

# 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, 27 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/10485>

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

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020 8726 6000 x84246  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 19 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 (Pages 7 - 10)**

To approve the minutes of the meeting held on Thursday 13 August 2020 as an accurate record.

**3. Disclosure of Interest**

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

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

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

**5. Development presentations (Pages 11 - 12)**

To receive the following presentations on a proposed development:

There are none.

**6. Planning applications for decision (Pages 13 - 16)**

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

**6.1 20/01300/FUL Albury Court, Tanfield Road, CRO 1AP, 9-11  
Bramley Hill, CR2 And 30-35 Dering Road, CR0 1DS  
(Pages 17 - 54)**

Demolition of existing garages and refuse stores; erection of a residential development comprising a total of 58 new dwellings within 8 buildings over 7 locations ranging in height from 2 to 6 storeys, with associated parking and landscaping.

Ward: Waddon  
Recommendation: Grant permission

**6.2 20/01436/FUL Land R/O 279-289 Selsdon Road, South  
Croydon, CR2 6PS (Pages 55 - 78)**

Demolition of existing garages and erection of a three storey residential development of 8 flats, together with parking, landscaping improvements and other associated works.

Ward: South Croydon  
Recommendation: Grant permission

**6.3 19/05373/FUL 10 Willett Road, Thornton Heath  
(Pages 79 - 106)**

Demolition of existing buildings, erection of 5 storey building with a basement comprising 40 flats (2 x 1 bedroom, 26 x 2 bedroom, and 12 x 3 bedroom) and provision of associated basement car and motorcycle parking, and provision of associated refuse storage and cycle storage, and provision of associated landscaping and amenity areas, formation of a vehicle access and a pedestrian access from Grove Road.

Ward: West Thornton  
Recommendation: Grant permission

**6.4 20/01484/FUL 67 Higher Drive, Purley, CR8 2HR  
(Pages 107 - 136)**

Demolition of existing building and erection of a four storey block of flats (including roof space accommodation) and associated car parking, cycle parking, bin storage and landscaping. The proposed development comprises 17 residential apartments and 13 car parking spaces.

Ward: Purley and Woodcote  
Recommendation: Grant permission

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

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

There are none.

**8. Other planning matters (Pages 137 - 138)**

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

**8.1 Weekly Planning Decisions (Pages 139 - 202)**

Attached is the list of Delegated and Planning Committee/Sub Committee decisions taken between 3<sup>rd</sup> August and 13<sup>th</sup> August 2020.

**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

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 13 August 2020  
at 6pm via Microsoft Teams

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

### MINUTES

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Paul Scott, Clive Fraser, Callton Young, Jason Perry, Scott Roche,  
Gareth Streeter, Joy Prince (In place of Toni Letts) and Michael Neal (In place  
of Ian Parker)

**Also Present:** Councillors Simon Hoar and Steve O'Connell

### PART A

179/20 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on 6 August 2020 be signed  
as a correct record.

180/20 **Disclosure of Interest**

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

181/20 **Urgent Business (if any)**

There was none.

182/20 **Development presentations**

There were none.

183/20 **Planning applications for decision**

184/20 **20/01550/FUL 126-132 Pampisford Road, Purley, CR8 2NH**

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

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

Mr Sid Persaud and Mr Ademola Tokan-Lawal spoke against the application.

Mr David Ciccone, the applicant's agent, spoke in favour of the application.

Councillor Simon Hoar addressed the Committee, in his capacity as Ward Councillor, and expressed his concern for the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Callton Young.

The substantive motion was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 126-132 Pampisford Road, Purley, CR8 2NH.

185/20 **19/03959/FUL 12 Abbots Lane, Kenley, CR8 5JH**

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

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

Mr Geoff James, a representative of the Kenley and District Residential Association spoke against the application.

Mr Joey A Macedo, the applicant, provided a written statement in relation to the application. This was read out by the committee clerk.

Councillor Steve O'Connell addressed the Committee, in his capacity as Ward



Councillor, and expressed his concern for the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Leila Ben-Hasel. This was seconded by Councillor Paul Scott.

The substantive motion was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 12 Abbots Lane, Kenley, CR8 5JH.

186/20 **19/02690/FUL 76 Beulah Hill (Linh Son Temple), Upper Norwood, SE19 3EW**

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

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

Mr Brian Kavanagh spoke against the application.

Ms Jean Bean, the Temple's adviser, spoke in favour of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

Councillor Clark proposed for temporary planning permission for one calendar year, including the conditions outlined in the officer's report and addendum. It was also proposed that the Planning Committee would also conduct a site visit within the year and review the conditions following this.

The substantive motion to **GRANT** the application based on the officer's recommendation inclusive of the above proposals was taken to the vote having been proposed by Councillor Chris Clark. This was seconded by Councillor Callton Young.

The substantive motion was carried with nine Members voting in favour and one Member abstaining their vote.

.....  
The Committee therefore **RESOLVED** to **GRANT** the application for one year the development of 76 Beulah Hill (Linh Son Temple), Upper Norwood, SE19 3EW.

**187/20 Items referred by Planning Sub-Committee**

There were none.

**188/20 Other planning matters**

**189/20 Weekly Planning Decisions**

The report was received for information.

**190/20 Planning Appeal Decisions (August 2020)**

The report was received for information.

The meeting ended at 9.36 pm

**Signed:**

**Date:** .....

## **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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Notes

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- 2 Do not scale from this drawing. Use figured dimensions only. All dimensions are shown in metric.
- 3 This drawing is based on dimensional survey information provided by others
- 4 The architect cannot accept responsibility for the accuracy of this survey information
- 5 This drawing may contain colour data. Please refer to the original electronic document



**1 Proposed Site plan Level 00**  
1 : 500

1	12.03.20	Planning Submission	AK
Rev	Date	Description	Initials

**COMMON GROUND ARCHITECTURE**

62 George Street, Croydon CR0 1PD | email: info@commongroundarchitecture.com  
website: http://www.commongroundarchitecture.com/

Project name

**Bramley Hill North & South**  
Croydon

job no	originator	zone	level	type	role	dwg no	rev
016 - CGA - 00 - 00 - DR - A - 0010						1	

Status	Status Description	Date Issued
	For Planning	12/03/20

Proposed site plan

Scale	1 : 500 @ A1	Drawn	Author
Client	Brick by Brick	Checked	Checker

Agenda Item 6.1

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**PART 6: Planning Applications for Decision**

**Item 6.1**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01300/FUL  
 Location: Albury Court, Tanfield Road, CRO 1AP, 9-11 Bramley Hill, CR2  
 And 30-35 Dering Road, CR0 1DS  
 Ward: Waddon  
 Description: Demolition of existing garages and refuse stores; erection of a residential development comprising a total of 58 new dwellings within 8 buildings over 7 locations ranging in height from 2 to 6 storeys, with associated parking and landscaping.  
 Drawing Nos: 1501 rev 1, 1502 rev1, 0106 rev 1, 0100 rev 1, 0101 rev 1, 0102 rev 1, 1500 rev 1, 0108 rev 1, 0104 rev 1, 0107 rev 1, 0115 rev 1, 0110, 0116 rev 1, 0120 rev 1, 0135 rev 1, 0130 rev 1, 0145 rev 1, 0140 rev 1, 0146 rev 1, 0150 rev 1, 0160 rev 1, 0003 rev 1, 0002 rev 1, 0005 rev 1, 0006 rev 1, 0001 rev 1, 0010 rev 1, 0020 rev 1, 0021 rev 1, 06, 07, 00103.  
 Applicant: Brick by Brick Croydon Limited  
 Agent: Carter Jonas  
 Case Officer: Helen Furnell

	<b>1 bed (2 person) flat</b>	<b>1 bed (2 person) WC flat</b>	<b>2 bed (3 person) flat</b>	<b>2 bed (4 person) flat</b>	<b>3 bed (5 person) house</b>	<b>Total</b>	<b>Tenure</b>
<b>Site A</b>	4	3	2	15	5	29	Private sale
<b>Site B</b>	4	1	0	3	0	8	Shared ownership
<b>Site C</b>	0	0	0	0	2	2	Affordable rent
<b>Site D</b>	0	0	0	0	4	4	Shared ownership
<b>Site E</b>	6	1	3	1	0	11	Affordable rent
<b>Site F</b>	0	0	0	0	2	2	Affordable rent
<b>Site G</b>	0	0	0	0	2	2	Affordable rent
<b>Total</b>	14	5	5	19	15	58	Affordable rent

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
Re-provision of 10 existing spaces 3 new accessible bays 5 new spaces	110

1.1 This application is being reported to Committee because the ward councillor (Cllr Andrew Pelling) and the Vice-Chair (Councillor Paul Scott) made representations in

accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

## **2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
- a) Delivery of 10 x 3 bed/5 person houses as affordable housing (4 shared ownership and 6 affordable rent) and 19 flats (mix of 1b2p, 2b3p and 2b4p) as affordable housing (8 shared ownership and 11 affordable rent) -50% by unit number and 52.8% by habitable room
  - b) Employment and training contribution (£27,872) and strategy
  - c) Car parking permit free restriction for future residents
  - d) Sustainable transport (£50,000 contribution)
  - e) Car club (funded from the sustainable transport contribution)
  - f) Monitoring of the travel plan
  - g) Capital Asset Value of Amenity Trees contribution (totalling £27,195)
  - h) Carbon offset payment of £12,551 (to be reviewed if energy strategy is amended)
  - i) Air quality contribution of £5,800
  - j) Provision of public realm upgrades within the estate.
  - k) Monitoring fees for all obligations
  - l) Any other planning obligations considered necessary
- 2.2 That the Director of Planning and Strategic Transport is 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 (compliance)
3. Construction logistics plan (pre-commencement)
4. Details of surface water drainage scheme (pre-commencement)
5. Ecological pre-construction survey (pre-commencement)
6. Tree Method Statement for removal of the existing structures (pre-commencement)
7. Contaminated land (pre-commencement)
8. Accordance with Tree Protection Plan (compliance – measures to be implemented prior to commencement)
9. Details and samples of materials to be submitted (including window reveals, balustrade/privacy screen details) (pre-ground slab)
10. Landscaping details to be submitted (hard and soft landscaping, boundary treatment/retaining walls, benches, play equipment and surface treatment) (pre-ground slab)
11. Bin and bike stores (pre-ground slab)
12. Electric vehicle charging point to be submitted (pre-ground slab)
13. Details of a lighting scheme (pre-ground slab)

14. Details of photovoltaic panels (pre-ground slab)
15. Details of air source heat pumps (pre-ground slab)
16. Confirmation of 'as built' CO2 reduction (with remainder to be off-set through the S106 contribution, in accordance with the energy strategy) (pre-ground slab)
17. Details of green roofs on buildings 'A' and 'E' (pre-ground slab)
18. Public art (pre-ground slab)
19. Section 278 Agreement for highway works (prior to occupation)
20. Accord with mitigation and enhancement measures outlined in the Preliminary Ecological Survey (prior to occupation)
21. Provision of a Car Park Management Plan (pre-occupation)
22. Provision of a Delivery and Servicing Plan (pre-occupation)
23. Provision of a Community Management Strategy (pre-occupation)
24. Provision of a Waste Management Plan (pre-occupation)
25. Car parking provided as specified (compliance)
26. Unexpected contamination (compliance)
27. Noise levels – internal to flats (compliance)
28. Inclusive access M4(2) and M4(3) (compliance)
29. 110 litre Water usage (compliance)
30. No infiltration of surface water drainage into the ground (compliance)
31. 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 practise for Construction Sites
- 4) Light pollution
- 5) Requirement for ultra-low NOx boilers
- 6) Thames Water informatives regarding underground assets and public sewers
- 7) Party Wall Act 1996
- 8) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.4 That the Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the Waldrons Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

2.6 That, if by 27th November 2020 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

### **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal is to erect a number of buildings across the sites. There would be 8 buildings across 7 sites within the existing local authority estate on either side of Bramley Hill. The sites would be located as follows:



**Overview of the Site and Surroundings**



**Proposed site plan (Blocks A, B and C)**

3.2 **Site A** – located to the north of Albury Court. It is proposed to accommodate a mix of houses and flats to provide 29 private tenure homes. On the west side of this site, five 3 bed/5 person houses are proposed and on the eastern/southern side of the site a flatted block containing 24 homes (7 x 1bed/2 person, 2 x 2 bed/3 person and 15 x 2 bed/4 person), is proposed. The houses would be 2.5 storeys in height (2 storey with rooms within the roofspace). The flatted block would be part 3 storey and part 6 storey (on the corner). Between the houses and the flats, a mews street is created,

with a turning head at the northern end. These homes are proposed to be accessed via Albury Court.

- 3.3 **Site B** – located to the north of Bramley Hill and to the south of Albury Court, adjacent to existing residential blocks. It is proposed to accommodate a four storey block of 8 flats (5 x 1 bed/2 person, 3 x 2 bed/4 person). These homes would be able to be accessed via Bramley Hill or Albury Court and would be shared ownership tenure.
- 3.4 **Site C** – located on the corner of Albury Court and Tanfield Road. It is proposed to erect a pair of semi-detached houses that would be 2.5 storeys in height (2 storey with rooms within the roofspace). These houses would be 3 bed/5 person and would be affordable rent tenure.



#### **Proposed site plan (Blocks D, E, F and G)**

- 3.5 **Site D** – located to the south of Bramley Hill behind the Peter Sylvester Centre. It is proposed to erect a terrace of four houses that would be 2.5 storeys in height (2 storey with rooms within the roofspace). These houses would be 3 bed/5 person and would be shared ownership tenure.
- 3.6 **Site E** – would have a frontage onto Dering Road. It is proposed to erect a four storey flatted block containing 7 x 1 bed/2 person, 3 x 2 bed/3 person and 1 x 2 bed/4 person flats. This building would be affordable rent tenure.
- 3.7 **Site F** – would have a frontage onto Bramley Hill. It is proposed to erect a pair of semi-detached houses that would be 2.5 storeys in height (2 storey with rooms within the roofspace). These houses would be 3 bed/5 person and would be affordable rent tenure.
- 3.8 **Site G** – would have a frontage onto Dering Road. It is proposed to erect a pair of semi-detached houses that would be 2.5 storeys in height (2 storey with rooms within

the roofspace). These houses would be 3 bed/5 person and would be affordable rent tenure.

- 3.9 The application proposes the removal of 90 garages across the estate. In addition to the existing 56 parking spaces on site, 10 replacement parking spaces (in lieu of the 10 garages currently leased by residents within 200m of the application site) and 5 additional parking spaces are proposed as part of this development and there would be 3 new accessible parking spaces and 2 motorcycle spaces. 110 cycle parking spaces are proposed.
- 3.10 The existing playspace which fronts on to Dering Road would be re-provided between Sites F and G, with two additional areas for new occupiers provided; one on the northern side of Bramley Hill (to the north-west of Site B) and one on the southern side of Bramley Hill (to the north of Site E).
- 3.11 Amended drawings and information was received on 30 June 2020. These showed a minor amendment to the bin location on Site C and provide some additional clarification on contamination, flooding/drainage and highways/refuse matters. Officers are satisfied the amendments are minor in nature and do not require a further round of consultation.

### **Site and Surroundings**

- 3.12 The application site is located to both the north and south of Bramley Hill and forms part of the Bramley Hill Estate. The Bramley Hill Estate is surrounded by residential development on all sides. The Waldrons Conservation Area lies to the west, bordering Site A. The Bramley Hill Estate comprises a 1960s residential estate with buildings of mixed scale and design with a mix of flatted blocks, one 11 storey tower and smaller two-storey buildings. There are 128 existing residential units.
- 3.13 The part of the estate to the north of Bramley Hill is comprised of five, four storey residential blocks located between sloping grassed amenity/landscaping areas with two garage courts to the centre (Site B) and north-west (Site A) of the Estate. This area is accessed off Bramley Hill and Tanfield Road/Albury Court. The access road off Bramley Hill is level, but land to the west of this access road is approximately 3 metres higher. The Albury Court entrance into the site slopes gently upwards from Tanfield Road. Residential development in Tanfield Road is 2-3 storeys in height. Residential development in Bramley Hill is varied in height (2-11 storeys) and consists of varying styles.
- 3.14 The part of the estate to the south of Bramley Hill contains one 11 storey tower, a number of two storey houses, a children's play area (Site G) and the two storey Peter Sylvester Centre (the community centre itself does not form part of the application site, but its rear parking area is adjacent to Site D). This part of the estate can only be accessed off Bramley Hill by vehicles. Access off Dering Road is pedestrian only.
- 3.15 The Public Transport Accessibility Level (PTAL) varies with the PTAL of the area to the south of Bramley categorised as 4 (good) while the area north of Bramley Hill North has a PTAL of 2 - 4 (moderate - good).
- 3.16 Site A is currently occupied by 49 garages and associated hardstanding. It also contains a number of waste bins.





3.17 Site B is also occupied by garages (27), hardstanding and waste bins. There is a large Horse Chestnut tree in the centre of the site.



3.18 Site C is occupied by a sloping grassed area in front of an existing flatted block. The change in land levels are approximately 4-5 metres. The site has a frontage onto Tanfield Road. It contains three trees that are not protected. These trees are 'B' and 'C' category trees.



3.19 Site D comprises 6 garages and a refuse store located north of Dering Place. It is behind the Peter Sylvester Community Centre. At present, the parking to the rear of the Peter Sylvester Centre is used for parking by existing residents of the estate. This would continue to be the case if the proposed development is implemented and these existing spaces form part of the 56 existing spaces on site.



3.20 Site E consists of an area of hardstanding and a small area of grassed amenity space. It is immediately adjacent to the existing 11 storey tower.



3.21 Site F consists of grassed amenity land adjacent to the existing 11 storey tower, with a frontage onto Bramley Hill. There are four trees (categories 'A', 'B', 'C' and 'U') on the northern edge of the plot.



3.22 Site G consists of an area of existing play space which would be relocated as part of the proposals. There are two category 'A' trees neighbouring the site to the south. The site is adjacent to Dering Road.



3.23 According to the Environment Agency Flood Maps – the site is located in Flood Zone 1 and has a low risk of flooding from rivers, groundwater and artificial sources and a moderate risk of flooding from surface water.

## **Planning History**

3.24 There is no relevant planning history associated with the application site.

3.25 Last year, Brick by Brick entered into pre application engagement with the Local Planning Authority regarding these proposals, initially proposing 74 units (LBC Ref 19/04647/PRE). Pre-application proposals were scaled back over the course of 3 meetings, which reduced the scale of development, lessened the impact on the Waldrons Conservation Area and retained a greater number of trees.

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

- The principle of intensified residential development is acceptable given the national and local need for housing.
- The loss of some areas of incidental amenity space is considered acceptable in this particular case given the improvements to other open areas within the estate, especially when one considers the availability of neighbouring open spaces in close proximity of the application site.
- The proposal would contribute positively to the supply of family housing and the family housing strategic target.
- The proposal would also contribute to the delivery of affordable housing, in the form of 12 shared ownership units (5 x 1b2p, 3 x 2b4p and 4 x 3b5p) and 17 affordable rent units (7 x 1b2p, 3 x 2b3p, 1 x 2b4p and 6 x 3b5p). This equates to 50% by unit number and 52.8% by habitable room.
- The scheme would provide high quality architecture and would appropriately respond to site context with suitable relationships to the form, mass and appearance of the Bramley Hill Estate.
- The proposed development would have less than substantial harm on The Waldrons Conservation Area and with regard to the relevant legislation, policies and guidance, the harm is considered to be accompanied by clear and convincing justification, and outweighed by the public benefits provided in the form of new housing and affordable housing.
- The living conditions enjoyed by neighbouring residential occupiers would not be overly harmed by the proposed development (in terms of daylight, sunlight, enclosure and privacy effects).
- The living standards of future occupiers would be satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS). Each apartment would enjoy private amenity spaces in accordance with adopted standards as well as space for outdoor communal/children's play.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- The loss of 8 existing trees is acceptable and compensated for by additional tree replanting, suitable tree protection and receipt of CAVAT values.

- Sustainability aspects have been properly assessed and their delivery can be controlled through the use of planning conditions. On-site sustainable drainage would be secured through the use of planning conditions.
- The loss of the existing playspace is accepted from its current location as it is re-provided close by and the demand generated by the proposed development is provided in addition.

## **5.0 CONSULTATION RESPONSE**

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

### **Lead Local Flood Authority (LLFA) (Statutory Consultee)**

5.2 The LLFA initially issued a holding objection pending the submission of additional of additional information in order to demonstrate that a suitable strategy could be delivered on-site. Further information was submitted to address key criteria and whilst some requested information (in relation to confirmation of site area in relation to long term storage requirements, updates to the drainage strategy layout plan, ground levels on exceedance flows plan) is outstanding, the LLFA have confirmed that this information can be provided via a planning condition.

### **Historic England**

5.3 Recommend no archaeological requirement, concluding the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. The site at 0.4093ha is under the threshold for consideration as the site is located within a Tier IV Archaeological Priority Area as defined by borough policy and so will not attract an archaeological interest. This position is supported in that no archaeology has been recorded from the site or of significance from the immediate area. No further assessment or conditions are therefore necessary.

### **Mid-Croydon Conservation Area Advisory Panel**

5.4 The panel considers that the effect of the proposal on the character or appearance of the conservation area will be detrimental, for the following reasons:

- This development is outside the Waldrons Conservation area, however the development is so extensive that the Panel have been asked to advise on the application although it is recognised that not all of the application impinges directly on the conservation area or the approaches to it.
- The Waldrons is a fine example of a Victorian gated community, albeit with the sixties developments in certain areas and a number of single storey garage blocks which although did little to enhance the area allowed a reasonable feeling of spaciousness.
- Development on Site A and Site B are considered to be an over development of the site and will give an overall appearance of cramped, overcrowded poor quality dwellings.
- Development in general but in particularly adjacent to a conservation area should be complementary to the existing properties and not compete with them.

- The mews houses in Site A have hardly any back gardens and are built far too close to the boundaries of the houses in The Waldrons.
- In order to avoid having an overwhelming influence on the properties in The Waldrons, the mews houses need to be restricted in height to no more than two stories and have proper family sized gardens. The same arguments apply even more to the taller corner block in Part A.
- The proposed metal roofs to the mews houses are of course totally out of character for the conservation area.  
(OFFICER COMMENT: all aspects raised above are covered in the material considerations section below).

