vehicle and cycle parking layouts.

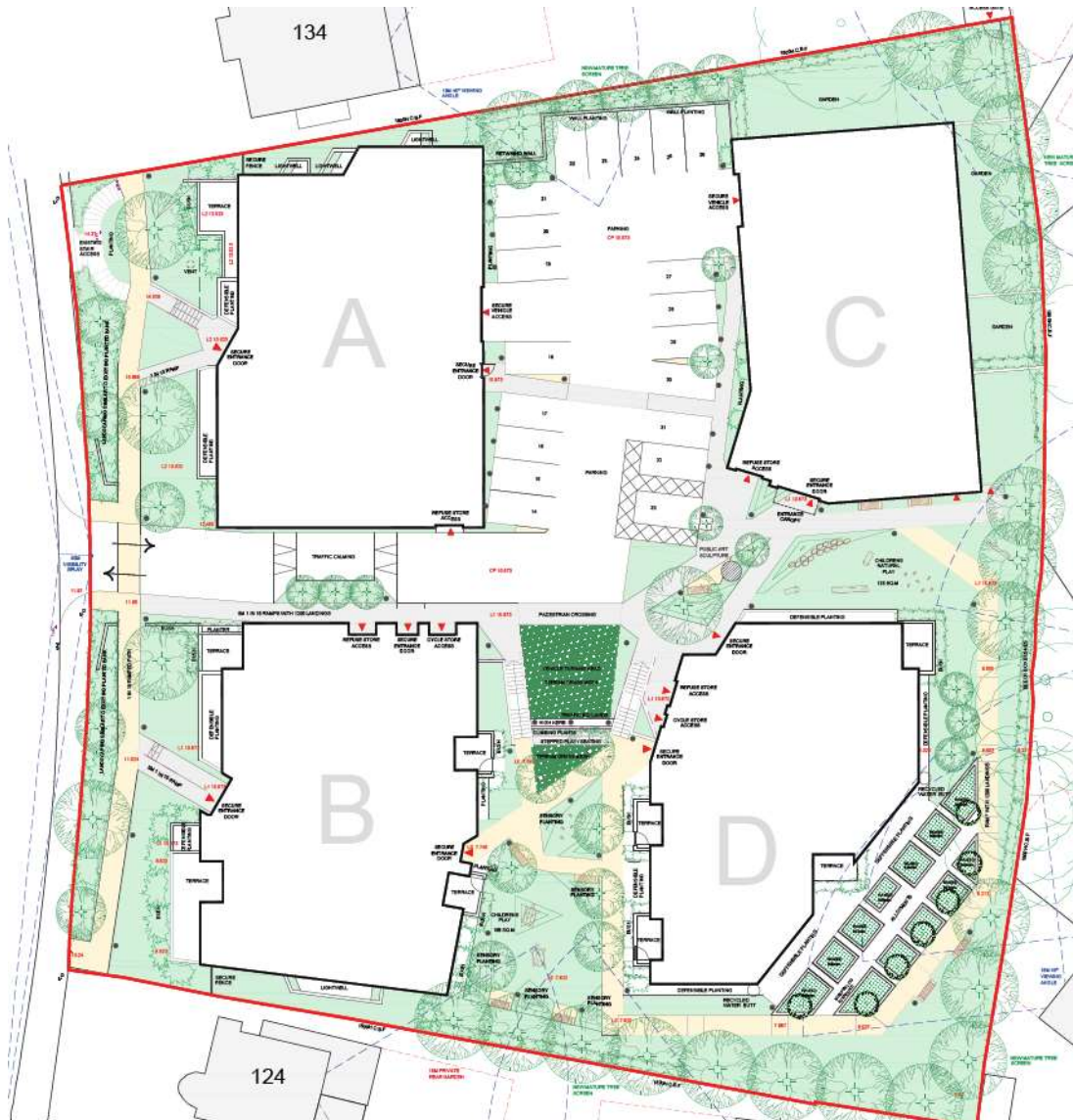


Fig. 1: Proposed Site Plan.

### **Site and Surroundings**

- 3.5. The site comprises four detached houses on Pampisford Road, a residential street in Purley. The site slopes dramatically down from the northwest corner to the south east corner and sits on a level higher than the road by 1.5-2 metres. It connects to the road by a pedestrian walkway, with a public right of way, that runs to the front of the existing houses from No.124 to No.142; this walkway forms part of a green bank to the front of these houses..
- 3.6. Pampisford Road is a long residential street with varied character on different sections of the road. The site is surrounded by a mix of detached and semi-detached houses which are mostly 2-storey under pitched roofs with varying topography.

- 3.7. The site falls within approximately 14 minutes or 1.1km walking distance from Purley station, and 10 minutes or 750m walking distance to Purley Town Centre and has a Public Transport Accessibility Level (PTAL) of 1b. The site falls within an archaeological priority area, outside flood risk and surface water flood risk zones but in a critical drainage area.



*Fig. 2: Aerial View for the site's location.*

### **Planning History**

- 3.8. There are no recent planning applications of relevance at the application site. However Members should be aware of previous pre-application enquiries as detailed below:
- 19/03576/PRE– Proposed demolition of 4 no. detached family houses and erection of 4 no. apartment blocks, comprising of 65 apartments, with associated hard and soft landscaping etc.
  - 19/05120/PRE– Demolition of 4 no. detached family houses and erection of 4 no. apartment blocks, comprising of 65 apartments, with associated hard and soft landscaping etc.
- 3.12. Applications of interest within the surrounding area are detailed below:
- 1 Wyvern Road Purley CR8 2NQ - 19/04443/FUL | Demolition of existing house and erection of 6 dwellings in two buildings with external bin and cycle store with associated parking and landscaping | Under Consideration.
  - 2 Wyvern Road Purley CR8 2NP - 20/00532/FUL | Demolition of the existing dwelling and erection of 9 dwellinghouses and associated

landscaping, refuse storage and car and cycle parking | Under Consideration

- 140 & 142 Pampisford Road - 17/05463/FUL | Erection of two storey building at rear with accommodation in roof space comprising 1 x 1 bedroom; 5 x 2 bedroom and 1 x 3 bedroom flats with associated access, 11 parking spaces, cycle storage and refuse store. | Granted 25/01/2018 (varied by 19/04619/CONR and 19/00094/CONR).
- 122 Pampisford Road Purley CR8 2NF - 18/00236/FUL | Demolition of existing two storey property, erection of two storey plus lower ground floor and roof level, creation of eight self-contained residential units (C3), new access with car parking, landscaping, refuse and cycle storage. | Granted 17/08/2018.
- 75 Pampisford Road Purley CR8 2NJ - 15/03878/P | Demolition of existing detached house; erection of a pair of two storey four bedroom semi-detached houses with accommodation in roofspace one with an attached garage and 1 two storey four bedroom detached house with attached garage; formation of vehicular access and provision of associated parking | Granted 10/11/2015.

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

- The principle of intensified residential development is acceptable given the national and local need for housing.
- The proposal includes 30% affordable housing, in accordance with local plan requirements and is the maximum reasonable level of affordable housing currently deliverable in view of scheme viability.
- The proposal includes a policy compliant number of family units.
- The proposed design and appearance of the scheme would be acceptable; the proposed heights would not be excessive considering the steep contour levels of the site. Whilst acknowledged that the mass of built form is significantly greater than the existing structures of site, the proposal accords with the thrust of guidance contained within the Suburban Housing Design SPD.
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The proposed residential development would provide quality accommodation for future occupiers and adequate amenity provision.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning obligations and planning conditions.

## 5. CONSULTATION RESPONSE

- 5.1. Lead Local Flooding Authority: Agreed with the proposed SuDs and requested a condition to ensure further communication with the Environmental Agency as the site potentially falls within a ground water source protection zone.
- 5.2. Environment Agency: No comment and referred the Council to the standard advice.
- 5.3. Historic England: No objection subject to a two-stage condition prior to the commencement of any works on site.
- 5.4. Place Ecology: No objection subject to securing biodiversity mitigation and enhancement measures
- 5.5. The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## 6. LOCAL REPRESENTATION

- 6.1. The application has been publicised by 19 letters of notification to neighbouring properties, site notices and press notice.
- 6.2. The number of representations received from neighbours, a Residents' Association, a local ward Councillor and Local MP in response to notification and publicity of the application are as follows:

No of individual responses: 88      Objecting: 86      Supporting: 2

Comment: 0

- 6.3. 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.

- 6.4. **Table 3:** Issues raised by the public:

Objection	Response
<b><i>Principle of development Full assessment within paragraphs 8.2 to 8.13.</i></b>	
Overdevelopment and intensification to Pampisford Road which has potential 161 new flats replacing 8 dwellinghouses	Each application is assessed on its own merits and issues with accumulated impact on parking had been taken into account.
Proposal represents higher density than the London Plan.	The London Plan matrix is not the sole deciding factor in the application.
Restrictive covenants to the front for 126-140 Pampisford Road to maintain public access.	The proposal would maintain this public access.

Planning application 16/05758/FUL was denied for demolishing family home and due to listed building.	Incorrect, the reasons for refusal of this application did not include loss of a family home. Nonetheless, each application is treated on its own merits.
Housing crises in Croydon need affordable houses not flats	The housing need in number versus land supply translates to
Loss of a three-bedroom dwellings.	The proposal would provide 12 three-bedroom dwellings.
Flats are not needed in this location	Unclear where the opinion is based on.
FVA shows the development is not viable and not providing affordable housing	The development would provide affordable housing in accordance with Council policies.
<b><i>Design Full assessment within paragraphs 8.14 to 8.39</i></b>	
The proposal is not in keeping with the character of the area.	Officers are satisfied that the proposal reflects the character of buildings in the area as explained in the Design and Character Assessment.
The proposed massing is bulky and out of keeping with the context	The proposed design, roof shape and height would break up the massing of the proposal.
The proposed height of five-storeys is unprecedented in the area.	The proposal would be four-storeys above ground level as seen from the main road, in line with the Suburban Design Guide SPD2.
The proposal is an overdevelopment to the site.	Officers are satisfied that the proposal provides appropriate development to the site.
Development would be better as semi-detached houses	The planning application is minded with the proposed development which optimises the site's potential.
<b><i>Proposed Residential Full assessment within paragraphs 8.40 to 8.57.</i></b>	
Poor quality development	Officers are satisfied that the proposal would provide quality residential accommodation for future occupiers.
Recent lock down showed people need houses with gardens and not flats	The proposal would have suitable communal amenity areas for the use of all occupiers instead of private gardens for the use of the few.

Proposed sizes are not big enough for families	The proposed sizes would match or exceed the national sizes.
<b>Neighbour Amenity</b> <i>Full assessment within paragraphs 8.58 to 8.82.</i>	
Balconies should not be allowed similar to refused planning permission for a householder which denied the resident's balcony due to impact on neighbour's privacy.	The proposed balconies would be strategically placed to avoid overlooking onto neighbouring properties.
Proposed leads to loss of privacy, and overbearing impact onto neighbouring properties.	The impact of the development onto all adjoining properties would be significant.
Noise to adjoining properties	The proposal would be residential use, additional occupiers does not translate to added noise in the site.
Proposal is dominant and overbearing onto No.124.	The proposal would not have a significant impact on No.124 as per the assessment below.
Blocks A & C would result in loss of light and overlooking onto No.134	The submitted Daylight Assessment confirmed that any loss of light would be acceptable to No.134 and overlooking from Block C would be mitigated as per the assessment below.
Blocks A & C would restrict light to the solar panels at No.134.	No. 134 sits on a higher land level than the site and there is not requirement to protect lights solar panels.
Impact on amenities of adjoining occupiers	Officers are satisfied that the proposal would not impact the amenities of adjoining occupiers as per the assessment within this report.
No. 1A The Close does not want trees within its boundary which would result in loss of light of kitchen.	The trees would be proposed to stop overlooking from Block D. The applicant would be informed of the resident's wishes.
<b>Traffic &amp; Parking</b> <i>Full assessment within paragraphs 8.83 to 8.105.</i>	
Potential parking overspill onto the road	The Council's Transport Strategy are satisfied with the proposed parking level.
Impact on traffic movement	The Council Transport Officer did not raise an objection to the proposal.



<b>Impact on Ecology Full assessment within paragraphs 8.106 to 8.114.</b>	
Destruction of habitat for local wildlife such as bats (endangered species) birds foxes and badgers.	The submitted Preliminary ecological report found no evidence of endangered species. The decision notice would include a condition to mitigate impact on wildlife and increase biodiversity of the development.
The proposal would include cutting down a high number of mature trees which would be contrary to politicians green policy.	The NPPF, the London Plan and Croydon Local Plan do not prohibit cutting down trees. The Council Tree Officer did not raise objections regarding the loss of non-TPO trees, the proposed landscape Plan would provide replacement trees with significant sizes to overcome the harm of removing existing trees.
Loss of trees would impact existing SuDs due to removal of soil.	The application includes a SuDs strategy which was agreed in principle by the Council's LLFA. Additionally, the development has high percentage of soft landscaping and all hard standing would be porous.
<b>Other matters</b>	
Querying if the development would be using renewable energy	Renewable energy is not a requirement within development. However, the proposal would have reduced carbon emission as per national and local policies.
Development does not show high quality materials which would impact the value of properties in the area.	Officers are satisfied of the quality of the development; nonetheless property values are not a planning consideration.
Increase in carbon footprint from additional use of water, gas, electricity and additional vehicles	The development would be built in accordance with local policies with reduced carbon emissions, additionally, the use of condition would ensure the proposed sustainable strategy is implemented and the s106 would include terms for carbon offset and financial contribution to air quality.

Impact on local infrastructure such as schools, and local surgeries.	The application would be liable for CIL payment which would contribute to delivering infrastructure to support the development of the area.
Increased sewage output.	Thames Water did not raise an objection to the proposal.
Impact on construction works onto adjoining properties in terms of waste, noise and air pollution.	The decision notice would include a Construction Method Statement to ensure minimum distribution to neighbouring properties during construction process.
Two-metre social distancing rule would not be possible due to increased densities in the area.	The two-metre rule is not for a lifetime. Nonetheless, many areas have higher densities than Croydon and still required to maintain the social distancing when needed.
Design and Access Statement was published as a draft at the beginning of the application.	Validation requirements only concerned with receiving the documents and not their quality. Re-consultation process occurred after receiving the full Design and Access Statement.

- 6.6. Note that a number of non-planning related concerns (eg loss of view, setting a precedent, loss of property value, etc) were also raised.
- 6.7. Councillor Simon Hoar referred the application to Planning Committee citing the following concerns:
- Overdevelopment of the site
  - Loss of green garden space as a unjustified back garden development
  - Loss of privacy for adjoining neighbours
  - Lack of parking on a busy road that will force parking on to side roads
  - Lack of sufficient parking given the topographical nature of the area, distance from a train station and high likelihood of car ownership.
  - Poor quality design with excessive height that is out of keeping with the area
- 6.8. Purley and Woodcote Residents Association objected to the application, raising the following (summarised) planning related concerns:
- Loss of a family home,
  - Overdevelopment of the site with the proposed development significantly increasing the built area of the existing family home
  - Overdevelopment of the site resulting in inadequate amenity space for potential occupiers

- The design is totally out of keeping with the locality and surrounding townscape, as a result of its massing, form (incl height), and overall appearance.
- Detrimental to the amenity of occupiers of adjoining properties. Given the size and scale of this revised proposed development the occupiers of neighbouring properties will suffer visual intrusion, increased noise and, for those adjacent to the proposed development, loss of privacy.
- Inadequate car parking for a development of the size and scale proposed, resulting in additional on street parking, putting parking pressure on the surrounding area, and increased traffic movements so greatly endangering road safety (esp in this location on a bend in the road and close to the very busy Edgehill roundabout).

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

- 7.1. In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations. Such 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 2016, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.
- 7.2. Government Guidance is contained in the National Planning Policy Framework (NPPF) revised in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:
- Promoting sustainable transport;
  - Delivery of housing
  - Promoting social, recreational and cultural facilities and services the community needs
  - Requiring good design.
- 7.3. The main policy considerations raised by the application that the Committee are required to consider are:
- 7.4. Consolidated London Plan 2016
- 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
- 7.6 Architecture
- 8.3 Community infrastructure levy

7.5. Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- 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
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood 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
- DM42 – Purley

7.6. Suburban Design Guide Supplementary Planning Document (SPD) 2019

7.7. The SPD is a Housing Design Guide that provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The SPD is a design guide for suburban developments likely to occur on windfall sites where existing homes are to be redeveloped to provide for several homes or proposals for building homes in rear gardens.

7.8. Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015
- National Planning Practice Guidance

## 7.9. Emerging New London Plan

- 7.10. Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Secretary of State has commented on the Mayor's Intend to Publish version and so it would appear to be nearing adoption.. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.
- 7.11. The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 7.12. It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.
- 7.13. For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

## **8. MATERIAL PLANNING CONSIDERATIONS**

- 8.1. The principal issues of this particular application relate to:
- The principle of the Development
  - Affordable Housing and Housing Mix
  - The Design and its Impact on the Character of the Area
  - The Quality of the Proposed Residential Accommodation
  - Impact on Neighbouring Amenity
  - Impact on Highways, Parking and Refuse Provision
  - Impacts on Trees and Ecology

- Sustainability and Environment
- Archaeology
- Environmental Health

## THE PRINCIPLE OF DEVELOPMENT

- 8.2. Proposed Land Use: Paragraph 11 of the NPPF 2018 applies a presumption in favour of sustainable development which means approving development proposal which accords with an up-to-date development plan without delay. Paragraph 68 acknowledges the contribution of small and medium size sites can make in meeting the housing requirements and supports the development of windfall sites.
- 8.3. The above policies are clearly echoed within Policy SP2.1 of the Croydon Local Plan (2018) (CLP 2018) while Policy SP2.2 commits to the delivery of 10.060 homes across the borough's windfall sites.
- 8.4. The site is a windfall site which could be suitable for sensitive renewal and intensification. The proposal is for a residential scheme within a residential area; it would comprise four buildings to accommodate 66 flats which would accord with national and local policies. Accordingly, the proposed land use would be acceptable in principle.
- 8.5. Loss of Existing Land Use: Policy DM1.2 of the CLP (2018) permits residential redevelopment where it would not result in the net loss of three-bedroom homes or the loss of homes smaller than 130 sqm. Only one of the existing homes is a three-bedroom dwellinghouse and all of them exceed 130 sqm. In size. Fourteen three-bed homes would be provided. Accordingly, the proposal would not be contrary to Policy DM1.2 and would be acceptable.
- 8.6. Density: The site falls in a suburban setting under The London Plan (2016) terms and has a PTAL score of 1b. Table 3.2 of The London Plan identifies the optimum sustainable residential quality density; this table sets the density for such setting at maximum 200 hr/ha and 75 u/ha. The proposal would result in a density of 419 hr/ha and 137u/ha. Officers note the exceeded density when compared with the London Matrix. However, the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility to support higher density schemes (beyond the density range) where they are acceptable in all other regards such as design, quality of proposed accommodation and impact on neighbouring amenity and traffic.
- 8.7. In summary, the proposed residential use and its density would be acceptable in principle. The proposal would accord with the National and Local requirements and would optimise the delivery of additional housing in the borough.

## AFFORDABLE HOUSING AND HOUSING MIX

- 8.9. Affordable Housing: Policy SP2 of the CLP (2018) states that to deliver affordable housing in the Borough on sites of ten or more dwellings, the Council will negotiate to achieve up to 50% affordable housing, subject to viability and

will seek a 60:40 ratio between affordable rents homes and intermediate (including shared ownership) homes unless there is an agreement with a Registered Provider that a different tenure split is justified. CLP Policy SP2.5 requires a minimum provision of affordable housing to be provided preferably as a minimum level of 30% affordable housing on the same site as the proposed development.

- 8.10. A full viability appraisal, accompanied the submitted documents for the planning application which concluded that the development would not be viable to provide any affordable housing within the development or make any financial contributions to affordable housing to the council but that through dialogue with Registered Providers could provide 30% of the units as London Affordable Rent (LAR) homes. This appraisal was subject to a third party review during the course of the application who disagreed with the original viability findings and concluded that the scheme would be viable to support 30% of units as affordable housing and agreed with their affordable housing statement submitted with the application.
- 8.11. The lack of shared ownership units within the scheme would follow Policy SP2 as this affordable housing offer is made under an agreement with a registered provider. As 30% of the homes would be affordable, no review mechanism is required in this instance.
- 8.12. Housing Mix: Policy DM1.1 of the Croydon Local Plan (2018) requires major developments to have a minimum amount of three-bedrooms in accordance with Table 4.1 except for where there is an agreement with an approved registered provider for a specific mix; this policy also allows an element of two-bedroom/four-person dwellings as a substitute. Table 4.1 of Policy DM1.1 states that a suburban setting with PTAL 1b should have 70% minimum percentage of three-bedrooms.
- 8.13. 52 of the 66 units (approx. 79%) would be family units, including 2bed-4person units, and the affordable units are in accordance with a mix required by the registered provider, therefore meeting the policy requirements.

#### THE DESIGN AND ITS IMPACT ON THE CHARACTER OF THE AREA

- 8.14. Pampisford Road is a long residential street, with varied character on different sections of the road. The site is surrounded by a mix of detached and semi-detached houses which are mostly two-storey under pitched roofs. The character of the area does not show high levels of uniformity to the design of the houses; however, they do show shared design characteristics, including tiled pitched roofs, brick and render elevations, and substantial soft landscaping. There is a substantial landscaped verge in front of the site, with a footpath leading to the adjacent houses, this ties in with other buildings where most sit behind landscaped gardens with low boundary walls and large trees.
- 8.15. Pampisford Road has experienced several residential intensification developments at its northern and southern ends, with blocks of flats up to four storeys having replaced family sized homes.



Fig.3: Proposed Site Plan

- 8.16. Pattern and Layout: Policy DM.10 of the CLP (2018) states that proposals should be of high quality, respect the development pattern, layout and siting.
- 8.17. The site sits approximately 1.5 metres higher than Pampisford Road; the site's boundary includes a landscaped bank and a public pathway which runs to the front of No.124 to No.148 and connects with Pampisford road through a number of staircases from the pavement. The proposal would comprise two frontage blocks onto Pampisford Road, Blocks A & B, and two backland blocks to the rear of the site, Blocks C & D.
- 8.18. The frontage blocks would sit behind the existing bank; each block is designed as semi-detached pairs with central circulation cores, which would reflect the existing presence of four houses on the site. The proposed vehicular access would run through the two blocks and their ground-floor level fronting the road would comprise front private front gardens and habitable rooms activating the frontage. The design of the proposal would maintain the public pathway to the front and the landscaped bank; this in turn would provide a sense of seclusion to the front-facing units from the road.



- 8.19. The main vehicular and pedestrian access to the development would sit between the frontage blocks giving on to parking beneath blocks A and B and between block A and C. A certain amount of parking is considered necessary as discussed later in the report. To minimise its impact on the proposed site plan and opportunities for landscaping, the majority of parking is located beneath proposed buildings. Additionally, the courtyard design of the surface parking and the distinction of the vehicular movement areas from the pedestrian areas, and building entrances, would be well balanced when compared with the scale of needed parking in the proposal.
- 8.20. The design would show a clear hierarchy to the blocks and their openings, with main public entrances to their frontages and secondary entrances onto the communal areas. The blocks would be slightly angled to address the irregular positioning of the existing adjoining houses, and to reflect the site's topography. The proposal would provide clear distinction between semi-private garden spaces on ground floor levels with good relationships to the internal spaces and a balance between activated frontages and privacy for residents through thought-out landscaping elements. The connected landscape would provide a number of different communal and private areas for future occupiers such as private gardens behind Block C, allotment areas behind Block D, public art zone, children play spaces and biodiverse planting areas.
- 8.21. Considering the above, the proposed site plan would provide a legible layout with minimal leftover spaces and reduced interaction between vehicular and pedestrian movements; in addition to high quality public realm with well-defined public and private spaces. The proposed pattern would provide distinctive blocks with clear entrance hierarchy and a nod to existing pattern of development in the vicinity. Accordingly, the proposed pattern and layout would be acceptable and in line with DM10.
- 8.22. Scale and Height: Policy DM.10 of the CLP (2018) states that proposals should be of high quality, seeking to achieve a minimum height of 3 storeys and should respect...the scale, height, massing, and density.
- 8.23. Figure 2.10c from Policy 2.10 of the Suburban Design Guide SPD (2019) (SDG (2019)) states that: *Where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below.* Figure 2.10d of the same policy states that: *'Where surrounding buildings are predominantly single storey, new development should seek to accommodate a third storey within the roof space'*





Fig. 4: Figure 2.10c and Figure 2.10d of the SDG (2019).

- 8.24. The SPD2 also outlines that where a basement is partially concealed and not fully visible from the street, there is scope for additional accommodation at lower level as this will not be read as a full storey in the streetscene. The site is concealed from Pampisford Road by higher topography, hedge and retaining wall. The topography of the area slopes from north to south; No.134 to the north is a bungalow with accommodation in the roof space while No.124 to the south is a two-storey detached dwelling. The proposal is at a height of 3 storeys at the border with neighbouring properties 134 and 124 Pampisford Road, with a sloping roof towards the later. Through utilisation of the changing topography and the width of the site, the proposal would accommodate an additional fourth storey and concealed lower ground levels which accommodates parking in Block A and accommodation in Block B.
- 8.25. The undulating pitched roof form is a contemporary reinterpretation of prevailing hipped roofs along the street, and would allow the massing to respond to the topography, negotiate between the neighbouring buildings and appear contextual to the surroundings. The overall roof form would follow the natural sloping of the road; the varying eaves and ridge heights would also follow the hierarchy of each block's location along the façade and the height of the adjoining properties along the road.
- 8.26. The SPD2 section 2.15 outlines that, where proposals are built across boundaries, it is important that the design responds to the gap in built form that historically existed. As outlined in the DAS, the street-facing massing is separated into two blocks, each with an angled step in the elevation, building line and roof height that serves to differentiate the massing and maintain the plot rhythm of the original development pattern of the existing four detached dwellings on the site. This respects the broader pattern of buildings and plots along Pampisford Road.



Fig.5: Sectional Elevation onto Pampisford Road for Block A & B.

- 8.27. The rear blocks would be lower in height at 2-3 storeys, responding to the topography, with an additional lower ground level to block C which accommodates the undercroft parking. The blocks are flat roofed which further ensures their subservient appearance to the frontage blocks in height.



Fig.6: Sectional Elevation for Blocks C & D.

- 8.28. Considering all the points raised above, the overall scale, mass and height of the proposal would be appropriate to its setting, would be acceptable and in line with DM10.
- 8.29. Articulation and Materials: Paragraph 127 of the NPPF states that: '*Planning policies and decisions should ensure that developments...are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*'.
- 8.30. Policy DM.10 of the CLP (2018) states that proposals should respect the appearance, existing materials and built and natural features of the surrounding area.
- 8.31. The proposed fenestration would comprise a language of punched openings within a continuous brick surface. The window opening proportions would provide a contemporary reinterpretation of the existing buildings on the site, which are typical of the street. The entrances use a language of textured brick and variation from the buildings predominant fenestration design to distinguish themselves and improve visibility and legibility for visitors and residents. The stacking of the balconies would follow the advice of the PRP for more economical construction, less cluttered elevations and clarity in the fenestration design.
- 8.32. The proposed brick materiality would use a warm, mottled, buff brick which would respond to varying tones of buff brick present on developments that have come forward along Pampisford road. The brick is also fairly rough and textured which will soften the appearance of the building and eradicate any concerns associated with smooth brick which would result in a monolithic appearing building.
- 8.33. The proposal would use this brick in a number of different details within the building such as projecting bricks to highlight entrances, perforated brick to provide integrated ventilation to the undercroft parking, lintel soldier course of brickwork to the window openings. This would provide a subtle but effective additional level of architectural depth to the fenestration design.
- 8.34. The proposed brick for the landscape features would be a darker, earthier tone of brick which would complement the buildings material while ensuring contrast to avoid an overbearing and monotonous use of the materials on site.



*Fig.7: CGI showing Examples of Brick Features in Block D.*

- 8.35. **Landscape:** Landscaping around new development in suburban areas is a critical part of retaining the sense of character when these developments are introduced. Therefore it is essential that the landscaping strategy is well thought through and robust. The proposal would retain the landscaped frontage and would increase the landscaping along the street frontage which would be an added public benefit for the scheme.



*Fig.8: CGI showing the front Landscape Area.*

- 8.36. The proposed play provision through natural play structures integrated throughout the communal amenity areas would avoid creating segregated play areas. Thus ensuring flexibility and mixed-use of communal spaces through a combination of seating, play and landscaping that caters for different ages. This multi-use of the communal areas would also include allotments and open spaces.