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of 194 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses:    Objecting: 57                      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>Objection</b>	<b>Officer comment</b>
<b><i>Housing Issues</i></b>	
Lack of affordable housing and the affordable housing proposed will not be affordable to local people.	Level of affordable housing proposed is in compliance with policy in terms of quantum and tenure. Affordable rent units will be passed to the Council who will lease at an appropriate rent.
Too many flats and not enough family homes with gardens.	The level of family sized accommodation is acceptable and is discussed further in paragraphs 8.13 – 8.14.
<b><i>Townscape and Design</i></b>	
Out of keeping with the character of the immediate area.  Proposal much taller than existing development.  Proposed 3 bed houses not in keeping with terraced houses on the street.  Design of buildings is dull and do nothing to improve the area.	Please see paragraphs 8.21-8.32.

Will be an eyesore.	
<b><i>Heritage</i></b>	
Detrimental impact on conservation area.	Please see paragraphs 8.33-8.37.
<b><i>Scale of Development Density Issues</i></b>	
Overdevelopment of the site. Development is too dense.	Please see paragraphs 8.19-8.20.
<b><i>Neighbour Impacts</i></b>	
Loss of light. Loss of privacy/overlooking. Right to light will be breached. Detrimental impact on quality of living.	Please see paragraphs 8.47-8.63.
<b><i>Highways, Traffic and Parking</i></b>	
Make existing parking problems worse (both on street and on the estate).  Lack of parking proposed by the development given the removal of garages.  Impact on highway safety on Tanfield Road.  Will increase traffic in the area.  Blocking Dering Road entrance will have a detrimental impact on ability to easily access shops and bus stops.  Existing parking is higher than the 84% set out in the application. It is greater than 100%.  Will exacerbate problems of those without blue badges parking in disabled parking bays.	Please see paragraphs 8.64-8.73.
<b><i>Trees, landscaping and Biodiversity</i></b>	
Loss of green space, trees, foliage and wildlife.	Please see paragraphs 8.74-8.84.

<p>Playspace proposed outside of existing residents windows – will cause problems.</p> <p>Plenty of local parks in the area so playspace not needed.</p> <p>Loss of amenity space.</p>	<p>The playspace is provided for the benefit of residents.</p> <p>The playspace is a policy requirement.</p> <p>Whilst some green areas will be built on, large areas to be built on are currently garages and hardstanding. In addition, the open spaces to be retained will be improved for the benefit of existing and proposed residents.</p>
<p><b><i>Other Issues</i></b></p>	
<p>Will result in increased noise pollution.</p> <p>Exacerbate existing problems of bins overflowing/fly tipping and vermin.</p> <p>Increased problems with crime.</p> <p>Lack of security.</p> <p>Limited local resources (GP's, schools).</p> <p>Devalue property.</p> <p>Asked for feedback in resident consultation, but none of this has been taken on board.</p> <p>Impact on sewers and water supply.</p> <p>Disruption during construction.</p> <p>Noise and dust pollution during construction.</p> <p>Application shouldn't be going ahead under the current situation – feels like it is being forced through under the radar and taking advantage of the situation.</p>	<p>A condition has been added in relation to noise.</p> <p>A condition has been added requiring details of bins.</p> <p>Please see paragraph 8.28.</p> <p>Please see paragraph 8.28.</p> <p>The development is subject to the Community Infrastructure Levy for this purpose.</p> <p>This is not a material planning consideration.</p> <p>The Council is required to determine the application before us.</p> <p>Please see paragraph 8.85.</p> <p>A condition has been added requiring details of a Construction Logistics Plan.</p> <p>A condition has been added requiring details of a Construction Logistics plan</p> <p>The Government expects planning processes to continue even with the current Covid 19 Pandemic. Whilst it is appreciated that the ease of communication is more restricted, the scheme has still generated much interest and comment, all of which has been</p>

<p>Proximity will impact on ability to maintain existing properties and boundary wall.</p> <p>Health impacts of construction.</p> <p>Lack of existing infrastructure.</p> <p>Proposed playspace will attract drug dealers at night time.</p> <p>Money should be spent on maintenance and upgrading the existing estate rather than building new flats that the Council will also have to maintain.</p> <p>Carbon footprint of the development is high.</p> <p>Development puts profit before health.</p> <p>Impact of lots of new developments being constructed on mental health.</p> <p>Live a short distance away from the proposed development but have not been notified by the applicants nor the planning department.</p> <p>Concern about non-residents accessing the playspace.</p>	<p>taken into account as part of the officers' assessment of the scheme.</p> <p>An informative has been added in relation to the Party Wall Act.</p> <p>A condition has been added requiring details of a Construction Logistics Plan.</p> <p>The development is subject to the Community Infrastructure Levy for this purpose.</p> <p>The proposed playspace and landscaping details have been designed to have visual surveillance and there is a condition requiring details of a lighting scheme.</p> <p>The scheme includes a landscaping scheme for the whole estate. The proposals include private and shared ownership housing which will be maintained privately.</p> <p>Please see paragraph 8.86 which sets out the carbon reductions and carbon offset payment.</p> <p>The application provides much needed housing and will help meet the need of those in unsuitable housing. The development proposes upgrades to the landscaping and amenity spaces to help improve access to them, both of which have health benefits.</p> <p>As comment above.</p> <p>Notifications were sent to all adjoining occupants, six site notices were erected around the site and a notice placed in the Croydon Guardian. The Council has fulfilled its statutory duty on notifications.</p> <p>The playspace has been designed for the benefit of existing and proposed residents.</p> <p>See paragraph 8.28.</p>
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Will increase anti-social behaviour.	
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6.4 In the letter of support, the following comments are noted:

- Will provide much needed accommodation.
- Only right that others get to live in the area through intensification.
- Support the principle of making better use of low density housing land.

6.5 Cllr Andrew Pelling (Ward Councillor) has referred the application to Planning Committee on the following grounds:

- Part M compliance.
- Robustness of design to deliver on safety in a stay put response to a fire emergency.
- Planning challenges arising on an elevated site including views from Tanfield Road west and Southbridge Road.

6.6 Cllr Paul Scott (Planning Committee Vice-Chair at the time of the referral) referred the application to Planning Committee raising the following issues:

- Public scrutiny of applications made by the Council and its wholly owned subsidiary.
- Openness and transparency during the Covid-19 crisis when stakeholders are likely to be distracted.
- Potential to provide new homes in response to the housing crisis in accordance with National, Regional and Local Planning Policy.

## **7.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

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

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

- Delivering a sufficient supply of homes
- Promoting sustainable transport;
- Achieving well designed places;
- Protecting Metropolitan Open Space.

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

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
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Woodlands and trees

#### Croydon Local Plan 2018

- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban Design and Local Character
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM17 Views and Landmarks
- DM18 Heritage Assets and Conservation
- 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

#### Emerging New London Plan

- 7.4 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
- D8 Public Realm
- 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
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 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

7.6 There is relevant Supplementary Planning Guidance as follows:

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

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of development
2. Housing
3. Townscape, design and visual impact
4. Heritage impacts
5. Housing quality for future occupiers
6. Residential amenity for neighbours
7. Parking and highway safety
8. Trees, landscaping and biodiversity
9. Flood risk
10. Sustainability
11. Other planning matters

### **Principle of Development**

8.2 This proposed development needs to be assessed against a backdrop of significant housing need, not only across Croydon but across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the LB Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment was an additional 44,149 new homes by 2036, but at the time, there was limited developable land available for residential development in the built up area, it was only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the CLP (2018) which separates this target into three sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites.

8.3 The emerging New London Plan, which is moving towards adoption (although is being further amended) proposes increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

8.4 This presumption includes places such as Waddon. The Croydon Suburban Design Guide (2019) was adopted last year, which sets out how suburban intensification can realise high quality outcomes. The challenging targets will not be met without important windfall sites coming forward in addition to the large developments within Central Croydon and on allocated sites.

8.5 Notwithstanding the above, whilst some of the sites within the Bramley Hill Estate have been previously developed (through their use for garaging and associated hardstanding (sites A, B and D)), others have not been previously developed and are grassed amenity land between the existing residential development (sites C, E and F). One site is also currently used as child playspace (site G). As highlighted in the neighbour comments, the existing amenity land is valued both visually and functionally by local residents.



- 8.6 Both the public consultation exercise and the responses to publicity for this planning application indicate that the sites currently occupied by amenity space are mainly enjoyed by residents from within the existing estate and therefore have limited wider public benefit. They are also limited in size (ranging from 215sqm to 312sqm). Whilst it is fair to say that these spaces provide an open and pleasant outlook for existing residents living relatively close by, the spaces have relatively limited biodiversity value. Whilst it is noted that some smaller trees are proposed to be removed, the scheme does include landscaping proposals and further mitigation in relation to trees (discussed in the 'Trees' section later in this report). The changes in topography across the estate also limits the use of these areas.
- 8.7 Paragraph 97 of the National Planning Policy Framework advises that existing open spaces should not be built on unless an assessment has been undertaken which clearly indicates that the open space is surplus to requirement or where the loss resulting from the proposed development would be replaced by equivalent or better provision elsewhere. It is significant that the site has not been designated or recognised as an open space in the development plan, although the utility of the space needs to be assessed against the NPPF. The applicant has sought to justify the loss of this space, both from a visual and functional perspective.
- 8.8 As part of the application submission, the applicant has provided details of how the site is currently utilised by local residents and provided information demonstrating extensive alternative provision within the locality (including Duppas Hill Park, 300m from the site).
- 8.9 Officers are of the view that, given the availability, proximity and extent of these nearby recreational areas and facilities, the areas of amenity space lost are surplus to requirements for residents in the immediate area.

- 8.10 Notwithstanding this, officers recognise that some residents feel strongly about the contribution the open space makes to the look and feel of the area and their mental well-being. However, given that improvements are being made to the open space provision on the site; combined with additional playspace provision and a landscaping scheme, it is considered that the proposal accords with the intent of paragraph 97 of the NPPF and officers are comfortable with the principle of the loss of the small open spaces to accommodate much needed new homes.
- 8.11 The site is located within an existing residential area and for the reasons outlined above, providing that the proposal accords with all other relevant material planning considerations, the principle of development can be supported.

## **Housing**

- 8.12 CLP Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings. In urban settings with low PTALs (0-3), the requirement is 60% 3+ bedroom units. Where there are higher PTALs (4-6b), the requirement is for 40% 3+ bedroom units. That said, Policy DM1.1 also advises that within the first three years of the CLP, the requirement for 3 bedroom homes can be substituted by 2 bed 4 person homes.
- 8.13 The site consists of a range of PTALs. The area of the application site to the north of Bramley Hill has a PTAL of 2-4 and that to the south of Bramley Hill has a PTAL of 4. Given the range of PTALs, officers are of the view that the proportion of family size accommodation should be somewhere between 40% and 60%. The development proposes 25.9% of the total development as 3 bed 5 person units. An additional 32.8% of the total development are proposed as 2 bed 4 person units, giving a total of 58.7% family size accommodation. This level of family sized accommodation meets the strategic Borough-wide target of 30% and is within the range identified above as being acceptable to officers.
- 8.14 The applicant has submitted a viability assessment to demonstrate that a greater proportion of 3 bed units is not viable and this position is accepted.

## Affordable Housing

- 8.15 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.
- 8.16 The application proposes 50% affordable housing (by unit number), equating to 52.8% by habitable room. There is a split of 59% affordable rented units and 41% shared ownership units. Officers consider that as this tenure split is virtually at the 60:40 requirement, it is acceptable.
- 8.17 The Council have made an undertaking to take on the ownership and management of affordable rent homes built by Brick by Brick as outlined in the Cabinet report from June 2019. The properties are allocated by the Council to those on the waiting list and

rental rates are set accordingly. The affordable housing offer would be secured through a S106 planning obligation.

- 8.18 Overall, it is considered that the scheme would provide a good range of family and non-family homes and would positively contribute to the delivery of new homes (including affordable homes).

#### Density of Development

- 8.19 The site has an urban setting with a PTAL rating of 2-4 and as such, the London Plan indicates that the density levels ranges between 200-450 habitable rooms per hectare (hr/ha) for the PTAL of 2-3 and 200-700 hr/ha for PTAL of 4. Treating the combined living/kitchen/dining areas as a single habitable room, the proposed density of development (calculated using the site areas of the individual sites only, and not the wider red line of the application site), would equate to 439.7 habitable rooms per hectare. This is within the density range allowed.
- 8.20 As Members will be aware, the London Plan indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential such as local context, design and transport capacity. The acceptability of the development in terms of scale, mass, layout and appearance is discussed below, which represents an important dimension when determining the acceptability of a particular density of development. This project has clearly emerged out of a design-led response to the site and its various relationship challenges.

#### **Townscape and Visual Impact**

- 8.21 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) the scale, height, massing and density; c) the appearance, existing materials and built and natural features of the surrounding area. Policy DM10.7 sets out that in order to create a high quality built environment, proposals should demonstrate that architectural detailing will result in a high quality building and demonstrate that high quality, durable and sustainable materials that respond to local character are incorporated.

#### Scale, Height and Massing

- 8.22 The development proposed on Site A is split into two elements. On the western side there would be five houses adjacent to the boundary with The Waldrons Conservation area and on the eastern side would be flats, rising to six storeys on the corner. The massing and the viewpoints have been assessed. The lower 2.5 storey height is appropriate abutting the conservation area and the tallest part of the flatted block is in a corner location, where there is scope for additional height as a marker point. Specific heritage impacts in the context of the conservation area are discussed further in the 'Heritage' section of this report below. The corner of this block has been chamfered to draw the eye around the corner, which is an appropriate arrangement. Opposite the mews houses, the height of the flatted block falls to 3 storeys in height. This is an appropriate response to the scale and height of the mews houses opposite and represents an acceptable relationship to the proximity to the conservation area.
- 8.23 Site B at four storeys is appropriate to its context adjacent to existing flatted blocks. Its massing has been chamfered to take account of its relationship with the large Horse Chestnut tree.

8.24 Site C, with its height of 2.5 storeys and its arrangement as a pair of semi-detached houses fronting onto Tanfield Road, is appropriate for its context in a road characterised by 2 and 3 storey dwellings.

8.25 The view from Bramley Hill looking north (below), shows Site A and B in the context of the existing buildings. It can be seen that the height and massing is appropriate in the context of the streetscene. The second image shows site C fronting onto Tanfield Road and the flats on Site A appearing behind. Whilst Site A is taller and sits on higher ground, it must be viewed in the context of the much taller existing flatted building sitting behind in The Waldrons.



View from Bramley Hill (looking north)



View from Tanfield Road (looking west)

8.26 The proposed houses at Site D would be sited to the rear of the existing Peter Sylvester Centre and provide adequate separation from the existing building and would not compromise future development of this building if it should ever come forward (given the separation distance in excess of 18m). Given its location behind the existing community centre and its limited height it is not easily visible in the streetscene.

8.27 Site E and Site G, both front on to Dering Road. Site E at 4 storeys is an appropriate height given the existing 11 storey building as its backdrop and the fact the 2.5 storey houses on Site G give an appropriate transition to existing development on Dering Road. The massing of Site F and its height at 2.5 storeys is appropriate in its context alongside the existing building at 7 Bramley Hill which is 2 storey.



View of Site D



View SW along Dering Road (Sites E&G)

8.28 In townscape terms, the massing of the proposed development is supported by officers. The proposed buildings when viewed from Bramley Hill, Tanfield Road and Dering Road, would be seen in the context of buildings of varying heights and styles and would not appear out of context. Whilst concern has been raised by local residents, officers are supportive.

#### Site Layout and Public Realm



- 8.29 The site layout seeks to manage the varying relationships with existing buildings on the estate and adjacent to the site boundary, engaging with the Tanfield Road, Bramley Hill and Dering Road street frontages whilst managing the maximum retention of trees and open space, ensuring appropriate relationships with existing residents and the topographical challenges of the varying site levels across the two parts either side of Bramley Hill. The landscape strategy and design intent represents a comprehensive and high quality approach to public realm and green spaces within the estate. The landscape strategy is supported in principle and specific details can be conditioned. Finer details of the specifics are discussed in more detail later in this report.
- 8.30 The scheme includes proposals to public realm areas within the red line of the application site. This includes the creation of 2 new residential streets, planting within and adjacent to parking areas, upgrades to pedestrian routes through the estate and the creation of amenity spaces (that include community planting beds and playspace) for existing and proposed residents. This will be secured through the S106 agreement.
- 8.31 Overall, officers are satisfied with the form and layout. This is an area where there are varying heights, massing, forms and layouts and the proposed development has responded to this.

#### Architectural Expression

- 8.32 Each building has its own context, in terms of both the design of existing buildings and their scale, height and massing. The application proposes a similar architectural language across the application site, but with each building responding to its individual context. This approach is supported.
- 8.33 The application has picked up on recurring local features, such as symmetry in facades, recessed entrances and projecting bays. These principles have been applied across the buildings, with typologies for mews blocks and mansion blocks, to provide a similarity across the sites in a patternbook approach. This has allowed a family of buildings to be created, but with each one having its own response to its location. This approach and the design of both the individual buildings and how they site as an overall piece, are fully supported by officers.



Site A – design approach



Site A/D – mews design approach

8.34 A palette of materials has been suggested with brick the predominant material and the use of standing seam zinc cladding and metal window framing. The proposed palette is considered acceptable and is supported by officers. Specifics of the materials can be controlled by condition. Overall, officers consider the scheme would be a high quality addition to this part of Bramley Hill.

### Heritage Impact

8.35 The submitted Heritage Assessment assesses the scheme in the context of the adjacent Waldrons conservation area. The application site abuts the boundary of the conservation area and is located to the rear of a crescent of Victorian villas (built in the 1850's). As well as being within the conservation area, all of these houses are also locally listed.

8.36 The majority of the proposed development is not visible in the conservation area. The one exception is the 6 storey element of Site A, where glimpsed views of the top corner of this building are visible between the villas. Officers have sought to minimise the impact of this element of the scheme, through pre-application discussions, but changes to the form of this element of Site A to reduce visibility in the conservation area would have a greater impact on the amenity of residents in Albury Court to the South. On balance, it was considered by officers that this is an acceptable solution.

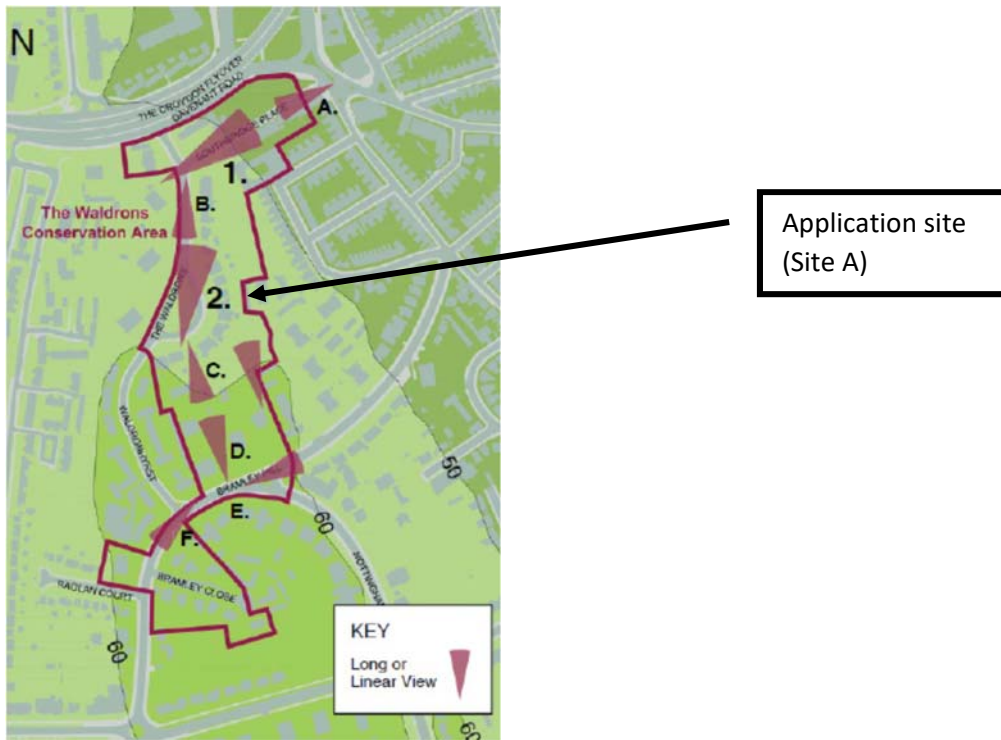


Looking north east along The Waldrons.



Looking east along The Waldrons.

8.37 The Waldrons conservation area has a number of designated views as set out in the 'Conservation Area Appraisal and Management Plan'. However, the views of the proposed development do not fall within any of these designated views.



8.38 Officers have reviewed the submitted Heritage Assessment and agree that the proposed six-storey block will cause ‘less than substantial harm’ to the significance of the designated heritage asset because a portion of it will be visible within some parts of the conservation area. As some harm is caused, this must be weighed against the public benefits of a scheme as required by paragraph 196 of the NPPF; in this case the public benefits include the provision of 58 new homes of which 29 would be affordable, a significant proportion of family accommodation, improved landscaping and improved children’s playspace. Officers are of the view that those public benefits would outweigh the harm caused to the Conservation Area and are satisfied that the approach adopted by the applicant in terms of design, heritage and townscape is sound and can be supported.

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

8.39 All of the proposed new units would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS). All apartments would be dual aspect, with some units benefitting from being triple aspect.

8.40 The planning application was accompanied by a daylight and sunlight assessment which concluded that 79% of all rooms are in compliance with all 3 of the tests used (Vertical Sky Component - VSC, No Sky Line – NSL, and Average Daylight Factor - ADF). Of the rooms that are not in strict compliance with the three tests, most have marginal fails, which means that most rooms in the proposed development have good levels of sunlight and daylight and are considered to be in compliance with the requirements of policy DM 10.6 of the Croydon Local Plan which requires adequate sunlight and daylight levels for future occupiers.

8.41 In addition, it is considered that the proposed design provides for light and well ventilated residential accommodation, appropriate floor to ceiling heights and access to outdoor amenity space.