- 8.37. The proposed retaining walls, lightwells and any handrails would form part of the landscaping to mitigate their visual impact and harmonise with the broader landscaping.
- 8.38. The decision notice would include a condition for 1:10/1:5 design details of the proposed entrance design feature including material specification. This would provide full clarity regarding the entrance design of the driveway. In addition to 1:10/1:5 details and material specifications for the public art.
- 8.39. In summary, the design of the proposal respects the broader pattern of buildings and plots along Pampisford Road. The street-facing massing would be articulated to makes reference to the existing four buildings and plots on the site and to continue the rhythm and scale of the street. The undulating pitched roof form is a contemporary reinterpretation of prevailing hipped roofs along the street, and would allow the massing to respond to the topography, negotiate between the neighbouring buildings and appear contextual. The landscaping would be a crucial part of retaining a sense of character along the streetscene, and the proposal would retain the hedging along the frontage and ensure the provision of ample soft landscaping. The proposed application has developed throughout pre-application stage and planning application negotiations and is broadly supported in design terms. Considering all the points raised above, the proposal would be appropriate to its setting, would be acceptable and in line with DM10.

#### The Quality of the Proposed Residential Accommodation

- 8.40. Internal Areas: Policy SP2.8 of the CLP (2018) states that the Council would require new homes to achieve the minimum standards set out in the Mayor of London Housing Supplementary Planning Guidance (SPG) and National Technical Standards (2015) (NTS (2015)) or equivalent.
- 8.41. The proposal would comprise single-floor units across four buildings with a mix of one-, two- and three-bedroom units. All units would achieve or exceed their minimum respective sizes as set out in the NTS (2015). Additionally, the proposed layout for the scheme would provide a legible development for the benefit of the end user. Each building would have one access core which would serve up to five units.
- 8.42. Officers note that the site's topography and the proposed layout resulted in seven flats within Blocks A, B & D having below-ground accommodation for parts of their areas. A sunlight and daylight assessment is provided for all proposed units which used the average daylight factor (ADF) method, to determine natural internal luminance (daylight) which takes into account such factors as window size, number of windows available to the room, room size and layout, room surface reflectance (which is often a significant element of the calculations), and the angle of visible sky reaching the window.
- 8.43. The daylight assessment concluded that all units, including those with partial basement accommodation would meet the BRE standards. The above calculations assumed that the flats would have a white ceiling, cream walls and mid-grey carpet or wooden floor.

- 8.44. The proposed floor layouts would provide a simple floorplan per flat; all private amenity would connect to the main living spaces of each flat. All proposed internal rooms within each flat would have an appropriate size respective to its end-user. The proposed angled-shapes to the blocks and their setbacks would translate to a minimum number of single-aspect units; only 17 out of the 66 flats would sit in the middle of Blocks A, B & D and could be seen as single-aspect. However, these units face east or west would contain corners around their balcony which would give an opportunity for dual-aspect fenestration.
- 8.45. Guidance 2.9 of the SDG (2019) states that new to new dwellings' separation distance should be 12 metres. The proposed layout would maintain this distance between the front and rear elevations of Blocks A-C and Blocks B-D. Officers note that the side elevations would fail to achieve 12 metres separation distance; however, most windows onto these side elevations would not be primary and could have limited-opening windows. Additionally, the proposal took careful consideration to de-align the windows of the bedrooms to avoid inter-overlooking between Blocks A & B. Accordingly, the proposed relationship between the internal spaces of all the blocks would be acceptable.
- 8.46. Considering the above, the proposed accommodation would be acceptable in accordance with Policy SP2.8.
- 8.47. Accessibility: London Housing SPG (2015) states that 90% of new-build housing should meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' with the remaining 10% meeting Building Regulation requirement M4(3) 'Wheelchair User Dwellings'. Policy SP2.8 of the CLP (2018) states that the Council would ensure that new homes in Croydon meet the needs of residents over a lifetime.
- 8.48. Each block core would have a lift, all distribution corridors and units would maintain a step-free access which would allow all units to be adaptable in accordance with M4(2) which requires a step-free access to the WC and other accommodation within the entrance storey of any unit. The proposed landscape would include ramped access, in accordance with Building Regulations, to all parts of the communal amenity areas including widened pathways around the allotments and having some of these allotments as raised pots for the ease of access for wheelchair user.
- 8.49. Further to the above, the submitted drawings identified seven M4(3) flats of different sizes across Blocks A, C and D. These units would be two- and three-bedroom units; their drawings included furniture, wheelchair-turning circles and wheelchair-user bathrooms to prove their function and usability as M4(3) units. This would be in excess of the minimum policy requirement and is a positive element of the scheme.
- 8.50. Considering the above, the proposal would provide a sufficient number of wheelchair user dwellings in addition to providing fully future adaptable dwellings across the scheme in accordance with the London Housing SPG (2015) and the site is fully accessible in a step free manner which is a significant positive for a scheme of this nature on a sloping site.
- 8.51. Amenity Areas and Play Space: Policy DM10.4 of the CLP (2018) states that all new residential development will need to provide private amenity space, this space should be functional with minimum depth of 1.5 metres and a minimum

area of 5 sqm per 1-2 person unit and an extra 1 sqm per extra occupant thereafter.

- 8.52. Most of the proposed units would have a minimum of 5 sqm, for one-bedroom units, which would increase depending on each unit's location within the floor plan, and the articulation of the design. All of the units would meet or exceed the minimum required standard private amenity areas in accordance with Policy DM10.4.
- 8.53. In addition to the private amenity areas, the development would have two courtyards between Blocks B-D and Blocks C-D and an allotment area behind Block D. All these areas in addition to the overall landscape walkways would act as communal amenity spaces for the enjoyment of the future occupiers.



*Fig.9: CGI showing the Allotments Area.*

- 8.54. Policy DM10.4 also states that all flatted developments must provide a minimum of 10 sqm per child of new play space as set out in Table 6.2, this calculation will be based on the amount and tenure of affordable housing and the sizes of the proposed units. As per paragraph 8.12 above, Block B would comprise the affordable housing units in the development.
- 8.55. The calculations in accordance with Table 6.2 concludes that 248 sqm would be required as play space for the scheme. The proposal would include a children's natural play space between Block C & D with an area of 133sqm and a second children's play space with an area of 196sqm between Blocks B & D. Both spaces would exceed the requirement and both would have playful landscape furniture that could be used by children and adults, bringing multi use to these spaces and a wider benefit to the future occupiers.



*Fig.10: Visuals of the Proposed Playspaces and Landscape.*

- 8.56. Considering the above, the proposal would provide adequate amenity and play space for the future occupiers in accordance with Policy DM10.4.
- 8.57. In summary, the proposal would provide adequate, sustainable accommodation for future occupiers in terms of legibility, unit size, habitable room's adequacy, private and communal amenity spaces in accordance with London Housing SPG (2015) and Croydon Local Plan Policies SP2 and DM10.

**IMPACT ON NEIGHBOURING AMENITY**

- 8.58. Policy DM10.6 of the CLP (2018) states that the Council will ensure proposals would protect the amenity of occupiers of adjoining buildings and that proposals will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 8.59. Guidance 2.9 of the SDG (2019) states that careful design can mitigate the inevitable increase in overlooking and impact on the outlook occurring from developments and the evolution of the suburbs. Adding that a greater level of protection will be given to the first 10 metres of a neighbouring garden, and that the design should present obscure, diagonal or oblique views if overlooking onto this space occurs.
- 8.60. Guidance 2.9 of the SDG (2019) discusses massing and relationship between buildings. It states that there should be 18 metres between a new and existing third party dwelling. This distance was quoted to prevent overlooking; however can be used as a guideline for overbearing impact.
- 8.61. Paragraph 2.9.1 of the SDG (2019) states that when considering the relationship with other built form, applicants should ensure that there is not unreasonable loss of light for neighbours.
- 8.62. The site is adjoining the following properties, each will be assessed accordingly, No. 124 Pampisford Road, No. 134 Pampisford Road, Nos. 2 & 3 Hillground Gardens, No.3 The Close, Nos. 1 & 2 The Close and No.1A The Close





Fig.11: The proposal and its adjoining properties

**i. No.124 Pampisford Road:**

- 8.63. This property sits to the south of the site at a lower topography level; the site is adjacent to a two-storey side and rear extension and the property does not have any side windows overlooking the site. Block B would have a separation distance of 2.45 metres from the shared boundary and Block D would have a separation distance of approximately 20 metres from the most rear building line of the property.
- 8.64. Overbearing Impact: the topography of the site results in the ground floor of this property siting below the shared boundary, the main assessment would be concerned with its first-floor windows and rear garden. Block B would almost align along the front building line of this property and extend approximately 3.7 metres beyond its rear first-floor extension avoiding any encroachment on the 45<sup>0</sup> line of the extension's window. Accordingly, the proposal would not result in an overbearing impact on its residents. Block D, to the rear, would be a similar height to 124 and approx. 21m away, and so have a comfortable relationship in terms of an overbearing impact.

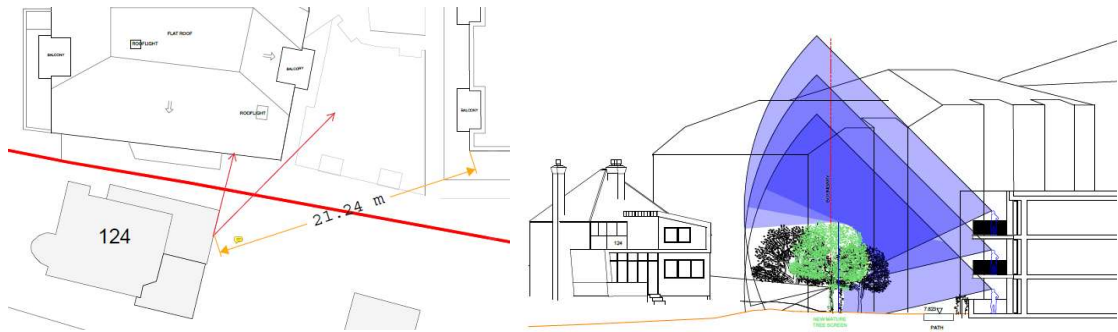


Fig.12: The relationship between Block B & D with No.124.

- 8.65. Loss of Sunlight and Daylight: The location of this property to the south of the site would normally protect it from a significant loss of sunlight and daylight. The submitted sunlight and daylight analysis didn't take in account the extension and only assessed the original window. Nonetheless, the assessment showed marginal impact on this window and by default, the extension's window would have similar or even less impact from the proposal, which would be acceptable.
- 8.66. Overlooking: Block B would not result in overlooking onto its internal spaces and Block D separation distance would eradicate any overlooking concerns within the internal spaces. The proposal would also have a line of trees along the shared boundary which would stop direct overlooking onto the rear gardens as per the image below where the blue colour indicate open views from the nearest balconies. Additionally, the nearest balconies would have privacy screens to their south end. On balance, the combined factors of separation distance, topography changes and overall limited height of Block D would all limit any significant potential overlooking in the case of landscape barrier failure. Accordingly, the proposal would not have an adverse overlooking impact as per the image below.

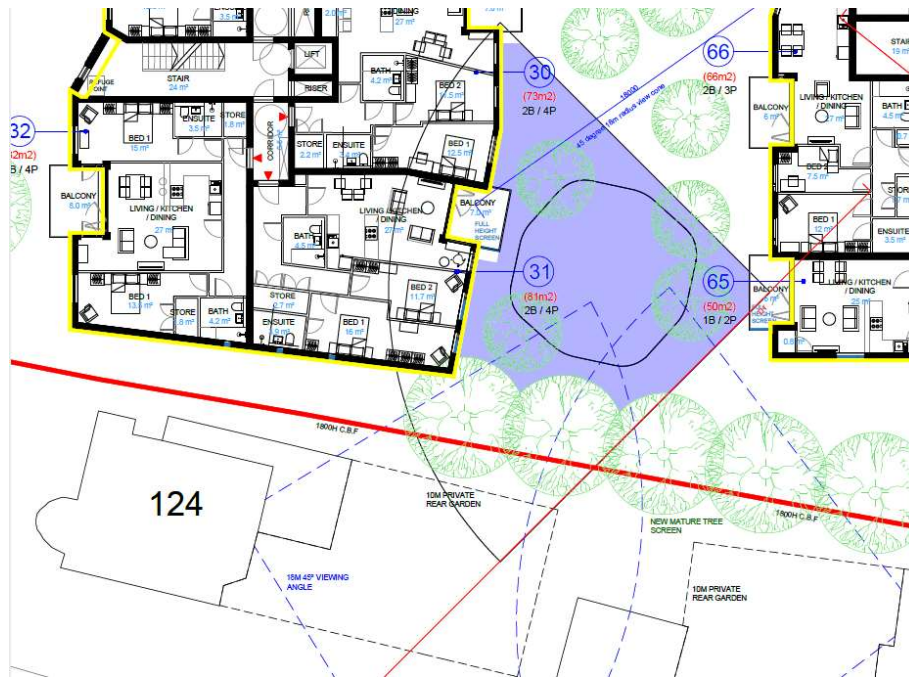


Fig.13: Typical overlooking study onto No.124, blue colour represent unrestricted views.

**ii. No.134 Pampisford Road:**

- 8.67. This property sits to the north of the site at a higher topography level and doesn't have any primary side windows overlooking the site. Block A would have a separation distance between 1.3-2 metres from the shared boundary and Block C would have a separation distance of approximately 27 metres from the most rear building line of the property.
- 8.68. Overbearing Impact: Due to topography, this property sits higher than site and the nearest bulk of Block A would have a similar ridge height. Block A almost align with its front building line and exceed the rear building line by approximately 4 metres. Nonetheless, Block A would avoid encroaching on the 45<sup>0</sup> line of the rear windows of this property due to the angle it is set at as per the image below.



*Fig.14: The relationship between Block A & C with No.134.*

- 8.69. Loss of Sunlight and Daylight: The submitted daylight assessment considered the impact of the closest windows, front and rear, to the shared boundary. This assessment concluded that these windows will see a reduction of 1% to 4% from their existing vertical sky component condition. This would represent less than minor impact and would be acceptable.
- 8.70. Overlooking: Block A would align with the side walls of this property and the separation distance from Block C would eradicate any concerns with direct overlooking onto the internal spaces. Furthermore, the angle of the property in comparison with Blocks A & C would reduce the amount of direct overlooking onto its rear garden; in addition to the proposed line of trees along the boundary. Accordingly, the proposal would not have an adverse overlooking impact onto as per the image below.

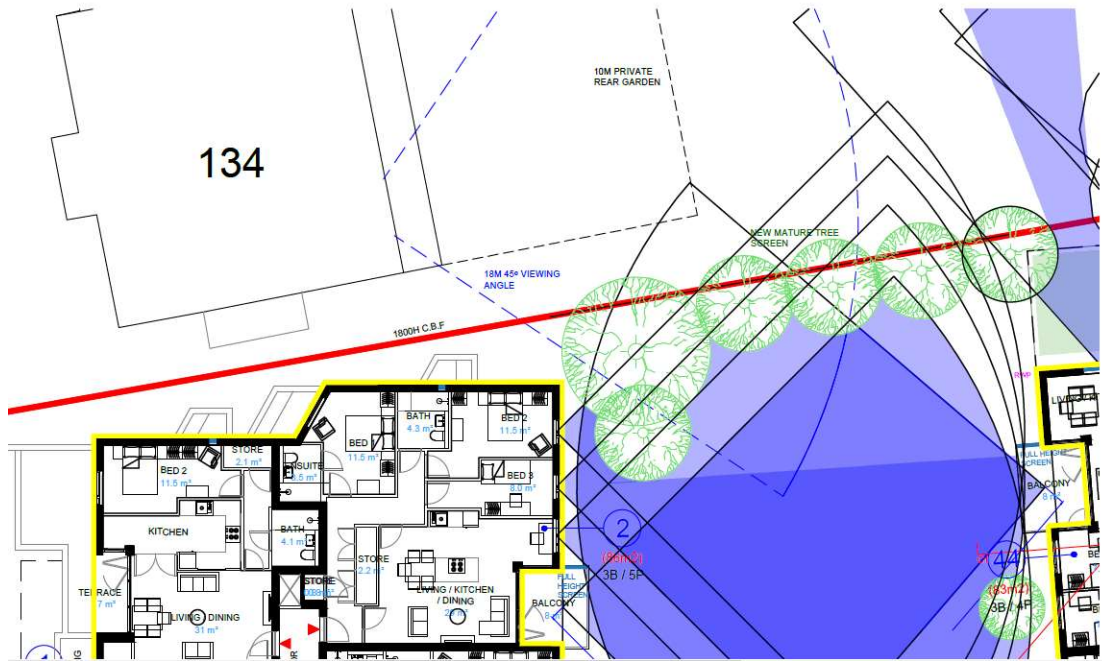


Fig.15: Typical overlooking study onto No.134, blue colour represent unrestricted views.

**iii. Nos. 2 & 3 Hillground Gardens:**

- 8.71. These properties sit to the northeast corner of the site at a higher topography level. Block C would have separation distances of approximately 17 and 15 metres to their rear elevations and the main impact would be in relation to overlooking onto their rear gardens.
- 8.72. Overbearing Impact: The distance between Block C and these properties would be equal to or marginally less than the SPD guidance distance of 18 metres between existing and new blocks at their nearest point. However, the geometry of the two blocks means that only a very small corner of the proposed building would be this close. Additionally, the topography of the site would result in a two-storey appearance for Block C with a setback top floor that would sit at a distance of 21 metres or more. Accordingly, Block C would not result in a significant overbearing impact to these properties, particularly as the boundaries would have thick tree coverage which would soften their outlook.

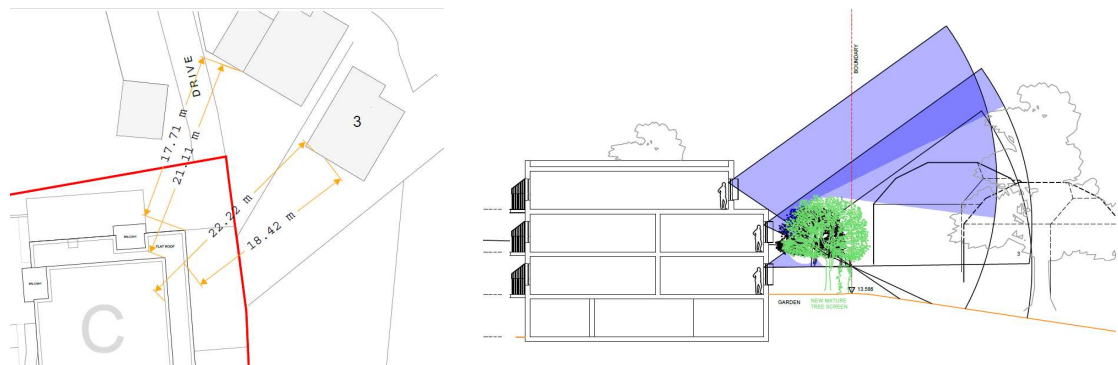


Fig.16: The relationship between Block A & C with No.2&3 Hillground

- 8.73. Loss of Sunlight and Daylight: The submitted daylight assessment considered the impact of all rear ground-floor windows in these properties. This

assessment concluded that these windows will see a reduction of 7% to 8% from their existing vertical sky component condition. This would represent less than minor impact and would be acceptable.

- 8.74. Overlooking: Block C would have a series of opaque window sections and obscuring fins to its rear fenestration to minimise their direct outlook, in addition to a new row of trees along the shared boundary and the separation distance from Block C. The combined factors of obscuring measures, the angle of Block C away from the rear garden policy-protected areas would significantly minimise overlooking onto the amenity of these properties on its own merits. The proposed trees along the boundary would be a secondary measure to further eradicate such concerns, as per the image below. Accordingly, the proposal would not have an adverse overlooking impact onto these properties and the relationship would be acceptable.

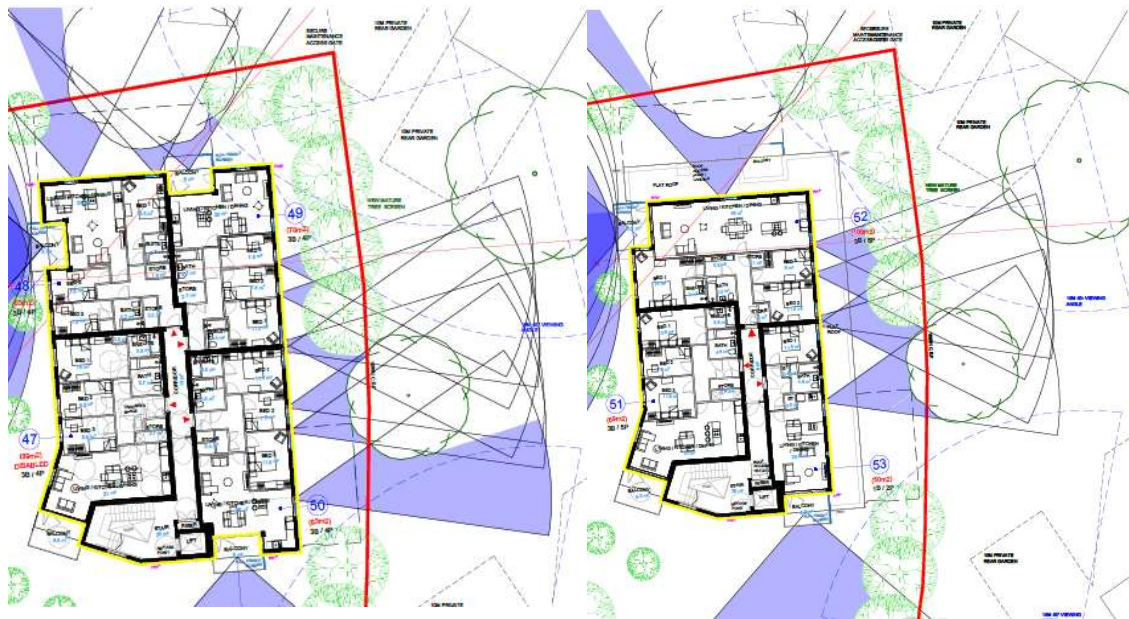


Fig.17: Overlooking study from the 3<sup>rd</sup> & 4<sup>th</sup> floors of Block C.

**iv. No.3 The Close:**

- 8.75. This property is shown as No.5 on the submitted site plans by error, it sits to the east of the site along the north edge of Blocks D at a higher topographic level. The combined factors of separation distance, the overall two-storey height of Block D and the property's location to the east of the site would eradicate concerns with direct loss to its sunlight/daylight levels.
- 8.76. Overbearing Impact: The separation distance from Block D and the positioning of the two buildings would eradicate concerns with overbearing impact. Block C would site at a distance of 22 metres from the 45<sup>0</sup> line of its rear fenestration, this separation distance would comprise new trees along the shared boundary. Accordingly, the proposal would not have a significant overbearing impact onto this property.

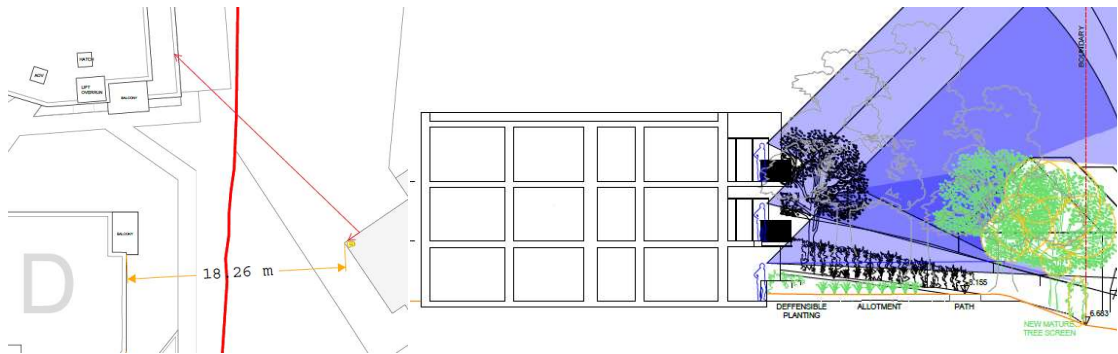


Fig.18: The relationship between Blocks C & D with No.3.

- 8.77. **Overlooking:** Block C would sit away from the first 10-metres protected garden amenity area. Block D would have a series of opaque window sections and obscuring fins to its rear fenestration to minimise their direct outlook, in addition to a new row of trees along the shared boundary. These measures would be sufficient to reduce the overlooking impact onto the private amenity of No.3, particularly as the 10-metres protected garden amenity would be far from the viewing cones as represented by the image below.

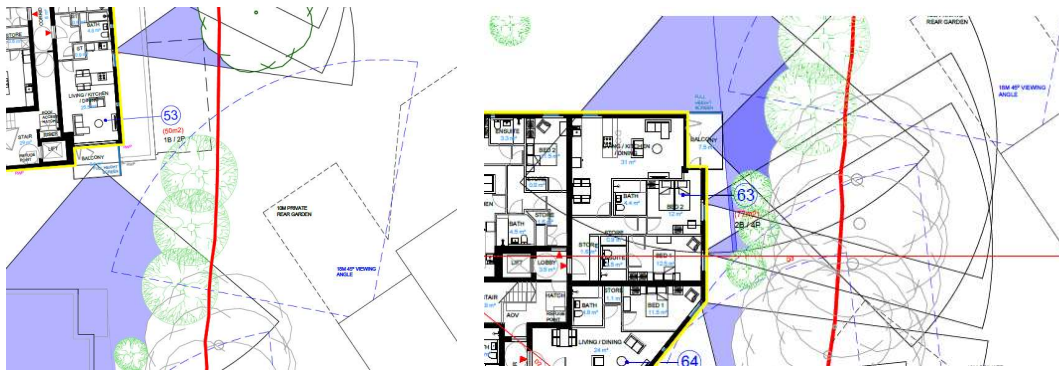


Fig.19: Overlooking study from Blocks C & D, blue colour represent unrestricted views.

#### v. Nos. 1 & 2 The Close

- 8.78. These properties sit to the east of the site at a higher topography level. Block D would have a separation distance of 17.7 metres from the rear elevations of these properties. The combination of the separation distance and topography would eradicate overbearing concerns; the location of these properties to the east of the site would eradicate concerns with loss to their sunlight/daylight levels.

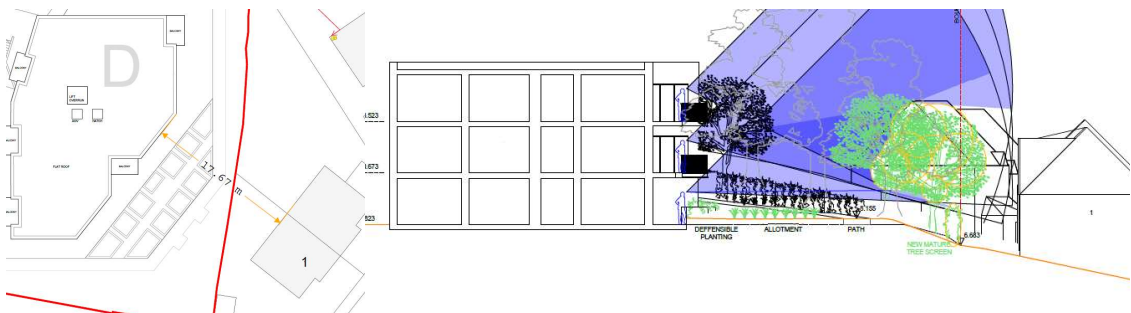


Fig.20: The relationship between Blocks C & D with No.1-2 The Close.

- 8.79. Overlooking: Block D would sit at an approximate distance of 18 metres as per the recommendations of the Suburban Design Guide SPD2 (2019) for distances from new to the rear of existing properties, noting that this distance would naturally include the rear garden for the existing property. Property No.2 The Close has mature trees to the rear of its garden which would be retained. Property No.1 has a smaller garden which is partially obscured by said trees and the proposal would continue tree planting along the boundary complimenting the existing row of mature trees.
- 8.80. Block D would have a series of opaque window-sections and obscuring fins to its rear fenestration, these measures would direct views either away from the rear of these neighbouring properties or towards the existing mature trees. There would be some overlooking of the protected section of the rear garden of no 1 but, given that the protected section goes all the way to the communal boundary (due to the depth of the plot) this is considered to be acceptable in principle. Furthermore, Block D would sit at a higher topography level than these properties. On balance, the combined factors of separation distance, topography, obscure measures, existing and proposed landscaping would reduce signification overlooking impact to these properties and their rear garden as per the image below. Accordingly, the proposal would not have a significant overbearing impact onto this property.