- 8.42 There are some concerns regarding the privacy to the ground floor unit at Site B that is adjacent to the main N/S pedestrian route (as there are secondary living space windows facing this route). Therefore, it is considered that appropriate landscaping will need to be secured to act as a buffer and this can be secured by planning condition. It is noted that the positioning of the houses on Site C are located in close proximity to the existing flatted block on Albury Court. However, the impact of this is mitigated by the change in land levels and the orientation of windows. It is also suggested that the flank wall of Site C is 'greened' to improve outlook for existing residents, this can be controlled by condition. Details of bin storage areas and their integration with the proposed buildings on the southern side of Bramley Hill can be controlled by condition.
- 8.43 Any noise issues associated with neighbouring traffic would be mitigated through standard noise insulation measures and planning conditions have been recommended to ensure that external noise effects are minimised.
- 8.44 The application proposes 5 x 1 bedroom/2 person wheelchair homes spread across the sites (3 in Site A, one in Site B and one in Site E). All of these units are located on the ground floor of the buildings in which they are situated, have level access into the building and level access to private amenity space. Furthermore, the applicant proposes re-grading of the slopes of pedestrian paths across the site to ensure that all pathways are compliant with Part M of the Building Regulations. This will be secured in the s106 agreement.
- 8.45 Access to all floors above ground level in flatted blocks would be via a central staircase. Within the Site A flatted block, which rises to 6 floors, there is also a lift, to improve accessibility and provide full M4(2) compliance. Lifts have not been provided in the four storey blocks on sites B and E. However, the London Plan requirement is for buildings that are greater than four storeys and in this case, the two buildings are designated as affordable housing and there would be an impact on future maintenance and servicing charges for these residents.
- 8.46 As regards external amenity space, the London Housing SPG states that a minimum of 5 square metres of private outdoor space should be provided for 1-2 person dwellings and an extra 1 square metres for each additional unit. Private amenity space has been provided for all units in the form of terraces and balconies (for the flats) and gardens for the houses. The provision of private amenity space is acceptable.
- 8.47 Whilst individual playspaces have not been provided for each building, officers are satisfied that the overall strategy of providing a centralised play and amenity area for existing and proposed residents on both sides of Bramley Hill is an high quality solution and introduces play space to the part of the application site on the northern side of Bramley Hill and the benefit of the spaces to be enjoyed by both existing and proposed residents. A range of spaces are being proposed, including community growing areas. It is considered appropriate that a condition should be added to include a Community Management Strategy for such spaces that will need community involvement for maintenance and activation.
- 8.48 Communal amenity space is provided centrally, split in to an area for the part of the application site to the north of Bramley Hill and an area for the part of the application site to the south of Bramley Hill. The area on the north side of Bramley Hill is a combined communal amenity and child play space and also include other improvements to landscaping around the site.



Landscape strategy

8.49 The existing child play space of 245 square metres is proposed to be moved to accommodate the pair of houses on Site G. This would be re-provided between Sites F and G. In addition, the GLA child yield for the proposed development requires the provision of an additional 270 square metres of child play space. This has been proposed on site with 182 square metres proposed to the north of Bramley Hill and 88 square metres proposed to the south of Bramley Hill (split into 2 areas of 44 square metres each). This is supported and final details will be secured by condition.

## Residential Density and Effects on Immediate Neighbours

### Neighbour Impacts

8.50 The neighbours most affected by the proposed development include those adjacent to the site boundary and the existing residents within the site. These are assessed in relation to each of the sites below:

#### *Site A - Houses*

8.51 These proposed dwelling back on to properties in The Waldrons. There is a separation distance of 18 metres between the existing properties and the proposed houses and this is in accordance with guidance and considered sufficient to ensure that there is not a loss of amenity.

8.52 A new residential street is created between the houses and flats on Site A. There would be a gap of 12.5 metres between the front elevation of the houses and the closest part of the front elevation of the flats. This is an acceptable distance between new development.

#### *Site A - Flats*

8.53 The northernmost flats are at an angle to properties in Tanfield Road and the windows/deck access are at an angle to existing windows. There is a distance of 25 metres between the closest windows and this distance is acceptable. The southernmost flats on this site are located at a distance of 14 metres from the existing Albury Court flats. The building has been given a chamfered corner to cut away the bulk of this building and to allow proposed windows to be angled away and to minimise the number of windows facing existing windows. On this block there is only one bedroom window on each floor that would face towards the existing building and this is not a direct alignment. There are no windows on the southernmost element that face towards Tanfield Road.

*Site B*

8.54 Windows on this block have been orientated to ensure that they do not directly face towards existing windows and are set away from existing blocks.

*Site C*

8.55 There would be no windows on this block facing towards the existing flats at Albury Court. In addition the proposed houses would be sited half a storey lower and a landscape buffer is proposed to be installed. This can be controlled by condition.

*Site D*

8.56 The proposed houses would be located 18 metres from the Peter Sylvester Centre and would be 21 metres from the houses in Dering Road. This is sufficient to not raise any concerns with regard to amenity.

*Site E*

8.57 This is located 15 metres from the existing tower block, which is considered to be an acceptable distance. This relationship would also be mitigated by proposed landscaping and tree planting. In relation to the residential building to the south, the proposed building would be located forward of the existing building and is at an angle. It is considered that windows on the side elevation would not be overlooked by the proposal.

*Site F*

8.58 This would front on to Bramley Hill and would not have any side facing windows to nearby properties. There are side facing windows on 7 Bramley Hill, but they appear to be secondary windows. Windows on the existing tower block are angled away from the proposed houses.

*Site G*

8.59 This would front on to Dering Road and would be adjacent to the new development on Land rear of 94-110 Southbridge Road. There would be no windows facing the adjacent development and the form would not be significantly forward of any of the building lines. The properties to the north and north-west of this site are in excess of 25 metres from the proposed building and this relationship is considered to be acceptable.

Daylight and Sunlight

8.60 A daylight/sunlight assessment was submitted with the application which has assessed the impact on existing residents. The impact of the proposed development has been assessed in terms of 24 of the adjacent buildings. However, the submitted assessment has only further considered adjacent properties in more detail if there are BRE (Building Research Establishment) guideline transgressions.

#### *7 Bramley Hill*

- 8.61 This property is NE of Site F. There are 4 windows on the flank elevation which will be compromised in terms of VSC (ranging from a 41-44% loss for each window). However, these windows are secondary windows to rooms that have main windows on the front and rear elevations of the building so when the room as a whole is considered (rather than the individual windows) it is BRE compliant in terms of daylight. There is a very minor winter sunlight breach (4 sunlight hours in winter against a target of 5), but on balance this is considered acceptable.

#### *9 Bramley Hill*

- 8.62 This property is located centrally with Site F to the north, Site D to the south and Site E to the east. This building currently has very good levels of sunlight and daylight, due to its current positioning away from other buildings. As a result of the development, there would be a moderate impact on daylight to 5 windows (VSC reduction between 26% and 36%), but they will still retain a good level of daylight (all rooms meet NSL) and will meet the guidelines for sunlight. The relationship that this building will have with the proposed new development are not unrealistic for an urban location and the BRE guidelines state that they should be applied flexibly in urban areas. On balance the impact is considered acceptable.

#### *70-76 (even) Tanfield Road*

- 8.63 These buildings are located to the east of Site A (with 76 to the east of Site C). 8 windows (out of 30) would experience a minor reduction in VSC (22% to 25% reduction) and five of them a minor reduction in NSL (20% to 29% reduction). There are 2 windows where the NSL impact is greater (over 40% reduction) but these are rooms that are adjacent to fences or returns, so caused by the design of the existing building. There are also some minor winter sunlight impacts. There is one window at 70 Tanfield Road, that currently meets the winter requirement but it would be reduced to 3 sunlight hours where the requirement is 5. As above given the urban location of the site and the flexibility to apply BRE guidelines in such areas, on balance, the impact is considered to be acceptable.

#### *14 The Waldrons*

- 8.64 This building is located to the west of the Block A houses. There is a minor impact on one side window that is 1% above the guideline for VSC. It is considered that due to the minor nature of this impact, and the fact the room complies with NSL and sunlight.

#### *1-16 Albury Court*

- 8.65 This property is NE of Site B and west of Site C. There are minor impacts on VSC to 8 windows (between 20.6% to 31.5%). All windows would retain 20% of VSC and this is considered to be a good light level. Each of the rooms would comply with NSL. There are 3 windows that would fall short of winter sunlight targets (with winter sunlight hours of 4, 2 and 3), but in these cases the annual sunlight targets are met. This impact is considered acceptable.

#### *17-32 Albury Court*

- 8.66 This property is NW of Site B and south of Site A. 13 windows on the north elevation of this building are affected in terms of daylight. Bedroom windows on this elevation are dual aspect and therefore the rooms (rather than the windows) are compliant. Whilst the living room windows are affected, they are large and retain 20% of VSC and therefore the impact is considered to be acceptable. This property is BRE compliant in terms of NSL and APSH.

- 8.67 The daylight and sunlight assessment has considered the impact of the development on sunlight received to garden areas of adjacent properties. BRE indicates a reduction of the garden area that receives 2 hours of sunlight on 21<sup>st</sup> March beyond 20% would be noticeable. There are two properties that are affected: 68 and 74 Tanfield Road. Number 68 would receive a 27.6% reduction in the current area. Number 74 would receive a 29% reduction in the current area. Both gardens would retain an area that is marginally above the 20% area required by the BRE. It is noted that these gardens already have restricted sunlight due to existing boundary treatment, and in the case of number 74, the presence of garaging. On balance, this is acceptable.
- 8.68 Overall, whilst there are some impacts to neighbouring windows, these are considered to be relatively minor and in the urban context are considered to be acceptable. Whilst the proposed development would inevitably change existing relationships and modify existing open outlook enjoyed by neighbouring residential occupiers, the form/mass, window location and detailing of the proposed development would successfully engage with surrounding existing properties both within the estate and surrounding the application site with acceptable amenity impacts.

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

- 8.69 The planning application was supported by a Transport Statement, dealing with the various transport impacts and associated mitigation measures. The site is located in an area with moderate PTAL (2-4) and is reasonably located to local bus stops and within a Controlled Parking Zone (CPZ), which restricts the ability to park in close proximity to the site during the day.

### Car Parking, Trip Generation and Highway Safety

- 8.70 The existing site has 90 garages that are proposed to be removed. 53 would be removed from Site A, 27 from Site B, 6 from Site D and 4 which are currently located to the south east of site D. At present 44 garages are let, 6 are let to Croydon Council for storage and 40 are vacant. Of the garages that are let, 10 are to residents within 200m of the site. The 200m distance is considered to be a reasonable maximum distance that someone would park their car from their property (and is the distance on which parking stress is assessed). Therefore, the proposal includes the re-provision of 10 car parking spaces. In addition, there would be an additional 5 car parking spaces that would be designated for the occupants of the houses on Site A and there would be 3 disabled parking bays (one on site A and two adjacent to the access road on the south side of Bramley Hill). 2 motorcycle spaces are proposed close to the entrance to the site to the south of Bramley Hill. At present there are a total of 56 existing marked car parking spaces across the entire application site and the proposed spaces would be in addition to this number. A condition will be applied to secure the disabled parking bays and electric vehicle charging points for them.
- 8.71 Parking stress has been assessed in line with the Lambeth Methodology and has shown that there is an overnight parking stress of 84%. Given that Croydon Council's assessment of a 'high stress area' is at 85%, the site is at high parking stress and that there is very limited capacity for additional on-street parking. The site is located within a controlled parking zone (the west permit zone) where parking is restricted to permit holders only.



- 8.72 Given the lack of parking availability in the area and the limited provision of new on-site parking, it is considered appropriate to restrict new resident access to on-street parking permits. It is also considered appropriate to secure by condition an on-site Car Park Management Plan (CPMP), so that existing residents are not inconvenienced by future residents wanting to park on site. Parking on the estate is currently managed privately and the CPMP will ensure that future residents are unable to park on site (with the exception of the 3 disabled parking bays and the 5 bays associated with the houses on site A). It is also appropriate to have a travel plan for the site, monitoring of which can be secured through the S106 agreement.
- 8.73 The site is located in an area with a PTAL of 2-4, which indicates that there is moderate public transport accessibility. Policy DM30 requires the provision of a car club bay and the membership of the car club by new residents for a period of three years, at the expense of the developer. This provision would be included as part of the sustainable transport contribution detailed below. Whilst it is noted that the Transport Assessment identifies a car club bay at Mason's Avenue, it is considered that its distance at 545m away is not convenient for residents of this site.
- 8.74 Officers are satisfied that the level of traffic generated by the development would be acceptable. Existing accident data has been reviewed and there have only been a limited number of collisions in the area at a nearby junction. There does not appear to be an issue with highway safety in the area and this would strongly suggest that the existing network is sufficiently robust to accommodate further development.
- 8.75 Officers are satisfied that vehicles will be able to enter and exit the car parking spaces safely. It is also noted that the revised arrangements mean that refuse vehicles would be able to service the development on-site. However, it is prudent to apply a planning condition for details of deliveries and servicing.

#### Cycle and Refuse Storage

- 8.76 Space for cycle parking (designed to accommodate 110 cycles) would be provided which would accord with the emerging New London Plan standards. Details would need to be approved as part of a planning conditions discharge process. With regards to refuse, sufficient space has been proposed for each of the sites. Specific details can be secured by planning condition, along with a condition for a waste management plan.

#### Sustainable Transport

- 8.77 Given that the development would provide only 8 car parking spaces, increased walking, cycling and public transport use is expected. Therefore a sustainable transport contribution is to be secured in the s.106 agreement to mitigate the impacts of the development. This has been calculated as £50,000.

#### Other Highway Impacts

- 8.78 Access arrangements to the application site would remain unaffected, although highway works would be required which will be secured through the s.106 agreement. This will include the need for a condition survey of the public highway prior to commencement.
- 8.79 A draft Construction Logistics Plan has been submitted which has highlighted details issues that can be suitably resolved at planning condition discharge stage.

#### **Trees, Landscaping and Biodiversity**

### Trees

- 8.80 There are a number of trees both on the application site and immediately adjacent. An arboricultural assessment has been submitted with the application and it is considered that it has properly assessed the value of the trees to be protected, the value of the trees proposed to be removed and tree protection measures. For ease of reference the impact of the proposed development on trees has been considered on a site by site basis as follows:
- 8.81 Site A – does not propose the removal of any trees. However, development would be close to existing off-site trees and the impact on their health has been assessed. There would be a minor encroachment into the root protection areas of these existing trees, and the existing garages and hardstanding to be removed would also be within these areas. The encroachment into the root protection area is of an acceptable extent. It is also likely that the presence of the existing garages and hardstanding has had an impact on root development in this area. Notwithstanding this, there will need to be careful removal of the existing structures and surfacing and details of this can be controlled by the imposition of a method statement, secured by a planning condition. As these existing trees overhang the site, there will need to be some works to the crown height of these trees. This work is detailed within the tree protection plan submitted with the application and these details can also be secured by condition. The impact of development on Site A is considered to be acceptable in relation to the trees.
- 8.82 Site B – does not propose the removal of any trees. There is a large Horse Chestnut tree in close proximity. The existing garages and hardstanding encroach into the root protection area of this tree so the removal of these will require a method statement, to be controlled by planning condition. The footprint of the proposed building has been chamfered to minimise its impact, although there is a minor encroachment into the root protection area. It is considered that the extent of the encroachment would not have a detrimental impact on the health of the tree and appropriate tree protection measures during construction can be secured via the imposition of a planning condition.
- 8.83 Site C – three trees are proposed to be removed to facilitate development. They are two 'B' category and one 'C' category cherry trees. These trees are relatively limited in size and CAVAT values have been calculated (£17,107.36).
- 8.84 Site D – two trees are proposed to be removed to facilitate development. They are a 'C' category holly and a 'C' category sycamore which are of limited amenity value and their CAVAT value has been calculated (£240.30). There is an encroachment into the root protection area of two lime trees to the rear of the proposed houses, but the extent of this is such that subject to the tree protection details being secured by condition, it would be acceptable. The proposed houses would not encroach into the root protection area of an 'A' grade lime tree to the front, which is acceptable.
- 8.85 Site E – one 'C' grade sycamore tree is proposed to be removed to facilitate development, the CAVAT value of which is £1,925.07. The adjacent 'A' grade lime tree and a 'C' grade maple tree are to be retained and the minor incursion into the root protection area is acceptable, subject to a tree protection condition.
- 8.86 Site F – one 'B' grade whitebeam tree is proposed to be removed to facilitate development, the CAVAT value of which is £7,922.98. It is acknowledged that this tree is in a pretty prominent location in the Bramley Hill streetscene, hence its CAVAT value.

The adjacent 'U' grade holly tree is not impacted by the proposed development, but due to its poor condition will be removed, in line with good arboricultural practice.

8.87 Site G – does not result in the removal of any trees. The adjacent 'A' grade lime tree is proposed to be retained and the minor incursion into the root protection area is acceptable, subject to a tree protection condition.

8.88 Whilst the preference is to retain trees wherever possible, this has to be balanced against the benefit of the provision of much needed housing and therefore, in relation to this site, it is accepted by officers that on the basis that the S106 Agreement can secure the payment of the CAVAT value and a detailed landscaping scheme can be secured by planning condition, the loss of these trees can be accepted.

8.89 In summary, officers are satisfied with the removal of these trees. To compensate for the loss it is proposed to plant 22 trees to the north side of Bramley Hill and 16 trees to the south of Bramley Hill, within the communal landscape areas. In addition, it is proposed that six Liquidamber trees (3 to the north and 3 to the south of Bramley Hill) would be planted as feature trees. This arrangement is considered to be acceptable when combined with securing the CAVAT values. The arboriculture assessment has properly assessed the value of the trees to be protected and tree protection measures, to be secured by condition, will ensure that the trees are protected during the construction phase.

#### Landscaping

8.90 The landscape masterplan seeks to deliver a series of landscape 'character areas', including playspace, amenity space, seating areas, communal growing areas and new planting. These different areas would serve differing needs of the estate. It is important that these areas are provided to a high standard and consequently; these finer details would be dealt with by landscaping condition.

#### Ecology

8.91 A Biodiversity Report was submitted confirming that the site is dominated by areas of amenity grassland and hard standing areas and is of modest ecological value. Some scattered trees, scattered shrub and non-native hedging would need to be removed. Protection of trees to be retained is recommended and this is in line with officer consideration of the tree impact above. Given the presence of mature trees and areas of shrub, the report recommends ecological enhancement to achieve biodiversity net gain. This is supported by the proposed tree planting and landscape proposals and can be secured via planning condition. Specifically, the report suggested the following, which will be secured by condition and informative:

- Light spillage from the site is minimised.
- Replacement planting should be wildlife and bat friendly.
- A pre-construction survey should be undertaken to ensure that animal holes in boundary fencing are not in current use.
- Any loss in habitat should be replaced to ensure a net gain in biodiversity.
- Provision of artificial wildlife habitats (eg bird boxes, bat boxes, log piles, insect houses).
- Clearance of all suitable nesting bird habitat must be completed outside of the nesting bird season.

#### **Flood Risk**

8.92 The site is in Flood Zone 1 and has a low risk of flooding from rivers, groundwater and artificial sources and a moderate risk of flooding from surface water. The mitigation measures proposed by the scheme include permeable surfaces to parking areas (that are tanked to reduce runoff from these areas), discharge from rainwater pipes into rain gardens where feasible (and connected to the mains system via high-level overflow), and green roofs on buildings 'A' and 'E'. The proposed surface water infrastructure will be restricted to two litres/second for each catchment area prior to its connection onto the Thames Water surface water sewer. Infiltration on site is not suitable due to the underlying geology. These details have been assessed in consultation with the Lead Local Flood Authority and it is considered that they are suitable, subject to the imposition of a suitable planning condition.

### **Sustainability**

8.93 CLP Policy SP6.3b requires all new build residential development of more than 10 units to achieve the London Plan requirements or National Technical Standard for energy efficiency performance in new homes. This requires new homes to be zero carbon and if this cannot be achieved on site, a minimum on-site reduction of at least 35% beyond the requirements of Part L the Building Regulations, with the shortfall secured through a S106 financial contribution.

8.94 The energy assessment submitted with the application sets out that the development will achieve a 90% on-site reduction in carbon dioxide emissions, delivered through enhanced fabric and significant amount of solar PV (coupled with air source heat pumps). This is significantly above the minimum 35% onsite requirement. It is proposed that the shortfall will be made up by a carbon offset payment which has been calculated as £12,551. This offset payment is correct on the basis of the predicted carbon dioxide savings. It is considered prudent to ensure that the S106 clause is drafted to ensure that the offset payment received is calculated on the basis of the 'as built scenario' to account for any variations during construction and that conditions are imposed requiring details of the 'as built' dwelling emission rate as calculated at the Building Regulations stage and evidence of the installed solar photovoltaic panels.

8.95 New development is also required to meet a minimum water efficiency standard of 110 litres/per person/per day. This can also be controlled by the imposition of a planning condition.

### **Other Matters**

#### Contamination

8.96 The Council's Environmental Health Service has assessed the Phase 1 Desk Study submitted by the applicant and the Ground Investigation Report and consider that the assessment of the historical uses of the site and the site investigation is acceptable. It is recommended that a planning condition is imposed to require remediation works to be undertaken to render the site fit for purpose.

#### Air Quality

8.97 It is increasingly recognised that new development has a role to play in improving air quality. On that basis, a S106 contribution is required for mitigation, in line with the Greenwich formula of £100 per dwelling.

#### Fire Safety

8.98 A fire strategy was submitted as required by Policy D11 of the Draft London Plan. It identifies how the scheme has been designed to ensure that appropriate fire safety measures have been incorporated into the scheme. In summary, this sets out that all of the proposed homes will be within the distances required by the fire service to be able to fight fires, that the six storey element of Site A will have a sprinkler system installed, that all of the flatted blocks will have dry risers, that there will be a 60 minute compartmentation between each home and a 60 minute structural fire resistance period. In addition, all homes in the development will be provided with a fire detection and alarm system. Officers are of the view that for the purposes of the planning application, the details submitted are acceptable and that any further required changes to the building fabric can be controlled under the Building Regulations and the imposition of a condition to control external facing materials.