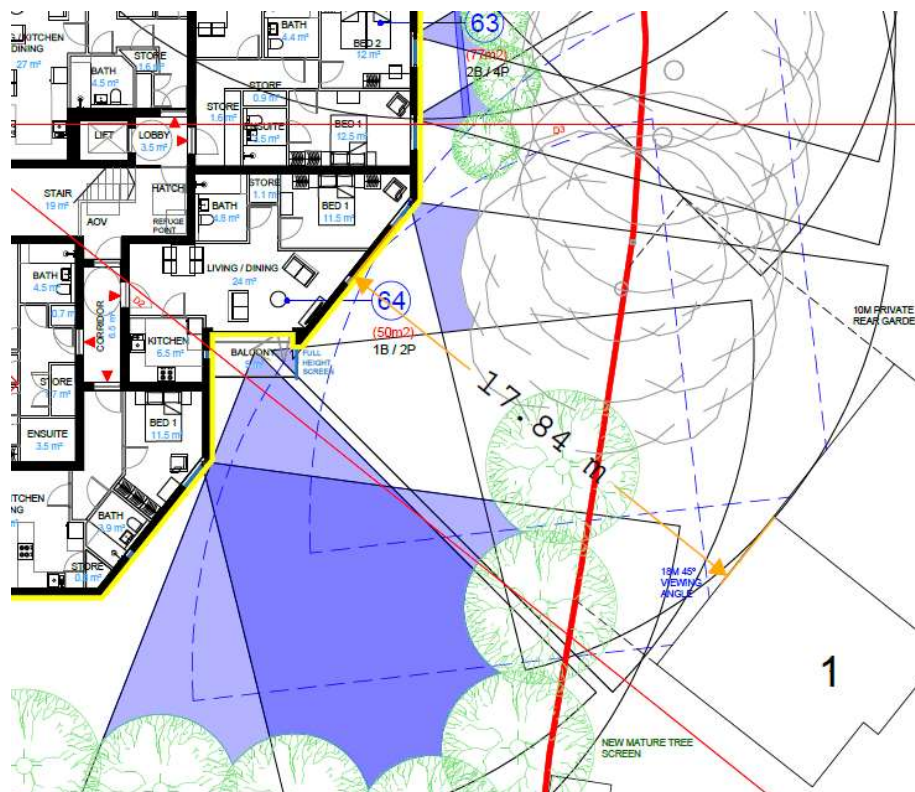
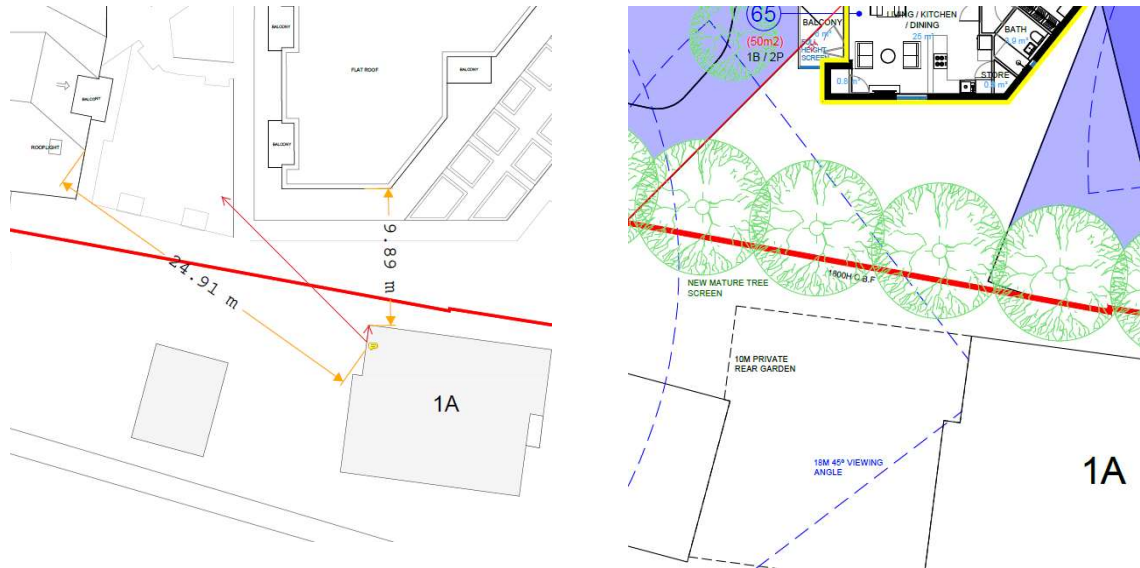


Fig.21: Overlooking study from Blocks C & D, blue colour represent unrestricted views.

**vi. No. 1A The Close**

- 8.81. This property sits to the south of the site to the rear of No.124, its plot was part of the original rear garden for No.124 Pampisford Road, at a lower topography level. Block D would have a separation distance of approximately 10 metres to the side of this property and would not encroach the 45° line of its nearest

window. Furthermore, Block B would site a distance of approximately 25 metres, outside the 18-metres SPD2 guidance (see paragraph 8.35). The combined factors of separation distances, trees along the shared boundary, lack of clear primary windows at Block D overlooking this boundary and the change in topography would eradicate any overbearing and overlooking concerns onto the amenity of this property. Additionally, the location of the property to the south of the site would naturally mean lack of significant impact onto their daylight levels.



*Fig.22: The relationship between Blocks C & D with No.1A showing the separation distances and lack of side windows at Block D.*

8.82. In summary, the proposal would not result in a significant adverse impact on adjoining neighbouring properties in terms of loss of privacy, overbearing impact or loss of sun and daylight, as per Croydon Local Plan (2018) Policy DM10.6 and the Croydon Supplementary Guidance (2019).

### IMPACT ON HIGHWAYS, PARKING PROVISION & WASTE MANAGEMENT

8.83. Highway Safety: Policy DM30 of the CLP (2018) states sustainable growth in Croydon would require new developments to ensure movement of pedestrians, cycles and emergency services is not impeded by the provision of car parking.

8.84. The site fronts Pampisford Road which is a two-way, single carriageway road running in a north/south alignment and subject to a 20mph speed limit. The road is circa 9 metres wide within the vicinity of the site, made up of 3.5- metres running lanes and 2-metres hatching along the centre. The area has steep topography, the site has pedestrian access only from Pampisford Road comprising steps for residents to walk up before accessing their property.

8.85. The proposal would provide a 6-metres wide vehicular access via a priority junction directly from Pampisford Road. The location of the proposed access falls within a 20mph speed restriction and the proposal would provide the



required 2.4m x 25m visibility splays, in accordance with Manual for Streets.

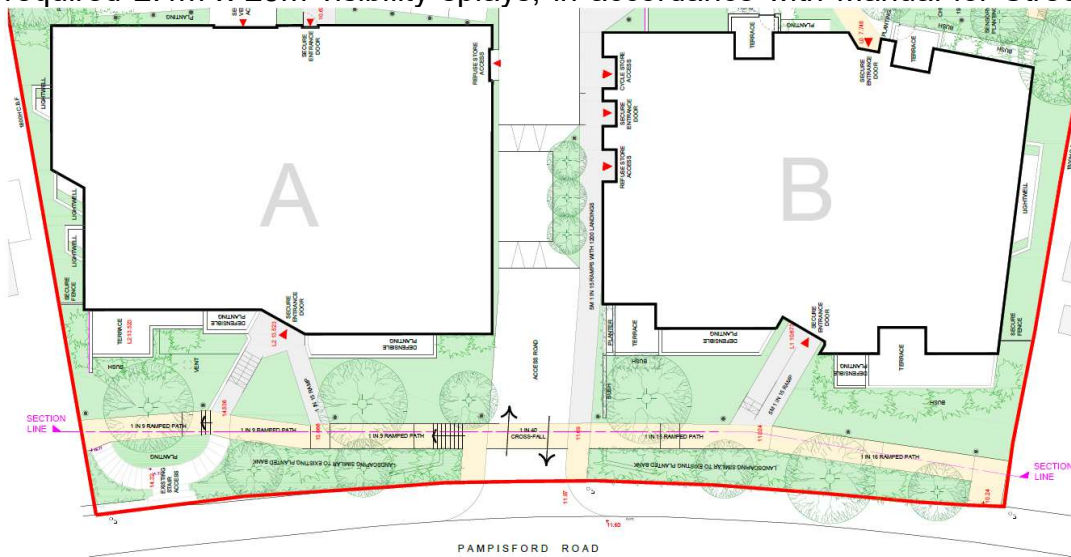


Fig.23: Proposed vehicular and pedestrian accesses from Pampisford Road.

- 8.86. The proposal would also include pedestrian access directly from Pampisford Road at four locations along the site frontage which would be at different levels. Some of these pedestrian access points would have 1:15m gradient ramps with 1.2 metres landing every 5 metres, as per The Building Regulations – Access to and use of buildings approved document (2015 edition incorporating 2016 amendments), for wheelchair users.
- 8.87. As stated above, the proposed layout would minimise the interaction between the pedestrian and vehicular movements on site. Additionally, the development would include on-site servicing and manoeuvring area to ensure all vehicles leave the site in forward gear.
- 8.88. The proposal would provide Dry Risers within the flatted element of the development, with access for emergency vehicles such as Fire Appliances being possible from Pampisford Road.
- 8.89. Considering all the above, and as per the advice sought from the Council's specialist officer and engineers, the proposal would not harm the adjoining public highway or the safety of its users. The decision notice would include a condition for a construction logistics plan to ensure minimum disruption to the highway during the construction process.
- 8.90. Traffic Generation and Sustainable Travel: The application included a trip generation assessment which showed that the proposed residential parked vehicles on site would have the potential to generate 18 - 24 two-way vehicle movements in the AM and PM peak respectively. This level of additional traffic would be considered to unlikely result in a detrimental impact on the local network, particularly when taking out existing 4-8 trips from the existing properties reducing the overall uplift to 10-20 trips overall.
- 8.91. 2011 Census method of Travel to Work data for Purley was used to calculate the daily residential use trip generation. This study showed that residents would travel by public transport, walking or cycling, a total of approximately 59% of all trips. This data along with the site's proximity to public transport services and town centre amenities would translate to future residents depending on

sustainable modes of transport. Accordingly, the development would be subject to financial contributions to sustainable transport which would include improvement works for the junction towards the gyratory, funding towards sustainable travel and contribution to installation of EVCP in the borough.

- 8.92. Vehicle Parking: Policy DM30 of the CLP (2018) states sustainable growth in Croydon would require new development to reduce the impact of car parking in any development located in areas of good public transport accessibility or areas of existing on-street parking stress and provide car and cycle parking spaces as set out in Table 10.1. It also states that development should provide parking for affordable homes at an average rate not less than 2/3 that of other tenures.
- 8.93. Table 10.1 states that major developments should aim for parking ratios as per London Plan Table 6.2 with no provision for higher levels of car parking in areas with low Public Transport Accessibility Levels. The site falls within PTAL 1b, though this PTAL does not reflect the actual connectivity of the site due to its proximity to Purley Station, Purley town centre and nearby education and leisure facilities. Pampisford Road itself has a single yellow line parking restriction in place within the vicinity of the site, prohibiting parking between 7am and 7pm. It also has intermittent parking bays, the nearest being located approximately 70m to the south.
- 8.94. The proposal would have Block B as affordable housing, this block would comprise 22 units and according to Policy DM30 would need 15 vehicle parking spaces with the rest of the units requiring an average of 1 space/unit (less than 1 space/ 1-2 bedrooms and up to 1.5 space/3-bedrooms). The total parking requirement for the development would be 59 spaces including the remaining 44 units. The proposal would have 52 vehicle parking spaces, with an overspill of seven vehicles onto the area.
- 8.95. The application included a parking stress survey which concluded that the area has 24 vacant car parking spaces out of a capacity of 106 spaces, or parking stress of 77%, available between 11pm and 5am on a weekday within 200 metres taking into account overspill from already committed developments. This is the most critical time of the day for residential parking assessment.
- 8.96. Considering the above, the seven vehicles overspill would not cause adverse impact on parking in the area.
- 8.97. In addition to the above, the development would be subject to a s106 agreement restricting future occupiers from on-street parking permit, the provision of a car club bay and car club membership for all units. Paragraph 6.46 of The London Plan Policy 6.13 states that: *'The Mayor, through TFL, and working with the London boroughs... will support expansion of car clubs and encourage their use of ultra-low carbon vehicles... Each car club vehicle typically results in eight privately owned vehicles being sold, and members reducing their annual car mileage by more than 25 per cent.'*
- 8.98. Considering the above, the car club bay which would be secured under s106 would offset eight private vehicles, eradicating any overspill from the development.
- 8.99. Table 10.1 of the CLP (2018) states that major developments should enable the future provision of electric charging points and parking bays for electric vehicles. The proposal would have electric charging points for 10 spaces (20%)

and the decision notice would include a condition to ensure passive electric charging points ready for future installation across the remainder of spaces as per the ITP Draft London Plan.

- 8.100. Considering all above, and as per the advice sought from the Council's Strategic Transport officer, the proposed vehicle parking levels, its layout and access would be acceptable.
- 8.101. Cycle Parking: Table 6.3 of The London Plan (2016) sets the cycle parking standards at one space per one-bedroom units and two spaces for all other bigger units; it also required major developments to have one space per 40 units for short stay. The proposed mix would require a total of 119 spaces and two short stay spaces. The proposal would have a total of 123 spaces total; under each of the four blocks with various rack arrangements; all of which would have levelled access and in proximity to the building entrances. The decision notice would include a condition to ensure that parking would be laid out as approved prior to occupation and that visitors' cycle parking would be installed as per policy.
- 8.102. Considering all above, and as per the advice sought from the Council's Strategic Transport officer, the proposed cycle parking levels, its layout and access would be acceptable.
- 8.103. Waste Management: Policy DM13 of the CLP (2018) aims to ensure that the location and design of refuse and recycling facilities are treated as an integral element of the overall design and the Council would require developments to provide safe, conveniently located and easily accessible facilities for occupants, operatives and their vehicles.
- 8.104. The proposal would comprise a refuse store under each of the four blocks within 30-metres carry distance for future occupiers. All the refuse stores would sit within the 20-metres wheelie-bin drag-distance for collection. The waste strategy would include the collection vehicle to enter and manoeuvre inside the site and leave in forward gear. The details for the refuse stores sizes and location and the collection strategy were agreed with the Council's Waste and Recycling team.
- 8.105. In summary, the proposal's parking provision, vehicular movement and servicing of the proposed development would not result in a significant adverse impact on adjoining highway and its operation in terms of safety, significant increment to existing on-street parking as per the London Plan (2016) and Croydon Local Plan (2018) Policies DM13 and DM30.

#### IMPACTS ON TREES AND ECOLOGY

- 8.106. Trees: Policy DM10.8 of the CLP (2018) states that: *'In exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form.'* Policy DM28 of the CLP (2019) states that the Council will seek to protect and enhance the borough's trees and hedgerows, adding that a condition require replacement of removed trees will be imposed and those replacement trees should meet the requirement of DM10.8.

- 8.107. The site comprises four extensive gardens with several trees, none of the existing trees are under Tree Protection Order (TPO). Policy DM28 recognises that trees are only one consideration when addressing the competing needs of development and agrees that replacement semi-mature trees of commensurate species, scale and form can mitigate the loss of existing trees.
- 8.108. The application included a BS5837:2012 compliant Arboricultural Assessment Report which considered the effect of the proposed development on the local character, from a tree point of view. This report identified the trees that would be removed as a total of 26 trees have been proposed for removal within the site, the majority of which are small to medium sized ornamentals of lower (category C) amenity value. 4 trees to be removed have been categorized as category B, trees of moderate quality, although the four trees are spread throughout the site and of limited wider visual amenity value.
- 8.109. The scheme would propose the planting of 48 new trees which would range between extra heavy and specimen mature trees (heights range from 5 to 6+ metres). In addition to three types of hedge planting around most of the site with a height of 1.2 -1.5 metres. As per the image below.



*Fig.24: The proposed landscape showing existing and proposed trees and hedge.*

- 8.110. Accordingly, the development would propose trees replacing those removed as a result of the proposal, the number of proposed trees would exceed the

number of removed trees and its stature would accord with the requirement of policy DM10 and would be acceptable.

- 8.111. Ecology: Policy DM27 of the CLP (2018) states that developments should have no adverse impact on land with biodiversity or geo-diversity value as designated on the Policies Map and have no adverse impact on species of animal or plant or their habitat protected under British or European law, or when the Council is presented with evidence that a protected species would be affected.
- 8.112. The site is not subject to any statutory or non-statutory designations. The application incorporated a Preliminary Ecological Assessment which concluded that the site contains linear features in the form of boundary vegetation and mature borders which provide commuting routes and steppingstone habitats for mobile species such as bats and birds. Linear boundary vegetation will facilitate the movement of smaller terrestrial animal such as rodents and common reptiles, particularly slow worm. The bat survey carried did not record bats either exiting or entering the dwellings.
- 8.113. The Council's ecological consultant reviewed the submitted report and confirmed it had sufficient ecological information for determination, did not raise any concerns but requested the addition of a condition to ensure compliance with the recommendations of the submitted ecology report and another condition for a biodiversity enhancement strategy prior to slab level. The decision notice would include these conditions as advised.
- 8.114. In summary, the proposal would include replacement to the removed trees on site and would incorporate mitigation measures to reduce or avoid the impact on protected habitats on site as per Local Plan Policies DM10.8, DM27 and DM28.

## SUSTAINABILITY AND FLOODING

- 8.115. Sustainability and Energy Efficiency: Policy SP6.2 of the CLP (2018) states that the Council will ensure that development make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy to assist in meeting local, London Plan and national CO2 reduction targets.
- 8.116. The Council Sustainable Development & Energy Officer reviewed the submitted Energy Statement and agreed with its conclusions. The development would:
- Meet the 35% onsite reduction via fabric insulation, gas boilers and solar PV; and
  - Commit to a carbon offset payment of £60/tonne; calculated as: offset of 36.1 (tonne/year) x 30 (years) x £60/tonne = £64,980.00;
- 8.117. This carbon offset would be included within the s106, along with the Council's standard payment triggers of 50% on commencement, 50% on completion. The decision notice would also include a Condition to submit the 'as built' carbon performance (Dwelling Emission Rate), as calculated as part of the Building Regulations compliance. Along with submission of evidence of installation of the solar PV system (e.g. MCS Certificate or equivalent).

- 8.118. Policy SP6.3 of the CLP (2018) requires all new-build residential development to meet water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. The decision notice would include a condition to ensure the development would adhere to the standards of this policy.
- 8.119. Flooding and Sustainable Urban Drainage: The site falls outside areas with risk of flooding and surface water flooding as per the information provided on the Environmental Agency Flood Map and confirmed in the submitted Flood Risk Assessment (FRA), it also falls within a low ground water flooding zone. Policy DM25 of the CLP (2018) states that sustainable drainage systems (SuDS) are required in all development. This would ensure that sustainable management of surface water would not increase the peak of surface water run-off when compared to the baseline scenario.
- 8.120. The application included amendments to the submitted FRA; the final FRA was approved by the Council's Lead Local Flooding Authority with the condition that the application would engage with the Environmental Agency and confirmed that the strategy for managing runoff from the various parts of the site as follows:
- Roofs and hardstanding to infiltration SuDS (cellular storage units with permeable geotextile),
  - Permeable paving with infiltration in car park areas,
  - Green roof may be used in Blocks C and D, and
  - Infiltration rates were confirmed by site investigation.
- 8.121. The Environmental Agency was consulted on the scheme, however referred the council to the standard advice due to the location of the site outside areas with risk of flooding. The decision notice would include a condition for the application to engage with the EA as per the LLFA request.

### ARCHAEOLOGY

- 8.122. Policy DM18.9 of the Croydon Local Plan (2018) states that in consultation with the Greater London Archaeological Advisory Service, or equivalent authority, the Council will require the necessary level of investigation and recording for development proposals that affect, or have the potential to affect Croydon's archaeological heritage. Remains of archaeological importance, whether scheduled or not, should be protected in situ or, if this is not possible, excavated and removed as directed by the Greater London Archaeological Advisory Service or equivalent authority.
- 8.123. Paragraph 199 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.
- 8.124. The application site lies in a Tier 1 Archaeological Priority Area as defined by the borough policy so denotes the high potential for archaeological to occur within the area. Specifically within this area of the Tier 1 is the potential for further Saxon burials to be encountered or related archaeology. Previous archaeological recommendation had been for pre-determination archaeological investigation of the site by trial trench evaluation. It transpires that the dwellings

within the application site are in occupation and private ownership who do not wish for their properties to be the subject of pre-determination site work. An option to reserve site layout to permit possible reconfiguration to enable preservation in situ will not work with this site given the degree of proposed development.

- 8.125. Accordingly, Historic England recommended, due to the site constraints, that the proposed scope of archaeological investigation and possible mitigation is to be secured by pre-commencement condition. NPPF section 16 and the London Plan (2011 Policy 7.8) make the conservation of archaeological interest a material planning consideration. NPPF paragraph 189 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.
- 8.126. The Greater London Historic Environment Record concludes that the development could cause harm to archaeological remains and field evaluation would be required to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints could allow for a two-stage archaeological condition as an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation. The decision notice would include this condition as recommended.

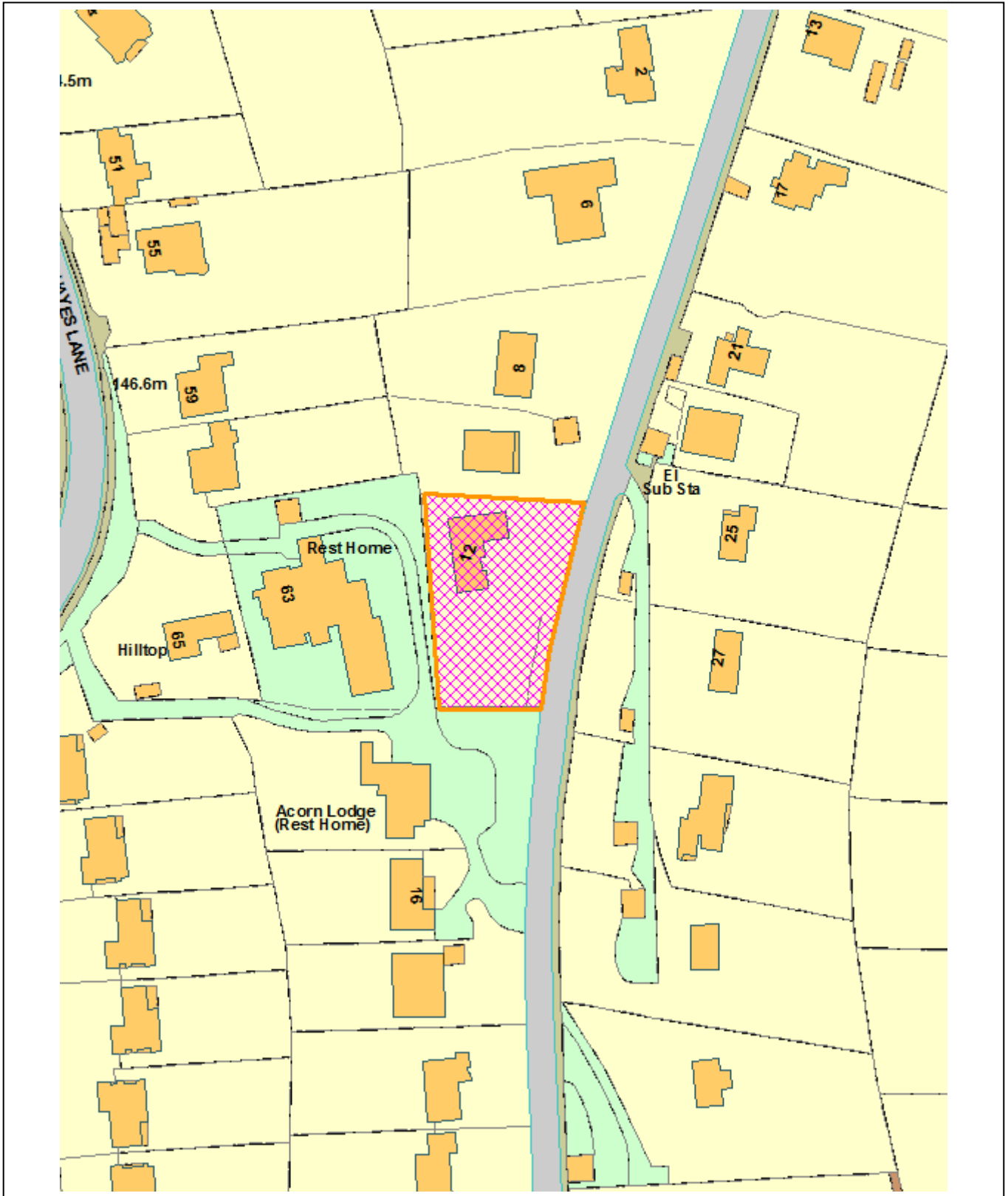
#### ENVIRONMENTAL HEALTH

- 8.127. Policy DM23 of the Croydon Local Plan (2018) states that the Council will promote high standards of development and construction throughout the borough by: a. Ensuring that future development, that may be liable to cause or be affected by pollution through air, noise, dust, or vibration, will not be detrimental to the health, safety and amenity of users of the site or surrounding land; and b. Ensuring that developments are air quality neutral and do not lead to further deterioration of existing poor air quality;
- 8.128. Air Pollution: The Council's EH requested an environmental management plan and a construction logistics plan prior to the commencement of the development. The application include and Air Quality Assessment report which was found satisfactory, the decision notice would include a condition to ensure the recommendations of the report would be adhered to. Additionally, the s106 agreement would include air quality financial contribution of £100/unit.
- 8.129. Noise Pollution: The Council's EH requested a condition for a Delivery and Service Plan to ensure that servicing activities would be conducted in a safe and efficient manner as per TFL guidelines. They also requested a number of informatives to be added to the decision notice in relation to air handling units/plant/machinery and light pollution, in addition to an information regarding the requirement for ultra-low NOx boiler.
- 8.130. Contaminated Land: The Council's EH requested a phase 1 study report to be submitted before commencement. The decision notice would include the condition as requested.

## **9. CONCLUSIONS**

- 9.1. The provision of 66 residential dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan.
- 9.2. The proposal would provide 33% affordable housing all at London Affordable Rent tenure as per agreement with a registered provider.
- 9.3. The proposed site layout and design of the new building has had sufficient regard to the scale and massing, pattern and form of development in the area and to existing building, and would result in an appropriate scale of built form on this site.
- 9.4. The proposed development would result in the creation of modern residential units ensuring good standard of accommodation for future occupiers. The development has been designed to ensure that the amenity of existing local residents would not be compromised.
- 9.5. In addition, the development would be acceptable on highways, environmental and sustainability grounds as well as in respect of the proposed planning obligations.
- 9.6. All material considerations have been taken into account, including responses to the consultation. The conditions recommended and obligations secured by Section 106 would ensure that any impacts of the scheme are mitigated against and it is not considered that there is any material planning considerations in this case that would warrant a refusal of this application. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.





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**PART 6: Planning Applications for Decision**

**Item 6.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/03959/FUL  
 Location: 12 Abbots Lane, Kenley, CR8 5JH  
 Ward: Kenley  
 Description: Demolition of a single-family dwelling and erection of two 4-storey blocks containing a total of 8 houses with associated access, car parking, cycle and refuse storage.  
 Drawing Nos: CX07-S1-101F; CX07-S1-102; CX07-S1-103F; CX07-S1-104G; CX07-S1-105G; CX07-S1-106F; CX07-S1-107F; CX07-S1-108F; CX07-S1-109E; CX07-S1-110B; CX07-S1-111B; CX07-S1-112B; CX07-S1-113A; CX07-S1-114C; CX07-S1-115A, Tree Report / Impact Assessment B; SUDS Rev B; Energy Report; M4(2) Statement; External Daylight Study; Transport Statement; Hard Landscaping Rev B1; Soft Landscaping Rev B1; Bat Emergence/Re-entry Surveys and Mitigation Report, 5 year Landscape Maintenance Plan, Tree Specifications Rev B1, Planting Schedule Rev B1, External Daylight Study.  
 Applicant: Mr Gerasimos Stamatelatos of Aventier Ltd  
 Case Officer: Nathan Pearce

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision					1	1
Proposed Provision				8		8

	3 bed (5 person)	Car parking spaces	Cycle parking spaces
Existing		2	0
Proposed (market) houses	8	14	16

1. This application is being reported to Planning Committee because the applications has been referred by a ward councillor (Councillor Steve O'Connell) and by the Kenley & District Residents' Association.