#### Health

8.99 The scheme would ensure the creation of a healthy community with access to open space, promote cycling and walking and safeguarding a portion of the site for social interaction and community engagement.

#### Safety and Security

8.100 It is noted that there is the potential that the hammerhead turning area at Site A could attract anti-social behaviour. However, the crown height of the trees in this area will be raised to allow large vehicles to turn, which will improve natural light, there will be visual surveillance from windows on the flank elevations of the adjacent buildings and there will be activity from vehicles turning and its use as a parking area. It is also suggested that a comprehensive lighting strategy for the site, and in particular this area is secured by condition.

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

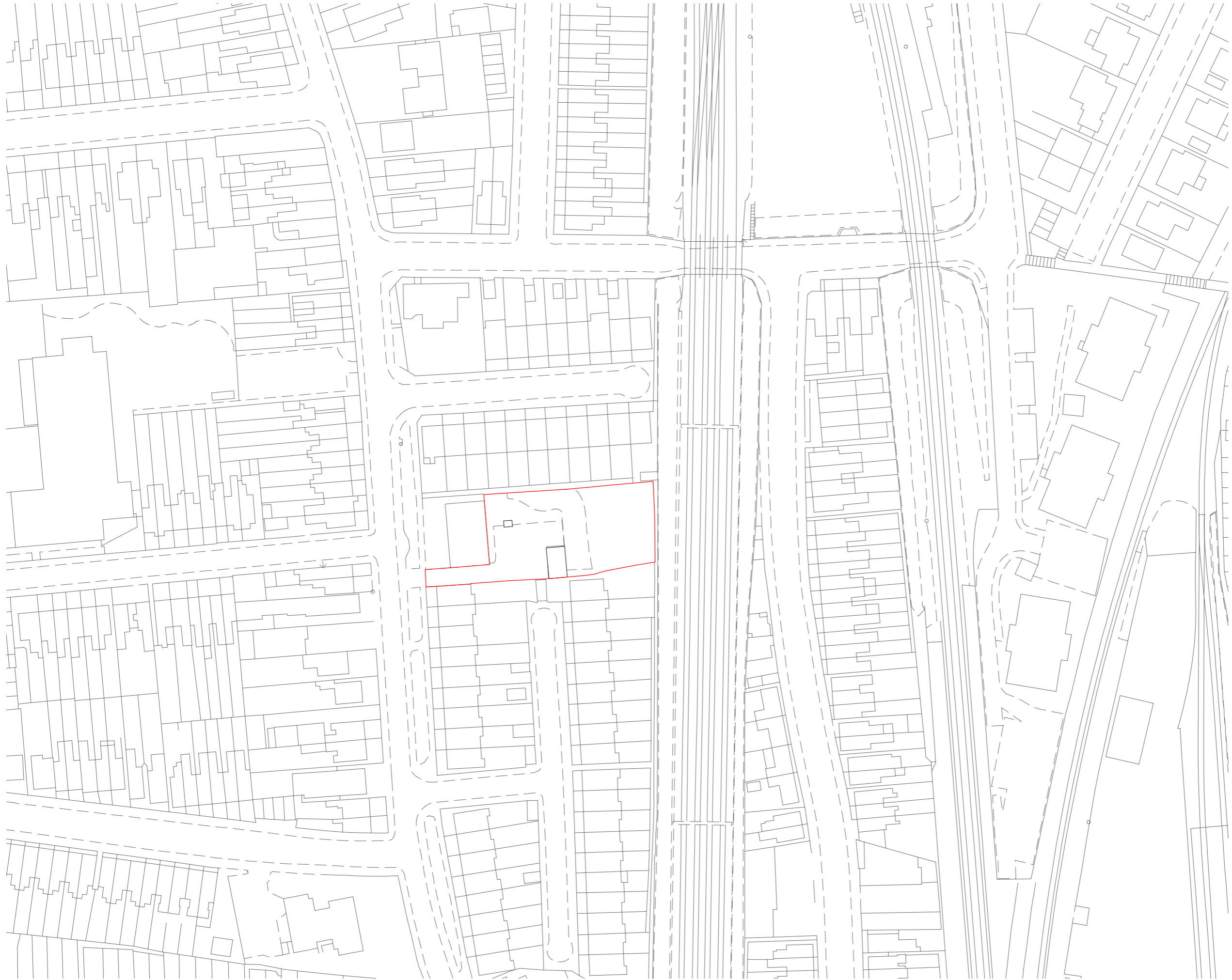
### **Conclusions**

8.102 Whilst it is accepted that the scheme would result in the partial loss of incidental open space/amenity land and the loss of garaging and hardstanding, the loss of this is outweighed by the provision of new homes and specifically affordable homes.

8.103 The design of the proposals has been well considered in terms of layout, scale, mass, external appearance and landscaping. The accommodation would comply with internal space standards, with all units being dual aspect and would provide a high standard of accommodation overall. Whilst there will be some limited loss of daylight to some surrounding occupiers, when considered in the balance it is deemed acceptable, measures have been put in place to manage parking and the loss of trees is compensated for through s106 contribution, tree planting and a comprehensive landscaping scheme, which includes the provision of additional playspace.

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

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**COMMON GROUND ARCHITECTURE**

62 George Street, Croydon CR0 1PD | email: info@commongroundarchitecture.com  
 website: http://www.commongroundarchitecture.com/

Project name  
**Selsdon Road, South Croydon**

job no	originator	zone	level	type	role	dsig no	rev
017 - CGA - 00 - 00 - DR - A - 0001							

Status	Status Description	Date Created

Client	Checked
Brick By Brick	SH

Site Location Plan

Scale	Drawn
1 : 500 @ A1	AF

Client: Brick By Brick

Agenda Item 6.2

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**PART 6: Planning Applications for Decision**

**Item 6.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01436/FUL  
 Location: Land R/O 279-289 Selsdon Road, South Croydon, CR2 6PS  
 Ward: South Croydon  
 Description: Demolition of existing garages and erection of a three storey residential development of 8 flats, together with parking, landscaping improvements and other associated works.  
 Drawing Nos: 0100 Rev C, 0003, 0005, 0006, 0007, 0008, 0172, 0101, 0030, 0173, 0103, 0151, 0152, 0174, 0171, 0102, 0001, 04 Rev A.  
 Applicant: Brick by Brick Croydon Limited  
 Agent: Carter Jonas  
 Case Officer: Helen Furnell

	<b>1 bed / 2 person</b>
<b>Proposed Flats</b>	8

It is proposed that all of the proposed flats would be affordable rent.

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
6	13

1.1 This application is being reported to Planning Committee because the ward councillor (Councillor Maria Gatland) and the Vice-Chair (Councillor Paul Scott) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

**2.0 RECOMMENDATION**

2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:

- a) Delivery of all units as affordable housing (affordable rent)
- b) Car parking permit free restriction for future residents
- c) £5,000 sustainable transport contribution (towards off-site car club provision, membership and other local sustainable transport initiatives)
- d) Travel Plan monitoring
- e) Monitoring fees for all obligations
- f) Any other planning obligations considered necessary

2.2 That the Director of Planning and Strategic Transport is 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 (compliance)
3. Construction logistics plan (prior to commencement)
4. Details of connection to foul and/or surface water drainage system to be submitted including SUDS (prior to commencement)
5. Details of intrusive site investigation and remediation works (prior to commencement)
6. Refuse storage for the existing flats during construction (prior to commencement)
7. In accordance with tree protection plan (compliance – measures to be installed prior to commencement)
8. Details and samples of materials to be submitted (including window reveals, balustrade/privacy screen details) (pre-ground slab)
9. Refuse and cycle storage for the proposed development (pre-ground slab)
10. Contaminated Land verification report to be submitted (pre-ground slab)
11. Details of lighting (pre-ground slab)
12. Electric vehicle charging point to be submitted (pre-ground slab)
13. Installation of biodiversity/habitat creation measures (pre-ground slab))
14. Details of mechanical ventilation to rooms facing the railway. (pre- ground slab)
15. Details of noise barrier on east boundary (prior to occupation)
16. Details of air source heat pump and associated plant. (pre-ground slab)
17. Landscaping to be submitted (hard and soft landscaping, boundary treatment, doorstep playspace and surface treatment) (prior to occupation)
18. Details of tree planting (prior to occupation)
19. Details of noise barrier on east boundary (prior to occupation)
20. Travel plan (prior to occupation)
21. No more windows in any elevation (compliance)
22. Car parking provided as specified (compliance)
23. 110 litre Water usage (compliance)
24. CO2 Carbon Reduction (compliance)
25. Unexpected contamination (compliance)
26. In accordance with recommendations of the noise assessment (compliance)
27. Inclusive access M4(2) (compliance)
28. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## Informatives

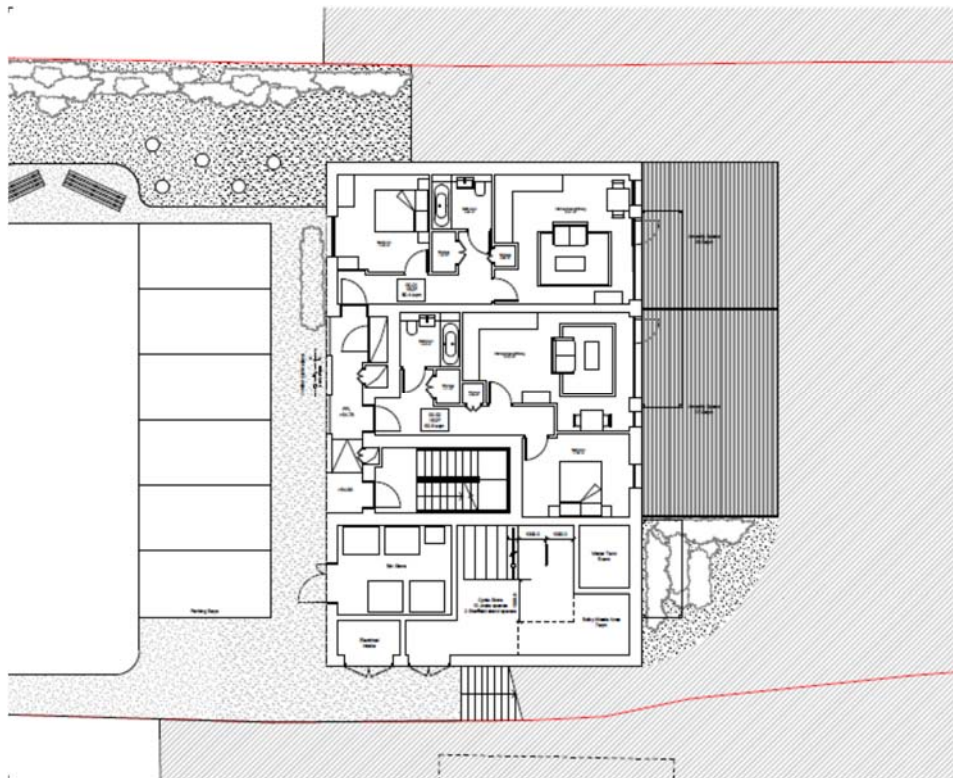
- 1) Granted subject to a Section 106 Agreement
- 2) Community Infrastructure Levy
- 3) Code of practise for Construction Sites
- 4) Network Rail advice
- 5) Light pollution
- 6) Requirement for ultra-low NOx boilers
- 7) Thames Water informatives regarding underground assets and public sewers
- 8) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

- 2.4 That the Planning Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.5 That, if by 27th November 2020 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

### 3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of 3 garages and bin store, and the removal of 6 washing lines and 2 trees located to the rear of 279-289 Selsdon Road
- Excavation of existing land levels, construction of a 3 storey building containing 8 x 1 bed/2 person flats, bin store (for existing and proposed flats) and cycle store.
- Proposed materials are a simple palette of predominantly light grey brickwork, mid grey metalwork to be used on the window frames and doors, and dark brown metalwork to be used on balustrades.
- Landscaping materials to be grey tones in the hardscape, new tree planting, high and low planting, wooden doorstep play and benches.
- Retention of existing access, with retention of 6 parking spaces on site and pedestrian access to existing and proposed flats.
- Arrangements in place to retain and protect trees located at the rear abutting the rail line.
- All dwellings proposed to be affordable rent tenure.



Proposed site plan (ground floor layout)

- 3.2 The scheme proposes a single 3 storey block, with staircase access to the upper floors and deck access to each flat. Refuse and cycle storage would be provided within the

ground floor of the building. The proposed block would be set 18 metres back from the rear of the existing flats on the site, and would be no closer to the properties in Sunnynook Garden than the existing flats and would be set away from the boundary with properties in Selsdon Avenue. The scheme would allow for the replacement of 6 parking spaces for residents of the existing flats and would introduce a shared amenity and doorstep play space.

- 3.3 Amenity space would be provided in the form of private balconies for the upper floors and terraces within light wells for the ground floor flats. A new staircase is proposed on the south side of the proposed building to allow access for existing and proposed residents to the rear communal amenity area.



CGI – View of building frontage with parking area and playspace

### Site and Surroundings

- 3.4 279-289 Selsdon Road is a three storey block of 6 flats that is situated to the east side of Selsdon Road. It has a vehicular access to the south side of the building with an area of hardstanding and block of three garages to the rear. Beyond this is a large area of communal garden space which rises significantly in level from the front to the rear (west to east). There is also a second land level change within the site with land levels rising from south to north, up to the rear gardens of Sunnynook Gardens. There are mature trees to the rear and the railway line runs directly to the east.
- 3.5 The residential cul-de-sac Sunny Nook Gardens is located directly to the north with rear gardens of these dwellings located adjacent to the application site. A pedestrian access path to these rear gardens runs along the northern boundary of the site. To the south, dwellings front Selsdon Road and residential cul-de-sac Selsdon Avenue abuts the site at the rear of the southern boundary, the flank wall of No.18 facing the site.
- 3.6 There are no specific development plan policy constraints related to the site. The site has a PTAL of 5 indicating very good access to public transport. The area is considered

to be at low risk of surface water flooding and has potential for groundwater flooding to occur to the surface.



Aerial view highlighting the proposed site within the surrounding area

### **Planning History**

3.7 In January 2020, officers engaged in a pre-application discussions with the current applicant, initially proposing a scheme of 9 x 1 bed flats (LBC Ref 20/00034/PRE). In responding to the first pre-application meeting, officers raised concern regarding the impact of the proposal on the occupiers of adjacent properties and on visual amenity. The quality of the proposed units and amenity space was problematic and the developer was encouraged to reconsider the building's siting and massing to ensure no harmful impact in these regards. For the second pre application meeting, the scheme was reduced to 8 x 1 bed flats and the siting and massing of the proposal was altered and the arrangement of dwellings was amended. Officers were more comfortable with the revised proposals presented at the second pre-application meeting.

3.8 There is no other relevant planning history

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

- The principle of intensified residential development is acceptable given the national and local need for housing.
- Whilst the existing garage court is in use by Croydon residents, the closest resident who leases a garage lives in excess of 900m of the site and therefore it is unlikely that the garages are being used for parking so their loss is accepted.
- The proposal would contribute positively to the supply of affordable housing..
- The scheme would provide high quality architecture and would appropriately respond to site context with suitable relationships to the form, mass and appearance

of the existing properties on the application site and adjoining properties in Selsdon Avenue and Sunnynook Gardens.

- The living conditions enjoyed by neighbouring residential occupiers would not be overly harmed by the proposed development (in terms of daylight, sunlight, enclosure and privacy effects).
- The living standards of future occupiers would be satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and efficiency would be acceptable subject to mitigation measures.
- The loss of trees is acceptable, subject to replanting and protection of trees to be retained.
- Sustainability aspects have been properly assessed and their delivery can be controlled through the use of planning conditions. On site sustainable drainage would be secured through the use of planning conditions.

## **5.0 CONSULTATION RESPONSE**

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

### **Network Rail (LLFA) (Statutory Consultee)**

5.2 Have provided comments stating that it must be ensured that the development during construction and after completion does not:

- encroach on network rail land,
- affect the safety, operation or integrity of the company's railway and its infrastructure,
- undermine its support zone,
- damage the company's infrastructure,
- place additional load on cuttings,
- adversely affect any railway land or structure,
- over-sail or encroach upon the air-space of any Network Rail land,
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future.

5.3 Further comments are also provided in relation to the impact of the development in terms of future maintenance, drainage, plant and materials, scaffolding, piling, fencing, lighting, noise and vibration, and vehicle incursion, in order to ensure that the rail network is protected. Network Rail advise the developer to be in contact with the Network Rail Asset Protection Team. An informative has been included.

### **Lead Local Flood Authority (LLFA) (Non Statutory Consultee)**

5.4 Initially issued a holding objection subject to the submission of additional information. Following additional information the LLFA commented that the submitted strategy and overall approach meet most of the LLFA requirements, and the additional information addresses a number of the queries. However, some clarifications and additional information are still required. Given the nature of the outstanding information, this could be reviewed as part of a planning condition, should the application be consented. The LLFA recommendation is: no further objection subject to a suitable planning condition.

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of 21 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses:    Objecting: 11                      Supporting: 0            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>Objection</b>	<b>Officer comment</b>
<i>Principle of Development</i>	
New housing not welcomed in this area	The provision of new housing is in accordance with adopted policy.
<i>Housing Issues</i>	
Communal amenity and drying area would be remote from the existing flats and not accessible for anyone with mobility issues.	Communal space is proposed between the existing and proposed flats that would be accessible.
<i>Townscape and Design</i>	
Will be out of character with the mostly 2 storey pitched roof surroundings.	The character of the building has been assessed in its context. Also see paragraphs 8.18 – 8.21.
<i>Scale of Development Density Issues</i>	
No room for this development to take place.  Will result in overcrowding of the site.  Site not large enough for 8 flats – will result in overdevelopment.  Will be dominating and overbearing on surrounding properties.	See paragraphs 8.12 – 8.21 and 8.31-8.32.
<i>Neighbour Impacts</i>	
Development will block natural light.  Development will compromise right to light.	See paragraphs 8.33-8.36.

<p>Loss of privacy from new development.</p> <p>Overlooking from new windows to existing flats.</p> <p>Will result in increased noise and pollution.</p>	
<p><i>Highways, Traffic and Parking</i></p>	
<p>Disruption to existing resident's ability to park on site during construction.</p> <p>Safety concerns from construction vehicles moving around the site whilst residents still living there.</p> <p>Access is not suitable.</p> <p>Will make existing parking problems worse.</p> <p>No parking proposed for new flats – unrealistic that new flats will not generate any parking demand.</p> <p>Service and delivery vehicles will block parking area.</p>	<p>See paragraphs 8.37-8.46.</p>
<p><i>Trees, landscaping and Biodiversity</i></p>	
<p>Concreting over rear gardens will result in more flooding.</p> <p>Loss of wildflower area at the rear of the site.</p> <p>Concern that trees will be damaged by the excavation of soil during development.</p> <p>Removal of grassed area will exacerbate existing drainage problems in the area.</p>	<p>See paragraph 8.50</p> <p>See paragraph 8.49</p> <p>See paragraph 8.47-8.48</p> <p>See paragraph 8.50</p>
<p><i>Other Issues</i></p>	
<p>New flats will be impacted by noise from the rail line.</p> <p>Brick by Brick have already carried out a soil test and left a mess on site which was</p>	<p>See paragraph 8.54</p> <p>This is not a material planning consideration.</p>



<p>only cleared up following complaints to the Council.</p> <p>Devaluation of property value.</p> <p>No provision for local infrastructure.</p> <p>Submitted information is misleading. During public consultation local residents were against the development, but information says local residents in support.</p> <p>Concerned that Brick by Brick is tied in with Croydon Council and that there is no transparency.</p>	<p>This is not a material planning consideration.</p> <p>The application is CIL liable.</p> <p>The application has been assessed against the information received and against planning policy. Residents are able to comment on the application and make their views known.</p> <p>Brick by Brick applications are assessed against the same planning policies as all applications determined by council. The Croydon Local Plan is generally supportive of increased densities in the suburbs, subject to the effects of increased densities on neighbour impact, the effect on existing character and appearance and traffic/transport/highway effects).</p>
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6.3 Cllr Maria Gatland (Ward Councillor) has referred the application to Planning Committee on the following grounds:

- Building on resident's only piece of greenspace.
- Detrimental to the amenity of future residents.
- Will be dominant and overbearing to existing residents, and will affect their privacy.
- Residents will suffer noise and the removal of their greenspace.
- There is no ecology report that in this era of climate change is vital to see.
- Will also affect residents in Sunnynook Gardens and Selsdon Gardens with privacy and noise issues.

6.4 Cllr Paul Scott (Planning Committee Vice-Chair at the time of the referral) referred the application to Planning Committee raising the following issues:

- Public scrutiny of applications made by the Council and its wholly owned subsidiary.
- Openness and transparency during the Covid-19 crisis when stakeholders are likely to be distracted.
- Potential to provide new homes in response to the housing crisis in accordance with National, Regional and Local Planning Policy.

## **7.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any

other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

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

- Delivering a sufficient supply of homes
- Promoting sustainable transport;
- Achieving well designed places;

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

#### 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
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Woodlands and trees

#### Croydon Local Plan 2018

- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban Design and Local Character
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities

- DM17 Views and Landmarks
- 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

### Emerging New London Plan

7.4 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
- D8 Public Realm
- 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
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 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

7.6 There is relevant Supplementary Planning Guidance as follows:

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

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of development
2. Housing mix
3. Townscape, design and visual impact
4. Housing quality for future occupiers
5. Residential amenity for neighbours
6. Parking and highway safety
7. Trees, landscaping and biodiversity
8. Flood risk
9. Sustainability
10. Other planning matters

### **Principle of Development**

8.2 This proposed development needs to be assessed against a backdrop of significant housing need, not only across Croydon but across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the LB Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment was an additional 44,149 new homes by 2036, but at the time, there was currently limited developable land available for residential development in the built up area and was considered only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018) which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites.

8.3 The emerging New London Plan, which is moving towards adoption (although is the process of being further amended) proposed increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

- 8.4 This presumption includes places such as South Croydon which is identified in the “Places of Croydon” as an area where sustainable development can occur and includes windfall and infill sites. The Croydon Suburban Design Guide (2019) was adopted last year, which set out how suburban intensification can realise high quality outcomes; thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.5 The site is currently occupied by existing flats with associated garaging and a communal amenity space. The garaging appears to be used more for domestic storage purposes rather than off street car parking and notwithstanding residents’ concerns over the loss of the current garages, there is no protection (in town planning terms) of domestic storage uses.
- 8.6 The site is located within an existing residential area and for the reasons outlined above, providing that the proposal accords with all other relevant material planning considerations, the principle of development can be supported.

### **Housing Mix**

- 8.7 CLP Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough’s need for homes of different sizes. It sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings. In suburban settings with PTALs of 4-6, the requirement is 60% 3+ bedroom units. That said, Policy DM1.1 also advises that within the first three years of the CLP, the requirement for 3 bedroom homes can be substituted by 2 bed 4 person homes.
- 8.8 Bearing in mind that this scheme proposes less than 10 residential units, the requirements of Policies SP2.7 and DM1.1 carry less weight. In addition, the applicant has submitted a viability note setting out that it is not financially viable, particularly in the context of delivering affordable rented accommodation, to provide family accommodation. This position is accepted.

### **Affordable Housing**

- 8.9 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.
- 8.10 As this scheme proposes less than 10 new homes, there is no specific policy requirement to deliver a proportion of these homes as affordable housing. However, the developer has advised that they intend to deliver all 8 x 1 bed flats as affordable rented accommodation. Whilst it is acknowledged that residents might well prefer a balance between private sale and affordable housing, there is significant lack of affordable housing across the borough. The delivery of 100% affordable housing represents a benefit of the scheme which should also be considered and balanced against other aspects. Whilst not necessarily a policy requirement, officers feel it would be reasonable and necessary (when considering the scheme as a whole) to secure

these flats as affordable homes as part of a subsequent planning permission via an associated S.106 Agreement.

- 8.11 The scheme would positively contribute to the delivery of new homes (including affordable homes).

### **Townscape and Visual Impact**

- 8.12 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) the scale, height, massing and density; c) the appearance, existing materials and built and natural features of the surrounding area. Approaches to scale and mass are further outlined in the Suburban Design Guide.

### Site Layout

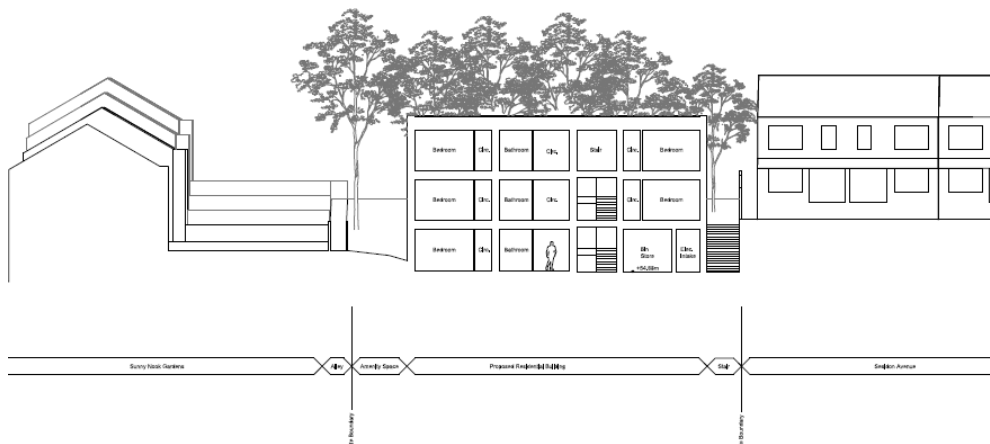
- 8.13 The rectangular shape of the site, the changes in land level, the need to re-provide existing parking spaces, the need to ensure the amenity of existing residents is retained, the need to protect mature trees at the rear of the site and the presence of the rail line, have determined the approach to site layout. A 3 storey block, similar in form to the existing block on site has been proposed on the location of the existing site garages. This cuts in to the slope to ensure that there is a sufficient distance of 18m to the existing flats and also retains the trees to the rear (with appropriate tree protection). The proposed flats are on a similar alignment to the properties in Selsdon Avenue and would be no closer to the properties in Sunnynook Gardens than the existing flats.
- 8.14 A communal amenity space is retained at the rear of the site, but there is a level change to access this space. In addition doorstep play and a small amenity area is proposed in the area between the existing and proposed flats. This area would be accessible to those with mobility issues.
- 8.15 Six parking spaces are proposed and there would be sufficient space to allow refuse vehicles to turn on site. A separate pedestrian access into the site has also been proposed, which is an improvement on the current situation.
- 8.16 In terms of the visual impact of the proposed layout, the proposed siting of the building would be visible in the streetscene (as with the existing garages). However, the visibility of the building does not in itself cause harm and is considered appropriate.
- 8.17 It is considered that the layout of the site is appropriate and has also been set out in a way to minimise the impact on neighbouring properties.



Site Layout Drawing

Scale and Mass

- 8.18 The predominant building height in the vicinity of the application site is two storeys, albeit the existing flats on the site are 3 storey. As raised above, CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys and this proposal complies with this requirement.
- 8.19 Whilst the proposed development would be 3 storey, it would be a similar height to the eaves of the 2 storey properties in Selsdon Avenue (owing to the differences in topography). Whilst it would be taller than the adjacent property on Sunnynook Gardens, there is a separation distance of 14.6 metres (for comparison purposes, the distance from the existing flats to the adjacent property in Sunnynook Gardens is 12.8m) and therefore is an acceptable relationship (as this is a flank elevation with no windows).



Section through the site showing relative levels.

8.20 The massing of the proposed building would project further forward than the adjacent property on Selsdon Avenue. However, the building would not encroach beyond a 45 degree line from the nearest window and therefore, the massing is considered acceptable.

8.21 The height of the proposed flats is comparable to the height of the existing flats. Given the relationships with nearby buildings, the massing of the proposed flats is acceptable.

#### Architectural Expression

8.22 The building facades would have a fairly simple composition, but this is reflective of the existing flats on the site. The horizontal and vertical elements of the proposed building pick up on similar horizontal and vertical elements of the existing flats.



Existing flats



Proposed building

8.23 The proposed building works well with the composition being a modern re-interpretation of the style of the existing flats. The proposed grey brick is not typical of the area, but would be of a high quality. As the design is generally considered to be in-keeping with the host property in terms of its fenestration and detailing, it is acceptable. The proposed use of PPC aluminium to ironmongery and windows is acceptable. There should be a minimum window reveal depth of 225mm to give depth to the façade. Specifics of the details of materials and window reveal depth can be controlled by planning condition.

8.24 The privacy screen solution to the rear balconies of taller, angled fins will limit oblique views out and therefore protect the privacy of adjoining occupiers. The exact design of the privacy screening should be conditioned, but the details shown are supported by officers



Proposed balcony



8.25 Overall, officers consider the design of these proposals to be well considered and appropriately deals with the challenges of the site in a sensitive and innovative manner and suitably optimises the development potential of the site in line with CLP policy and supplementary guidance contained in the Suburban Design Guide SPD.



## **Housing Quality for Future Occupiers**

- 8.26 All of the proposed new units would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS) and would be dual aspect, although it is recognised that the central unit on each floor is only dual aspect by virtue of the entrance door.
- 8.27 As regards external amenity space, the London Housing SPG states that a minimum of 5 square metres of private outdoor space should be provided for 1-2 person dwellings and an extra 1 square metres for each additional occupant. Private amenity space has been provided for the upper floor flats of 5sqm, which is in accordance with the requirements.
- 8.28 The application includes the retention of a communal amenity area and the trees at the rear of the site. Due to the changes in land level, this will not be accessible to any residents with mobility issues. However, an area of communal amenity is also proposed between the existing and proposed flats and this area, which would be improved from its existing condition and will include a seating area and an area of doorstep play. The retained communal amenity spaces, both between the existing and proposed buildings and the area to the rear of the proposed building would be available for both the existing and proposed residents. This arrangement is acceptable.
- 8.29 The planning application was accompanied by a daylight and sunlight assessment which identified that whilst most rooms complied with the requirements. The two ground floor living areas would experience reduced sunlight and daylight than BRE standard, compounded by the presence of balconies above the windows to these rooms. However, these have been sited adjacent to each other so that light can filter either side (and to minimise overlooking to neighbouring properties) and these balconies are required to ensure that the flats above have access to private amenity space. Whilst the lighting to these units is not ideal (achieving 0.8/0.9 ADFs against a target of 2% and 8/12% APSH annually and 2/3% APSH in winter against a target of 25% and 5% respectively), they would have access to a very large private amenity space of 26.5 sqm (for flat 00.01) and 37.9 sqm (for flat 00.02), which is well in excess of the minimum private amenity space requirements. The size of these private amenity areas has taken into account the 25 degree line, due to their positioning adjacent to the cut away land levels and in effect, them being a sunken garden. No details have been provided of the edge protection/boundary treatment to these sunken gardens, but this could be secured by the imposition of a planning condition. On balance, set against the pressing need for affordable rented homes, this arrangement is considered to be acceptable.
- 8.30 Any noise issues associated with noise from outside the site would be able to be mitigated through standard noise insulation measures and planning conditions have been recommended to ensure that external noise effects are minimised. Further consideration of noise issues can be found later in this report.
- 8.31 Level access would be provided to the building and internally all flats would comply with part M4(2) of the Building Regulations. However, as complete level access can only be provided to the ground floor units, (as staircase access is given to the upper floors), it is only the ground floor units that can comply with part M4(2) fully. Whilst the amenity space to the rear is accessible only via steps, there is the area of communal

amenity space that is located between the existing and proposed buildings that is accessible.

## **Residential Density and Effects on Immediate Neighbours**

### Density of Development

8.32 The site has a suburban setting with a PTAL rating of 5 and as such, the London Plan indicates that the density levels ranges of 200-350 habitable rooms per hectare (hr/ha). It also advises that where there is an average of 2-3 habitable rooms per unit, a scheme should normally expect to achieve 70-130 units per hectare. Treating the combined living/kitchen/dining areas as a single habitable room, the proposed density of development would equate to around 106 habitable rooms per hectare and 53 units per hectare, for the red line application site.

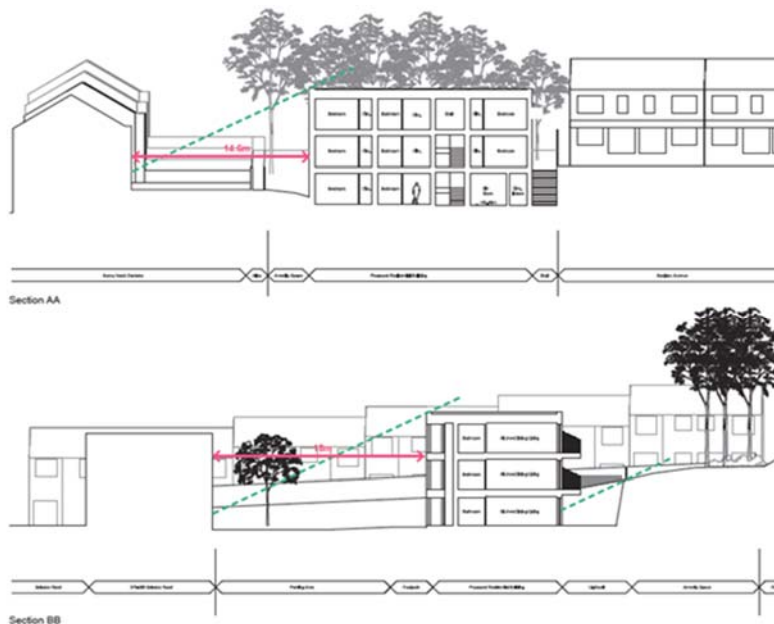
8.33 As Members will be aware, the London Plan indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential such as local context, design and transport capacity. The acceptability of the development in terms of scale, mass, layout and appearance was discussed earlier in this report which represents an important dimension when determining the acceptability of a particular density of development. This project has clearly emerged out of a design-led response to the site and its various relationship challenges.

### Neighbour Impacts

8.34 The application site is within an established residential area and as advised above, its impact on local character would be acceptable. The site has relatively close relationships to neighbouring residential properties and the adjacencies and the extent to which overlooking and outlook has been mitigated is an important consideration.

8.35 There is a distance of 18 metres between the proposed and existing flats at the site, which is in compliance with the requirements of the Suburban Design Guide (2019) to avoid overlooking and is acceptable. The distance and height of the proposed building also does not impinge on a 25 degree line taken from the centre of the existing ground floor windows. The proposed block of flats is no closer to properties in Sunnynook Gardens than the existing flats and there are no windows that would face towards these properties. Given that the proposed block is set into the rising land levels, and that the proposed building does not encroach beyond a 45 degree line taken from the centre of the nearest ground floor windows the height of the proposal is acceptable in the context of the properties in Sunnynook Gardens. The proposed block would project forward of the existing adjacent properties in Selsdon Avenue, but they would not encroach beyond a 45 degree line drawn from the centre of the nearest window and therefore are considered to be acceptable in terms of outlook.

8.36 Therefore, having considered all of the above against the backdrop of housing need, officers are satisfied that the scheme proposes an acceptable impact on the occupiers of neighbouring properties.



Relationships with existing buildings.

### Daylight and Sunlight Effects

- 8.37 The assessment reviewed daylight and sunlight received by neighbouring properties (including within rear gardens) with the development in place. Officers agree that the level of daylight and sunlight received by neighbouring properties would continue to comply with BRE Guidance. The assessment also confirmed that this would be the case for their associated garden and amenity spaces.

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

- 8.38 The planning application is supported by a Transport Statement, dealing with the various transport impacts and associate mitigation measures. The site is located in an area with a good PTAL of 5, with 5 bus routes within close proximity of the site and South Croydon Rail Station is 600m away. The site is located adjacent to a Controlled Parking Zone (CPZ), which restricts the ability to park in very close proximity during the day, although it is noted that there are roads within 200m of the site that are not located within the CPZ.

### Car Parking

- 8.39 Census data (Ward Level) suggests that 42% of residents of flats in South Croydon do not own a car, with 49% owning 1 car and 8% owning 2 or more cars. The applicant's transport consultant has predicted (based on this Census analysis) that the proposed development would be expected to generate demand for 5 car parking spaces.
- 8.40 The adopted London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character; 1 bedroom flats should provide less than 1 space per unit. The car parking standards also look at PTAL and for a PTAL of 5, there should be up to 1 space per unit. As these are maximum parking standards, a lower provision can be accepted and the London Plan sets out that all developments in areas of good public transport accessibility in all parts of London should aim for significantly less than 1 space per unit. The Draft New London Plan (2019) stipulates that all developments with a PTAL of 5 or 6 are to be brought forward as car-free.

- 8.41 The application does not propose any parking for the proposed flats. Six parking spaces are proposed on site, but these are for the existing residents, therefore a Car Park Management Plan will be required to ensure that this is the case. It is not proposed to replace the parking provision for the existing garages. The existing garages are leased to local residents, however the leaseholders are registered at addresses at a distance of 960m, 9,500m and 9,600m from the site. Therefore, it is considered that it is highly unlikely that these garages are used for car parking and their loss is not resisted.
- 8.42 To inform the Transport Statement, the applicant's transport consultant carried out a car parking beat survey (utilising the Lambeth Methodology) to determine the level of on street car parking capacity and whether the likely car parking demand could be suitably accommodated in neighbouring streets (within 200 metres of the application site). Both night time and daytime surveys were carried out.
- 8.43 The beat survey suggests that whilst the parking stress during the day is in excess of 100%, overnight the parking stress is 69%, indicating that there is capacity. However, if you take into account only the roads that lie outside the CPZ (i.e. excluding Selsdon Road), the parking stress goes over the 85% threshold, although it is recognised that you can park on Selsdon Road between 7pm and 7am. In order to mitigate the impact of a potential additional 5 cars parking on the highway, it is considered appropriate to require sustainable transport mitigation. Therefore, new residents of the site will be restricted from applying for on-street resident parking permits and the developer will be required to contribute towards the provision of an on-street car club bay, with membership for the residents for a period of 3 years. A residential travel plan would also be appropriate and this can be secured by condition and the monitor of this can be done through the S106 agreement.
- 8.44 Overall, officers are satisfied that with the mitigation measures identified, the car parking implications of the development are acceptable.

#### Cycle and Refuse Storage

- 8.45 Cycle parking is shown to be located within a secure storage area within the building, which includes 10 double stacked racks and a Sheffield stand for adapted bikes. A visitor cycle parking space is proposed to the front of the building. This level of provision is acceptable. Details can be conditioned for future discharge.
- 8.46 The proposed refuse storage area would also be included within the ground floor of the building and is of a sufficient size. This refuse storage area is proposed to be a sufficient size to accommodate the refuse for both the existing and proposed flats as the refuse store for the existing flats is proposed to be. Refuse storage and collection facilities for the existing flats during the construction period will need to be provided and this can be secured by planning condition. It is proposed that refuse will be collected on site and tracking has been submitted to indicate that it is possible for a refuse vehicle to manoeuvre on site. Details of this can be conditioned within a waste strategy and it is considered that this approach is acceptable.

#### Other Highway Impacts

- 8.47 A Construction Logistics Plan has been submitted as part of the Transport Statement and this can be secured by a planning condition.

## **Trees, Landscaping and Biodiversity**

### Trees

- 8.48 There is a group of 'B' category trees at the rear of the site, adjacent to the rail line that are to be retained. These are a mix of species. Whilst the excavation of the sunken gardens to the rear of the flats would encroach within the root protection area of 2 of these trees, it is to an extent that it would not have a detrimental impact on their health (7% and 9% of the RPA which is in accordance with the British Standard which specifies less than 10%), subject to suitable tree protection measures to be put in place and controlled by condition.
- 8.49 There are three trees on the site that are proposed for removal. A 'C' grade Lawson Cypress located between the existing flats and the proposed flats, a 'C' grade Wild Cherry and 'U' grade Rowan (which is already dead), located to the side of the proposed new flats and where access to the rear communal amenity area would be located. The trees proposed for removal are of low quality (or are already dead) and their removal is acceptable. To compensate for the loss of these trees, it is proposed that 3 new trees are planted, along with a comprehensive landscaping scheme. Details of the new tree planting and the landscaping can be controlled by condition. Concern has been raised by local residents regarding the loss of the trees, but in this case it is considered that the proposed replacement is acceptable, subject to conditions.

### Ecology

- 8.50 Some residents have expressed concern over the loss of a wildflower area at the rear of the site. However, the impact of the development would be at the current garage location and adjacent to it, with a reasonable proportion of the rear of the site untouched. The ecological survey submitted with the application confirms that the ecological impact is limited to the loss of the 3 trees and amenity grassland and that overall the site has modest ecological value. The area of the site where the key ecological features are found (adjacent to the eastern boundary) is the area of the site that is least impacted. Subject to the tree planting identified above, details of landscaping to be controlled by condition, and the provision of ecological mitigation and enhancement measures (such as tree removal outside of bird nesting season, retention/provision of dead wood and provision of artificial wildlife habitats), the proposed development is considered to be acceptable in ecological terms.

## **Flood Risk**

- 8.51 The site has a very low risk of fluvial flooding (Flood Zone 1) and surface water flooding. The application proposes that runoff from the parking bays will be attenuated using tanked permeable paving connected to the main attenuation tank, roof runoff will be routed to an attenuation tank via a sedum roof; runoff from all other hardstanding areas will be routed to the attenuation tank; and the attenuation tank will be connected to the Thames Water network via a 2l/s flow control. The space constraints do not permit infiltration on site. This is acceptable and further details can be controlled by planning condition.

## **Sustainability**

- 8.52 CLP Policy SP6.3 requires all new build residential development of fewer than 10 units to achieve the national technical standard for energy efficiency in new homes – set at a minimum of 19% CO2 reduction beyond Part L of the Building Regulations and

requiring new build development to meet a minimum water efficiency standard of 110 litres/person/day. Consequently, it is recommended that planning conditions be imposed to ensure that the development achieves 110 litres water per head per day and a minimum of 19% CO2 reduction.

#### Contamination

- 8.53 A Phase 1 Desk Survey has been submitted in relation to contaminated land matters which is acceptable in terms of the historical assessment of the site. It is recommended that a planning condition is imposed to require an intrusive site investigation and remediation works to be undertaken to render the site fit for purpose, given the potential for contamination from the previous use of the site for garages and potentially contaminative offsite uses nearby.

#### Noise and Vibration

- 8.54 Given the proximity of the site to the railway line an assessment of noise and vibration in relation to the proposed development has been undertaken. This recommends that double glazing is required for living areas and that higher specification glazing is required for bedrooms, with rooms facing the railway line requiring mechanical ventilation. A 2m high noise barrier is also proposed along the eastern elevation. Officers are supportive of this approach and the required details can be secured by a planning condition. A condition will also be required for the submission and approval of the plant requirements for the air source heat pumps to ensure it is appropriate.

- 8.55 The scheme would ensure the creation of a healthy community with access to open space, promote cycling and walking and safeguarding a portion of the site for social interaction and community engagement.

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

#### **Conclusions**

- 8.57 Whilst it is accepted that the scheme would result in the loss of existing garaging, there is no justification to retain such uses, especially in view of the urgent need to deliver more homes and specifically affordable homes.

- 8.58 The design of the proposals has been well considered in terms of layout, scale, mass, external appearance and landscaping. The flats would all comply with internal space standards, would be dual aspect and would provide a good standard of accommodation overall. The impact of the development on immediate neighbours would be suitably mitigated and officers are satisfied that with the re-provision of 6 spaces for existing residents, sustainable transport contribution towards the provision of a car club space and a travel plan the parking arrangements are acceptable.