## **2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
- a) A financial contribution of £12,000 for interventions identified in the Kenley Transport Study and other local sustainable transport improvements,
  - b) And any other planning obligations considered necessary.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement and 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 facing materials
4. Material detailing
5. Landscaping
6. Cycle parking and refuse
7. Construction Logistics Plan
8. Sustainable urban drainage details
9. CEPM
10. Biodiversity Enhancement Layout
11. Secure by design
12. Visibility splays
13. Wildlife sensitive lighting
14. Accessible units
15. Windows restrictions
16. Car parking
17. Tree Protection Plan
18. Conditions requested by ecology consultant
19. Water efficiency
20. Energy emissions
21. Electric Vehicle Charging Points
22. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1)Section 106
- 2)CIL
- 3)Code of practice for Construction Sites
- 4)Light pollution
- 5)Nesting birds
- 6)Boilers
- 7)Refuse
- 8)Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

### 3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing detached house
- Erection of two blocks of 4x 3-bedroom dwellinghouses.
- Provision of 14 off-street parking spaces.
- Provision of external refuse store.

3.2 Amended plans were received showing changes to the ground levels of the private amenity, alterations to steps to private amenity, insertion of retaining walls around parking and refuse store, introduction of a bulky goods storage area and some realignment of the front windows and doors. No re-notification was conducted because the amendments did not lead to a material change in circumstances.

#### Site and Surroundings

3.3 The application site is a large detached property situated on the west side of Abbots Lane. The topography of the site is a steeply sloping site that rises from east to west. Abbots Lane is at a lower level than the dwellinghouse.

3.4 The surrounding area is mainly residential in character. Whilst there is no distinct style in regard to the properties along Abbots Lane, the majority of properties appear to be detached family dwellinghouses. The site has a Public Transport Accessibility Level (PTAL) of 1b.



Fig 1: Aerial street view highlighting the proposed site within the surrounding street-scene

## **Planning History**

### 3.5 None relevant on site.

Neighbouring site at 10 Abbots Lane: 18/02285/HSE - Demolition of the existing garage: Alterations to land levels at the front and erection of a single storey double garage at lower ground level: Erection of single/two storey side extension to include the enlargement of the existing front balcony. – Approved 01.08.2018.

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

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development would provide more than 30% 3-bedroom houses.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

## **5.0 CONSULTATION RESPONSE**

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

## **6.0 LOCAL REPRESENTATION**

6.1 The application has been publicised by 6 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, a ward councillor and the Kenley & District Residents' Association in response to notification and publicity of the application are as follows:

No of individual responses: 10    Objecting:9    Supporting:1  
Comment: 0

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

<b>Summary of objections</b>	<b>Response</b>
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.6
Loss of family home	Addressed in the report at paragraph 8.2 – 8.6
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.6
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.12
Massing too big	Addressed in the report at paragraphs 8.7 – 8.12
Over intensification – Too dense	Addressed in the report at paragraph 8.7 – 8.12
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.7 – 8.12
Accessible provision	Addressed in the report at paragraphs 8.21
Number of storeys	Addressed in the report at paragraphs 8.9
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.13 – 8.17
Loss of light	Addressed in the report at paragraphs 8.13 – 8.17
Loss of privacy	Addressed in the report at paragraphs 8.13 – 8.17
Overlooking	Addressed in the report at paragraphs 8.13 – 8.17
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.13 – 8.17
Refuse store	Addressed in the report at paragraphs 8.28
<i>Traffic &amp; Parking</i>	

Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.23 – 8.29
Not enough off-street parking	Addressed in the report at paragraphs 8.23 – 8.29
Negative impact on highway safety	Addressed in the report at paragraphs 8.23 – 8.29
Refuse and recycling provision	Addressed in the report at paragraphs 8.23 – 8.29
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.35
Impact on wildlife	Addressed in the report at paragraphs 8.30 – 8.32
Impact on flooding	Addressed in the report at paragraph 8.34
Local services cannot cope	Addressed in the report at paragraph 8.37
Lack of affordable homes	Addressed in the report at paragraph 8.36
Impact on trees	Addressed in the report at paragraphs 8.30 – 8.32

Cllr Steve O’Connell (Kenley Ward Councillor) referred the planning application to Planning Committee raising the following issues as part of his referral:

- Out of Character, cramped design, and too dominant.
- Outside the Kenley Focused Intensification Zone.
- Unviable Parking and Driveway.
- Detrimental impact on amenity of neighbouring properties.
- Incomplete and misleading plans and reports. [Amended and updated plans received 24.08.2020].

The Kenley & District Residents’ Association (KENDRA) referred the planning application to Planning Committee raising the following issues as part of his referral:

- Poor design
- Out of character
- Over dominant appearance
- Issues with design and positioning of houses 4 and 5
- Parking swept path is not viable [Amended plans have been received]



- Dangerous parking next to refuse bins
- Non-viable driveway geometry
- Overlooking of 10 Abbots Lane
- Highway safety concerns
- Missing and incomplete reports
- Misrepresentation of front elevation
- Misleading plans

## 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. Such 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 (February 2018), and the South London Waste Plan 2012.

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

- Promoting sustainable transport;
- Delivery of housing
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

### Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Despite this, in accordance with paragraph 48 of the NPPF substantial weight can be applied to those policies to which the Secretary of State has not directed modifications to be made.

7.5 The policies of most relevance to this application are as follows:

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

#### 7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- 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
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood 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
- DM40 –Kenley and Old Coulsdon

#### 7.6 Suburban Design Guide Supplementary Planning Document (SPD) 2019

The SPD is a Housing Design Guide that provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The SPD is a design guide for suburban developments likely to occur on windfall sites where existing homes are to be redeveloped to provide for several homes or proposals for building homes in rear gardens.

#### 7.7 Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015
- National Planning Practice Guidance

### **8.0 MATERIAL PLANNING CONSIDERATIONS**

#### 8.1 The principal issues of this particular application relate to:

- The principle of the development;
- Impact of the development on the character and appearance of the area;
- Impact on residential amenities;
- Standard of accommodation;
- Highways impacts;
- Impacts on trees and ecology;
- Sustainability issues; and
- Other matters

#### The Principle of Development

8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Furthermore the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery over the plan period will come from District Centres and windfall sites.

8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification. The residential character of Abbots Lane consists of detached houses.

- 8.4 The proposal, has been designed to appear as two blocks facing an internal courtyard with active frontages facing Abbots Lane which give the appearance of two large houses when viewed from the highway. This would help to maintain the overall character of the streetscene.
- 8.5 Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and small family homes and homes built as 3-bed homes are also protected. The existing unit is a 4-bed house and the proposal would provide 8 x 3 bed units which would provide adequate floorspace for families. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.6 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be in excess of this range (246 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

The effect of the proposal on the character of the area and visual amenities of the streetscene

- 8.7 The existing property is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace it with 8 units. The scheme has been specifically designed as two rows of terraces with gable ends facing the highway because this would work well with the topography and be an efficient use of the site. The gable end would give a similar appearance to the adjoining dwelling at no.10 and have design characteristics that are similar to those seen on the dwellings within the area. Officers are satisfied that the scheme respects the street-scene.
- 8.8 The Croydon Local Plan has a presumption in favour of three storey development and the application seeks to provide two three-storey buildings with habitable roofspace providing a high quality built form that respects the land level changes, pattern, layout and siting in accordance with Policy DM10.1.
- 8.9 The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties.



Fig 2: Elevational view highlighting the proposal in relation to neighbouring properties.

8.10 The design of the buildings would incorporate a traditional styled appearance consisting of gables and pitched roofs, maintaining the overall street scene with use of an appropriate materials palette with an adequate balance between brick and glazing and appropriate roof proportions.



Fig 3: Proposed site plan showing proposal in relation to neighbouring properties. Showing no.10 Abbots Lane on the right.

8.11 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles

encroaching on the public highway. Whilst some of the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the front boundary. The proposed landscape design will protect most of the existing trees and will provide a large variety of bushes and hedges. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site does offer sufficient opportunities for soft landscaping.

8.12 The application site is a substantial plot within an established residential area. The scale and massing of the new buildings would generally be in keeping with the overall scale of development found in the immediate area whilst sensitively intensifying it and the layout of the development would respect the streets pattern and rhythm.



Fig 4: CGI of site showing proposal from Abbots Lane

Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD 2019 in terms of respecting local character.

The effect of the proposal upon the amenities of the occupiers of adjoining properties

8.13 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the adjoining property at 10 Abbots Lane; the residential home to the rear of the site; and the dwellings opposite on at 25 & 27 Abbots Lane.



Fig 5: Proposed side elevations

### 10 Abbots Lane

8.14 This dwelling is to the north of the proposal site. It has a secondary window to the lounge on the ground floor facing the application site and two non-habitable room rooflights facing the site. This dwelling has permission for a side extension (18/02285/HSE) which has not been constructed but would have non-habitable room windows facing the application site.

The proposed development would not break 45 degree lines drawn from the rear and front facing habitable room windows of no.10.

The separation distance between the rear of Block B and the side elevation of no.10 would be a minimum of 9.2m. This is considered to be an acceptable relationship. The first floor windows would be projecting bays with the windows facing towards Abbots Lane so as to avoid direct overlooking to the neighbours. The first floor windows facing towards no.10 would be obscure glazed to prevent overlooking, making this relationship satisfactory.

*Dwellings opposite at 25 & 27 Abbots Lane*

8.15 These dwellings are to the east of the proposal site. They would be a minimum of 30m from the side of the development. This is considered to be an acceptable relationship in a suburban setting such as this.

*63 Hayes Lane residential home to the rear of the site*

8.16 The building to the west of the site is a residential care home, it is at a higher level and would be a minimum of 8m from the side of Block A.

It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

8.17 The proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful.



**Site Plan and Building Line Analysis- as proposed**

Fig 6: Plan showing relationship to neighbouring properties



### The effect of the proposal upon the amenities of future occupiers

- 8.18 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.
- 8.19 The units would have access to private and communal amenity space which meets the required standards.
- 8.21 In terms of accessibility, all of the units would be M4(2) compliant which is acceptable.
- 8.22 Overall the proposal is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space and thus accords with relevant policy.

### Traffic and highway safety implications

- 8.23 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 12 spaces.
- 8.24 Although no parking survey has been provided, this scheme proposes 14 on-site parking bays, and as such exceeds the maximum policy requirements for a development of this nature in this location. The proposed car parking provision is considered acceptable when taking into account that additional visitor parking may be required on site in order to prevent overspill on to the public highway. Amended swept path tracking diagrams have been received showing the manoeuvring for a car within the car parking area.
- 8.25 There are a number of representations that refer to the highway safety at the site. In respect to highway safety, the access is centrally located with good visibility and vehicles have the ability to turn on site. A swept path plan has been accepted by highways engineers, this will allow for vehicles to enter and exit in first gear. The refuse bins are located be close to the highway for collection.

A financial contribution of £12,000 will be secured through a Section 106 contribution that will go towards interventions identified in the Kenley Transport Study and other local sustainable transport improvements. This is required because of the increased traffic generated from the increased number of units.

8.27 Cycle storage for 2 cycles per unit would be provided within the garages of the units. The two units without garages would have space on the ground floor for 2 cycles. 20% of parking spaces must be provided with active charging points, with active EVCPs. This will be conditioned.

8.28 The refuse arrangements would be acceptable and for an 8 units scheme would require 1x1100ltr landfill, 1x1280ltr commingled dry recycling and 1x140ltr food recycling which has been accommodated within the site. The refuse store would be located in front of the site within 20m of the highway. It can be secured by condition. The gradient of the access road would be 1:12 which is the same as existing and would be acceptable. There is a change in levels of 1.3m from the highway to the start of the parking forecourt.

A condition has been added requiring pedestrian visibility splays to be retained.

8.29 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

#### Impact on trees and wildlife

8.30 The site is bordered by established trees and shrubs adding to the overall amenity value and also providing a good degree of screening. The proposed landscape design will protect most of the existing trees and will provide a large variety of bushes and hedges. A landscaping and planting plan has been submitted and can be conditioned. The proposal seeks to retain all of the trees. No pruning works are required to facilitate the proposal. No house foundations are proposed within Root Protection Areas.

A tree survey has been submitted and the new tree planting detail submitted is acceptable. Sycamore (T1) is protected by a tree preservation order. Given the close proximity of the entrance point of the existing access to the stem of T1, it is recommended that more robust measures (fixed hoarding) be included for the protection of the stem of T1. In addition physical ground protection for T6 & T2 may have been overlooked, however existing hedgerow appears to offer a degree of protection. It is recommended that a condition be added requiring these details to be agreed prior to commencement of development.

8.31 The works should also be undertaken in accordance with the Arboricultural Report and Impact Assessment recommendations and this has been conditioned.

8.32 A Bat Emergence/Re-entry Survey and Mitigation Report relating to the likely impacts of development on designated sites, protected species and priority species & habitats has been submitted with the application which has been assessed by the Council's ecology consultant. The survey identified the main house as offering moderate bat roosting potential.

The ecology consultant is satisfied that there is sufficient ecological information available for determination. The likely impacts on protected and priority species & habitats can be made acceptable with appropriate mitigation measures secured. It is recommended that bat sensitive roofing material and lighting are used.

The mitigation measures identified in the Bat Emergence/Re-entry Surveys and Mitigation Report should be secured and implemented in full. This is necessary to conserve and enhance protected and priority species particularly bats. This has been conditioned.

A Biodiversity enhancement strategy is also required as a pre-commencement condition to enhance protected and priority species/habitats. This has been conditioned.

8.33 The Council has certainty of the likely impacts on protected species and sites. Through the imposition of planning conditions and work undertaken to date, the local planning authority has operated in accordance with its statutory duties relating to biodiversity and national and local policy requirements.



Fig 7: Extract from submitted soft landscaping scheme (drawing to be updated)

### Sustainability Issues

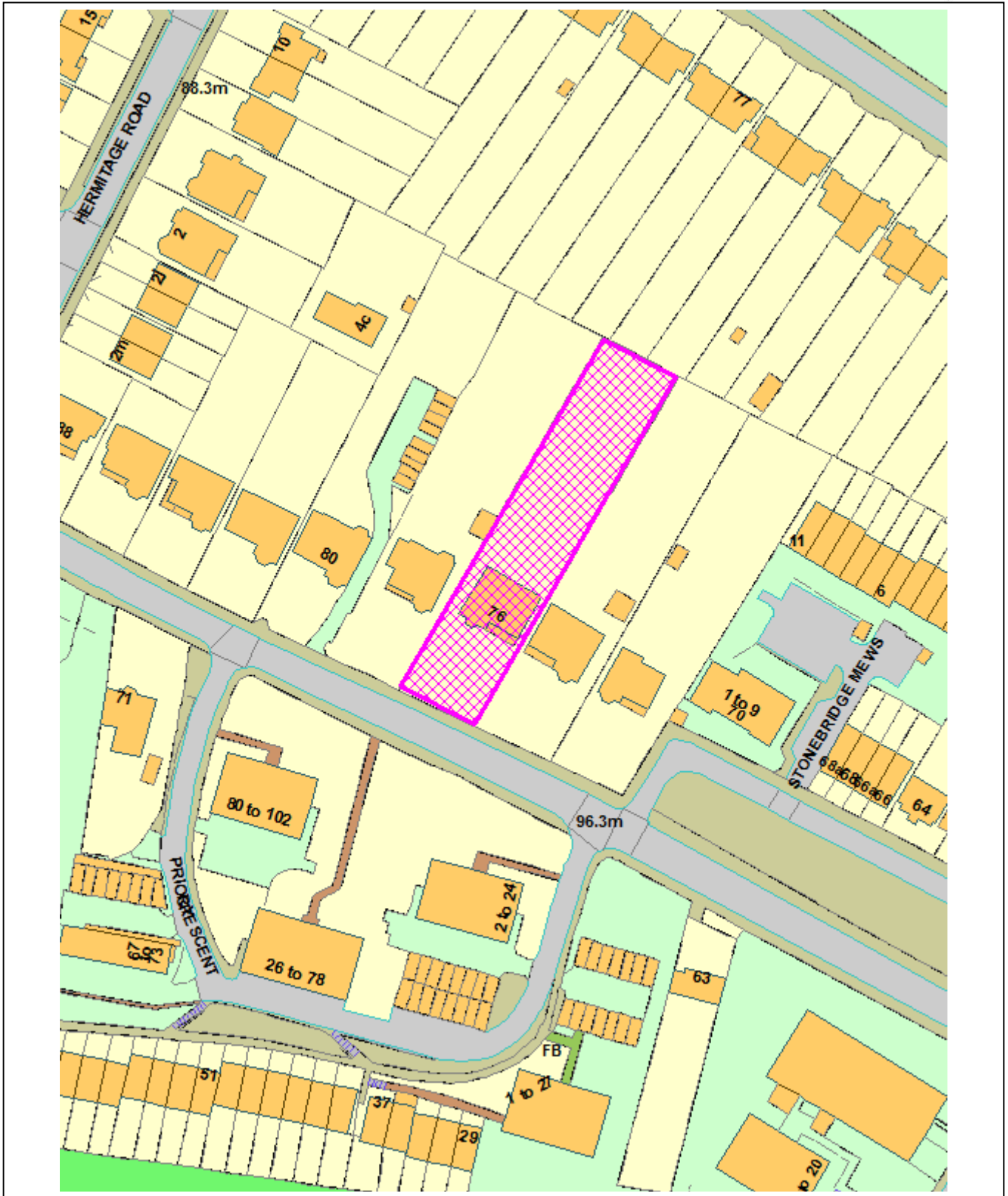
- 8.34 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

### Other Matters

- 8.35 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.
- 8.36 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.
- 8.37 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for 8 units and as such is under the threshold where the provision for affordable homes would be required.
- 8.38 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. 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 & planning balance**

- 8.39 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and weight is given to the provision of family units. The proposal, through amendments would have an acceptable impact on neighbouring properties. The communal amenity space is given little weight but there is no policy requirement for such space in a scheme of houses and the landscaping is considered to be good quality. Overall, the scheme is considered to provide high quality homes in a fashion responsive to the plot and its character and the scheme is recommended for approval.
- 8.40 All other relevant policies and considerations, including equalities, have been taken into account.



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**1.0 APPLICATION DETAILS**

Ref: 19/02690/FUL  
Location: 76 Beulah Hill (Linh Son Temple), Upper Norwood, SE19 3EW  
Ward: Crystal Palace and Upper Norwood.  
Description: Change of use of former dwellinghouse (C3) to a Buddhist Temple/place of worship (D1(h)) and erection of single storey rear extension (retrospective).  
Drawing Nos: A04 100 A (Received 02/09/2019), A04 101 B (Received 12/05/2020), A04 102 A (Received 02/09/2019), A04 103 A (Received 02/09/2019), A04 104 A (Received 02/09/2019), A04 105 A (Received 02/09/2019), A04 106 A (Received 02/09/2019), A04 107 A (Received 02/09/2019), A04 108 A (Received 02/09/2019), A04 109 A (Received 02/09/2019), A04 110 A (Received 02/09/2019), A04 111 A (Received 02/09/2019).  
Agent: Mr Andrew Sutherland  
Applicant: Mr Diep Nguyen  
Case Officer: Paul Young

- 1.1 This application is being reported to committee owing to the receipt of objection letters which number in excess of the threshold set out in the Croydon Constitution.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission, subject to the suggested planning conditions.
- 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 retained in accordance with the approved drawings and reports except where specified by conditions.
- 2) Use to be restricted to a Buddhist Temple (Use class D1h) only.
- 3) Temple and public garden not to be open to the public before 7am and after 7pm except on Lunar New Year.
- 4) Restrictions on amplification (music/chanting/voice) outside the main property except on Vietnamese Mothers Day or Lunar New Year.
- 5) Restrictions on maximum number of worshippers/visitors/members of the public during Monday-Saturday, Sunday and on days of the two main festivals (Vietnamese Mothers Day and Lunar New Year)
- 6) Submission and compliance with a noise management plan.

- 7) Vehicular access and car parking area to be implemented and retained in accordance with the approved plans.
- 8) Visibility splays to be retained.
- 9) Security staff to manage site during large events in accordance with submitted details.
- 10) Revised details of waste stores to be submitted within 3 months and implemented within 3 months after approval of said details.
- 11) Implementation of cycle parking facilities within 3 months.
- 12) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

#### INFORMATIVES

- 1) Community Infrastructure Levy
- 2) 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 following:

- Change of use of the site from a former residential property (Planning Use Class C3) to a Buddhist Temple/place of worship (Planning Use Class D1(h))
- Erection of a single storey rear (conservatory) extension. This extension has a width of 8.7m, a (maximum) rear projection of 3.5m, and a flat roof with an eaves height of around 2.5m.

3.2 Both the above elements are already in place (the application is retrospective). In addition to this, the applicant proposes the creation a new forecourt to the front of the property as well as the installation of cycle and waste stores to the side of the building.

3.3 The existing temple is open from 7am-7pm every day with exception on Lunar New Year when it is open from 11pm-2am.

3.4 During weekdays, the temple and rear garden area are open for prayer, quiet reflection and meditation. Visitors are permitted in the majority of the ground and lower ground floors of the building, save for a small area which contains accommodation for nuns. There are a number of facilities on these ground and lower ground floors, including shrine rooms, a library, an exercise room and a kitchen and dining area.

3.5 The upper floors are generally private and are generally used as meeting rooms and storage areas with the top floor functioning as accommodation for visiting monks.



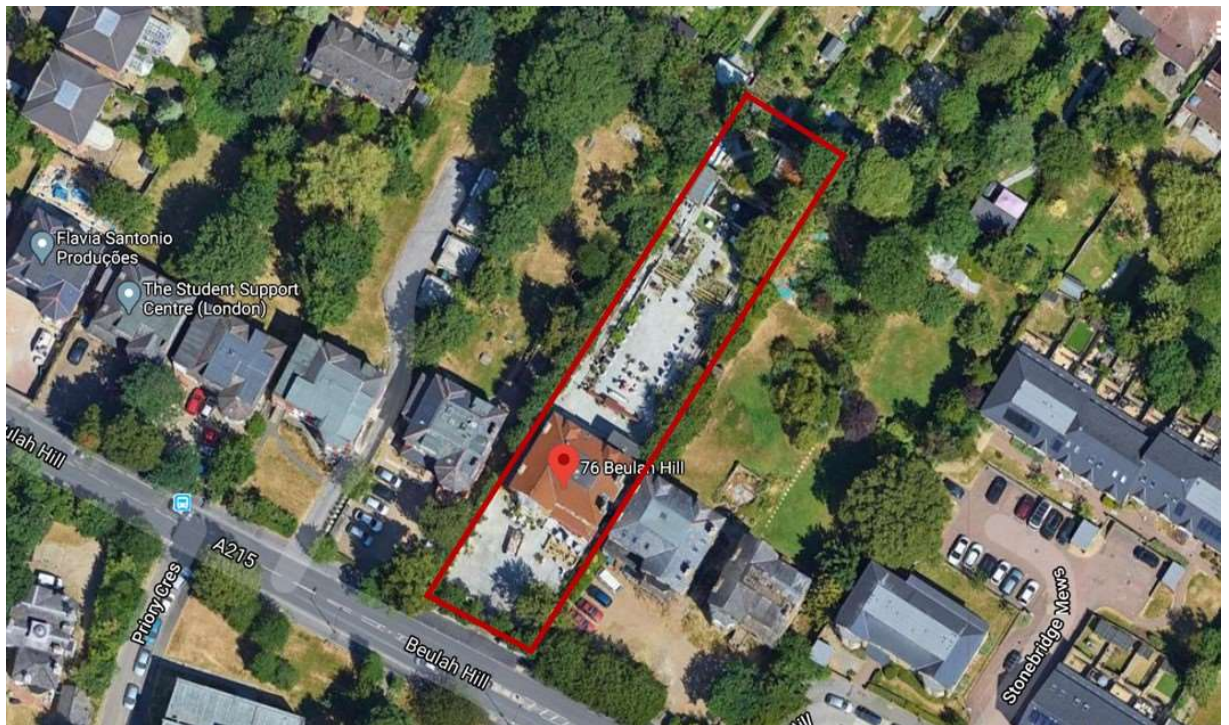
3.6 During the weekends, classes (such as yoga, meditation and Tai Chi) take place along with a religious service.

**Site and Surroundings**

3.7 The application concerns an attractive, large detached 2 storey building with basement and roofspace accommodation. To the rear of the site is a large semi-public ‘garden’/worship area containing numerous statues and water features, in addition to two outbuildings, one of which is used for storage, and one which is a garden meditation room. The building forms part of a row of similarly designed buildings known as the ‘Victorian Villas row’ which all lie on the North East Side of Beulah Hill.

3.8 The application building is Locally Listed (a non-designated heritage asset), and the site lies within the Beulah Hill Conservation Area (a designated heritage asset). It has a Public Transport Accessibility Level (PTAL) of 2.

3.9 A current aerial photo of the site is shown below:



**Planning History**

3.10 The relevant planning history of the site, and those adjoining, are set out in the following table:

Address and Reference	Description	Decision	Date

<b>APPLICATION SITE</b>			
96/02485/P	Use of part of ground floor as place of worship	Permission Granted	12.02.1997
98/00195/P	Erection of two storey rear extension	Permission Granted	25.03.1998
99/0029/C	Unauthorised use of site as a Place of Worship/Buddhist Temple	Enforcement Notice Issued	04.04.1999
		Appeal Against Notice Dismissed	10.01.2000
02/01468/P	Retention of statue in front garden	Permission Granted	26.06.2002
05/04940/P	Use of part of the ground floor as a place of worship and the remainder of the building for ancillary purposes	Permission Refused	27.07.2006
07/00449/P	Use of part of ground floor as a place of worship and the remainder of the building for ancillary purposes.	Permission Refused	09.04.2007
11/02195/LE	Retention of meditation room at rear	Certificate Granted	19.12.2011
<b>NEIGHBOURING SITES</b>			
78 Beulah Hill 19/03487/FUL	Erection of a two-storey plus basement building consisting of 7 x 1, 1 x 2 and 1 x 3 bedroom flats to the rear of 78 Beulah Hill (Chesterfield Lodge) along with associated landscaping (including demolition of standalone garage block).	Permission Granted	26.09.2019

3.11 The site has a long and detailed planning history which is summarised below:

3.12 In February 1997 (application 96/02485/P), temporary planning permission was granted for the use of one room on the ground floor of the building as a place of worship. This permission was subject to conditions which:

- Limited the use to a period of 2 years, expiring on the 13/2/99;
- Limited the hours of use to between 1000 hours and 1400 hours on Sundays only;

- Limited the area to be used for worship to the one room specified in the application, and
- Required no sound amplification equipment to be used except for the safety of persons using the premises.

3.13 On the 4 June 1999, an Enforcement Notice was issued by the Council which required the cessation of the use of the premises as a place of worship with ancillary uses as a hostel, shop, library and print workshop. An appeal was lodged against the issue of the Enforcement Notice. On the 10 January 2000, the Inspector dismissed the appeal and upheld the Enforcement Notice.

3.14 Various other applications have been refused and enforcement notices were submitted for other developments on the site, including the raised patio and a conservatory to the rear, but these breaches of planning control were subsequently removed, or have subsequently become lawful/immune from enforcement action due to the passage of time (as set out in Section 171B of the 1990 Town and Country Planning Act)

3.15 The Enforcement Notice issued in 1999 requiring the cessation of the use was not complied with, and, as a result, a summons was issued and the owner of the house and the Master of the Linh Son Buddhist Association appeared in Court on the 29th September and the 12th October 2005. Following a trial the Master was found guilty of the charge of failing to comply with the Enforcement Notice (and fined accordingly).

3.16 Two further planning applications were subsequently submitted (05/04940/P and 07/00449/P). Both of these were refused on the grounds that the development would be detrimental to the residential amenities of the occupiers of adjoining property by reason of noise, general disturbance and inadequate parking arrangements and would thereby conflict with adopted planning policies at the time (within the Unitary Development Plan).

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

- The principle of the loss of the dwellinghouse is acceptable given that it has been replaced by a religious facility providing wider community benefits as supported by Policy SP5.
- The resulting internal and external changes do not harm the character or appearance of the site or the Conservation Area (designated heritage asset).
- Subject to conditions, the living conditions of adjoining occupiers would be protected from undue harm.
- Subject to the suggested conditions, the proposed development would not unduly increase parking pressures and would not harm highway safety.

## 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: 26 local addresses have been notified. 140 written representations of SUPPORT have been received. These cite the following (summarised) benefits:

- The temple provides a number of benefits to the local and wider community, including free food, free classes, educational and religious facilities, a public garden and a friendly set of staff/owners.
- The temple and surrounding grounds are aesthetically pleasing and provide a calm, positive and peaceful environment which improves mental (and physical) well-being.