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



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**PART 6: Planning Applications for Decision**

**Item 6.**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/05373/FUL  
 Location: 10 Willett Road, Thornton Heath  
 Ward: West Thornton  
 Description: Demolition of existing buildings, erection of 5 storey building with a basement comprising 40 flats (2 x 1 bedroom, 26 x 2 bedroom, and 12 x 3 bedroom) and provision of associated basement car and motorcycle parking, and provision of associated refuse storage and cycle storage, and provision of associated landscaping and amenity areas, formation of a vehicle access and a pedestrian access from Grove Road.  
 Drawing Nos: WIL-EX-1 ; WIL-PR-1C ; WIL-PR-2C ; WIL-PR-3C ; WIL-PR-4C ; WIL-PR-5C ; WIL-PR-6C ; WIL-PR-7C ; WIL-PR-8C ; WIL-PR-9C ; WIL-PR-10C ; WIL-PR-11C ; WIL-PR-12C ; WIL-PR-13C ; WIL-PR-14C ; WIL-PR-15C ; WIL-PR-16C ; 19/0903 Rev E ; 19/0904 Rev B ; landscape management plan (submitted 03/08/2020).  
 Applicant: Foxley Holt Ltd  
 Agent: Peter Pendleton & Associates  
 Case Officer: Dean Gibson

**Proposed Residential Accommodation**

	1 bed	2 bed	3 bed	Total
Proposed	2 (5%) (1x1bed/1person) 1x1bed/2person	26 (65%) (23 x 2bed/3person) (3x2 bed/4person)	12 (15%) (7x3bed/5person) (5x3bed/6person)	40

**Car Parking, Motor Cycle and Cycle Storage Provision**

	Total Number of car parking spaces	Number of Disabled Spaces	Number of motorcycle spaces	Number of cycle parking spaces
Residential	19 car spaces (18 in basement and 1 at ground level)	5 car spaces (4 in basement and 1 at ground level).	7 (in basement)	96 (86 in basement and 10 at ground level).

**2.0 BACKGROUND**

2.1 This application was reported to Planning Committee (Item 6.4) on 2 July 2020 when consideration was deferred as Members made a request for significantly more new tree planting to be provided within the landscaping scheme. The application had been reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria had been received. The application is referred back to Planning Committee for a decision and the original recommendation and report is provided further below.

### 3.0 AMENDMENTS RECEIVED

- 3.1 As requested, the applicant submitted 3 August 2020 an amended masterplan landscaping scheme for the ground level showing more tree planting across the site, together with more tree planting for the 4<sup>th</sup> floor roof terrace.
- 3.2 In total, 25 trees would be planted at ground level and this includes 18 semi-mature trees, with the remainder of the trees being multi-stemmed. A further 5 ornamental trees in planters fitted with automated irrigation systems would be provided on the 4<sup>th</sup> floor roof terrace. A landscape management plan has also been submitted.

Previous Landscaping Scheme

Amended Landscaping Scheme



### 4.0 CONSIDERATION OF AMENDMENTS

- 4.1 The proposed tree planting schedule within the masterplan landscaping scheme and landscape management plan has been reviewed by the Council's tree officer, who finds the proposed tree planting within the landscape scheme to be acceptable. Officers are satisfied that the amended landscaping scheme and the significant number of additional trees proposed would provide a pleasant environment for future residential occupiers of the flats and would assist in promoting biodiversity and make a contribution towards combatting climate change.

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## PLANNING COMMITTEE AGENDA

3 July 2020

### PART 6: Planning Applications for Decision

Item 6.

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#### 1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/05373/FUL  
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vehicle access and a pedestrian access from Grove Road.

Drawing Nos: WIL-EX-1 ; WIL-PR-1C ; WIL-PR-2C ; WIL-PR-3C ; WIL-PR-4C ; WIL-PR-5C ; WIL-PR-6C ; WIL-PR-7C ; WIL-PR-8C ; WIL-PR-9C ; WIL-PR-10C ; WIL-PR-11C ; WIL-PR-12C ; WIL-PR-13C ; WIL-PR-14C ; WIL-PR-15C ; WIL-PR-16C ; WIL-PR-17B.

Applicant: Foxley Holt Ltd  
 Agent: Peter Pendleton & Associates  
 Case Officer: Dean Gibson

#### Proposed Residential Accommodation

	1 bed	2 bed	3 bed	Total
Proposed	2 (5%) (1x1bed/1person) 1x1bed/2person	26 (65%) (23 x 2bed/3person) (3x2 bed/4person)	12 (15%) (7x3bed/5person) (5x3bed/6person)	40

#### Car Parking, Motor Cycle and Cycle Storage Provision

	Total Number of car parking spaces	Number of Disabled Spaces	Number of motorcycle spaces	Number of cycle parking spaces
Residential	19 car spaces (18 in basement and 1 at ground level)	5 car spaces (4 in basement and 1 at ground level).	7 (in basement)	96 (86 in basement and 10 at ground level.

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

## 2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:

- a) 50% Affordable housing – (60% Affordable rent (London Affordable Rent) and 40% Shared Ownership)
- b) Local Employment and Training contribution
- c) Financial contribution towards air quality
- d) Financial contribution and provision (including membership) of car club space on Grove Road.
- e) Financial contribution towards sustainable transport mitigation.
- f) Restriction of car parking permits in any future CPZ.
- g) Financial contribution for Carbon off- setting.
- h) Monitoring fees
- j) 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. The development shall be begun with 3 years of planning permission.
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Details and samples of materials to be submitted and detailed elevational drawings (Scale 1:10) showing window reveals for approval.
4. Details of Landscaping and Boundary treatments to be submitted for approval.
5. Details of children's play-space to be submitted for approval.
6. Details of following to be submitted for approval : Finished floor levels ; visibility splays to vehicle accesses ; security lighting ; privacy screens to balconies ; privacy screens to roof-top communal area ; electric vehicle charging points for cars , electric vehicle charging points for cycles ; bulky storage area for refuse.
7. Inclusive access M4(2) and M4(3).
8. Car parking layout and cycle storage provision to be provided as specified.
9. Details of car parking ramp to be submitted for approval.
10. Details of signal control lights to ramp to be submitted for approval.
11. Construction Logistics Plan to be submitted for approval
12. Full Travel Plan to be submitted for approval.
13. Full Delivery and Service Plan to be submitted for approval.
14. Minimum 35% Carbon Reduction to be achieved.
15. 110litre Water usage.
16. Accord with mitigation outlined in Noise Assessment
17. SuDS details (In accordance with Flood Risk Assessment submitted) and requiring further clarification on: i) attenuation tank invert and cover levels and ; ii) An ownership plan to accompany the submitted site-specific maintenance management plan for proposed SuDS.
18. Contaminated Land report and remediation strategy to be submitted
19. Details of connection to foul and/or surface water drainage system to be submitted
20. No infiltration of surface water drainage into the ground
21. No piling or any other foundation designs using penetrative methods without consent of the LPA.
22. Public art details to be submitted for approval.
23. Secure By Design details to be submitted for approval.
24. Re-instatement of redundant dropped kerbs - Details of S278 agreement to be submitted for approval.
25. Archaeology – Written Scheme of Investigation to be submitted for approval
26. No windows to be provided other than those shown on approved plans
27. 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 practise for Construction Sites
- 4) Light pollution
- 5) Requirement for ultra-low NOx boilers
- 6) Nesting birds in buildings
- 7) TfL Informative – Mayor's Vision Zero initiative.
- 8) Thames Water informative
- 9) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

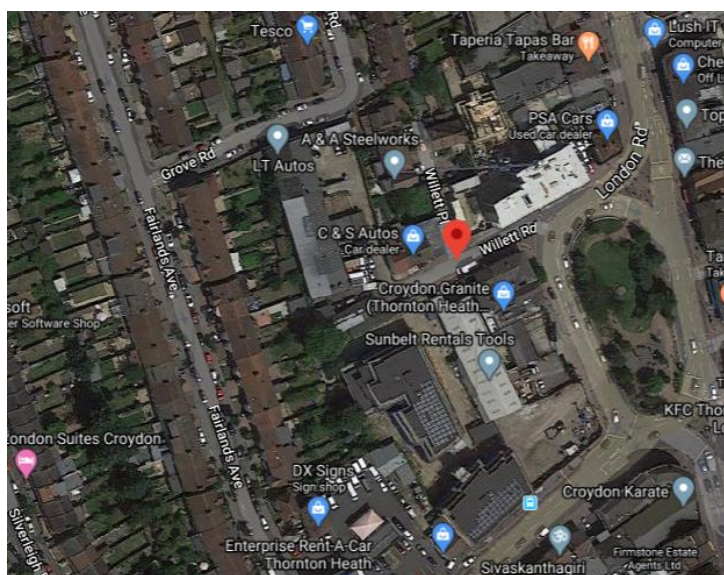
- 2.3 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.4 That if by 3<sup>rd</sup> October 2020 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

### **3.0 PROPOSAL AND LOCATION DETAILS**

- 3.1 The proposal is an application for full planning permission:
- 3.2 The proposal includes the following:
- Demolition of existing buildings.
  - Erection of a 5 storey building with basement parking.
  - Provision of 40 residential flats.
  - Provision of 18 residential car parking spaces in basement (including 4 disabled spaces).
  - Provision of 1 disabled space at ground level.
  - Provision of 7 motorcycle spaces in basement.
  - Provision of associated cycle storage and refuse storage.
  - Provision of communal external amenity space and children's play space
- 3.3 During the course of the application amended plans have been received. The main alterations to the scheme design have been as follows:
- Stepped footprint streamlined through removal of front triangular and rectangular cantilevers.
  - Secondary southern flank balconies removed.
  - Secondary rear elevation balconies removed.
  - Bin store towards northern side of site sited within fabric of building (rather than being separate structures).
  - Private ground floor gardens provided with grass (instead of hardstanding) to assist drainage.
  - Corrections made between mix of accommodation of flats shown in floor layouts and tabular accommodation schedules shown in floor layouts to ensure consistent information.
  - Raised parapet to roof applied the whole way around the roofline.
  - Re-positioning of children's play space from adjacent to southern flank of building to front of building.
  - Removal of communal outdoor gym adjacent to southern flank elevation and replacement with one additional off-street parking disabled space and an eco-woodland area.

## Site and Surroundings

- 3.4 The site has an area of 0.19ha and consists of a Tier 4 Employment Site and is located at the western end of Willett Road. The site consists of mixed commercial uses. The site has single/two storey buildings and comprises 9 commercial units, with 6 of them occupied and 3 vacant. These include a single storey warehouse style MOT garage (sui generis use) abutting the southern boundary of the site an accessed from Willett Road. There is a two storey linear brick/render warehouse style building with crittel style windows and pitched roof form also accessed from Willett Road. It comprises light industrial and storage B1c and B8 uses, including a furniture storage unit, stove enamellers and steel fabrication unit. It abuts the western boundary of the site. The building has some single storey additions projecting forward of it into the site and there is a concrete ramp leading up to a first floor of one of the units. There is a single storey brick building with corrugated metal roof abutting the northern boundary of the site, which appears to have accommodated an ancillary office use, and there is also another MOT garage facing onto and accessed from Grove Road. The surface of the site is all hardstanding and has informal off-street parking. There are high boundary walls to the perimeter of the site.
- 3.5 The site is bounded to the east by the rear gardens of two storey houses at 3 Willett Road and 1 to 9 Willett Place, although there is an alleyway behind 3 and 5 Willett Place. The site is bounded to the west by the rear gardens of two storey houses at 14 to 32 Fairlands Avenue, although there is an alleyway behind all those houses except 32 Fairlands Avenue (which has a garage at the end of its rear garden). The site is bounded to the south by a recently completed new major residential development (50 flats) in 2 four storey buildings at 7 Willett Road/2-12 Thornton Road. Further to the east of the site is a construction site, also for a new major development (30 flats) in a three to six storey building at 777 London Road, facing directly south onto Thornton Heath Pond.



- 3.6 The site is adjacent to Local Centre and Primary Shopping Centre and it is subject to the Place Specific Policy DM48 – Thornton Heath of the Croydon Local Plan 2018. The site is near to London Road (A23) which is classified as a part of the Transport for London Strategic Road Network (Red Route) and

there are local on-street parking restrictions in the vicinity. It has Public Transport Accessibility Level (Ptal) Rating of 3, so it is considered as moderately accessible by public transport. The site is within an Archaeological Zone and is within an area of low flood risk from fluvial flooding and surface water flooding.

### **Relevant Planning History**

3.7 19/00519/Pre – A pre-application for the re-development of the site was submitted in 2019.

3.8 Planning History for Adjacent and Nearby Sites

Planning Permission	Site Address	No. of Storeys	No. of Flats
15/02507/P 12/02479/P	7 Willett Road / 2-12 Thornton Road	4	50
16/05085/FUL	Surrey Van 777 London Road.	3 / 4 / 6	30
17/05266/FUL	755-757 London Road	4	7
17/00663/FUL	Wheatsheaf Pub 757 - 759 London Road	5	13

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

- The loss of employment use is acceptable in the context of the scheme.
- The principle of a residential development is acceptable given the national and local need for housing and the brownfield status of the land.
- The proposal includes 100% on site affordable housing provision.
- The proposal includes a significant number of family units.
- The scheme has been amended so that the design and appearance of the development is appropriate. Whilst acknowledged that the mass of built form is significantly greater than the existing structures of site, the massing and height of the development would be in context with the recent transitions in the surrounding built environment.
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- 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.
- Secure by Design principles can be secured subject to condition.

## **5.0 CONSULTATION RESPONSE**

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

### **Lead Local Flood Authority (LLFA) (Statutory Consultee)**

5.2 The LLFA have no objection to the proposed drainage strategy subject to further clarification on i) attenuation tank invert and cover levels and ; ii) an ownership plan to accompany the submitted site-specific maintenance management plan for proposed SuDS.

- 5.3 The approved drainage strategy and issues of clarification can be secured by condition.

Transport for London (TfL) (Statutory Consultee)

- 5.4 No objection from TfL, although they recommend conditions to secure a Construction Management Plan and a Delivery and Servicing Plan.

- 5.5 The conditions as recommended by TfL are listed in the schedule of proposed conditions.

Historic England (Archaeology) (Statutory Consultee)

- 5.6 They advise *the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. They further advise 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 are such that it is considered a two stage archaeological condition could provide an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.*

- 5.7 A condition as recommended by Historic England is listed in the schedule of proposed conditions.

Thames Water

- 5.8 Thames Water raise no objection to drainage, surface water, or waste water issues. Advice they give on these matters can be added as an informative.

Crime Prevention Officer

- 5.9 The development is suitable to achieve Secured by Design accreditation, so a 'Secured by Design' condition should be attached to any permission that may be granted in connection with this application and that the wording is such that the development will follow the principles and physical security requirements of Secured by Design.

- 5.10 A condition as recommended by the Crime Prevention Officer is listed in the schedule of proposed conditions.

**6.0 LOCAL REPRESENTATION**

- 6.1 The application has been publicised by way of 32 letters of notification to neighbouring properties in the vicinity of the application site. Site notices were also erected in the vicinity of the site and a press note published.

- 6.2 The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 24    Objecting: 24    Supporting: 0

- 6.3 The following issues were raised in representations. Those objections that are material to the determination of the application, are addressed in



substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

### **Summary of Objection Comments**

Objection	Officer Comment
<b>Townscape</b>	
1. Overdevelopment	See paragraph 8.14 below.
2. Height out of character	See paragraphs 8.13 and 8.18 below.
<b>Amenity of Adjacent Residents</b>	
3. Loss of outlook 4. Loss of privacy 5. Loss of light	See paragraphs 8.28 to 8.32 below.
6. Increased noise	See paragraph 8.33 below.
7. Increased anti-social behaviour	See paragraph 8.34 below.
<b>Transport and Highways</b>	
8. Increased traffic 9. Increased parking	See paragraphs 8.36 to 8.41 below.
10. Adverse effect of construction works	See paragraphs 8.33 and 8.49 below.
<b>Other Matters</b>	
11. Effect of cumulative developments 12. Affect on local services	See paragraph 8.21 below.
13. Loss of employment use	See paragraphs 8.5 to 8.7 below.

## **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 2016, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

### **Emerging New London Plan**

7.2 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 Mayor's Intend to Publish version of the New London Plan has been responded to by the Secretary of State. 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.

7.3 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.

7.4 It is important to note that in 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.

7.5 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.

7.6 Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.2 to 7.5 above.

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

- Achieving sustainable development;
- Making effective use of land;
- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport.

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

7.9 Consolidated London Plan 2016

- 3.1 Ensuring equal life chances for all
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Childrens/young peoples play & informal recreation areas
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes

- 3.13 Affordable housing thresholds
  - 4.4 Managing industrial land and premises
  - 5.1 Climate change mitigation
  - 5.2 Minimising carbon dioxide emissions
  - 5.3 Sustainable design and construction
  - 5.12 Flood risk management
  - 5.13 Sustainable drainage
  - 5.16 Waste net self sufficiency
  - 6.3 Assessing effects of development on transport capacity
  - 6.9 Cycling
  - 6.13 Parking
  - 7.2 An inclusive environment
  - 7.3 Designing out crime
  - 7.4 Local character
  - 7.6 Architecture
  - 7.8 Heritage Assets and Archaeology
  - 7.14 Improving air quality
  - 7.19 Biodiversity and access to nature
  - 7.21 Woodlands and trees
- 7.10 Croydon Local Plan 2018
- SP1 The Places of Croydon
  - DM48 Thornton Heath
  - SP2 Homes
  - DM1 Housing choice for sustainable communities
  - SP3 Employment
  - SP3.2 Innovation, investment and enterprise
  - SP4 Urban design and local character
  - DM10 Design and character
  - DM13 Refuse and recycling
  - DM14 Public art
  - DM15 Tall buildings
  - DM16 Promoting healthy communities
  - DM18 Heritage assets and conservation (relevant to Archaeology)
  - DM16 Promoting healthy communities
  - SP5 Community facilities
  - DM19 Protecting and providing community facilities
  - SP6 Environment and climate change
  - SP6.3 Sustainable design and construction
  - DM23 Development and construction
  - DM25 Sustainable drainage systems and reducing floor risk
  - SP7 Green grid
  - DM27 Biodiversity
  - DM28 Trees
  - SP8 Transport and communications
  - DM29 Promoting sustainable travel and reducing congestion
  - DM30 Car and cycle parking in new development
- 7.11 There is relevant Supplementary Planning Guidance as follows:
- London Housing SPG March 2016
  - Croydon Suburban Design Guide Supplementary Planning Document April 2019

## 8.0 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the Planning Committee are required are as follows:
1. Principle of development
  2. Affordable housing and housing mix
  3. Townscape and visual impact
  4. Housing quality for future occupiers
  5. Residential amenity for neighbours
  6. Parking and highway safety
  7. Flood risk
  8. Sustainability
  9. Trees, landscaping and biodiversity
  11. Other planning matters

### **Principle of Development**

- **New Housing**

- 8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.
- 8.3 This presumption includes Thornton Heath, which is identified in the 'Places of Croydon' section of the CLP (2018) as being an area for '*Moderate residential growth with some opportunity for windfall sites*'. The Croydon Suburban Design Guide (2019) sets out how suburban intensification can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The application is for a residential development providing new and additional homes within the borough, which the Council is seeking to provide. The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported.

- **Employment Use**

- 8.5 The application site is designated as a Tier 4 scattered employment site. It therefore provides protection for existing industrial activities and support uses that fall within the B1b/B1c, B2, B8 and sui generis Use Classes.
- 8.6 In order to demonstrate that there is no demand for a scheme comprised solely of B1b/B1c, B2, B8 and sui generis Use Classes uses in Tier 4 locations, the Council would usually require marketing evidence that there is no demand for continuing employment uses on the site. Generally, these type of employment sites are afforded the least protection by policy, as it is preferential for employment uses to be retained/provided either within specific industrial estates (Tier 1 and Tier 2 locations) or District Centres (Tier 3 locations) and away from existing residential areas.
- 8.7 The total gross internal floor area of the employment uses on site is 1546 square metres. In this case, 882 square metres (57%) of the employment floorspace is in a sui generis use (i.e. used for car repairs, MOT and car storage). This type of employment use is not specifically protected by the employment policy. The first storey of the main building on site are not in use as the ramp and floor are considered unsafe. Therefore, only 196 square metres (12%) of the employment floorspace is used for light industrial uses. The remaining 468 square metres (31%) of floorspace is vacant or unusable. Marketing of the site for employment purposes was undertaken by a local chartered surveyor company and national commercial listings website in February 2018 and August 2018. No expression of interest for the site for a continued employment purposes was received. As advised above the area is one in transition as many of the nearby former commercial sites have been re-developed for residential use. Taking into account these circumstances it is considered the applicant has demonstrated there is likely to be no continuing demand for employment use on the site. Therefore, there is no objection to the loss of employment floorspace that would result from the proposal. In this particular case the loss of the employment use would also make provision for much needed affordable housing provision on site. Furthermore, future employment opportunities for local people at the construction phase of the development would be captured as part of a Local Employment training Strategy in a Section 106 legal agreement.

- **Community Use**

- 8.8 The marketing of the site for employment purposes, as referred to above, and a pre-consultation exercise undertaken by the applicant with the local community elicited no expressions of interest from local community groups in taking on the site for community uses.

**Affordable Housing and Housing Mix**

- 8.9 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 either:

- As preferably as a minimum level of 30% affordable housing on the same site as the proposed development or, if 30% on site provision is not viable;

- As a minimum level of 15% affordable housing on the same site as the proposed development, plus a Review Mechanism entered into for the remaining affordable housing (up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units) provided 30% on site provision is not viable and construction costs are not in the upper quartile.
- 8.10 The proposal is that 100% of the units would be provided as affordable housing. The Council would seek to capture 50% of habitable rooms on-site affordable housing provision as a minimum. The tenure would be 60% Affordable rent (London Affordable Rent) and 40% Shared Ownership). Based on the above finding the proposed affordable housing is acceptable and would meet policy requirements. The proposed affordable housing and review mechanisms can be secured through Section 106 legal agreement.
- 8.11 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings. In urban locations with a PTALs of 3 such as this, the requirement is for 60% 3+ bedroom units. The policy goes on to say that within three years of the adoption of the plan, where a viability assessment demonstrates that larger homes would not be viable, an element may be substituted by two-bedroom (four person) homes.
- 8.12 The development proposes a unit mix comprising of 2 x 1 bedroom (5%), 23 x 2 bedroom/3 person (57%), 3 x 2 bedroom/4 person (8%) and 12 x 3 bedroom (30%). When including the two-bedroom (four person units), the scheme would provide 38% family sized units. The proposal provides a net gain in family accommodation. While it falls short in terms of the provision of family accommodation this is as a result of the specific accommodation requirements of the housing association involved in bring the scheme forward. On that basis the proposed amount of family units would be acceptable.