6.2 In addition to the above, 45 written representations of OBJECTION have been received. The following issues were raised in the representations objecting to the development. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

(Planning Related) <b>Objection</b>	<b>Officer comment</b>
<i>Principle of Development</i>	
Loss of residential accommodation	Addressed in Paragraphs 8.2-8.9 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Harm to residential amenities in terms of noise and disturbance	Addressed in Paragraphs 8.19 – 8.24 of this report
<i>Transport and parking</i>	
Insufficient parking provision	Addressed in paragraphs 8.35-8.48 of this report
Increase in parking pressures and harm to highway safety	Addressed in paragraphs 8.35-8.48 of this report.
<i>Other matters</i>	

Strain on public services/infrastructure	The development is liable for business rates which could fund infrastructure and services.
Out of character/ harmful appearance of the site and Conservation Area	Addressed in paragraphs 8.10-8.18 of this report

- 6.3 Note that a number of other non-planning related concerns (e.g. increase in vermin/mosquitos, loss of property value, etc) have also been raised.
- 6.4 Croydon Pollution Control Officer: No objections subject to conditions regarding opening hours, amplification in the rear public area and a noise management plan (Section 2.0 of the report)
- 6.5 Croydon Principle Transport Planner: No objections subjected to suggested conditions (Section 2.0 of the report)
- 6.6 Travel & transport planning officer: No objections subject to compliance with submitted Travel Plan

## 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):

- 3.9 Mixed and balanced communities
- 3.14 Existing Housing
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 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 Environment and Climate Change
- SP4 Urban Design and Local Character
- SP5 Community Facilities
- SP8 Transport and communications
- DM10 Design and character
- DM13 Refuse and recycling
- DM19 Providing and protecting community facilities
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

#### Supplementary Planning Documents/Guidance (SPD/Gs)

- Croydon Suburban Design Guide Supplementary Planning Document April 2019

#### Emerging London Plan

- 7.4 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Mayor gave notice of his Intention to Publish the New London Plan in early 2020. However, the Secretary of State wrote back in March 2020 setting out a number of directions to change the Plan (most significantly in terms of density, housing mix, small sites, aviation and industrial land). As such, the weight given the New London Plan has been diminished, particularly in relation to these Policies.
- 7.5 As such, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

## **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
- 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 Policy SP5 of the 2018 Local Plan states that the Council will have a presumption in favour of new community uses provided they are in accordance with Policy SP5 and other applicable policies of the development plan.

8.3 Policy DM19.2 The Council will support applications for community use where the proposals:

- a. Include buildings which are flexible, adaptable, capable of multi-use and, where possible, enable future expansion;
- b. Comply with the criteria for D1 class uses in industrial locations set out in the policy
- c. Are accessible to local shopping facilities, healthcare, other community services and public transport or provides a community use in a location and of a type that is designed to meet the needs of a particular client group;

8.4 Community facilities are defined in the Croydon Local Plan as facilities providing for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

8.5 Policy SP5 also states that the Council will support and enable the provision and improvement of places of worship.

8.6 As such, the proposed use, as a place of worship, falls within the definition of a “community use” within the 2018 Croydon Plan and therefore, ordinarily the principle of the proposed use would be encouraged. The building is flexible and adaptable and indeed has a number of ‘uses’ in addition to the worship areas - ranging from office meeting rooms for staff, accommodation for monks and nuns, kitchen and dining facilities, as library/study areas as well as space for the various classes that are held there. It would not be in an industrial location and would serve a particular client group (in this case the Buddhist faith), and as such would broadly meet the requirements of Policy DM19.2. Notwithstanding, it is noted that the site has a relatively low PTAL rating and is not in the most

accessible location – this will be discussed/assessed further in the highways section of the report.

- 8.7 However, it is also noted that the lawful use of the site is as a large family dwellinghouse. London Plan Policy 3.14 (Existing Housing) states that the loss of housing, including affordable housing, should be resisted unless the housing is replaced at existing or higher densities with at least equivalent floorspace. Additionally, Policy SP 2.2 part (g) of the 2018 Croydon Local plans states that the Council will not permit developments which would result in a net loss of homes or residential land.
- 8.8 As such, whilst this community use is encouraged by policies SP5 and DM19.2, the loss of this dwelling represents a conflict with Policy 3.14 of the London Plan and Policy SP 2.2(g) of the Croydon Local Plan. The benefits of this community use versus the loss of the residential building/land will therefore need to be explored and will be weighed up (along with all other considerations) in the conclusion/planning balance section at the end of the report.

### **Townscape and Visual Impact**

- 8.9 Policy SP4.1 of the 2018 Local Plan states that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities.
- 8.10 Similarly, Policy DM10.1 of the 2018 Local Plan states that proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect:
- The development pattern, layout and siting;
  - The scale, height, massing, and density;
  - The appearance, existing materials and built and natural features of the surrounding area; the Place of Croydon in which it is located.
- 8.11 The application site lies within the Beulah Hill Conservation Area (a designated heritage asset). Paragraph 193 of the 2019 NPPF states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”
- 8.12 Similarly, Policy DM18.1 of the Local Plan states that “to preserve and enhance the character, appearance and setting of heritage assets within the borough, the Council will determine all development proposals that affect heritage assets in accordance with the following:



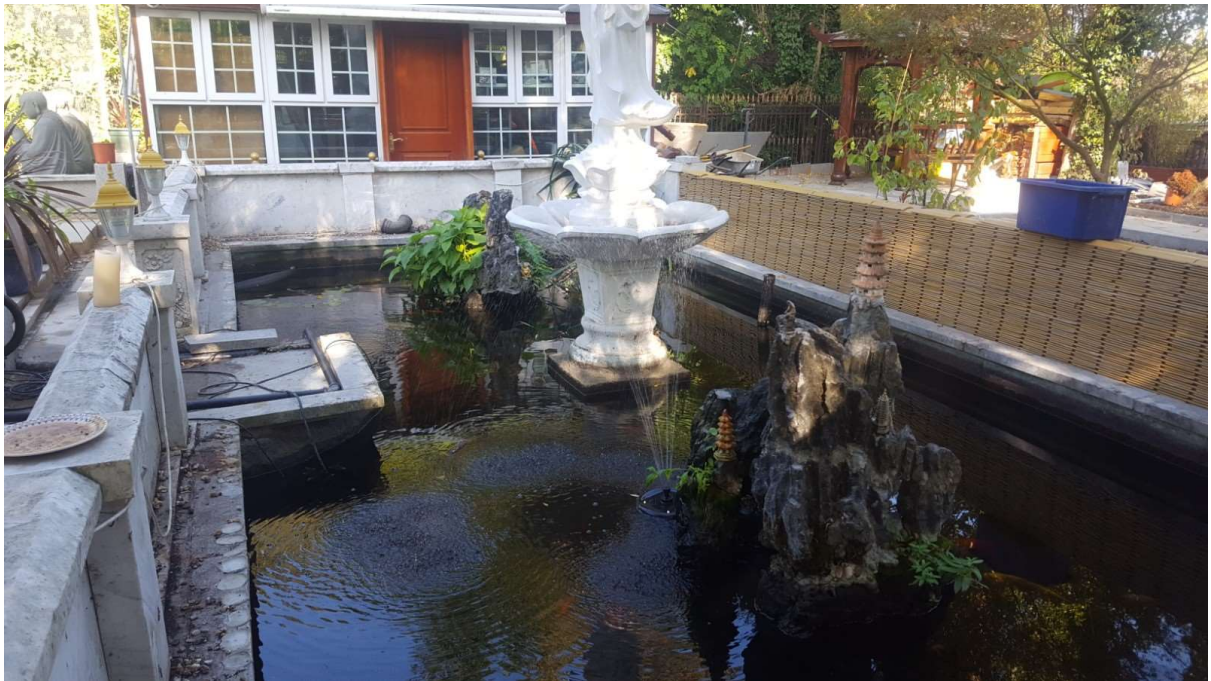
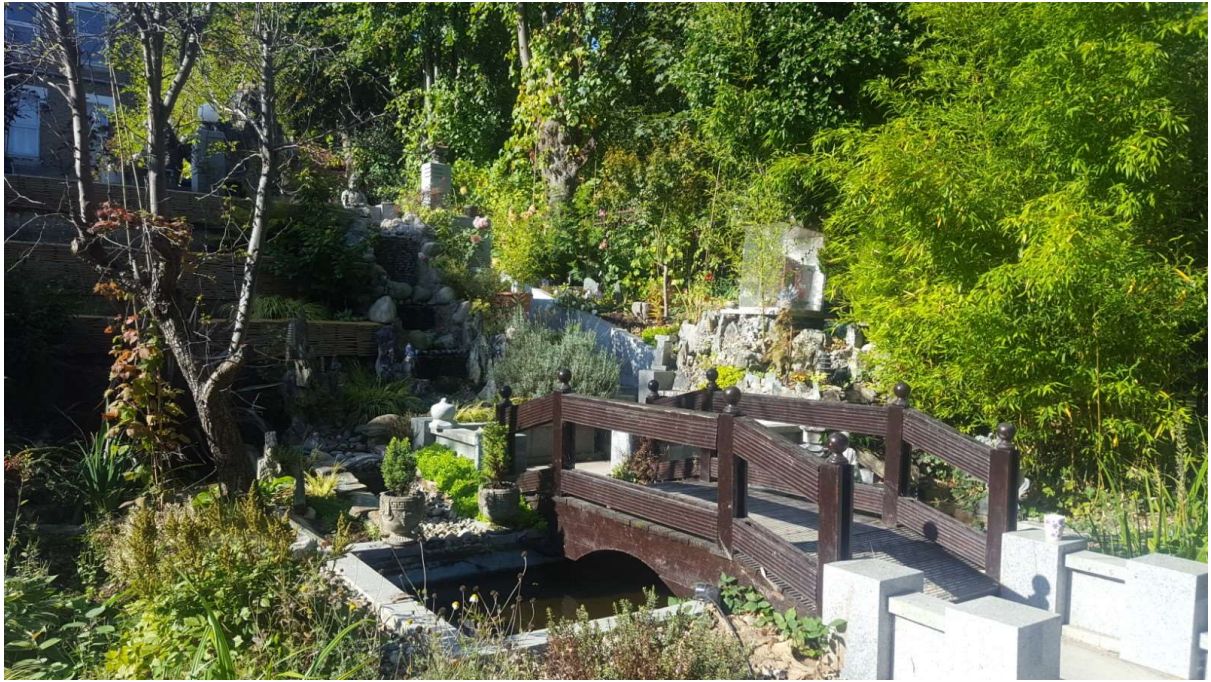
- Development affecting heritage assets will only be permitted if their significance is preserved or enhanced;
- Proposals for development will only be permitted if they enhance the setting of the heritage asset affected or have no adverse impact on the existing setting;
- Proposals for changes of use should retain the significance of a building and will be supported only if they are necessary to keep the building in active use; and
- Where there is evidence of intentional damage or deliberate neglect to a heritage asset, its current condition will not be taken into account in the decision-making process.

8.13 A single storey conservatory style extension has been erected to the rear of the property. This extension is shown in the photos below:





- 8.14 As can be seen, this extension is modest in scale in relation to the main building (which itself is 14.8m wide and 3.5 stories (14m) high). It is situated to the rear of the building and is of 'lightweight' design. As such, it is not considered that it harms the character or appearance of the host property or the wider conservation area.
- 8.15 It is noted that a number of alterations to the site have been undertaken to the front and rear of the site in association of the use, including a raised rear patio, several water features, front boundary walls/gates, numerous statues, 2 x outbuildings etc. However, all these features were erected/installed more than 4 years ago and so are now lawful/immune to enforcement under the provisions of Section 171B of the 1990 Town and Country Planning Act.
- 8.16 Notwithstanding, the rear of the site does display some good quality hard and soft landscaping features (such as fountains, ponds, bridges, statues etc). These are considered to complement the rear public garden area and the host building as well as adding visual interest to the wider area. Photographs of some of these features are below:





8.17 Given the assessment above, and subject to the attached conditions, the development is not considered to harm the character or appearance of the site or the surrounding Conservation Area, and indeed the good quality landscaping to the rear is considered to represent (an albeit limited) enhancement.

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

8.18 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.

8.19 The nearest properties to the site are numbers 78 and 74 Beulah Hill. Number 78 (Chesterfield lodge) is split into a number of flats, but submitted correspondence indicates that number 74 appears to have remained a single dwellinghouse.

8.20 As noted in the planning history section, planning permission has also been granted for a flatted building to the rear of number 78, though at the time of writing this development had not been commenced. To the rear of the site

opposite (to the north), lie a set of traditional semi-detached dwellings which front onto Eversley Road. The properties on Eversley Road have long and thin rear gardens, and as a result the properties themselves lie a significant distance (around 50m away) from the shared (rear) boundary with the application site (number 76).

8.21 The erected single storey rear extension only projects 3.5m beyond the rear of the property and is set at least 3m from the shared boundary with the nearest neighbour (number 78) at a height of just over 2.5m. As such, given its scale and location, it would not harm neighbouring amenities in terms of loss of light, outlook or privacy.

8.22 It is noted that a number of residents have raised concerns regarding loss of amenity to neighbours in the form of noise and disturbance.

8.23 Policy 7.15 of the 2016 London Plan states that development proposals should seek to manage noise by:

- avoiding significant adverse noise impacts on health and quality of life as a result of new development;
- mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens on existing businesses.

8.24 The temple is open from 7am-7pm every day with exception on Lunar New Year when it is open from 11pm-2am.

8.25 During weekdays, it is indicated that approximately 10 people per day visit for prayer, quiet reflection and meditation throughout the opening hours. Visitors are permitted in the majority of the ground and basement floors of the building, save for a small area which contains accommodation for the nuns.

8.26 The submitted documentation indicates that on weekends activity is higher. On Saturdays around 10-15 people visit the premises for functions (such as the yoga class which is at 9am-10am), and on Sundays approximately 30 people visit as there are a number of activities, including a religious service from 11am-1pm, a Tai Chi class from 5pm-6pm, and a meditation class from 6pm-7pm.

8.27 Visitors are also permitted to visit the rear 'garden' area, which increases the potential for noise disturbance to neighbouring occupiers. However, the premises is generally used during these times for prayer, quiet reflection and meditation, which by their nature are not high noise generating activities. It is also noted that at the bottom of the garden lies a meditation room/chamber,

and on occasion this will be occupied by single persons for longer term undisturbed prayer and meditation.

8.28 Notwithstanding, some music is also currently played in the rear 'garden' area, and this has the potential to cause noise nuisance if played at high volume levels at sensitive hours of the day. Reports of amplified chanting and use of a PA system have also been reported in the past. As such, a condition preventing the use of amplification equipment is recommended, except for the two festival days (Vietnamese Mothers Day and Lunar New Year – see paragraphs 8.32 and 8.33).

8.29 In general, the level of activity on a regular week is considered reasonable given the nature of the use, and subject to the attached conditions, it is considered that no undue harm would result to neighbouring amenity in terms of noise and disturbance.

8.30 Notwithstanding the assessment above, it is noted that there are a few occasions per year where activity at/around the site is notably higher (with an estimated 60-80 attendees) as outlined below:

- Vietnamese Mother's Day (August). The service is held 11am-1pm, with lunch from 1pm-2.30pm.
- Lunar New Year (January/February). The service is held 11pm-2am.

8.31 Conditions can be added to secure noise (and traffic) management plans to mitigate the impacts of this greater activity on these days, but it is acknowledged there would likely be some unavoidable harm to residential amenity in terms of noise, disturbance and traffic generation (see Highways section of report) on these days.

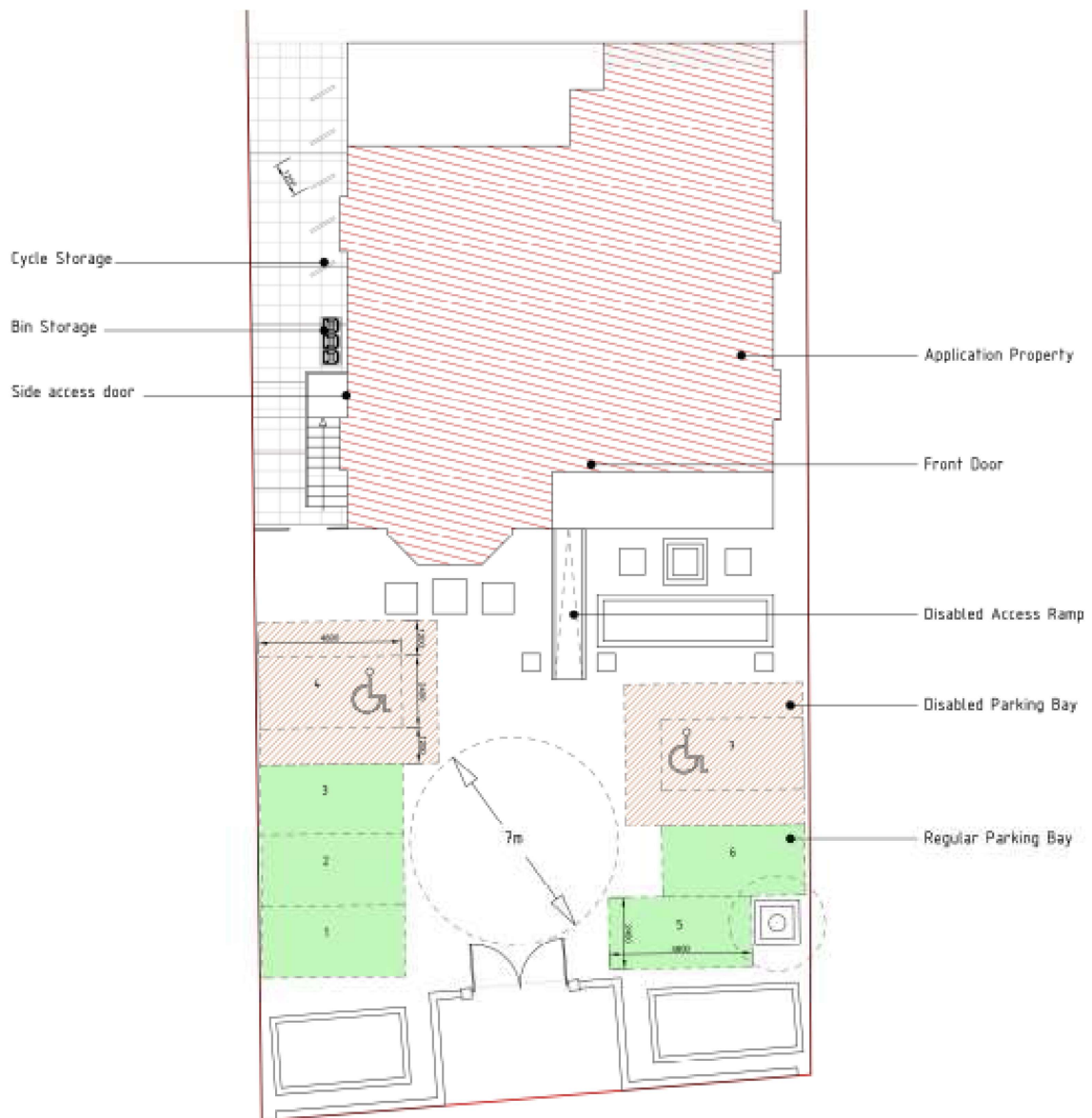
8.32 Were permission to be granted, a condition is recommended to ensure that the site is only permitted to be used as a Buddhist temple to ensure that the site is not used in a different manner by a differing religious groups or for other significant noise/traffic generating D1 uses (e.g. a day nursery) without a full (re)assessment from the Local Planning Authority.

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

8.33 Policy SP8.17 of the 2018 Croydon Local Plan states that outside high PTAL areas the Council will apply the standards as set out in the London Plan.

8.34 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.*"

8.35 The site has a Public Transport Accessibility Level (PTAL) of 2 (low). Currently there is no formal parking layout on the forecourt of the property. As part of the application a formal arrangement is proposed, providing 7 vehicular parking spaces are shown on the plans, 2 of which are accessible. This proposed layout is shown below:



8.36 The 2016 London Plan does not set out specific vehicular parking standards for religious buildings but does indicate that where parking is provided, this should include at least 2 accessible spaces (which the development would comply with). Where there are no specific standards, the London Plan indicates that the level of parking should be determined by the transport assessment undertaken for the proposal, which should be in line with but not limited to the criteria set

out in the NPPF, the impact on traffic congestion, and the availability of on and off street parking.

- 8.37 The Croydon Transport Planner has assessed the gates, the vehicular and pedestrian access, and the proposed parking layout and has deemed them to be acceptable.
- 8.38 The temple also proposes to operate a booking system so that these spaces can be allocated effectively and to limit unmanaged trips to the site which could lead to overspill onto surrounding roads.
- 8.39 As noted above, currently the greatest levels of activity at the site are on Sundays when there are 3 'events' (a religious service from 11am-1pm, a Tai Chi class from 5pm-6pm, and a meditation class from 6pm-7pm).
- 8.40 The applicant has commissioned parking stress surveys using the Lambeth Methodology on two Sunday afternoons to determine parking stresses at the times of peak use.
- 8.41 In addition, the applicant has taken into consideration the impacts of nearby consented developments when calculating likely parking stress. As noted in the table below, according to Census data and factoring in a 0.85% increase in car ownership per year from 2011 (taken from TFL data), the two nearest consents should not result in any material overspill. The development at 49-51 Beulah hill would appear to result in some overspill, but it is noted that this development is further away from the application site, and that there is very limited catchment area overlap between the parking stress surveys submitted for both applications. Given the location of the site, it is considered that most of this overspill from the development at 49-51 Beulah Hill would likely occur in Spurgeon Road/Ave, Harold/Ellery Road and to a lesser extent Waddington Way. These roads all lie outside the parking stress catchment area which forms part of this application.

Reference Number and Address	Mix of additional approved units	Number of parking spaces provided	Likely Car ownership of development (based on 2011 census data plus a 0.85% increase per year to 2020)	Difference between likely car ownership and parking provision
19/05106/FUL Rear of 1-24 Founders Gardens	8 x 3 bedroom dwellings	8	9	+ 1
19/03487/FUL	12 x 1 bed, 7 x 2 bed and 1 x 3	12	11	- 1



Land to the rear of 78 Beulah Hill	bed flats (INCLUDING existing flats at 78)			
17/03208/FUL 49-51 Beulah Hill	5 x 1 bed, 17 x 2 bed, 9 x 3 bed	17	25	+ 8

8.42 Notwithstanding, the submitted parking survey has presented a 'worse case' scenario (where there would be a reduction/overspill of 8 spaces from the 49-51 Beulah Hill development into the same catchment area). In this 'worst case scenario,' average parking stress in this area would remain below 80%. Lambeth Methodology indicates that high parking stress is generally considered to be 85% (plus).

8.43 As such, it is considered that on a regular week the development would not have an undue impact on parking pressures or the road network.

8.44 As noted previously, there are a few occasions per year where activity would be greater (such as Vietnamese Mother's Day and Lunar New Year). During these days, it is noted that some increased parking stress would result. However, on these days the temple has proposed to hire additional security staff in order to reduce the likelihood of inconsiderate/illegal parking.

8.45 Given these events only happen a few times per year, overall the impact on the highway network is not considered to be 'severe', and, as such, no conflict with Paragraph 109 of the NPPF is identified.

8.46 In relation to cycle parking, there are no strict standards for religious facilities, but the applicant in proposing the installation of 5 sheffield stands to the side of the building (accommodating 10 cycles) which is considered (more than) appropriate in this case, and would encourage more sustainable travel to the site.

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

8.47 The erected single storey rear extension was constructed on the existing hardstanding and did not therefore result in the loss of any materially significant trees or landscaping features. As noted in the townscape section of the report, the rear area displays some good quality hard and soft landscaping as well as a number of water features which add some (limited) biodiversity benefit to the local area.

### **Waste/Recycling Facilities**

8.48 The submitted site plan shows the location of waste stores to the side of the existing building. This appears to have a greater pull distance than the 20m set out in planning policy, but there is sufficient space to the front of the site for this to be satisfactorily accommodated. As such, a condition requiring revised details is recommended (in Section 2.0).

### **Other matters**

8.49 All other planning related matters have been considered and no other planning harm has been identified.

### **Conclusion/Planning Balance**

8.50 The development has resulted in the loss of a dwellinghouse, and would result in some harm in terms of noise and disturbance and parking pressures a few times per year (during large events). However, the use provides a number of community benefits in the form of organised events, public worship areas and a public garden, and it considered to result some (albeit limited) benefits to biodiversity and to the wider Conservation Area. Subject to the recommended conditions, these benefits are considered to outweigh the identified harm and as such, the application is recommended for approval.

## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

#### **2 FURTHER INFORMATION**

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

#### **3 PUBLIC SPEAKING**

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

#### **4 BACKGROUND DOCUMENTS**

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

#### **5 RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

13th August 2020

### Part 8 Other Planning Matters

Item 8.1

<b>Report of:</b> Director of Planning and Strategic Transport	<b>Title:</b> Weekly Planning Decisions
<b>Author:</b> Nicola Townsend	

#### 1. Purpose

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

#### Planning Decisions

- 1.2 Attached as Appendix 1 is the list of Delegated and Planning Committee/Sub Committee decisions taken between 20th July and 31st July 2020.
- 1.4 During this period the service issued 206 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 applicants (which also appear on the list).
- 1.5 Out of the 196 decisions issued, 42 were refused (21.42%). Therefore the approval rate for last reporting period was 78.58%.
- 1.6 The majority of cases determined during this period were relatively limited in scale and scope. Examples of some of the decisions are listed below:
- On the 20th July 2020 Planning Permission was refused (20/01763/FUL) for the Construction of two storey dwelling on land at rear of existing property with part basement/garage under and formation of new vehicular/pedestrian access to Selcroft Road at land to the rear of 31 Oakwood Avenue. Officers had concerns with a number of aspects of the scheme and it was consequently refused on a variety of grounds. These included concerns regarding the scale, design and siting of the proposal which resulted in a cramped form of development which would have a detrimental impact on the streetscene, it was considered that the development would be detrimental to the amenities of the adjoining occupiers. In addition to this the application failed to demonstrate that the off street car parking would not result in highway safety

issues. In addition to this the application did not pay adequate regard to the potential impact it may have on the protected species.

- On the 31<sup>st</sup> July 2020 planning permission was refused (20/01997/FUL) for alterations including demolition of existing garage; erection of a two storey side extension, a two storey rear extension, a loft conversion with roof lights in the front roof slope and dormers in the rear roof slope, the construction of balconies at first floor and second floor level, the construction of rear basement with terrace area and external staircase. The conversion of single dwelling into 6 flats; provision of car parking, refuse and recycling store, soft landscaping and new vehicular access onto Woodland Way. The application was refused for 3 main reasons. Firstly it was considered that the design and materials of the proposed balconies at first and second floor level would dominate and detract from the appearance of the building and have a negative impact on the street scene of which they would form part. Secondly that the development would result in a poor quality and substandard living accommodation for future residents and finally the development proposed to remove an informal crossing point and there was a lack of information regards pedestrian and vehicular sightlines which was likely to result in potential harm to highway and pedestrian safety.
- On the 23<sup>rd</sup> July Planning Permission was refused (20/02258/FUL) for the retention of the Public House on the ground floor and creation of an additional storey with rear extensions and associated alterations to provide 4 flats on the upper floors at 116 Orchard Way, Croydon. Officers have significant concerns regarding the proposal and the application was refused for several reasons. Officers considered the extensions to be excessive in size and unsympathetic in their design which resulted in not only harm the character of the building and the wider street scene but they would also cause harm to the amenities to the adjoining occupiers. Concerns were also raised as to the standard of accommodation which would be provided for future occupiers in terms of outlook, access to light, privacy and the amount of amenity space provided. In terms of impact on the highway the application failed to demonstrate that the level of off street parking was adequate and in addition to this inadequate provision was made for refuse and recycling facilities.

DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

## DELEGATED PLANNING DECISIONS (Ward Order)

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

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

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

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

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

---

Ref. No. :	20/01633/FUL	Ward :	<b>Addiscombe East</b>
Location :	37 Havelock Road Croydon CR0 6QQ	Type:	Full planning permission
Proposal :	Conversion of the house into three flats with associated alterations		
Date Decision:	27.07.20		

**Permission Granted**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Level: Delegated Business Meeting

---

Ref. No. : 20/02066/DISC  
Location : Walcot Court  
1B Ashburton Road  
Croydon  
CR0 6AP

**Ward : Addiscombe East**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 2, 4, 5 and 6 attached to Planning Permission 20/02065/CONR for Variation of Condition 1 - Approved Drawings - attached to Planning Permission 17/01929/FUL, and as subsequently amended under non material application 20/02981/NMA for Alterations to lower ground floor parking layout, provision of lightwell and erection of single storey extension to form 2 bedroom flat, provision of surface level car parking spaces to rear and alterations to vehicle access.

Date Decision: 23.07.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/02085/CAT  
Location : 106 Outram Road  
Croydon  
CR0 6XF

**Ward : Addiscombe East**  
Type: Works to Trees in a Conservation Area

Proposal : G1 Group of Prunus - Fell as close to ground level as possible. Retain the Hazel in central area (Rear Garden back Boundary). T2 Hazel - Remove x2 stems touching the shed roof. (Rear Garden - Right Hand Side - Rear of Shed).  
T4 x2 Holly - Reduce to a height of approximately 3 metres from ground level, including the self set Ash growing through the Holly on the left hand side (Rear Garden - Middle)

Date Decision: 23.07.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/02317/FUL  
Location : 2, 3-4 Sundridge Place  
Croydon  
CR0 6FF

**Ward : Addiscombe East**  
Type: Full planning permission

Proposal : Alterations to front and rear elevations, alterations to internal layout, and erection of three dormer window extensions in the rear roof slope.

Date Decision: 22.07.20

**Permission Granted**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02436/DISC  
Location : 72 Outram Road  
Croydon  
CR0 6XF  
Ward : **Addiscombe East**  
Type: Discharge of Conditions  
Proposal : Discharge of Condition 03 attached to planning permission (20/00928/HSE) for alterations to existing front boundary wall to create a wider vehicular access, erection of replacement boundary wall  
Date Decision: 31.07.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/02573/GPDO  
Location : 9 Green Court Avenue  
Croydon  
CR0 7LD  
Ward : **Addiscombe East**  
Type: Prior Appvl - Class A Larger House Extns  
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3 metres  
Date Decision: 29.07.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/02677/GPDO  
Location : 60 Northampton Road  
Croydon  
CR0 7HT  
Ward : **Addiscombe East**  
Type: Prior Appvl - Class A Larger House Extns  
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum overall height of 2.95 metres  
Date Decision: 30.07.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/02679/LP  
Ward : **Addiscombe East**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 60 Northampton Road  
Croydon  
CR0 7HT  
Type: LDC (Proposed) Operations  
edged  
Proposal : Removal of existing front dormer. Installation of two front roof lights and erection of rear dormer extension

Date Decision: 21.07.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/01288/FUL  
Location : 4 Cart Lodge Mews  
Croydon  
CR0 6FG  
Ward : **Addiscombe West**  
Type: Full planning permission  
Proposal : Erecting 2 storey dwelling house on empty plot

Date Decision: 29.07.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02365/GPDO  
Location : 156 Cherry Orchard Road  
Croydon  
CR0 6BB  
Ward : **Addiscombe West**  
Type: Prior Appvl - Class M A1/A2 to dwelling

Proposal : Part conversion of the ground floor from a shop (A1) to a dwelling (C3)

Date Decision: 31.07.20

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02568/HSE  
Location : 20 Stretton Road  
Croydon  
CR0 6EP  
Ward : **Addiscombe West**  
Type: Householder Application  
Proposal : Creation of a rear dormer with associated rear outrigger dormer to provide 2 additional bedrooms and front roof lights

Date Decision: 31.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02879/LP  
Ward : **Addiscombe West**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 39 Tunstall Road  
Croydon  
CR0 6TY  
Type: LDC (Proposed) Operations edged

Proposal : Erection of L-shaped rear dormer, erection of single-storey rear extension, erection of outbuilding in rear garden and installation of 3 rooflights in front roofslope.

Date Decision: 31.07.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/01897/FUL  
Location : 98 Bensham Manor Road  
Thornton Heath  
CR7 7AU  
Type: Full planning permission  
Ward : **Bensham Manor**

Proposal : Conversion of dwellinghouse into 3 self-contained flats; subdivision of rear garden to form amenity/communal/play space; hard and soft landscaping; one car parking space; formation of vehicular crossover; refuse and cycle provision and external alterations.

Date Decision: 23.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02234/LP  
Location : 110 Langdale Road  
Thornton Heath  
CR7 7PQ  
Type: LDC (Proposed) Operations edged  
Ward : **Bensham Manor**

Proposal : Erection of rear dormer and installation of 2 rooflights in front roofslope.

Date Decision: 23.07.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/02425/LE  
Location : 206B Brigstock Road  
Thornton Heath  
CR7 7JD  
Type: LDC (Existing) Use edged  
Ward : **Bensham Manor**

Proposal : Use of the first floor as a self contained two bedroom dwelling

Date Decision: 31.07.20

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

Level: Delegated Business Meeting

---

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Ref. No. : 20/02472/GPDO  
Location : 329 Bensham Lane  
Thornton Heath  
CR7 7ER

**Ward :** Bensham Manor  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 4 metres

Date Decision: 21.07.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/02720/PDO  
Location : Council Lighting Asset Column N16  
Outside 39B Brigstock Road  
Thornton Heath  
CR7 7JH

**Ward :** Bensham Manor  
Type: Observations on permitted  
development

Proposal : Installation of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level

Date Decision: 21.07.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/03280/LP  
Location : 50 Linden Avenue  
Thornton Heath  
CR7 7DW

**Ward :** Bensham Manor  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of rear dormer and installation of 3 rooflights in front roofslope.

Date Decision: 30.07.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/03285/LP  
Location : 36 Woodland Road  
Thornton Heath  
CR7 7LP

**Ward :** Bensham Manor  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of rear dormer and installation of 2 rooflights in front roofslope.

Date Decision: 30.07.20

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Level: Delegated Business Meeting

---

Ref. No. : 20/02310/HSE  
Location : 2 Allen Road  
Croydon  
CR0 3NT  
Proposal : Erection of single/two storey side/rear extension  
Date Decision: 28.07.20  
Ward : **Broad Green**  
Type: Householder Application

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02702/PDO  
Location : Council Lighting Asset Column N69  
Outside Griffin House, 399 - 403 London  
Road  
Croydon  
CR0 3PE  
Proposal : Installation of 4G Small Cell Radio Base station mounted to existing street lighting  
column with fibre and power connectivity at low level  
Date Decision: 21.07.20  
Ward : **Broad Green**  
Type: Observations on permitted  
development

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/02703/PDO  
Location : Council Lighting Asset Column N60  
Outside 392 London Road  
Croydon  
CR0 2SW  
Proposal : Installation of 4G Small Cell Radio Base station mounted to existing street lighting  
column with fibre and power connectivity at low level  
Date Decision: 21.07.20  
Ward : **Broad Green**  
Type: Observations on permitted  
development

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/02706/PDO  
Ward : **Broad Green**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : Council Lighting Asset Column N49  
Outside 332 London Road  
Croydon  
CR0 2TJ

Type: Observations on permitted development

Proposal : Installation of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level

Date Decision: 21.07.20

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/02707/PDO

Location : Council Lighting Asset Column N42  
Outside 229 - 231 London Road  
Croydon  
CR0 2RL

Ward : **Broad Green**

Type: Observations on permitted development

Proposal : Installation of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level

Date Decision: 21.07.20

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/02708/PDO

Location : Council Lighting Asset Column N36  
Outside 181 London Road  
Croydon  
CR0 2TF

Ward : **Broad Green**

Type: Observations on permitted development

Proposal : Installation of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level

Date Decision: 21.07.20

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/02949/LP

Location : 4 Allen Road  
Croydon  
CR0 3NT

Ward : **Broad Green**

Type: LDC (Proposed) Operations edged

Proposal : Erection of outbuilding in rear garden.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Date Decision: 31.07.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/03179/LP

**Ward : Broad Green**

Location : 58 Onslow Road  
Croydon  
CR0 3NJ

Type: LDC (Proposed) Operations edged

Proposal : Erection of single-storey rear extension.

Date Decision: 31.07.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00334/HSE

**Ward : Crystal Palace And Upper Norwood**

Location : 15 Ellery Road  
Upper Norwood  
London  
SE19 3QG

Type: Householder Application

Proposal : Garage conversion in to living space. Garage door removed and replaced with wall with triple glazed window.

Date Decision: 31.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00681/DISC

**Ward : Crystal Palace And Upper Norwood**

Location : 78 Beulah Hill  
Upper Norwood  
London  
SE19 3EX

Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (materials) of permission 19/03487/FUL.

Date Decision: 22.07.20

**Approved**

Level: Delegated Business Meeting

Ref. No. : 20/01004/CONR **Ward : Crystal Palace And Upper Norwood**

Location : Land At Victory Place/ Carberry Road/ Carberry Works, Crystal Palace, SE19 3RU Type: Removal of Condition

Proposal : Variation of Condition 22 - approved drawings- of Planning Permission 15/02658/P (by association with Refs: 17/04227/NMA & 18/01817/NMA) for the demolition of some of the existing buildings on site and redevelopment and reuse to provide a mixed use scheme comprising retail within Class A1 (at ground floor level), flexible retail/office/studio space within Classes A1 and B1 (at ground floor level) including an element of D1 (community) use, restaurant/bar within Classes A3/A4 (at ground level), apart-hotel/hotel within Class C1 (at ground, 1st, 2nd & 3rd floor levels), office within Class B1 (at 1st & 2nd floor level), together with residential accommodation (Class C3) comprising a mix of 1 studio, 18 one bedroom, 9 two-bedroom and 5 three-bedroom flats (at 1st, 2nd and 3rd floor levels) and associated amenity space. Provision of a covered space for use as a market and entertainment space. Provision of associated disabled car parking, secure cycle storage and refuse/recycling storage areas.

Date Decision: 20.07.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/02331/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 15 Essex Grove Upper Norwood London SE19 3SX Type: Works to Trees in a Conservation Area

Proposal : T1 Sycamore - fell to ground level

Date Decision: 29.07.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/02357/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 35 Grecian Crescent Upper Norwood London SE19 3HJ Type: Householder Application

Proposal : Alterations to land levels including retaining walls.



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Date Decision: 31.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01214/HSE **Ward : Coulsdon Town**  
Location : 32 Woodlands Grove **Type: Householder Application**  
Coulsdon  
CR5 3AJ  
Proposal : Erection of single storey side and rear extension with raised decking.

Date Decision: 24.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02062/HSE **Ward : Coulsdon Town**  
Location : 9 The Drive **Type: Householder Application**  
Coulsdon  
CR5 2BL  
Proposal : Erection of side extension and rear extension at ground and lower floor levels with associated external changes including stairs, balcony and balustrade

Date Decision: 30.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02099/TRE **Ward : Coulsdon Town**  
Location : 10 Charles Howell Drive **Type: Consent for works to protected trees**  
Coulsdon  
Croydon  
CR5 3JX  
Proposal : T1 Horse Chestnut - Overall crown reduction of 2m (located on the left hand side of the rear boundary by approximately). T2 Horse Chestnut Overall crown reduction of 3m (located on the right hand side of the rear boundary). G3 Mixed Species Shrubs - cut back all hedging and mixed species trees located along the rear boundary, back to boundary line.  
(TPO no 25, 1993)

Date Decision: 23.07.20

**Consent Granted (Tree App.)**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Level: Delegated Business Meeting

---

Ref. No. : 20/02210/FUL  
Location : 185 Chipstead Valley Road  
Coulsdon  
CR5 3BR  
Ward : Coulsdon Town  
Type: Full planning permission  
Proposal : Change of use from B1 office to C3(a) residential, alterations and extension of existing ground floor and basement for 1 new dwelling  
Date Decision: 23.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02260/HSE  
Location : 35 The Ridge  
Coulsdon  
CR5 2AT  
Ward : Coulsdon Town  
Type: Householder Application  
Proposal : Demolition of garage and lean too, alterations and erection of single storey side/ rear extension and raised patio.  
Date Decision: 23.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02404/CONR  
Location : Development Site Adjoining St Andrew's  
Vicarage  
Julien Road  
Coulsdon  
Ward : Coulsdon Town  
Type: Removal of Condition  
Proposal : Variation of Condition 2 (Approved Drawings) of planning permission 20/00040/FUL dated 15/04/2020 for "Erection of a part two; part three storey building comprising 8 self-contained flats (3x1 bed, 3x2 bed and 2x3 bed) including excavation of basement level for vehicular parking and cycle storage; hard and soft landscaping; amenity/communal and play space; refuse provision; boundary treatment; alterations to land levels; internal lift and formation of vehicular crossover along Woodmansterne Road." The variation seeks a single storey extension to the building (flat 3) with a green roof and replacement side (north) window with a door.  
Date Decision: 30.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Ref. No. : 20/02663/NMA **Ward : Coulsdon Town**  
Location : 16 The Grove **Type: Non-material amendment**  
Coulsdon  
CR5 2BH

Proposal : Non-material amendmend (formation of a basement room and replacement of a pitched roof with a flat roof with 2 x pyramid rooflights over the side/rear extension) to planning permission ref. 19/01159/HSE.

Date Decision: 20.07.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 19/01055/DISC **Ward : Fairfield**  
Location : Former Essex House **Type: Discharge of Conditions**  
George Street  
Croydon

Proposal : Approval of details pursuant to condition 16 (Refuse Collection Strategy) of planning permission 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)

Date Decision: 24.07.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/04174/DISC **Ward : Fairfield**  
Location : Former Essex House **Type: Discharge of Conditions**  
George Street  
Croydon

Proposal : Approval of details pursuant to condition 23 (External Lighting) of planning permission 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 28 disabled parking spaces, cycle storage and refuse storage, and associated hard and soft landscaping).

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Date Decision: 24.07.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/05011/FUL **Ward : Fairfield**  
Location : Lavendar Apartments **Type: Full planning permission**  
1A Mulgrave Road  
Croydon  
CR0 1BL

Proposal : Erection of mansard roof over whole building converting 2 x 1-bed flats into 4 x studio flats. Erection of 4-storey rear extension converting 6 x 1-bed flats into 6 x 2-bed flats. Erection of 3-storey side extension to provide 1 x 1-bed and 2 x studio flats (total of 5 additional flats) with external alterations, revised landscaping and access. Provision of communal amenity space, refuse and cycle stores.

Date Decision: 24.07.20

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

Level: Delegated Business Meeting

---

Ref. No. : 19/05068/DISC **Ward : Fairfield**  
Location : Former Essex House **Type: Discharge of Conditions**  
George Street  
Croydon

Proposal : Approval of details pursuant to condition 14 (Non residential cycle parking) of planning permission 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 28 disabled parking spaces, cycle storage and refuse storage, and associated hard and soft landscaping).

Date Decision: 24.07.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/05737/FUL **Ward : Fairfield**  
Location : 5 Derby Road **Type: Full planning permission**  
Croydon  
CR0 3SE

Proposal : Erection of first floor extension

Date Decision: 31.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/05758/DISC **Ward : Fairfield**  
Location : Former Essex House **Type: Discharge of Conditions**  
George Street  
Croydon

Proposal : Approval of details pursuant to condition 5 (Landscaping and Public Realm Management and Maintenance Strategy) of planning permission 17/04201/FUL, for: 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.

Date Decision: 24.07.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01218/DISC **Ward : Fairfield**  
Location : 1 Parker Road And Land To The Rear **Type: Discharge of Conditions**  
Including 18A, 20A And 20C South End  
Croydon  
CR0 1DN

Proposal : Discharge of Conditions 8 (External Lighting) attached to planning permission 18/04953/FUL for Demolition of existing buildings and erection of a 2 storey building containing music rehearsal and event space at ground floor level (sui generis) and 2 residential units (1 x 1 bed and 1 x studio) above and the erection of a 3 storey terrace containing 6 x 3 bedroom dwelling houses to the rear together with car and cycle parking, refuse storage and amenity space.

Date Decision: 23.07.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/01503/CONR **Ward : Fairfield**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : Land Adjoining East Croydon Station, Type: Removal of Condition  
Bounded By George Street (Including 1-5  
Station Approach), Dingwall Road, (Including  
The Warehouse Theatre), Lansdowne Road  
And Including Land To The North Of  
Lansdowne Road, Croydon

Proposal : Application for development without compliance with conditions 7 (approved plans), 71 (B04 wind mitigation), 72 (B04 design details), 73 (B05 reveal depths) and 74 (B05 design details) subject to which previous planning permission 11/00631/P (The erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class B1 use for a minimum of 88,855 sq metres and a maximum of 151, 420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of retail (class A1-A5 floorspace); provision of a maximum of 400 sq metres of community use (class D1); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces) was granted to allow for a revised office building across plots B04 and B05. (This application is accompanied by an Environmental Statement Addendum)

Date Decision: 22.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02203/DISC Ward : **Fairfield**  
Location : Land North Of The Junction Of Church Street Type: Discharge of Conditions  
And Drummond Road And Land South East  
Of The Junction Of Tamworth Place And  
Drummond Road  
Croydon  
CR0 1RL

Proposal : Discharge of condition 9 (Contamination- validation) attached to planning permission 16/06469/FUL for the erection of 2 four-storey buildings comprising a total of 16 one bedroom and 12 two bedroom flats and 327 sq m of retail space (Use Class A1-A3) on the ground floor level, with provision of car parking, landscaping and other associated works.

Date Decision: 24.07.20

### **Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/02219/DISC Ward : **Fairfield**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : Old Palace School  
Old Palace Road  
Croydon  
CR0 1AX

Type: Discharge of Conditions

Proposal : Details pursuant to condition 9 of 19/00790/LBC granted 2019 for conservation and repair of decaying 16th Century window stonework and adjacent brick and flint walls located within an internal staircase lobby on the ground floor of the Grade I Listed School.

Date Decision: 24.07.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/02267/DISC

Location : Flat 1, 10 Beech House Road  
Croydon  
CR0 1JP

Ward : **Fairfield**

Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (external facing materials) attached to planning permission ref.18/02584/FUL for the erection of single-storey rear extension.

Date Decision: 31.07.20

### Approved

Level: Delegated Business Meeting

---

Ref. No. : 20/02304/FUL

Location : 55 Frith Road  
Croydon  
CR0 1TB

Ward : **Fairfield**

Type: Full planning permission

Proposal : Demolition of existing two storey commercial building, erection of four storey building to provide 4 residential flats.

Date Decision: 27.07.20

### Permission Refused

Level: Delegated Business Meeting

---

Ref. No. : 20/02376/DISC

Location : Land Rear Of 81 Lansdowne Road  
Croydon  
CR0 2BF

Ward : **Fairfield**

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 7 (carbon dioxide emissions) of planning permission 18/005205/ful granted for Erection of 2-storey building comprising 2 x 1 bed (1 person) units with associated amenity spaces, refuse and cycle stores.

Date Decision: 30.07.20

### Part Approved / Part Not Approved

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02377/CAT  
Location : 17 Mulgrave Road  
Croydon  
CR0 1BL  
Ward : **Fairfield**  
Type: Works to Trees in a  
Conservation Area

Proposal : 1. Front garden: from left to right (as facing the property from road) - (a) silver birch reduce by one third because of excess growth and to develop better habitat; (b) laburnum remove because it is dead; (c) silver birch reduce by one third because of excessive growth and develop better habitat; (d) remove first ivy thick root because it is causing fence and tree damage, and second ivy because it is overhanging the street; (e) buddleia reshape to promote bush growth; (f) small bay to fell because low amenity value; (g) fir or cypress to fell because of potential structural damage to property and drains. 2. Rear garden: (a) bay tree to fell because of potential structural damage to next door property and in time potential structural damage to our own property; (b) cut down large ivy because of thick growth, potential damage to and overhanging properties.  
(Chatsworth Road Conservation Area)

Date Decision: 29.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02450/CAT  
Location : 12 Mulgrave Road  
Croydon  
CR0 1BL  
Ward : **Fairfield**  
Type: Works to Trees in a  
Conservation Area

Proposal : Remove a row of 10 Leylandii.

Date Decision: 29.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02453/ADV  
Location : Commercial Union House  
69 Park Lane  
Croydon  
CR0 1JD  
Ward : **Fairfield**  
Type: Consent to display  
advertisements

Proposal : Installation of 2 x internally illuminated totem signs.

Date Decision: 31.07.20

### Consent Granted (Advertisement)



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02585/CONR **Ward : Fairfield**  
Location : 42 George Street Type: Removal of Condition  
Croydon  
CR0 1PB

Proposal : Variation to wording of Condition 1 (Hours of Use) of LPA ref: 12/02071/P (Alterations; use of ground floor for purposes within class A3 (restaurant and cafe) and erection of extract ducting at rear).

Date Decision: 31.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02843/NMA **Ward : Fairfield**  
Location : Cambridge House, 16-18 Wellesley Road Type: Non-material amendment  
Croydon  
CR0 2DD

Proposal : Alteration to the wording of condition 1 attached to planning permission 16/03368/P for 'Demolition of existing buildings; erection of 26 storey building with double height ground floor plus basement level comprising 63 two bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping and 3 parking spaces'

Date Decision: 29.07.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02844/NMA **Ward : Fairfield**  
Location : Cambridge House, 16-18 Wellesley Road Type: Non-material amendment  
Croydon  
CR0 2DD

Proposal : Alteration to the wording of condition 17 attached to planning permission 16/03368/P for 'Demolition of existing buildings; erection of 26 storey building with double height ground floor plus basement level comprising 63 two bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping and 3 parking spaces'

Date Decision: 29.07.20

**Approved**

Level: Delegated Business Meeting

Ref. No. : 19/05954/FUL **Ward : Kenley**  
Location : 37 Welcomes Road **Type: Full planning permission**  
Kenley  
CR8 5HA  
Proposal : Demolition of existing dwelling, erection of a two/three storey building to provide 9 residential units, with associated landscaped areas including parking, cycle and refuse storage  
Date Decision: 30.07.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00803/DISC **Ward : Kenley**  
Location : Rokewood Court **Type: Discharge of Conditions**  
20 Roke Road  
Kenley  
Proposal : Discharge of Conditions 3E (Bat Licence), 5b (Bird and bat boxes), 5c (Log Piles), 14 (Carbon Emissions), 19 (Materials) attached to application 16/01821/P dated 27/04/2017 for 'Demolition of an existing residential care home, erection of a two/three/four storey building for use as residential care home and provision of 20 car parking spaces and associated facilities.'  
Date Decision: 20.07.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00999/FUL **Ward : Kenley**  
Location : 14 Somerton Close **Type: Full planning permission**  
Purley  
CR8 4BA  
Proposal : Erection of detached 3 bedroom house adjacent to 14 Somerton Close with associated bin and cycle stores, alterations, formation of vehicular access and provision of 1 parking space for host house and vehicular access and provision of 1 parking space for proposed house.  
Date Decision: 23.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01291/HSE **Ward : Kenley**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 31 Hawkhurst Road Type: Householder Application  
Kenley  
CR8 5DN  
Proposal : Alterations and erection of a two storey rear extension and a loft extension and conversion including a rear dormer

Date Decision: 24.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01643/HSE Ward : Kenley  
Location : 48 Lower Road Type: Householder Application  
Kenley  
CR8 5NB  
Proposal : Single storey rear and side infill extension to existing dwelling house.

Date Decision: 21.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02127/HSE Ward : Kenley  
Location : 38 Uplands Road Type: Householder Application  
Kenley  
CR8 5EF  
Proposal : Erection of a single storey rear extension.

Date Decision: 20.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02159/PIP Ward : Kenley  
Location : 2 Kearton Close Type: Permission in Principle  
Kenley  
CR8 5EN

Proposal : residential development of 2 - 4 units

Date Decision: 27.07.20

**Permission in principle approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02186/TRE Ward : Kenley

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 3 Densham Drive  
Purley  
CR8 2XG  
Type: Consent for works to protected trees

Proposal : 1 x Holly - Reduce height by 2m leaving 3m & trim sides to shape by up to 1m  
(TPO 3,1997)

Date Decision: 28.07.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/02341/TRE  
Location : 8 Glenside Close  
Kenley  
CR8 5AX  
Type: Consent for works to protected trees  
Ward : Kenley

Proposal : T1 - Sycamore (Maple) Tree - Reduce crown height down to 18m and reduce lateral limbs back to leave 4-5m and crown thin by 10-15%  
(TPO 8 2001)

Date Decision: 29.07.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02369/TRE  
Location : 1 - 24 Bader Close  
Kenley  
CR8 5DQ  
Type: Consent for works to protected trees  
Ward : Kenley

Proposal : T21 Elder - Fell as close to ground level as possible  
Significant basal decay; excessive movement at base.  
T23 Cherry Dead tree. ( Exempt Works) Fell as close to ground level as possible  
T33 Pear Fell as close to ground level as possible- Boundary tree. Ivy on trunk, trifurcated at 1.5m above ground level. Stem orientated West topped at 2m from union, stem orientated North topped at 3m from union, stem orientated South has eccentric growth. Severe basal decay suspected; significant differences in tone heard when tapped with acoustic hammer. unsuitable for long term retention.  
(TPO 149)

Date Decision: 29.07.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02379/TRE  
Ward : Kenley

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 1 - 9 Lightwood Court  
Valley Road  
Kenley  
CR8 5DG

Type: Consent for works to protected trees

Proposal : T7 Common Oak , Reduce lowest branches on North side by up to 3m to match into crown. Crown lift North side over neighbouring access drive to give 4m clearance from ground level. Remove deadwood from crown, remove epicormics.  
Long etiolated branches growing low over adjacent property to the North, trifurcated from 6m, appears to have lost a large stem orientated East at main union at 6m, area covered with epicormics and leaf detritus. Asymmetrical crown biased South/West; major deadwood throughout crown.  
T12 Beech Tree . Fell as close to ground level as possible Tree growing on edge of embankment; tree overtopped and suppressed by dominant neighbour. Co-dominant from 1m above ground level with tight fork with 'ear' forming on South/East side; both stems off-set from base. of low future potential, squirrel damage in crown growing adjacent to archaeological feature.  
(TPO 149)

Date Decision: 29.07.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 20/02435/HSE  
Location : 6 Zig Zag Road  
Kenley  
CR8 5EL

Ward : Kenley  
Type: Householder Application

Proposal : Demolish existing conservatory and erect a single storey extension on the same footprint.

Date Decision: 23.07.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/02778/LP  
Location : 107 Old Lodge Lane  
Purley  
CR8 4DP

Ward : Kenley  
Type: LDC (Proposed) Operations edged

Proposal : Erection of a replacement single storey rear extension.

Date Decision: 30.07.20

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

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Ref. No. : 20/02613/GPDO  
Location : 37 Dunley Drive  
Croydon  
CR0 0RG

**Ward :** New Addington North  
**Type:** Prior Appvl - Class A Larger  
House Extns

**Proposal :** Erection of a single storey rear extension projecting out 5.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.4 metres

Date Decision: 29.07.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/02105/HSE  
Location : 80 Wolsey Crescent  
Croydon  
CR0 0PF

**Ward :** New Addington South  
**Type:** Householder Application

**Proposal :** Erection of a single storey front, side and rear extension and alterations

Date Decision: 23.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/02701/CONR  
Location : Land Adjoining Norbury Railway Station  
Norbury Avenue  
Norbury  
London

**Ward :** Norbury Park  
**Type:** Variation of Condition

**Proposal :** The proposal is for variation of Condition 1 (In accordance with approved drawings) of planning permission ref 18/04047/FUL dated 27.03.2019 for construction of a four-storey building comprising of 12 flats with balconies and a ground floor commercial unit (218sq.m floorspace, Use Class B8 storage and distribution) with associated parking (for 7 cars), bicycle and refuse area; vehicles crossover, pedestrian footpath improvements, new landscaping including communal area.. (The variation involves the provision of a storage basement area 109 sqm increasing the commercial floorspace to 327sq.m).

Date Decision: 21.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02413/LE  
Location : 34 Ingram Road  
Thornton Heath  
CR7 8EB  
Ward : **Norbury Park**  
Type: LDC (Existing) Operations  
edged  
Proposal : Erection of hip to gable roof extension, dormer extension in rear roofslope and installation of rooflights in front roofslope (existing)

Date Decision: 31.07.20

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Ref. No. : 19/05946/FUL  
Location : 1464 London Road  
Norbury  
London  
SW16 4BU  
Ward : **Norbury And Pollards Hill**  
Type: Full planning permission  
Proposal : Alterations, including a proposed single storey rear extension with flat roof to ground floor shop.

Date Decision: 31.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00957/HSE  
Location : 1 & 2 Abingdon Road  
Norbury  
London  
SW16 5QP  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application  
Proposal : Retrospective application for erection of outbuilding in rear garden for use as gym.

Date Decision: 30.07.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01415/FUL  
Ward : **Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 1124 - 1126 And 1126A London Road Type: Full planning permission  
Norbury  
London  
SW16 4DT

Proposal : Demolition of buildings to rear, alterations to building fronting London Road and erection four storey building accommodating 7 x flats, assembly/leisure use (Class D2) and retail use (Class A1) and associated car parking, cycle parking and refuse storage

Date Decision: 29.07.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02147/ADV Ward : **Norbury And Pollards Hill**  
Location : Norbury Library Type: Consent to display  
Beatrice Avenue advertisements  
Norbury  
London  
SW16 4UW

Proposal : Display of 1 x internally illuminated corner fascia sign and non illuminated entrance graphics and graphic vinyls.