### **Townscape and Visual Impact**

- 8.13 In Thornton Heath the relevant Place Policy DM48.2 of the CLP makes provision for the development of new buildings between 3 storeys and up to a maximum of 6 storeys in height while ensuring a balance is struck between strengthening and enhancing the character and facilitating growth.



- 8.14 The scheme would have a density of 604 habitable rooms per hectare. Emerging London Plan policy does not set out specific density ranges for new residential development. Instead, it advises that it is particularly important to scrutinise the qualitative aspects of the proposed built form, massing, site layout, external spaces, internal design and ongoing management of a proposed residential development through a design-led process.
- 8.15 The existing buildings on the site have a functional industrial appearance and are of little architectural or historic importance. There is no objection to their demolition.
- 8.16 The proposed layout would provide a linear form on a north-south axis. Its frontage would face east. It would have an articulated frontage of four storeys with a setback fifth storey. One vehicle access, principally for service vehicles, would be provided from Willett Road, while the other vehicle access from Grove Road would lead directly to the basement car park. There would be extensive soft landscaping, including a children's play area in the front of the building and a pedestrian route through the site linking Willett Road to Grove Road.



- 8.17 The massing of the building would be acceptable and articulated in a manner that would respect the urban grain and modulation of the residential house plots on the adjacent roads.



8.18 It is considered that its 5 storey height would be in context with the series of 4 to 6 storey buildings that have recently being constructed around and near to the Thornton Heath Pond roundabout. For example, the scheme under construction at 7 Willett Road is up to 4 storeys in height and the scheme at the former Surrey Van Centre plot to the east of the site is up to 6 storeys in height. Views towards the proposed 5 storey building from London Road would be largely obscured by the existing built form and those nearby sites under construction. The proposed block would be positioned away from the boundaries of Grove Road and Willett Place and its stepped footprint and setbacks would provide generous spaces around the built form. Therefore, the proposed massing and overall of the buildings on site would be acceptable in the context of the site and surroundings. The proposed built form would have a contemporary appearance, yet the elevations would reflect local character and create visual interest. The buildings would be formed principally of red bricks (Claydon Red) and metal grey seamed cladding. Laser cut bronze metal balustrades would be used to good effect for the balconies. The quality of the bricks and other external finishes can be further secured by condition. Variety in the articulation of the elevations would be achieved through the proposed set backs. The mix of recessed balconies and cantilevered balconies is also supported and would again add to the visual interest of the building. The appearance of the development would therefore accord with the Place Policy for Thornton Heath which requires new development around the Thornton Heath Pond and its environs to complement the existing predominant building heights of 3 storeys up to a maximum of 6 storeys and incorporate red multi-stock brick as the predominant facing material.



8.19 A very positive part of the scheme is that it would provide a connected public route from Willett Road through to Grove Road. The proposal would result in an active frontage to that route and the overall appearance of the ground floor frontage would align well with the upper floors of the block. Effectively, the route through the site would provide a new public realm that would be soft landscaped and attractive and safe for pedestrians to walk or cycle through. The full details of the landscaping can be secured by condition as well as a maintenance plan.





8.20 The site would be laid out to reflect its proposed residential use and a landscape plan has been submitted in support of the application. There would be one pedestrian route through the site and it would connect Willett Road to Grove Road. This connecting route through the site would have landscaping specifically designed to prevent motor vehicles using it as a short-cut between the roads. An off-street parking area for one delivery and servicing vehicle would be provided at ground level towards the southern end of the site. A ground level communal garden of 88 square metres area with provision made for a wildlife meadow, which could provide native and wildlife friendly planting would also be provided. The garden would also include childrens' play space of 33 square metres and its position to the front of the block would provide natural surveillance over it. The ground floor communal amenity area would also be supplemented by a communal residential roof terrace at 4<sup>th</sup> floor.

8.21 The application site is within an established residential area and one which there is an evident transition of high-density flatted development around Thornton Heath Pond and its environs. Its footprint is comparable in size to other new flatted development that has recently come forward in the locality and its individual and cumulative impact on local character is considered to be acceptable as assessed above. The impact of the development on the neighbouring highway network (including on and off street car parking capacity) is acceptable as considered further on in this report. The proposal would result in a development that would have an acceptable impact on the appearance of the street scene and accords with the national and local requirements to intensify the development potential of sites and to optimise the delivery of additional housing in a sustainable manner. It is also in a location that is accessible to local shops and services.

8.22 Therefore, having considered all of the above, against the backdrop of employment provision, community use provision, and housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

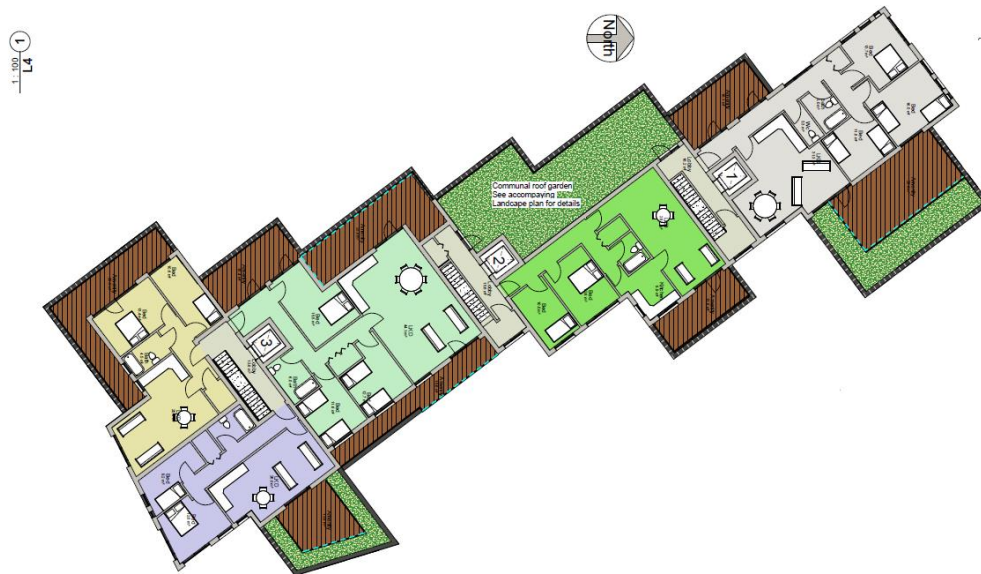
8.23 As a major development the scheme would need to make provision for a public art installation within the grounds of the site. This matter can be secured by condition.

**Housing Quality for Future Occupiers**

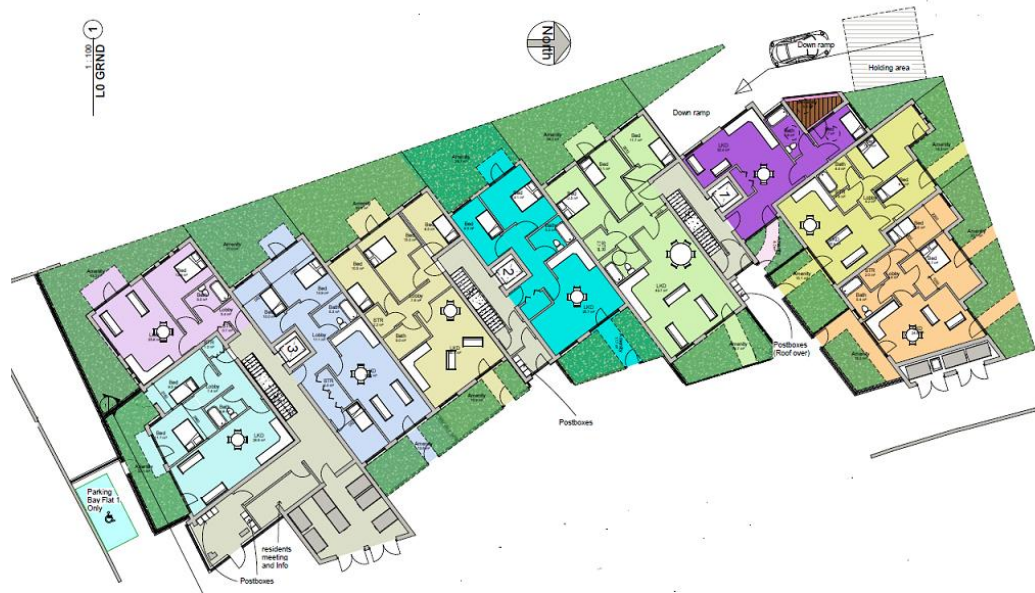
8.24 All of the proposed new units would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS). All would have private external amenity spaces in the form of

private garden area or balconies to meet minimum space standards. There would provision made for communal amenity spaces to be provided at ground level adjacent to the park and in a communal roof terrace. Children's play space would be provided within the ground floor communal amenity area.

8.25 A total of 39 out of the 40 flats would have dual aspects. The only single aspect flat would be on the ground floor and in mitigation it has a southern facing aspect, so it is acceptable in that respect. The flats proposed at ground floor would feature enlarged glazing to accommodate restricted levels of natural light, due to the geometry and proximity of the surrounding buildings. For daylight and sunlight targets are set out in the British Standard Code of Practice for Daylighting and Appendix C of the BRE Guidelines. A daylight and sunlight analysis report was submitted with the application and demonstrates the average daylight factor that would be achieved within the proposed habitable rooms in the new dwellings would be acceptable. It therefore demonstrates that the future occupants of those habitable rooms would have acceptable daylight amenity. Officers concur with the findings of the report. Overall the internal layout and arrangement of the proposed flats would make the best use of available floor space and all of the flats would have private garden or balcony spaces to meet minimum amenity standards, aswell as access to the communal garden areas to ground level and to the roof terrace.



8.26 The proposed block would be divided in three separate stair cores. Each stair core would have step free pedestrian access. In terms of accessibility, the London Plan sets requirements for 10% of homes to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. 4 flats (10%) have been designed as wheelchair accessible flats. These are Flat 1 (2B/3P), Flat 2 (1B/2P), Flat 5 (2B/3P), and Flat 7 (1B/2P). The wheelchair accessible flats are all located at ground floor to maximise the opportunity for independent use by disabled persons. Flat 1 would also have a surface level disabled parking area directly adjacent to it, while Flats 2, 5 and 7 would located directly adjacent to the three respective lift cores in the proposed block to enable ease of access from the basement parking area, where a further 4 disabled parking spaces would be provided.



8.27 Overall, the proposed development could provide an interesting and pleasant place to live for future occupiers. The proposed soft landscaped communal amenity would provide opportunity for plenty of activity on the site and a pleasant public realm. The site is conveniently located with ease of access to public transport and local shops and services. Effectively, a community within a community could result from the proposed scheme and this type of arrangement in a major development may help to combat climate change.

**Residential Amenity for Neighbours**

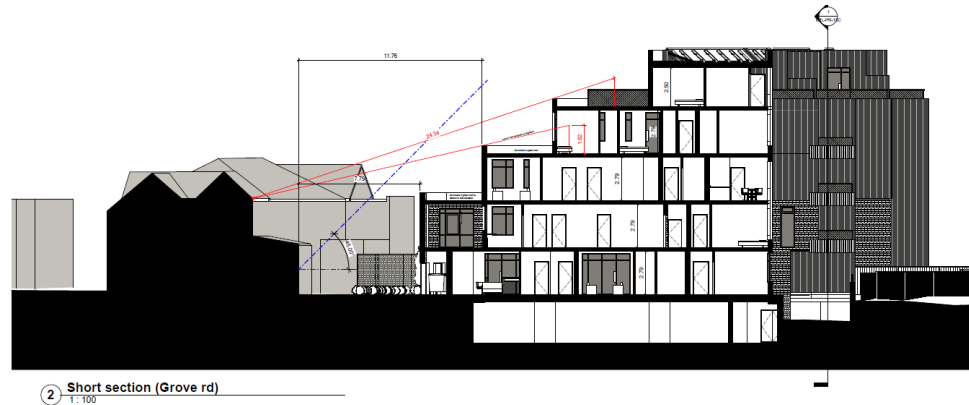
8.28 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include a loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. It is considered that the position of the site and siting and massing of the proposed building on the site would not have any adverse effect in terms of light, privacy, or outlook on the amenities of residents in Grove Road. The main properties that could be affected by the proposed development are the adjacent dwellings to the east of the site in Willett Place and Willett Road, and west of the site in Fairlands Avenue.

8.29 The daylight and sunlight analysis report submitted with the application concludes that although there would be several technical transgressions of the BRE Guidelines, none of the shortfalls would be materially below the BRE recommendations for high density built-up urban areas. More importantly, the residual levels of Daylight and Sunlight that have been recorded on an absolute scale demonstrate that all of the existing neighbouring residential properties will continue to receive good levels of natural daylight and sunlight. Those numerical results therefore demonstrate that there would be no unreasonable impact on existing neighbouring amenity. Officers concur with the findings of the report.

• **Willett Place / Willett Road**

8.30 The eastern facing front elevation of the proposed block would have window-to-window distances of between 18.61 metres and 24.39 metres to the western rear elevation windows of the houses at 1 – 6 Willett Place. The proposed block has been angled to face away from the rear windows of 1 to 3 Willett Road and there are no western facing flank windows on the

house at 3 Willett Road. The window-to-window distances from the southern flank elevation to the new build development at 7 Willett Road would be between 19.02 metres and 20.66 metres.



- **Fairlands Avenue**

8.31 The western facing rear elevation of the proposed block would have window-to-window distances of between 24.58 metres and 28.23 metres to the eastern rear elevation windows of the houses at 14 to 32 Fairlands Avenue.

8.32 It is considered that no adverse loss of privacy, no adverse loss of outlook, and no adverse loss of light would result to adjacent and nearby residential occupiers. The distances of the proposed built form to the adjacent and nearby residential buildings are generous for a development in an urban environment.

- **Other Amenity Issues**

8.33 In terms of noise and general disturbance it is considered that there would be noise and general disturbance result from demolition and construction works. However, a condition is recommended to ensure that a construction logistics plan is submitted for approval to manage and minimise disturbance.

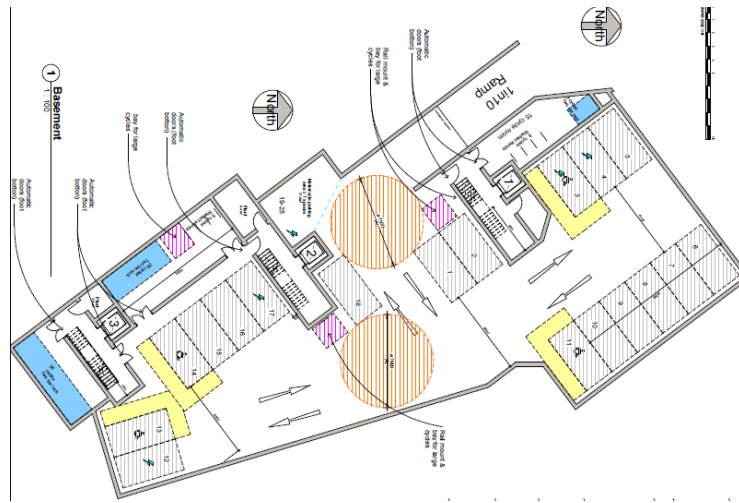
8.34 In terms of safety and security, there would be natural surveillance from the proposed flats over the proposed pedestrian link between Willett Road and Grove Road. The pedestrian link would also have natural surveillance from an active frontage to the flats. The basement car park would have a key fob gate to it which would prevent unauthorised access to it. The safety aspects of the proposal have been reviewed by a Crime Prevention Officer and the recommended Secure by Design accreditation will be secured by condition. Furthermore, details of security lighting to the external access and external circulation areas would also be secured by condition.

**Parking, Access and Highway Safety**

8.35 Transport for London were consulted on the application and had no objection to it subject to cycle storage complying with London Plan standards, and a full constructions logistics plan and full delivery and servicing plan being secured by condition.

8.36 Vehicular access to the site will be taken from Willet Road for deliveries/servicing and from Grove Road for access to a basement car park. A total of 18 car parking spaces and 7 motorcycle space will be provided in the basement. The car parking in the basement makes

provision for 4 of the spaces to be for disabled parking. There is also 1 disabled parking space provided at ground level. The parking provision would therefore equate to a car parking provision at a ratio of 0.45 spaces per dwelling. This compares favourably with a 2016 planning permission at the former Surrey Van Centre site (facing Thornton Heath Pond) which provides 7 parking spaces for 30 flats equating to a ratio of 0.23 spaces per dwelling.



8.37 A full transport assessment was submitted with the application and included a trip analysis, parking stress survey, a travel plan, and swept-path analysis diagrams. The number of trips expected to be generated by mode by the proposed scheme has been calculated using the TRICS database and examining the National Traffic Survey. The trip generation analysis has indicated that the proposed development would generate a **decrease** of 85 car movements per day than the existing employment activities that are still operating from the site. The transport assessment concludes the expected vehicular traffic flow could be accommodated on the local road network. The availability of on-site parking and a car club space should ensure that there would be no adverse material impact on the parking provision on the local road network.

8.38 The site is situated within a short distance of a large number of shops services and general amenities which will be readily accessible on foot and thus reduce the need to travel by private car. There are also 6 bus routes available within 200 metres of the site. A car club space would be provided on Grove Road, and this matter along with a £5050 financial contribution towards its implementation/operation would be secured as part of the S106 legal agreement. The site is within a Controlled Parking Zone and so the Council would seek to restrict the issue residents parking permits for the development, again secured as part of the S106 legal agreement.

8.39 While it is acknowledged local roads are heavily parked, as evidenced by the parking survey submitted as part of the Transport Assessment, the proposed amount of off-street parking and proposed car club space indicates it would not adversely impact on the availability of on-street parking capacity on local roads. Also, the site is within close proximity to London Road which is served by numerous bus routes and local shops, which should assist in promoting sustainable travel modes, such as walking use of public transport. Cycle storage provision is also made for each of the dwellings as well as for short-stay visitor cycling.

- 8.40 A Travel Plan statement was submitted (as part of the Transport Assessment). As well as the provision of sustainable travel measures of cycle storage, electric vehicle charging points, and car club provision, it also proposes other measures aimed at encouraging sustainable 'green' travel. These measures include provision of 1 year free membership to Enterprise Car Club and £50 driving credit for all residents of the development to encourage usage of the on-site car club vehicle ; provision of a free Residents Travel Guide for distribution to each household upon occupation which will highlight the location of nearby shops, services, amenities and public transport/sustainable transport access points in proximity to the site; Provision of Travel Guide Posters for display in the lobby areas of the block. The Car Club provision would be secured by the Section 106 agreement. The Council would seeks to ensure a financial contribution of £1500 per unit for sustainable transport mitigation. While the site is not currently in a controlled parking zone (CPZ) it would be prudent to ensure that future residents would be restricted from obtaining parking permits in the event of a forthcoming CPZ coming into effect. These matters would also be secured by the Section 106 agreement.
- 8.41 Given all these circumstances it is considered that the amount of off-street car parking provision would be acceptable.
- 8.42 The Council would seek to ensure that 4 (20%) of the car parking spaces would have electric vehicle charging points and that a further 4 (20%) would have passive provision for electric vehicle as per guidance set out in the London Plan. This matter can be secured by condition.
- 8.43 The existing dropped kerb crossover from Willett Road would be maintained to provide access to the development. The access from Willett Road is approximately 3.2m wide and would be retained to serve pedestrians and a vehicle drop off / pick up area. Swept-path analysis diagrams have been submitted with the application and demonstrates that delivery and refuse vehicles would be able to manoeuvre safely to and from the site in a forward gear from the Willett Road access.
- 8.44 A new pedestrian only access onto Grove Road (measuring 3.2m in width) would be constructed. In addition, the existing vehicle access onto Grove Road would be removed and replaced with a vehicle access to the proposed basement car park. The dropped kerb crossover would be maintained to serve the basement car park access. There would be no through-route for cars between Willett Road and Grove Road or vice-versa.
- 8.45 The vehicle entrance to the basement car park from Grove Road would have an ingress and egress lane with a holding area of 5 metres in length and width. The holding area would therefore fully accommodate a car from the back edge of the pavement, and allow for two cars to pass each other. To further manage traffic movement to/from the basement car park, a fob controlled security gate is proposed at the entrance to the basement car park. The ramp to basement would operate a one-way directional traffic system with passing places at the top and bottom of the ramp. In order to regulate the one-way section of the access, a traffic management system will be installed. This would comprise installation of a compact LED traffic signal system to give priority (green signal) to vehicles entering the site from the adjoining highway. The light would only show red at the entrance

if a car has already triggered a sensor from the internal basement car park to indicate that it is emerging up onto Grove Road. The full details of the signal control can be secured by condition. The ramp to the basement car park would have a 1:10 ratio gradient and a minimum 2.6 metre floor to ceiling height to the ramp and the parking area. The ramp would have transitional strips at the top and bottom to a 1:20 ratio gradient. This would make provision for nearly level access to the basement floor and nearly level access holding area at ground level. Cars emerging from the basement would therefore do so at the same grade as the back edge of the pavement. A vehicle swept path illustration has been submitted with the application and demonstrates that two cars will be able to comfortably pass one other in opposite directions at the entrance to the site clear of the highway to Grove Road. The full specification details of the ramp and its access, including pedestrian visibility splays and vehicle sightlines, can be secured by condition.

- 8.46 The Council would seek to ensure that any redundant vehicle crossover strips are re-instated to a full height kerb at the developer's expense. This matter would be secured by condition and relevant minor highways agreement with the Council's Highways department.
- 8.47 In terms of fire safety access, no part of the building would be more than 45 metres distance from the either the highway of Willett Road or Grove Road.
- 8.48 A total of 96 cycle parking spaces would be provided, comprising 86 resident (long stay) cycle parking spaces and 10 visitor (short stay) cycle parking spaces for residential use. The 86 resident spaces would be provided in the basement, while the 10 visitor spaces would be provided at ground level. Provision is made within the resident cycle spaces for 3 larger cycle bays, which would make provision for cargo cycles and/or disabled cycles. The cycle storage provision would comply with the minimum standards set out in the London Plan.
- 8.49 A draft construction logistics plan and a draft delivery and servicing plan were all submitted with the application. Full details can be secured by condition. In respect of the construction the proposal would also be subject to a financial contribution of £4000 to monitor air quality, which would be secured through the Section 106 agreement.
- 8.50 Residential refuse storage is proposed in two locations in the site within the envelope of the building frontage. One would be sited towards the southern end of the block and one towards the northern end. The refuse stores would each be sited within 20 metres pull distance of the highways of Willet Road and Grove Road respectively.