Date Decision: 23.07.20

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 20/02173/LP Ward : **Norbury And Pollards Hill**  
Location : 36 Pollards Hill East Type: LDC (Proposed) Operations  
Norbury edged  
London  
SW16 4UU

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

Date Decision: 22.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02223/HSE Ward : **Norbury And Pollards Hill**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 110 Stanford Road  
Norbury  
London  
SW16 4QA  
Type: Householder Application

Proposal : Erection of single storey rear extension and alterations to enlarge outbuilding.

Date Decision: 23.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02322/HSE  
Location : 5 Highdaun Drive  
Norbury  
London  
SW16 4LY  
Type: Householder Application  
Ward : **Norbury And Pollards Hill**

Proposal : Erection of single storey rear and side 'Orangery style' conservatory.

Date Decision: 28.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02330/FUL  
Location : 2 - 10 Fairview Road  
Norbury  
London  
SW16 5PY  
Type: Full planning permission  
Ward : **Norbury And Pollards Hill**

Proposal : Change of use from A1(etail) to part D2 (gym) and part C3 (6 flats) single storey infill extension and minor external alterations including the enlargement of existing windows and creation of new windows with associated amenity space, parking and refuse store.

Date Decision: 28.07.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02372/HSE  
Location : 33 Ena Road  
Norbury  
London  
SW16 4JD  
Type: Householder Application  
Ward : **Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Proposal : Alterations to existing roof to include raising the ridge height, erection of dormer extension in rear roofslope and installation of rooflights in the front roofslope; erection of single storey rear extension.

Date Decision: 29.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02745/PDO  
Location : Windsor House  
1270 London Road  
Norbury  
London  
SW16 4DH

**Ward : Norbury And Pollards Hill**  
Type: Observations on permitted development

Proposal : The removal of 3No. existing antennas and 2No dummy antennas. The addition of 6No new antennas and ancillary equipment including, but not limited to RRU's, GPS unit and development thereto.

Date Decision: 23.07.20

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/01770/HSE  
Location : 24 Mead Way  
Coulsdon  
CR5 1PG

**Ward : Old Coulsdon**  
Type: Householder Application

Proposal : Erection of outbuilding at rear (retrospective application)

Date Decision: 20.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02052/TRE  
Location : 11 Chandos Gardens  
Coulsdon  
CR5 1HW

**Ward : Old Coulsdon**  
Type: Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Proposal : T1 Ash tree - shorten overhanging lateral branches back in line with the rear boundary fence, by 2 to 2.5mts.  
(TPO no 7, 2003)

Date Decision: 23.07.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/02098/TRE  
Location : 6 Cearn Way  
Coulsdon  
CR5 2LH  
Proposal : Yew (T1) - Overall crown reduction of 2m (rear garden - right hand boundary)  
(TPO no 6, 1985)

**Ward : Old Coulsdon**  
Type: Consent for works to protected trees

Date Decision: 23.07.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/02241/HSE  
Location : 7 Keston Avenue  
Coulsdon  
CR5 1HP  
Proposal : Erection of ground floor rear extension, front porch and front rooflight

**Ward : Old Coulsdon**  
Type: Householder Application

Date Decision: 24.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02321/DISC  
Location : 278 Coulsdon Road  
Coulsdon  
CR5 1EB  
Proposal : Discharge of Condition 4 (Screening) attached to 19/05166/HSE

**Ward : Old Coulsdon**  
Type: Discharge of Conditions

Date Decision: 24.07.20

**Approved**

Level: Delegated Business Meeting

Ref. No. : 20/02375/HSE  
Location : 21 Coulsdon Rise  
Coulsdon  
CR5 2SE  
Proposal : Erection of a single storey side and rear extension.

Ward : **Old Coulsdon**  
Type: Householder Application

Date Decision: 23.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02695/LP  
Location : 78 Mead Way  
Coulsdon  
CR5 1PJ  
Proposal : Demolition of existing conservatory and erection of a single storey rear extension, including a raised patio and retaining wall.

Ward : **Old Coulsdon**  
Type: LDC (Proposed) Operations edged

Date Decision: 30.07.20

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

---

Ref. No. : 19/05965/FUL  
Location : 114 Addiscombe Road  
Croydon  
CR0 5PQ  
Proposal : Demolition of existing building and erection of two dwelling houses with off street parking.

Ward : **Park Hill And Whitgift**  
Type: Full planning permission

Date Decision: 24.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02198/FUL  
Location : 146 Addiscombe Road  
Croydon  
CR0 7LA  
Proposal : Change of use from a family dwelling (C3) to a HMO (C4)

Ward : **Park Hill And Whitgift**  
Type: Full planning permission

Date Decision: 21.07.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01516/CONR

**Ward : Purley Oaks And  
Riddlesdown**

Location : 14 Mitchley Avenue  
Purley  
CR8 1DT

Type: Removal of Condition

Proposal : Variation of condition 1 (approved plans), 3 (details), 4 (landscaping) and 12 (accessible and adaptable dwellings) attached to planning permission 18/03582/FUL Demolition of existing property and erection of 3-storey development consisting 6 flats with associated access, 4 parking spaces, cycle storage and refuse store, and alterations to the existing land levels (revised description and proposal)

Date Decision: 28.07.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/01562/HSE

**Ward : Purley Oaks And  
Riddlesdown**

Location : 21 Riddlesdown Avenue  
Purley  
CR8 1JH

Type: Householder Application

Proposal : Retention of alterations to ground levels and retention of rear garden deck including retaining wall/steps and heat source pump and alterations.

Date Decision: 21.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01563/CONR

**Ward : Purley Oaks And  
Riddlesdown**

Location : 14 Mitchley Avenue  
Purley  
CR8 1DT

Type: Removal of Condition

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Proposal : Variation of condition 1 (approved plans), 3 (details) and 4 (landscaping) attached to planning permission 18/03582/FUL Demolition of existing property and erection of 3-storey development consisting 6 flats with associated access, 4 parking spaces, cycle storage and refuse store, and alterations to the existing land levels (revised description and proposal)

Date Decision: 24.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01725/DISC

Ward : **Purley Oaks And Riddlesdown**

Location : 141 Brancaster Lane  
Purley  
CR8 1HL

Type: Discharge of Conditions

Proposal : Discharge of Condition 11 (SuDS) for application 19/00885/FUL decision dated 10/05/2019 for the "Erection of two storey side/rear and roof extensions and conversion into 6 flats with associated parking, balconies and landscaping"

Date Decision: 22.07.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02150/TRE

Ward : **Purley Oaks And Riddlesdown**

Location : 16 Chancellor Gardens  
South Croydon  
CR2 6WB

Type: Consent for works to protected trees

Proposal : T22 Horse chestnut - Crown lift to 5m measure from ground level. (max cut size of 30mm)  
(TPO No 26, 1984)

Date Decision: 23.07.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02296/HSE

Ward : **Purley Oaks And Riddlesdown**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 32 Riddlesdown Avenue  
Purley  
CR8 1JJ

Type: Householder Application

Proposal : Erection of a two-storey side and rear extension; extension to existing patio at rear; insertion of a ground floor side window in to the existing dwelling and alterations to the front elevation.

Date Decision: 24.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02490/GPDO

**Ward : Purley Oaks And Riddlesdown**

Location : 12 Gordon Avenue  
South Croydon  
CR2 0QN

Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 23.07.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 20/00765/FUL

**Ward : Purley And Woodcote**

Location : 15 Russell Hill  
Purley  
CR8 2JB

Type: Full planning permission

Proposal : Part single, part two storey side and rear extension (with lower ground floor extension) including accommodation in roofspace to the existing care home (C2 Use Class) to provide 8 additional bedrooms for residents and 2 additional staff rooms (within roofspace), hard and soft landscaping, alterations to land levels and external alterations including new rear staircase.

Date Decision: 30.07.20

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 20/01677/FUL **Ward :** **Purley And Woodcote**  
Location : 14A Smitham Bottom Lane **Type:** Full planning permission  
Purley  
CR8 3DA  
Proposal : Demolition of existing single storey detached dwelling (with roof accommodation) and erection of a two storey building (with roof accommodation) to the front comprising 6 self-contained flats and construction of a two storey building to the rear comprising 3 terraced dwellings; new access drive to the side; vehicular parking; hard and soft landscaping; communal/amenity/play space; refuse and cycle storage and boundary treatment.

Date Decision: 22.07.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/01706/DISC **Ward :** **Purley And Woodcote**  
Location : St Nicholas School **Type:** Discharge of Conditions  
Reedham Drive  
Purley  
CR8 4DS  
Proposal : Discharge of condition 10 - Various and condition 16 - Intrusive Site Investigation attached to planning permission 17/06229/FUL for Demolition of existing school buildings; Erection of a replacement four storey school with associated car park, play areas, landscaping and associated works

Date Decision: 27.07.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/01763/FUL **Ward :** **Purley And Woodcote**  
Location : Land R/o 31 Oakwood Avenue **Type:** Full planning permission  
Purley  
CR8 1AR  
Proposal : Construction of two storey dwelling on land at rear of existing property with part basement/garage under and formation of new vehicular/pedestrian access to Selcroft Road

Date Decision: 20.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01951/DISC **Ward :** **Purley And Woodcote**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 57 Downs Court Road  
Purley  
CR8 1BF  
Type: Discharge of Conditions

Proposal : Discharge of Condition 14 (SAP) attached to Planning Permission 18/02697/FUL granted for the demolition of existing house: erection of a two storey building with roof accommodation in association with the creation of 7 residential units consisting 2 x studio, 3 x one bedroom, 1 x 2 bedroom and 1 x 3 bedroom flats with associated landscaping including retaining wall, car parking, bin store and cycle store.

Date Decision: 28.07.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/02034/HSE  
Location : 44 Oakwood Avenue  
Purley  
CR8 1AQ  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Erection of a porch extension, ground floor cantilevered front roof extension and alterations

Date Decision: 28.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02053/TRE  
Location : High Trees  
10A Woodland Way  
Purley  
CR8 2HU  
Ward : **Purley And Woodcote**  
Type: Consent for works to protected trees

Proposal : T1 Oak, T2 Oak and T3 Oak (situated within rear garden) Crown thin all three specimens by 30% and remove epicormic shoots.  
(TPO No. 31, 1974)

Date Decision: 23.07.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02183/TRE  
Location : 5 Upper Woodcote Village  
Purley  
CR8 3HE  
Ward : **Purley And Woodcote**  
Type: Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Proposal : Horse Chestnut (T1). Fell due to excessive decay. The tree has been pollarded leaving large wounds which have become very rotten. It's now at risk of falling apart and damaging property.

Horse Chestnut (T2). Reduce by 1-2 metres and thin by 10% for general maintenance to the tree and to improve the amount of light shining into the gardens.  
TPO 26 1986

Date Decision: 29.07.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	20/02191/TRE	<b>Ward :</b>	<b>Purley And Woodcote</b>
Location :	6 Atalanta Close Purley CR8 2JR	Type:	Consent for works to protected trees
Proposal :	T1 Sycamore tree reduce by 3-4 metres and crown clean T2 Conifer tree fell and grind stump T3 Cedrus atlantica fell and grind stump T4 Dead tree fell (TPO 18, 1985)		

Date Decision: 28.07.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	20/02213/CONR	<b>Ward :</b>	<b>Purley And Woodcote</b>
Location :	55 Hillcrest Road Purley CR8 2JF	Type:	Removal of Condition
Proposal :	Variation of conditions 1 (approved documents and drawings) and 4 (windows) attached to planning permission ref.18/03313/FUL (Demolition of existing dwelling and proposed erection of a two storey detached building with accommodation in roof to provide 7 flats (2 x 1 bed, 3 x 2 bed and 2 x 3 bed) with associated car parking and new crossover, amenity space, refuse and cycle stores).		

Date Decision: 31.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/02230/CAT	<b>Ward :</b>	<b>Purley And Woodcote</b>
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 2 Silver Lane  
Purley  
CR8 3HG  
Type: Works to Trees in a  
Conservation Area

Proposal : T1 - front garden - Mature Lawson Cypress cultivar - Fell due to too large for location & poor form due to historic topping; to replant with different cultivar.  
T2 - front garden - Mature Lawson Cypress cultivar - Fell due too large for setting - replant with different cultivar.

Date Decision: 28.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02235/CAT  
Location : 8 Silver Lane  
Purley  
CR8 3HG  
Ward : **Purley And Woodcote**  
Type: Works to Trees in a  
Conservation Area

Proposal : Group 1. Laurel hedge To fell to as close to ground level as possible

Group 2. Laurel/Hawthorn/Lonicera To fell to as close to ground level as possible

3. Crab Apple To crown reduce by 1.5mts and shape

Group 4. Laurels To reduce to 3mts in height

Reasons :  
The garden is very overgrown and the works are to create more space and light for plants to grow and to open up the garden space to a more manageable area,

Date Decision: 29.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02252/CAT  
Location : 21A Rose Walk  
Purley  
CR8 3LJ  
Ward : **Purley And Woodcote**  
Type: Works to Trees in a  
Conservation Area

Proposal : The proposed work is to trim down both Cypress trees to 5 metres making the trees more manageable and also allow for more sunlight. Especially Cypress A which will soon start to damage the property.

Webb Estate Conservation Area

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Date Decision: 29.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02253/CONR  
Location : 67 Whytecliffe Road South  
Purley  
CR8 2AZ  
Proposal : Removal of Condition 2 of planning permission 19/01859/GPDO concerning the historical uses of the site

Ward : **Purley And Woodcote**  
Type: Removal of Condition

Date Decision: 24.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02254/DISC  
Location : 67 Whytecliffe Road South  
Purley  
CR8 2AZ  
Proposal : Discharge Condition No.3 (hot water boiler) from PP. 19/01859/GPDO

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

Date Decision: 24.07.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02266/HSE  
Location : 7 Walburton Road  
Purley  
CR8 3DL  
Proposal : Erection dormers to main front elevation

Ward : **Purley And Woodcote**  
Type: Householder Application

Date Decision: 24.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02307/HSE  
Location : 50 Old Lodge Lane  
Purley  
CR8 4DF

Ward : **Purley And Woodcote**  
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Proposal : Demolition of existing ancillary outbuilding, car port and erection of extensions to the front and rear of the existing building with the increase in roof height to accommodate an additional storey.

Date Decision: 31.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02347/DISC **Ward : Purley And Woodcote**

Location : 3 Woodcote Drive **Type: Discharge of Conditions**  
Purley  
CR8 3PD

Proposal : Discharge of Condition 9 (SUDS) associated with Planning Permission 18/05264/FUL granted for the demolition of existing house and erection of three storey building comprising 8 flats with associated parking, cycle store, refuse store and landscaping

Date Decision: 24.07.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02348/DISC **Ward : Purley And Woodcote**

Location : 3 Olden Lane **Type: Discharge of Conditions**  
Purley  
CR8 2EH

Proposal : Discharge of Condition 13 (SUDS) attached to application 19/00110/FUL dated 01/04/2019 for 'Demolition of the existing dwelling and detached garage. Erection of a two/three storey building to provide 8 units with associated parking/access, landscaping, internal refuse and external cycle stores.'

Date Decision: 29.07.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02380/PDO **Ward : Purley And Woodcote**

Location : Car Park, Whytecliffe Road South **Type: Observations on permitted development**  
Purley  
CR8 2AY

Proposal : Removal of 4 no. antenna and installation of 6 no. antenna together with ancillary development thereto.

Date Decision: 29.07.20



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Proposal : Non-material amendment to planning application 17/06213/HSE for erection of raised patio and boundary fences

Date Decision: 29.07.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00867/FUL **Ward : Sanderstead**  
Location : 35 Limpsfield Road **Type: Full planning permission**  
South Croydon  
CR2 9LA  
Proposal : Alterations, sub-division of part of ground floor at rear including the erection of a single storey rear extension for use as a B1 (a) office with ancillary storage

Date Decision: 22.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01567/HSE **Ward : Sanderstead**  
Location : 25 Onslow Gardens **Type: Householder Application**  
South Croydon  
CR2 9AE  
Proposal : Demolition of a garage, alterations and erection of a single/two storey side/rear extension and single storey front extension

Date Decision: 31.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01996/HSE **Ward : Sanderstead**  
Location : 14 Lime Meadow Avenue **Type: Householder Application**  
South Croydon  
CR2 9AQ  
Proposal : Alterations, proposed ground floor rear extension and first floor rear extension

Date Decision: 31.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02096/HSE **Ward : Sanderstead**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 48 The Woodfields  
South Croydon  
CR2 0HE  
Type: Householder Application  
Proposal : Erection of a single/two storey side and rear extension, alterations and retaining walls

Date Decision: 31.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02363/FUL  
Location : 83 Mayfield Road  
South Croydon  
CR2 0BJ  
Type: Full planning permission  
Ward : **Sanderstead**  
Proposal : Loft conversion to the existing building including a rear dormer extension to provide an additional flat and alterations to the existing first floor flat

Date Decision: 30.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02479/HSE  
Location : 9 Sanderstead Hill  
South Croydon  
CR2 0HB  
Type: Householder Application  
Ward : **Sanderstead**  
Proposal : Alterations to front boundary and driveway.

Date Decision: 30.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02849/LP  
Location : 7 Ashdown Gardens  
South Croydon  
CR2 9DR  
Type: LDC (Proposed) Operations edged  
Ward : **Sanderstead**  
Proposal : Erection of a hip to gable roof extension and rear dormer, including installation of two rooflights to the front roof slope.

Date Decision: 23.07.20

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

Level: Delegated Business Meeting





Ref. No. : 20/01944/HSE  
Location : 44 Osward  
Court Wood Lane  
Croydon  
CR0 9HB

**Ward :** Selsdon Vale And Forestdale  
**Type:** Householder Application

**Proposal :** Alterations, erection of a two storey side extension and single storey front porch

**Date Decision:** 20.07.20

**Permission Granted**

**Level:** Delegated Business Meeting

---

Ref. No. : 20/02068/TRE  
Location : 14 Suffield Close  
South Croydon  
CR2 8SZ

**Ward :** Selsdon Vale And Forestdale  
**Type:** Consent for works to protected trees

**Proposal :** T1 Sycamore - Repollard back to previous original pollard points.  
T2 and T3 Silver Birch - overall crown reductions of 1m.  
(TPO no.104)

**Date Decision:** 23.07.20

**Consent Granted (Tree App.)**

**Level:** Delegated Business Meeting

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Ref. No. : 20/02102/TRE  
Location : 1 Martin Close  
South Croydon  
CR2 8QS

**Ward :** Selsdon Vale And Forestdale  
**Type:** Consent for works to protected trees

**Proposal :** T1 and T2 x2 Cherries crown reduce by 1 - 2m to reduce encroachment onto the house.  
(TPO no 16, 1971)

**Date Decision:** 23.07.20

**Consent Granted (Tree App.)**

**Level:** Delegated Business Meeting

---

Ref. No. : 20/02188/TRE  
Location : 17 Albatross Gardens  
South Croydon  
CR2 8QW

**Ward :** Selsdon Vale And Forestdale  
**Type:** Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Proposal : Copper Beach - Crown thinning by 20% .Crown reduction by 2.5 to 3m and Crown raised to 5metres .  
(TPO 16, 1971)

Date Decision: 28.07.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/00818/GPDO

**Ward : Selhurst**

Location : 74 Lodge Road  
Croydon  
CR0 2PE

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: 31.07.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02153/DISC

**Ward : Selhurst**

Location : 226 Whitehorse Road  
Croydon  
CR0 2LB

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 10 (land contamination) of planning permission 16/05972/FUL for 'Demolition of existing buildings. Erection of two and four storey buildings comprising a total of 12 one bedroom, 9 two bedroom and 11 three bedroom flats and 5 two bedroom and 1 one bedroom houses, provision of ancillary car parking, hard and soft landscaping'

Date Decision: 21.07.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02687/NMA

**Ward : Selhurst**

Location : 226 Whitehorse Road  
Croydon  
CR0 2LB

Type: Non-material amendment

Proposal : Amendment to approval 19/01921/FUL to change the colour of the running track from blue to red





Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Ref. No. : 20/02233/HSE **Ward : Shirley North**  
Location : 45 Barnfield Avenue Type: Householder Application  
Croydon  
CR0 8SF

Proposal : Two storey side extension, single storey rear and front additions, rear dormer roof extension and associated alterations

Date Decision: 22.07.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02258/FUL **Ward : Shirley North**  
Location : 116 Orchard Way Type: Full planning permission  
Croydon  
CR0 7NN

Proposal : Retention of the Public House on the ground floor and creation of an additional storey with rear extensions and associated alterations to provide 4 flats on the upper floors

Date Decision: 23.07.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01221/FUL **Ward : Shirley South**  
Location : 49 Bridle Road Type: Full planning permission  
Croydon  
CR0 8HP

Proposal : Erection of a 2-bedroom house with parking and associated external alterations

Date Decision: 31.07.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01885/HSE **Ward : Shirley South**  
Location : 42 Lime Tree Grove Type: Householder Application  
Croydon  
CR0 8AW

Proposal : Erection of two storey rear extension, roof extension with rear dormer, new rooflights

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Date Decision: 24.07.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02095/FUL **Ward : Shirley South**  
Location : 220 Wickham Road **Type: Full planning permission**  
Croydon  
CR0 8BJ  
Proposal : Demolition of garage and construction of new chalet bungalow dwelling fronting West Way Gardens

Date Decision: 31.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02306/FUL **Ward : Shirley South**  
Location : 1 The Lees **Type: Full planning permission**  
Croydon  
CR0 8AR  
Proposal : Erection of two storey detached dwelling house on land to the rear of No. 1 The Lees, including new vehicular access and crossover from Bennetts Way, off-street parking, landscaping and all associated site works

Date Decision: 27.07.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/02373/TRE **Ward : Shirley South**  
Location : 30 Upper Shirley Road **Type: Consent for works to protected trees**  
Croydon  
CR0 5HA

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Proposal : Oak (T1) - Front of property, Left hand side when facing property.

The homeowner has requested works to be carried out on this tree after a few branches have fallen and also due to its current form.

The works to be carried out would be a crown lift to around 6 metres (indicated in attached photograph) to clear for vehicles on the road and on the property and a crown reduction and reshape. The majority of the reduction would be on the south face of the tree with an approximate 2m reduction and also to the height of the tree (2-3m reduction). The north face of the tree will only need an approximately 1m reduction to maintain balance and the east and west faces will vary between 1-2m to match the crown shape. (TPO 17 1968)

Date Decision: 29.07.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 20/02421/GPDO  
Location : 12 Links View Road  
Croydon  
CR0 8NA

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

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

Date Decision: 21.07.20

### Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

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Ref. No. : 20/00173/FUL  
Location : Wandle Apartments  
19 Bartlett Street  
South Croydon  
CR2 6TB

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

Proposal : Erection of a 3 storey extension to the existing building to provide 9 additional flats

Date Decision: 23.07.20

### Permission Refused

Level: Delegated Business Meeting



Ref. No. : 20/01015/FUL **Ward :** **South Croydon**  
Location : Remy Court **Type:** Full planning permission  
17 South Park Hill Road  
South Croydon  
CR2 7DY  
Proposal : Erection of 6 flats with associated cycle storage and amenity space.

Date Decision: 21.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01233/FUL **Ward :** **South Croydon**  
Location : 39 St Peter's Road **Type:** Full planning permission  
Croydon  
CR0 1HN  
Proposal : Conversion of existing dwelling into 4x flats, two-storey rear extension, rear dormer, basement extension and associated landscaping, lightwells, car parking, cycle and refuse storage.

Date Decision: 22.07.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02048/HSE **Ward :** **South Croydon**  
Location : 53 Napier Road **Type:** Householder Application  
South Croydon  
CR2 6HJ  
Proposal : Demolition of existing single-storey extensions and erection of single-storey rear extension and side porch.

Date Decision: 21.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02056/HSE **Ward :** **South Croydon**  
Location : 12 Churchill Road **Type:** Householder Application  
South Croydon  
CR2 6HA  
Proposal : Demolition of existing rear extensions, construction of a single-storey rear extension and external trellis over courtyard.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Date Decision: 22.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02108/DISC **Ward : South Croydon**  
Location : 44 Coombe Road **Type: Discharge of Conditions**  
Croydon  
CR0 5BD

Proposal : Discharge of conditions 2 -External facing materials including (a) specification material details, 2 - (b) window drawing details attached to application 18/03002/FUL for Alterations including alterations to land levels, erection of three storey 5 bedroom house with steps, erection of pergola and bicycle storage at rear and provision of 2 parking spaces

Date Decision: 23.07.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/02109/NMA **Ward : South Croydon**  
Location : 44 Coombe Road **Type: Non-material amendment**  
Croydon  
CR0 5BD

Proposal : Alterations including alterations to land levels, erection of three storey 5 bedroom house with steps, erection of pergola and bicycle storage at rear and provision of 2 parking spaces (Amendments to planning permission 18/03002/FUL)

Date Decision: 23.07.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/02174/CAT **Ward : South Croydon**  
Location : 64 Croham Manor Road **Type: Works to Trees in a**  
South Croydon **Conservation Area**  
CR2 7BF

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Proposal : Hornbeam T1: Reduce the height by approx. 2.5-3m to approx. 4m from ground level.  
Reduce the lateral spread of the remaining crown, by 1-1.5m to shape.  
Reason for application: To maintain the hornbeam as a smaller tree, to abate competition with beech tree and mitigate decay in trunk.

Beech T2: : Prune back the lower regrowth toward the house, by 1m approx, to previous reduction points, to maintain clearance to the house.  
Reason for application: Maintain clearance to house

Crab Apple T3: Remove the large low branch growing toward the neighbour's house.  
Reduce the lateral spread over he neighbour's garden and toward the road, by 1-1.5m. Thin the crown by 10% by pruning out water shoots.  
Reason for application: To limit spread over the neighbouring property and allow more light through the crown.

Apple T4: Tree with decayed trunk, to left of house/ deck: Reduce in height by 1m approx, to reduce leverage on trunk. Reduce the low limb growing over the deck by 1m approx. by shortening the leader back to the strong side branches above the deck.  
Remove the 50mm diameter secondary branch adjacent to the corner post and the 30mm diameter secondary branch toward the house. Reduce the remaining spread of the crown by 1m approx. to shape and balance. Thin the crown by 15% by pruning out water shoots and crossing/ rubbing branches, to give an even density throughout.  
Reason for application: To maintain clearance to deck and house and mitigate extensive decay in trunk.

Apple T5: Left side of house, by decking steps: Reduce the crown by 2.5m in height and approx. 1m in spread, to maintain a more compact crown and give clearance to the roof.  
Thin the crown by 15% approx, by pruning out water shoots and crossing/rubbing branches, to give an even density throughout.  
Reason for application: Maintain clearance to deck and house

Prunus Group T6: 5 stems, behind garage: Prune lateral spread to provide a clearance of 50-75cm from the garage roof (Croham Manor CA)

Date Decision: 23.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02202/CONR  
Location : 44 Coombe Road  
Croydon

**Ward : South Croydon**  
Type: Removal of Condition

Proposal : Variation of Condition 1 (approved drawings) and Condition 6 (Window Condition) attached to application 18/03002/FUL for Alterations including alterations to land levels, erection of three storey 5 bedroom house with steps, erection of pergola and bicycle storage at rear and provision of 2 parking spaces

Date Decision: 23.07.20

### **Withdrawn application**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02209/FUL  
Location : 166 Selsdon Road  
South Croydon  
CR2 6PJ  
Proposal : Change of use of 6-person house in multiple occupation (C4) to an 8-person house in multiple occupation (sui generis) with associated refuse and cycle storage provisions  
Date Decision: 21.07.20

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

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/02243/NMA  
Location : Coombe Lodge Playing Fields  
Melville Avenue  
South Croydon  
CR2 7HY  
Proposal : Non Material Amendment to approved CMP secured under Condition 3 of 18/01711/FUL to allow for extended working construction hours.  
Date Decision: 21.07.20

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

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/02390/HSE  
Location : 15A Birdhurst Avenue  
South Croydon  
CR2 7DX  
Proposal : Erection of two storey front/side extension  
Date Decision: 27.07.20

**Ward : South Croydon**  
Type: Householder Application

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/02469/DISC  
**Ward : South Croydon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : Land Rear Of And Tudor House Type: Discharge of Conditions  
2 - 4 Birdhurst Road  
South Croydon  
CR2 7EA

Proposal : Discharge of Condition 9 (Low Emission Strategy) attached to application 17/04437/FUL dated 30/07/2018 for 'Demolition of two existing residential units (class C3); erection of two blocks at the rear of 4 Birdhurst Road (Tudor House) to provide additional 53-55 bed care home accommodation with alterations to ground levels, additional parking and landscaping with access from Birdhurst Road and Coombe Road.'

Date Decision: 31.07.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02665/LP Ward : **South Croydon**  
Location : 15 Essenden Road Type: LDC (Proposed) Operations  
South Croydon edged  
CR2 0BW

Proposal : Loft conversion including erection of rear and side dormers, and one rooflight to the front and side roofslopes.

Date Decision: 28.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/04684/HSE Ward : **South Norwood**  
Location : Flat 5 Type: Householder Application  
322 Holmesdale Road  
South Norwood  
London  
SE25 6PP

Proposal : Installation of replacement windows from timber to UPVC double glazing frames.

Date Decision: 30.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01458/CAT Ward : **South Norwood**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 24 Oliver Grove  
South Norwood  
London  
SE25 6EJ

Type: Works to Trees in a  
Conservation Area

Proposal : T1, Chestnut - Reduce crown back to previous pruning points. Ongoing management due to subsidence.  
T2, Eucalyptus - Fell to ground level. Root growth likely to be causing front wall to collapse.

Date Decision: 23.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/01528/FUL

Location : 17A Whitworth Road  
South Norwood  
London  
SE25 6XN

Ward : **South Norwood**

Type: Full planning permission

Proposal : Construction of a single storey 1 bedroom 2 person contemporary bungalow as a C3 dwellinghouse; hard and soft landscaping; cycle and refuse provisions and boundary

Date Decision: 23.07.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02886/LP

Location : 79 Holmesdale Road  
South Norwood  
London  
SE25 6JH

Ward : **South Norwood**

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single-storey rear extension and single-storey rear/side extension.

Date Decision: 31.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03127/LP

Location : 226 Whitehorse Lane  
South Norwood  
London  
SE25 6UX

Ward : **South Norwood**

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of L-shaped rear dormer and installation of 3 rooflights in front roofslope.

Date Decision: 31.07.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

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

Level: Delegated Business Meeting

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Ref. No. : 20/01862/HSE  
Location : 191 Ross Road  
South Norwood  
London  
SE25 6TN  
Ward : **Thornton Heath**  
Type: Householder Application  
Proposal : Single storey rear extension at lower ground floor level with a terrace above featuring a glazed screen

Date Decision: 24.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01877/HSE  
Location : 2 Northwood Road  
Thornton Heath  
CR7 8HQ  
Ward : **Thornton Heath**  
Type: Householder Application  
Proposal : Alterations, including the erection of first floor rear/side extension and single storey side/rear extension.

Date Decision: 24.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02001/LP  
Location : 138 Parchmore Road  
Thornton Heath  
CR7 8LX  
Ward : **Thornton Heath**  
Type: LDC (Proposed) Operations edged  
Proposal : Erection of single storey rear/side extension and erection of loft conversion, with dormer in the rear roof slope and roof lights in the front roof slope.

Date Decision: 31.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02612/FUL  
Ward : **Thornton Heath**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : 37A Grange Road  
South Norwood  
London  
SE25 6TH

Type: Full planning permission

Proposal : Demolition and erection of single storey side/rear extension.

Date Decision: 31.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02194/HSE  
Location : 71 Norbury Avenue  
Thornton Heath  
CR7 8AL

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

Proposal : Erection of infill side/rear extension.

Date Decision: 24.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02212/FUL  
Location : 98 Northwood Road  
Thornton Heath  
CR7 8HR

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

Proposal : Erection of first two storey side/rear extensions and ground floor side and rear extension.

Date Decision: 31.07.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02333/FUL  
Location : 30 High Street  
Thornton Heath  
CR7 8LE

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

Proposal : Erection of single storey building to provide a new flat.

Date Decision: 29.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02713/PDO

**Ward : Thornton Heath**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : Council Lighting Asset Column N2  
Outside 1 - 9 High Street  
Thornton Heath  
CR7 8RU

Type: Observations on permitted development

Proposal : Installation of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level

Date Decision: 21.07.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/02715/PDO

Location : Council Lighting Asset Column N11  
Outside 46 High Street  
Thornton Heath  
CR7 8LE

Ward : **Thornton Heath**

Type: Observations on permitted development

Proposal : Installation of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level

Date Decision: 21.07.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/02716/PDO

Location : Council Lighting Asset Column N20  
Outside 86 High Street  
Thornton Heath  
CR7 8LF

Ward : **Thornton Heath**

Type: Observations on permitted development

Proposal : Installation of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level

Date Decision: 21.07.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/02717/PDO

Location : Council Lighting Asset Column N30  
Outside 2 Parchmore Road  
Thornton Heath  
CR7 8LU

Ward : **Thornton Heath**

Type: Observations on permitted development

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Proposal : Installation of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level

Date Decision: 21.07.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 19/03712/FUL

**Ward : Waddon**

Location : Unit 2 And Unit 4 Trojan Way  
Croydon  
CR0 4XL

Type: Full planning permission

Proposal : External alterations including erection of signage to retail units. Alterations to vehicular/pedestrian accesses and reconfiguration of existing car park with provision of additional spaces and associated works including cycle parking and landscaping (Amended description)

Date Decision: 31.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01696/FUL

**Ward : Waddon**

Location : Morrisons, 500 Purley Way  
Croydon  
CR0 4NZ

Type: Full planning permission

Proposal : Retention of 3no. storage containers within the service yard serving retail unit (Morrisons).

Date Decision: 21.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02285/LP

**Ward : Waddon**

Location : 7 Godson Road  
Croydon  
CR0 4LT

Type: LDC (Proposed) Operations edged

Proposal : Use as children's care home for up to 6 persons within use class C3b.

Date Decision: 24.07.20

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02400/DISC **Ward : Waddon**  
Location : 55 Warham Road **Type: Discharge of Conditions**  
South Croydon  
CR2 6LH  
Proposal : Discharge of condition 9 (Reduction in CO2 emissions by 19%) of planning permission  
18/02015/CONR.  
Date Decision: 28.07.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02447/DISC **Ward : Waddon**  
Location : Penshurst Place **Type: Discharge of Conditions**  
90-92 Southbridge Road  
Croydon  
CR0 1AF  
Proposal : Details pursuant to Condition 8 ( Carbon measures) of planning permission  
18/05530/FUL granted for Demolition of existing building and construction of a new  
three-storey building to provide 8 flats.  
Date Decision: 30.07.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02821/PDO **Ward : Waddon**  
Location : Whitestone Way S/O 271 Purley Way **Type: Observations on permitted  
development**  
Croydon  
CR0 4XF  
Proposal : Notice of intention to install electronic communications apparatus pursuant to the Town  
and Country Planning (General Permitted Development) (England) Order 2015 as  
amended by the Town and Country Planning (General Permitted Development)(England)  
(Amendment) Order 2018 and the Electronic Communications Code (Conditions and  
Regulations) (Proposed installation of 1x DSLAM equipment cabinet).  
Date Decision: 28.07.20

**No Objection**

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Ref. No. : 19/05298/FUL **Ward : Woodside**  
Location : 100 Portland Road **Type: Full planning permission**  
South Norwood  
London  
SE25 4PJ  
Proposal : Change of use from storage to Motorcycle Workshop at the rear of the premises.  
Date Decision: 31.07.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02124/LP **Ward : Woodside**  
Location : 24 Anthony Road **Type: LDC (Proposed) Operations**  
South Norwood **edged**  
London  
SE25 5HB  
Proposal : Erection of single storey rear extension.  
Date Decision: 24.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02300/HSE **Ward : Woodside**  
Location : 30 Goodhew Road **Type: Householder Application**  
Croydon  
CR0 6JX  
Proposal : Alterations; erection of two-storey side extension.  
Date Decision: 28.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02648/NMA **Ward : Woodside**  
Location : 113-121 Portland Road **Type: Non-material amendment**  
South Norwood  
London  
SE25 4UN  
Proposal : Non-Material Amendments to Planning Permission Ref 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.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Date Decision: 22.07.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03005/LP

**Ward : Woodside**

Location : 1 Carmichael Road  
South Norwood  
London  
SE25 5LS

Type: LDC (Proposed) Operations  
edged

Proposal : The construction of outbuilding in rear garden.

Date Decision: 24.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00766/DISC

**Ward : West Thornton**

Location : Paxton Academy Sports And Science  
Specialist  
843 London Road  
Thornton Heath

Type: Discharge of Conditions

Proposal : Discharge of condition 12 (travel plan) pursuant to planning permission 16/05872/FUL.

Date Decision: 23.07.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01349/HSE

**Ward : West Thornton**

Location : 157 Aurelia Road  
Croydon  
CR0 3BF

Type: Householder Application

Proposal : Alterations; demolition of existing conservatory and erection of single-storey rear extension.

Date Decision: 20.07.20

**Permission Granted**

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Ref. No. : 20/02172/FUL **Ward : West Thornton**  
Location : 51 Donald Road **Type: Full planning permission**  
Croydon  
CR0 3EQ  
Proposal : Alterations, Change of use from a dwellinghouse (C3) to a large HMO for 7 people (sui generis), with associated cycle and refuse storage.  
Date Decision: 20.07.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02342/LP **Ward : West Thornton**  
Location : 227 Silverleigh Road **Type: LDC (Proposed) Operations**  
Thornton Heath **edged**  
CR7 6DX  
Proposal : Erection of single-storey rear extension.  
Date Decision: 23.07.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02403/DISC **Ward : West Thornton**  
Location : 585 - 603 London Road **Type: Discharge of Conditions**  
Thornton Heath  
CR7 6AY  
Proposal : Details pursuant to Condition 17 (Archaeological evaluation) of planning permission ref 16/06526/FUL granted for Demolition of existing structures and buildings at 585-603 London Road, erection of 3 four/ five storey buildings with basements comprising 593 hotel (C1) and aparthotel rooms (C1) and ancillary services the formation of new vehicular accesses onto London Road and Dunheved Road North, new public realm, car, coach and cycle parking, landscaping and refuse and recycling facilities.  
Date Decision: 31.07.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02820/PDO **Ward : West Thornton**  
Location : 96-146 Mayday Road **Type: Observations on permitted**  
Thornton Heath **development**  
CR7 7HN

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Proposal : Existing 3No. antennas to be removed and replaced with 3No. new antennas. Installation of 1No. cabinet on existing grillage, 3No. ERS unites, together with additional ancillary equipment thereto.

Date Decision: 28.07.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/02791/AUT  
Location : 31 Maberley Road  
Anerley  
London  
SE19 2JA

**Ward : Out Of Borough**  
Type: Consultation from Adjoining Authority

Proposal : Adjoining Borough Consultation from London Borough of Bromley (reference DC/20/01320/FULL6) - Part single, part two storey side and rear extensions, cat-slide roof with two dormers to the rear.

Date Decision: 23.07.20

**Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/02815/AUT  
Location : Woodcote Grove House  
Woodcote Grove  
Coulsdon  
CR5 2XL

**Ward : Out Of Borough**  
Type: Consultation from Adjoining Authority

Proposal : Adjoining Borough Consultation from London Borough Of Sutton (reference DM2020/00736) - Demolition of Peto Wing, Selkirk Wing, laundry plant, garages and rear and side extensions to Woodcote Grove House. Erection of three detached 3 storey buildings, eight 2 storey terraced cottages and a single storey rear extension to Woodcote Grove House to provided 63 self contained residential apartments, 8 care cottages all under use class C2 (residential institutions), associated communal facilities, provision of car/cycle parking, refuse stores and associated landscaping.

Date Decision: 28.07.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/02939/AUT

**Ward : Out Of Borough**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 3rd August 2020

Location : Highview Riding Centre  
Layhams Road  
Keston  
BR2 6AR

Type: Consultation from Adjoining  
Authority

Proposal : Adjoining Borough Consultation From London Borough Of Bromley (reference DC/20/02056/FULL1) - Demolition of two dwellings and stable block. Erection of two dwellings with associated parking and landscaping.

Date Decision: 31.07.20

**Adj Borough - No Comment On Proposal**

Level: Delegated Business Meeting



## PLANNING COMMITTEE AGENDA

13th August 2020

### Part 8 Other Planning Matters

Item 8.2

<p><b>Report of:</b> Head of Development Management</p> <p><b>Author:</b> Nicola Townsend</p>	<p><b>Title:</b> Planning Appeal Decisions (August 2020)</p>
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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 the 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 notices.
- 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.

<b>Application No:</b>	<b>19/03401/FUL</b>
<b>Site:</b>	<b>47 Portland Road, South Norwood, London, SE25 4UF</b>
<b>Proposed Development:</b>	<b>The conversion of vacant retail premises into a single person studio flat.</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Sera Elobisi</b>
<b>Ward</b>	<b>South Norwood</b>

- 2.2 The main issues in this case were as follows:
  - The vitality and viability of the South Norwood District Centre;
  - Whether it would preserve or enhance the character or appearance of the South Norwood Conservation Area, and;
  - The living conditions of future occupants in relation to lighting, outlook, privacy, ventilation and outdoor space, including space for refuse and cycle storage.
- 2.3 The site lies within the South Norwood District Centre in a Secondary Retail

Frontage as defined by the Local Plan 2018 (CLP). Policy DM4 resists the introduction of uses other than shops and related activities in such locations to ensure they do not undermine the retail function of the frontage. The Inspector noted that the property had been vacant since 2006, he also had some sympathy with the view that the level of vacancy is indicative of the difficulty of attracting and retaining retail businesses. However he also stated that there was little evidence as to how the property had been marketed for uses appropriate to a secondary retail frontage. On this point the Inspector concluded that in the absence of convincing evidence to demonstrate that there is no commercial future for the unit, he found its loss would harm retail vitality and viability.

- 2.4 The site also lies within the South Norwood Conservation Area. The Inspector noted that the appeal site reflects the significant features of the Conservation Area, although run down at present it has the potential to positively contribute to the areas character. Whilst no external changes were proposed the Inspector stated that the change of use from commercial to residential use would reduce activity which in itself forms an important part of the character of the area.
- 2.5 The proposed residential units would have been located over 2 levels with the kitchen/dining room and bathroom being located at basement level. As significant amount of the residential accommodation (approximately 50%) was located at basement level which has limited access to sunlight, daylight or outlook the Inspector concluded that the proposal would result in inadequate living conditions for future occupiers. He further concluded that the lack of outdoor space (for even a refuse bin) compounded these deficiencies further.
- 2.6 The appeal was DISMISSED.

<b>Application No:</b>	<b>19/02323/HSE</b>
<b>Site:</b>	<b>3 Henley Lodge, 180 Selhurst Road, London SE25 5SE</b>
<b>Proposed Development:</b>	<b>The proposed development is a new vehicular access and laying of hard surfacing at front</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>James Udall</b>
<b>Ward</b>	<b>South Norwood</b>

- 2.7 The main issue in this case focussed on the effect of the proposal on highway safety. The appeal site comprises an open plan garden adjacent to Selhurst Road (a Classified Road) and is located in close proximity to a signalised junction with Tennison and Park Road.
- 2.8 The Inspector agreed with the Council's assessment that this is a busy Classified Road. He stated that the proximity of the site to a junction, the reversing manoeuvres which are likely to result from the proposal would significantly increase the risk of collisions.
- 2.9 There was some dispute in the appeal as to whether a car could be turned within the site in order to enable a vehicle to enter and leave in a forward gear. However the swept path analysis provided was based on a car much smaller than a standard vehicle.
- 2.10 The Inspector concluded that the reversing manoeuvres generated by the

proposal would be detrimental to both pedestrian and vehicle safety due to the sensitivity of the location.

2.11 The appeal was DISMISSED.

<b>Application No:</b>	<b>19/04738/FUL</b>
<b>Site:</b>	<b>15 Chipstead Valley Road, Coulsdon CR5 2RB</b>
<b>Proposed Development:</b>	<b>Alterations to the Shopfront, timber cladding to the front and side elevation</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>PART ALLOWED/PARTDISMISSED</b>
<b>Case Officer</b>	<b>Lucas Zoricak</b>
<b>Ward</b>	<b>Coulsdon Town</b>

2.12 The main issue in this case was the effect on the character and appearance of the host building and the character of the area

2.13 The Inspector noted that the existing building had an understated appearance with a shopfront with rendered elevations. The Inspector considered the timber cladding to be extensive and prominent within the street scene which is further emphasised by its dark and heavy appearance. The Inspector considered this element of the proposal to be incongruous and obtrusive in appearance which would lead to significant harm to the character and appearance of the host building. This element of the appeal was therefore dismissed.

2.14 The Inspector did not however raise objections to the proposed alterations to the shopfront and the Inspector consequently issued a split decision and allowed this element of the appeal.

2.15 The appeal was therefore PART ALLOWED/PART DISMISSED

<b>Application No:</b>	<b>19/04028/FUL</b>
<b>Site:</b>	<b>1 Selsdon Park Road</b>
<b>Proposed Development:</b>	<b>Erection of a 3 bedroom bungalow.</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Emil Ancewicz</b>
<b>Ward</b>	<b>Selsdon and Addington Village</b>

2.16 The main issues in this case were as follows:

- The suitability of the site for development
- The significance and setting of Nos 1 and 3 Selsdon Park Road as a non-designated heritage asset
- The living conditions of potential future occupants
- The demand for, and provision of, refuse storage facilities
- The demand for, and provision of, car parking facilities
- Highway safety.

- 2.17 The Inspector noted that whilst there had been some alterations to the windows and that a historic lean to building had been removed from the front 1 and 3 Selsdon Park Road largely appear as authentic late 19<sup>th</sup>/early 20<sup>th</sup> century cottages. He agreed with an earlier Inspector that that the existing wide and open side garden of the appeal property contributed to the open character and appearance of the dwelling. He also considered that this openness was part of the significance of the non-designated heritage asset in that it demonstrated the properties former rural rather than suburban location. He stated that development on the side gardens would compromise the openness to a degree and cause harm to the heritage asset.
- 2.18 The Inspector did note that due to the separation distance between the proposed bungalow and the host dwelling that it would allow the brickwork detailing and chimney of the host dwelling to be visible which would be positive. However, this would not be so beneficial to outweigh the large width and depth of the proposed bungalow which would not appear subservient to the host heritage asset. The Inspector also noted that the pitch form and design of the roof would disrespect the heritage asset. He therefore concluded that the development would harm the significance of the heritage building and would be contrary to policy.
- 2.19 The Inspector concluded that adequate amenity space would be provided for the host and proposed dwelling and that satisfactory living conditions would be provided for future occupiers.
- 2.20 The Council had raised concerns that the location of the refuse storage at the rear of the property was beyond the normal distance for collection. However the Inspector stated that it was normal for householders to have to move their bins for collection and that there was adequate room in the curtilage of the site to store the bin within the relevant collection distance.
- 2.21 The Council had raised concerns that the proposal would result in vehicles having to reverse onto a busy a-road in order to access/egress the site. The inspector however stated that as a A-road it could be “expected to be busy but there is no information to show that flows exceed 10,000 vehicles per day which is the limit recommended by the government’s Manual for Streets for providing direct access onto roads with a 30mph speed restriction.
- 2.22 In conclusion the Inspector found the proposal acceptable on all grounds except in relation to Heritage considerations
- 2.23 The appeal was DISMISSED

**Application No:**  
**Site:**

**16/02994/P**  
**LAND AT PURLEY BAPTIST**  
**CHURCH, 1 RUSSELL HILL ROAD, 1-**  
**4 RUSSELL HILL PARADE, 2-12**  
**BRIGHTON ROAD, PURLEY HALL**  
**AND 1-9 BANSTEAD ROAD, PURLEY**

**Proposed Development:**

**Demolition of existing buildings on**  
**two sites; erection of a 3 to 17 storey**  
**development on the ‘Island Site’**  
**(Purley Baptist Church, 1 Russell Hill**  
**Road, 1-4 Russell Hill Parade, 2-12**  
**Brighton Road), comprising 114**  
**residential units, community and**

	<i>church space and a retail unit; and a 3 to 8 storey development on the 'South Site' (1-9 Banstead Road) comprising 106 residential units and any associated landscaping and works</i>
<b>Decision:</b>	<b>GRANT PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>PUBLIC LOCAL INQUIRY</b>
<b>Inspector's Decision</b>	<b>Allowed</b>
<b>Secretary of State Decision:</b>	<b>Allowed</b>
<b>Case Officer</b>	<b>James White</b>
<b>Ward</b>	<b>Purley and Woodcote</b>

2.24 Following the "call in" of the above application and lengthy consideration by the Secretary of State the above appeal has been allowed. The Planning Inspector provided a full report to the Secretary of State. In issuing his decision the SOS highlighted a number of key issues to the case.

2.25 In relation to Heritage the SoS agreed with the Inspector that whilst some harm arises to the setting of the Grade II Listed Library that this harm would be near the bottom of the scale of less than substantial harm and that this is outweighed by the benefits arising out of the scheme and particularly the improvements to the public realm. With regard to potential impact on the Webb Estate Conservation Area he found that its character and appearance would be preserved.

2.26 In relation to the Tower element of the development the SOS stated that "whilst the tower would be a prominent feature of Purley and would change the character of the town, it would not unacceptably dominate it or the surrounding residential area to the extent that any material harm is caused".

2.27 The SoS noted that there would be significant benefits arising from the scheme in terms of the number of homes, and economic benefits to Purley District Centre. He afforded these matter significant weight in the decision making process.

2.28 In relation to Transport the SoS agreed with the Inspector and found that there was no evidence to suggest that the development would result in an unacceptable increase in traffic or congestion on the Purley Way Gyratory.

2.29 Finally he noted that the proposed scheme is designed to meet current regulations for controlling means of escape, fire spread and resistance.

2.30 The appeal was ALLOWED

<b>Application No:</b>	<b>19/054276/FUL</b>
<b>Site:</b>	<b>134 Ridge Langley</b>
<b>Proposed Development:</b>	<b>Erection of front dormer and internal alterations.</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>ALLOWED</b>
<b>Case Officer</b>	<b>Alexander Green</b>
<b>Ward</b>	<b>Sanderstead</b>

2.31 The main issue is the effect of the development on the character and appearance of the area.

- 2.32 The Inspector noted that the appeal property was similar in character to other properties in the street in that it features a prominent elongated roof. Although he did note that other properties in the area benefited from a gable end.
- 2.33 In refusing the application the Council raised concerns that the proposed front dormer would disrupt the rhythm of the street scene and thereby harm the appearance of the street scene, the inspector found the proposal would adequately harmonise with the area and street scene.
- 2.34 The Inspector went onto say that whilst the new front dormer would be visible in the street scene it would appear as a modest and proportionate extension and that it attempts to mirror neighbouring gable features. As a consequence of its proportionate design the Inspector considered that it would be a sufficiently coherent element which would not erode the symmetry of the local built form.
- 2.35 The appeal was ALLOWED.

<b>Application No:</b>	<b>19/04252/HSE</b>
<b>Site:</b>	<b>59 Coulsdon Road, Coulsdon CR5 2LD</b>
<b>Proposed Development:</b>	<b>Drop kerb outside property to give proper access to double driveway in front of property.</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>ALLOWED</b>
<b>Case Officer</b>	<b>Alexander Green</b>
<b>Ward</b>	<b>Old Coulsdon</b>

- 2.36 The main consideration in this case was the effect of the proposal on highway safety.
- 2.37 The Inspector noted that the appeal site formed part of a terrace of properties that are set back from the highway. He noted that these properties have long narrow front gardens many of which have hard standing adjoining the pavement. The Inspector noted that whilst the submitted drawings showed a car parking area smaller than a standard car parking space that there was sufficient room within the site to provide a car parking space with the required 4.8m depth. The Inspector therefore required plans showing how a standard sized car parking space would be provided be secured by way of a condition.
- 2.38 The Council had expressed concerns regarding the extent of dropped kerb that would result and the potential impact that the development would have on pedestrian safety. However, the Inspector found that the proposal would not necessarily compromise pedestrian safety.
- 2.39 The appeal was ALLOWED

<b>Application No:</b>	<b>19/05274/FUL</b>
<b>Site:</b>	<b>51 Warren Road, Croydon CR0 6PF</b>
<b>Proposed Development:</b>	<b>Change of use from C4 Use Class small HMO (6 occupiers) to HMO Sui Generis (8 occupiers).</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>

**Inspector's Decision**  
**Case Officer**  
**Ward**

**DISMISSED**  
**Sera Elobisi**  
**Addiscombe West**

- 2.40 There were 3 main considerations in this case. These are the principle of the development and whether it results in the unacceptable loss of a three bedroom home, the effect of the development of the living conditions of the occupiers and the impact on the character and appearance of the area.
- 2.41 The buildings use as an HMO for up to 6 people had commenced without the need for planning permission. This appeal proposal effectively sought to increase the occupancy from 6 – 8 people. This would change the use from a C4 use to a Sui Generis use.
- 2.42 The Inspector noted that prior to the works being undertaken the property would have comprised a three bedroom home and would have been suitable for housing small families. He therefore concluded that its loss was contrary to the Development Plan.
- 2.43 One of the en-suite bedrooms in the roof space would only be served by velux windows. As a result of this concerns were raised as to the standard of accommodation of the future occupier of this room. The Inspector agreed with point especially as the use is as an HMO and it is likely that the occupant of this room would spend a substantial amount of time in this room.
- 2.44 In relation to the impact on the street scene the Council's main concerns was in relation to the prominent siting of any refuse storage facilities that would need to be provided at the front of the property. The Inspector noted the refuse storage arrangements of other properties within the street scene and due to the terraced nature of the properties considered this to be inevitable. He therefore did not find the scheme unacceptable in relation to this third issue.
- 2.45 The Inspector did however uphold the concerns regarding the loss of a 3 bedroom dwelling and the quality of accommodation for future occupiers.
- 2.46 The appeal was DISMISSED.

**Application No:**  
**Site:**  
**Proposed Development:**

**19/01562/FUL**  
**2a Elmwood Road, Croydon CR0 2SG**  
**Demolition of existing building;**  
**redevelopment to form 4nos x 3bed**  
**houses with associated bin and cycle**  
**storage**

**Decision:**  
**Appeal Method:**  
**Inspector's Decision**  
**Case Officer**  
**Ward**

**REFUSE PLANNING PERMISSION**  
**WRITTEN REPRESENTATIONS**  
**DISMISSED**  
**Victoria Bates**  
**Broad Green**

- 2.47 The main issues in this case were whether the development would result in the unacceptable loss of a community facility, the effect of the development on the amenities of adjoining occupiers and the development effect on the character and appearance of the area.
- 2.48 The Inspector noted the evidence that the current building is in the use as a Hindu Temple and agreed that this use is of benefit to the community. He noted the general presumption in the development plan in favour of retaining such

community uses and that their loss will only be permitted subject to assessment against certain criteria. The appellant had submitted some evidence of marketing of the premises and stated that the Temple was no longer required because there was another Temple within close proximity of the site. The Inspector noted that some evidence had been provided of marketing but it was not clear for how long the marketing had taken place and full details of the marketing had not been provided as part of the application/appeal process. He also noted that the policy requires it to be demonstrated that the premises are no longer needed by another community use. He did not consider the sufficient work had been done to either demonstrate that the building was not suitable for another community use or that there was no demand for the space.

2.49 The Council in its reasons for refusal had raised concerns regarding the impact of the development on the amenities of occupiers in the properties that adjoin the site. There was a particular concern regarding overlooking to these adjoining occupiers particularly to the windows at first and second floor level. The Inspector noted that the back to back distance between the proposed and existing residential units would be approximately 4m and agreed with the Council's concerns in this regard.

2.50 The Council had raised concerns as to the quality of the design of the development and the quality of the material detailing. The appeal proposal included the use of painted render and timber cladding. The Inspector observed that there was render evident on other buildings in the locality and stated that it "doesn't seem beyond the realms of possibility or reasonableness to condition the external finishes of the dwellings so that either sufficient information could be submitted and agreed or indeed a wholly different finish secured".

2.51 The appeal was DISMISSED

<b>Application No:</b>	<b>19/04746/HSE</b>
<b>Site:</b>	<b>233 Morland Road, Croydon CR0 6HE</b>
<b>Proposed Development:</b>	<b>To drop the kerb outside my property.</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Sera Elobisi</b>
<b>Ward</b>	<b>Addiscombe West</b>

2.52 The main issue is the effect of the proposed development on highway safety with particular regard to the suitability of the parking space provided.

2.53 The Inspector observed that it would not be possible to fit a car on the forecourt of this property at right angles to the road without overhanging and causing an obstruction to the footway/highway. The appellant stated that they intended to use a parallel arrangement.

2.54 The Inspector noted that whilst it might be possible to physically get a car on the forecourt he had concerns as to how the car would get there. He noted the wide footway and the boundary treatments to the adjoining properties which would mean that many manoeuvres would be likely be required across the footway which would lead to potential conflict with users of the footway. He therefore concluded that the scheme would not be acceptable in terms of highway safety.



2.55 The appeal was DISMISSED

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