### **Flood Risk**

- 8.51 The application was accompanied by a Flood Risk Assessment and the LLFA have no objection to the proposed drainage strategy subject to further clarification on i) attenuation tank invert and cover levels and ; ii) an ownership plan to accompany the submitted site-specific maintenance management plan for proposed SuDS.
- 8.52 The approved drainage strategy and issues of clarification can be secured by condition.

## **Sustainability**

- 8.53 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. An Energy Assessment and Sustainability Assessment has been provided, showing that whilst the minimum 35% on-site CO2 reductions beyond Part L of 2013 Building Regulations can be achieved (meeting local policy requirements) through on-site energy efficiency measures and renewable technologies, zero carbon cannot be achieved on site. The remaining shortfall will therefore be offset through a cash-in-lieu contribution of £60,000, secured through the Section 106 Agreement.
- 8.54 Planning conditions are recommended to finalise the design as well as to demonstrate the CO2 and water use targets have been met following construction.
- 8.55 The development proposes a range of sustainable design and construction features including:
- High performance building fabric and energy efficient lighting, services and equipment.
  - Passive window design measures to reduce energy demand for heating, cooling, ventilation and lighting.
  - Solar PV Panels.
  - Time and zone heating controls.
  - Electric Infra-Red heating systems.
  - Water saving sanitary fittings and appliances to deliver a water efficient development.

## **Trees, Landscaping and Biodiversity**

- 8.56 There are no trees on the site itself. A wooded area is proposed in the south-western corner of the site and some additional tree planting could be provided within the ground level communal garden area and private garden areas. Full details of tree planting and other planting could be secured as part of the recommended landscaping condition. A wildlife meadow is proposed as part of the communal garden area and further details to promote biodiversity, and assist surface water drainage, and to combat climate change can also be secured as part of the recommended landscaping condition. Sedum roofs are proposed to the building and there would also be an opportunity to provide some greenery to the proposed communal roof terrace.

## **Archaeology**

- 8.57 An archaeological assessment was submitted with the application and Historic England require a written scheme of investigation to be secured by condition in the first instance to ensure the archaeological interest of the site is secured as appropriate prior to the commencement of any development.

## **Other Matters**



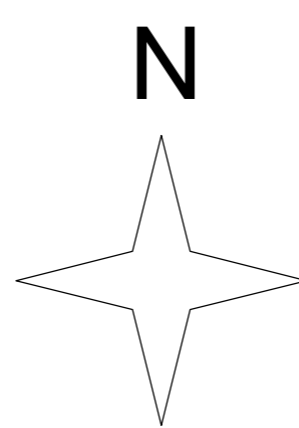
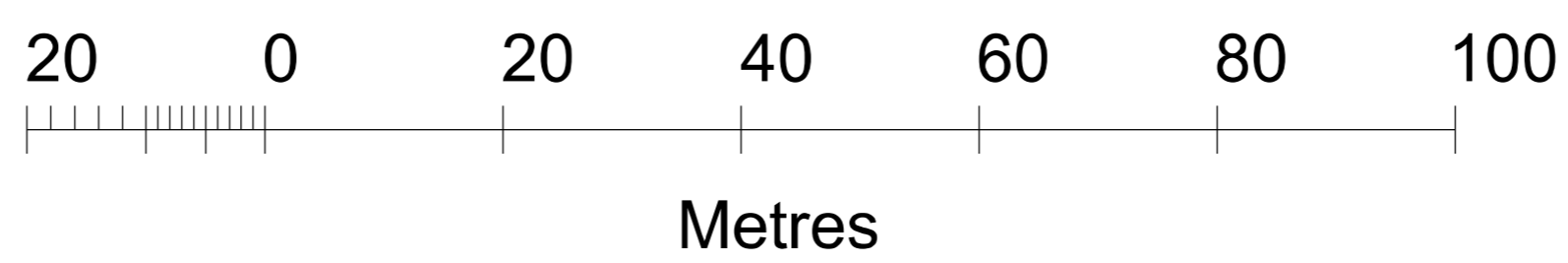
- **CIL**
- 8.58 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

- **Employment and Training Strategy**
- 8.59 An employment and training strategy and contribution would be secured through the Section 106 agreement to ensure the employment of local residents during construction.

### **Conclusions**

- 8.60 Given the significant need for housing within the Borough, the principle of this residential development is considered acceptable within this area. The proposal provides affordable housing with both social rented and shared ownership. The site is partly occupied for employment purposes, but the desirability of the site for continuing and further employment functions is limited as demonstrated by the high number of vacant units on the site. The marketing of the site for employment purposes although somewhat limited, also demonstrates no demand for taking on the site for an employment use. In this particular case the benefits of the proposed scheme, in bringing forward affordable housing development would also provide significant mitigation for the loss of the employment use of the site. The proposed design would respect the character and appearance of a residential and would represent a sensitive and sustainable intensification of the site. Whilst it is acknowledged that the mass of built form would be greater than the existing structures of site, the proposal would be in context with the transition of the surrounding environment. The proposal offers enhancements to the adjacent park. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable. Officers are satisfied that the scheme is worthy of a planning permission.
- 8.61 All other relevant policies and considerations, including equalities, have been taken into account.

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 This drawing is for planning purposes only and not for construction.  
 Legal boundaries and site extents to be verified.

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Project: 67 Higher Drive, Purley, CR8 2HR  
 Client: MACAR Developments  
 Drawing Title: Site Location Plan

Drawn By: PAL	Issued By: PAL	Date of First Issue: 21.06.19
Project No: 2019_247	Scale @ A1 / A3: 1:1250@A3	Revision: 00
Drawing No: PL_001		

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**PART 6: Planning Applications for Decision**

**Item 6.4**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01484/FUL  
 Location: 67 Higher Drive, Purley, CR8 2HR  
 Ward: Purley and Woodcote  
 Description: Demolition of existing building and erection of a four storey block of flats (including roofspace accommodation) and associated car parking, cycle parking, bin storage and landscaping. The proposed development comprises 17 residential apartments and 13 car parking spaces.  
 Drawing Nos: PL\_001 00; PL\_050 14; PL\_100 12; PL\_101 11; PL\_102 11; PL\_103 11; PL\_200 11; PL\_201 11; PL\_202 11; PL\_203 11; PL\_300 11; PL\_301 11; PL\_302 11; CCL 10316 Rev 2  
 Applicant: Macar Developments Ltd  
 Agent: N/A  
 Case Officer: Chris Stacey

	<b>1B2P</b>	<b>2B3P</b>	<b>2B4P</b>	<b>3B5P</b>	<b>TOTAL</b>
AFFORDABLE RENT	2	3	3	1	<b>9</b>
PRIVATE	1	1	5	1	<b>8</b>
<b>TOTAL</b>	<b>3</b>	<b>4</b>	<b>8</b>	<b>2</b>	<b>17</b>

<b>Car parking spaces</b>	<b>Cycle parking spaces</b>
13 (Inc. 2 blue badge)	28

1.1 This application is being reported to committee because objections above the threshold in the Committee Consideration Criteria have been received and because a Ward Councillor for Purley and Woodcote (Cllr Brew) made representations in accordance with the Committee Considerations Criteria and requested Planning Committee consideration.

**2.0 RECOMMENDATION**

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

- A. The prior completion of a legal agreement to secure the following planning obligations:
  - a) Provision of 52% affordable housing at London Affordable Rent;
  - b) Carbon offset payment of £25,937;
  - c) Sustainable transport contribution of £25,500 towards measures on Higher Drive and immediately surrounding area;
  - d) Air quality mitigation contribution of £1,700;

- e) Car club contribution of £5,000 towards provision in Purley and Kenley;
- f) S.278 works on Higher Drive;
- g) Local employment and training strategy (construction phase) including a financial contribution of £7,825;
- h) Monitoring fees totalling £6,188;
- i) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport.

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

### **Conditions**

1. Time limit of 3 years
2. Implemented in accordance with approved drawings
3. Submission of a construction management plan
4. Sustainable drainage measures
5. Land contamination
6. Ecology measures
7. Materials and detailing
8. Secure by design
9. Landscaping (including maintenance, external lighting, child play space and boundary treatments)
10. Cycle store and refuse store
11. Arboricultural measures
12. Public art
13. Travel plan
14. Energy strategy and carbon reduction (including details of PV panels)
15. Delivery and servicing plan
16. Parking management plan (including details of electric vehicle charging points)
17. Accessible homes
18. Obscure glazing and non-openable windows below 1.7m (where necessary)
19. 110litre water usage
20. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

1. Community Infrastructure Levy
2. Subject to legal agreement
3. Code of practice for construction sites
4. Wildlife protection
5. Thames Water
6. London Fire Brigade
7. Refuse collection arrangements
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

### 3.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.
- The proposed development would provide 52% affordable housing (all to be delivered as London Affordable Rented homes) thereby providing a significant increase in new affordable homes within an existing residential area.
- The design and appearance of the development is acceptable and would evolve the local character whilst using land efficiently. Planning conditions are recommended to ensure that the development would use high quality materials, detailing and landscaping.
- The living standards for future occupiers would be acceptable and Nationally Described Space Standard (NDSS) compliant, with acceptable light and outlook levels, private amenity space, communal amenity space and child play space.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The level of parking and impact upon the local transport network is considered acceptable subject to conditions and planning obligations.
- The proposal's impact on trees and biodiversity is acceptable subject to conditions. Suitable sustainability measures have been included and the development would be zero carbon (partly achieved planning obligations).
- The proposed flooding and sustainable drainage measures are acceptable subject to conditions.

### 4.0 SITE LOCATION AND PROPOSAL DETAILS

#### Site and Surroundings



*Figure 1: Existing property*

- 4.1 The application site measures 22m in width and 61m in depth, has an overall area of 0.14ha, and is currently occupied by a detached 5 bedroom two storey house. The site features a sloped garden to its front alongside a driveway, accessed via a dropped

kerb leading to area of hardstanding in front of the property and an attached garage on the north-west side of the property. A large rear garden sits to the rear of the existing property and features a slight rise in land level towards its rear, with the end of the rear garden sitting circa 4m higher than the front of the site.

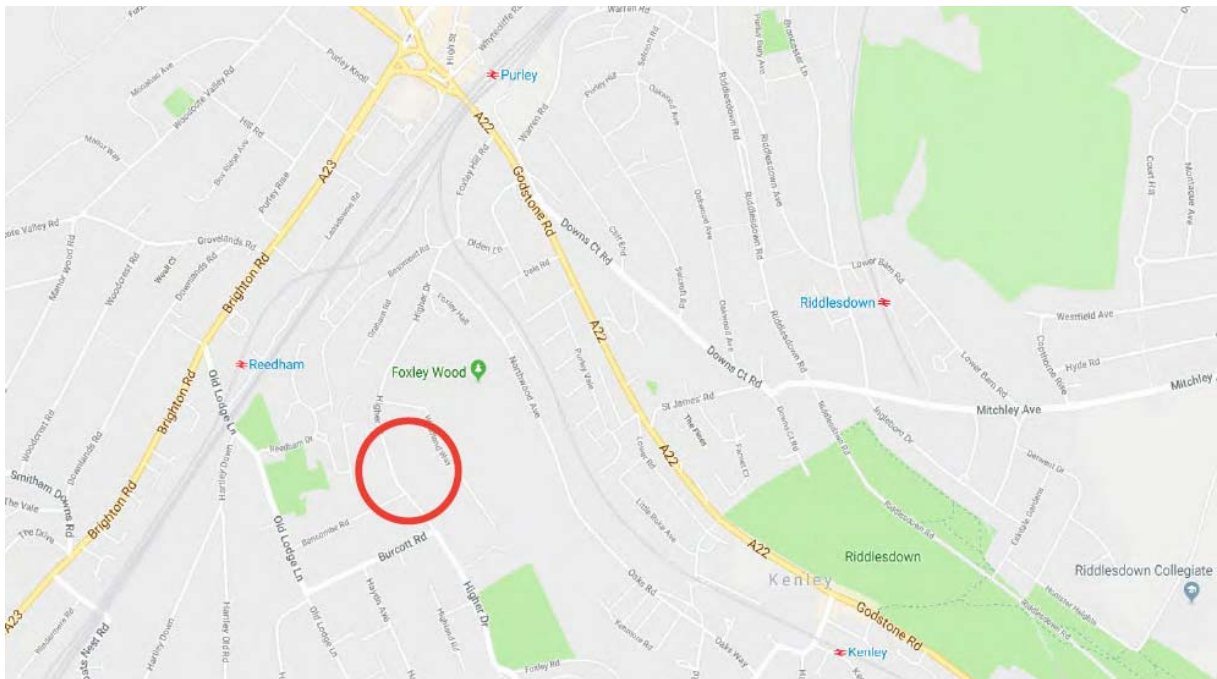


Figure 2: Location of site

4.2 The site sits on the east side of Higher Drive, a two-way steeply sloping residential street terminated by Foxley Hill Road in the north and Cullesden Road in the south, and sits approximately 1.1km south of Purley District Centre. The surrounding area is principally residential in character, featuring a variety of detached properties on large plots arranged in a similar fashion to the application site as well as a number of flatted blocks currently under construction. Whilst not currently under construction it should be noted that the site sits in close proximity (30m) to the recently consented proposals at 59-63 Higher Drive for 40 flats. Due to land level changes properties on the opposite side of Higher Drive sit at a lower level to those on the side of the road of the application site. St Barnabas Church and its grounds sits directly to the south of the application site and the Highfield House nursing home sits 400m further south. The site does not fall within a conservation area, nor does it sit in close proximity to any statutory listed buildings.

## Proposal

4.3 The application seeks to demolish the existing two storey property and erect a four storey building (inclusive of accommodation within the roof level) accommodating seventeen homes.

- The proposal would comprise of 3 x 1 bedroom, 12 x 2 bedroom and 2 x 3 bedroom apartments, of which 52% would be London Affordable Rented homes (delivered through a S.106 planning obligation). The applicant has advised that the whole site is to be sold to Moat (a Registered Provider) and it is likely that 100% of these homes would become affordable in practice, although only 52% of these units has been committed to within the S.106 Agreement and the planning application must be determined on that basis.



- 13 parking spaces would be located to the front of the site, accessed via a replacement crossover (relocated to the centre of the site).
- A communal garden with child play space is proposed to the rear of the site.
- Refuse storage is located in a standalone screened store at the front of the site with cycle storage located to the rear of the site (accessed via an external side pathway).

## **Planning History**

4.4 The following planning decisions are relevant to the application:

### 59-63 Higher Drive:

19/03282/FUL – Demolition of existing buildings, erection of a three/four/five storey building comprising 40 residential units, provision of 24 car parking spaces and associated refuse and cycle storage.

***Permission granted January 2020, not yet implemented.***

### 76 Higher Drive:

17/01641/FUL – Demolition of existing house: erection of two/three storey building with accommodation in roofspace comprising 6 two bedroom, 2 three bedroom and 1 one bedroom flats: formation of vehicular access and provision of associated parking.

***Permission granted July 2017, currently under construction.***

### 78 Higher Drive:

19/01837/FUL – Demolition of existing detached dwelling and erection of a three/four storey building to provide a total of 9 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.

***Permission granted August 2019, currently under construction.***

## **5.0 CONSULTATION RESPONSE**

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

5.2 The following were consulted regarding the application:

### **Designing Out Crime Officer**

5.3 No objection subject to a condition requiring Secured by Design accreditation (which is recommended)

### **Ecology Advisor**

5.4 No objection subject to conditions securing biodiversity mitigation and enhancement measures (which are recommended)

### **Local Lead Flood Authority**

5.5 No objection subject to a pre-commencement condition (which is recommended)

## London Fire Brigade

- 5.6 No objection subject to the proposal complying with the Building Regulations (an informative is recommended)

## Thames Water

- 5.7 No objection subject to an informative in respect of discharging into a public sewer (which is recommended)

## 6.0 LOCAL REPRESENTATION

- 6.1 A total of 27 neighbouring properties were notified about the application and invited to comment and the application was also advertised by site notice and in the local press. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 40      Objecting: 40      Supporting: 0

No of petitions received: 0

- 6.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

SUMMARY OF OBJECTIONS	RESPONSE
Principle of development	
Overdevelopment / in excess of density range	Please refer to paragraph 8.7 of this report
Insufficient information regarding affordable housing	The proposal would provide 52% affordable housing (by habitable room) at London Affordable Rent levels
Loss of existing family home	The proposed development would result in a net uplift in family accommodation
The proposed mix of housing is not policy compliant	Please refer to paragraph 8.6 of this report
This level of intensification is not justifiable following reduction in London Plan housing targets	Please refer to paragraph 8.2 of this report
Design	
Adverse impact on character of area	Please refer to paragraphs 8.8 – 8.17 of this report
Height and massing is unacceptable	Please refer to paragraphs 8.11 – 8.13 of this report
Poor quality of proposed accommodation	Please refer to paragraphs 8.18 – 8.21 of this report
Insufficient child play space	The proposed child play space is in excess of the required standards
The architectural style of the proposal is not in keeping with the area	Please refer to paragraphs 8.14 – 8.17 of this report
Amenity	
Negative impact on neighbouring amenity	Please refer to paragraphs 8.22 – 8.26 of this report

Overlooking	Please refer to paragraphs 8.22 – 8.26 of this report
Impacts on neighbouring daylight	Please refer to paragraphs 8.22 – 8.26 of this report
Increase in noise levels	The proposal is for a C3 (residential) use and would therefore not introduce noise levels which would be incompatible with other C3 (residential) uses
Disturbance from construction	A condition is recommended requiring the submission of a construction management plan prior to the commencement of works
<b>Highways &amp; Parking</b>	
Insufficient car parking	Please refer to paragraphs 8.31 – 8.32 of this report
Parking survey is inadequate	The submitted parking survey has been undertaken in accordance with the 'Lambeth Methodology'
Negative impact on highway safety	Please refer to paragraphs 8.28 – 8.30 of this report
Site is atop a steep hill with no public transport	The site's location does not prevent the site from being suitable for residential intensification in principle (given there are no policy constraints preventing such development in this location) with this section of Higher Drive already being an established residential area
No provision for electric vehicles	A policy compliant level of electric vehicle charging points are proposed
<b>Other matters</b>	
Impact upon local infrastructure	The proposed development would be CIL liable which assists in delivering infrastructure in the local area
Loss of natural vegetation and natural habitat	Please refer to paragraphs 8.36 – 8.39 of this report
Existing property has a roosting bat population	Please refer to paragraph 8.39 of this report
Detrimental impact on trees	Please refer to paragraphs 8.36 – 8.38 of this report
Cumulative impact of development	The cumulative impact of this development and other developments consented within the immediate local area has been taken into consideration and is referred to where such impacts would be relevant within this report
Impact on neighbouring foundations	This is a civil matter and is not a material planning consideration
Will increase flooding in the area	The proposed development would incorporate SUDS measures. Please refer to paragraph 8.41 of this report.

No provision for renewable energy sources	The proposed development would be net zero carbon. Please refer to paragraph 8.40 of this report
Pre-application advice has been ignored	Officers are content that the substantive issues raised at pre-application stage have been suitably addressed within this application which allow it to be recommended for approval
Significant information to determine the application is missing	Sufficient information to allow for the determination of the application has been submitted
Inaccurate information submitted with the application	Sufficient information to allow for the determination of the application has been submitted
Flats are not suitable given the current COVID-19 pandemic	Flats form a substantial part of Croydon's existing stock and are essential to assist the borough in meeting housing need.

6.3 Councillor Brew requested that the application be heard at planning committee and made the following representations:

- Overdevelopment
- Cumulative impact of development in the immediate surroundings
- The affordable housing provision on site must be confirmed
- Insufficient car parking
- Inadequate parking stress survey
- Very poor PTAL rating

6.4 Foxley Residents Association made the following representations:

- Overdevelopment
- Insufficient provision of family sized homes
- Cumulative impact of development in the immediate surroundings
- Insufficient car parking
- Inadequate parking stress survey
- Adverse impact on highway safety
- Adverse impact on neighbouring amenity

6.5 Purley & Woodcote Association made the following representations:

- Loss of a family home
- Overdevelopment due to increased built area of site and inadequate amenity space for future occupiers
- Design is out of keeping with locality
- Adverse amenity impacts for adjoining properties
- Inadequate car parking
- Adverse impact on highway safety
- Cumulative impact of development in the immediate surroundings

## 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.

### National Guidance

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:

- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;
- Achieving well-designed places.

### Development Plan

7.3 The Development Plan comprises the Croydon Local Plan 2018 (**CLP**), the London Plan 2016 (**LP**), and the South London Waste Plan 2012 (**SLWP**).

7.4 A replacement for the LP, in the form of the New London Plan 2019 (**NLP**) has been subject to public consultation and an examination in public (EiP). Subsequently the Mayor's Intend to Publish NLP has been published following on from the Planning Inspector's Panel Report, with the Secretary of State subsequently commenting on the Mayor's Intend to Publish NLP. Whilst the NLP is yet to be formally adopted, it is close to adoption and whilst the weight afforded to it is down to the decision maker, its weight continues to increase as it gets closer to adoption.

7.5 Of particular relevance to this proposal is the Council's Suburban Design Guide 2019 (**SDG**) which is a supplementary planning document (SPD) intended to provide supplementary guidance to the CLP.

7.6 A full list of relevant policies are included in Appendix 1 of this report.

## 8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of Development
2. Housing Tenure, Mix and Density
3. Design and Appearance
4. Housing Quality
5. Impact on Surrounding Neighbours
6. Highways, Parking and Refuse
7. Trees, Landscaping, Biodiversity and Sustainability
8. Flood Risk and Sustainable Drainage

## 9. Other Matters

### **Principle of Development**

- 8.2 The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Policy SP2.2 of the CLP states that the Council will seek to deliver a minimum of 32,890 homes between 2016 and 2036, equating to 1,645 homes per year, with 10,060 of said homes being delivered across the borough on windfall sites (i.e. non allocated sites outside of the Croydon Opportunity Area – such as this application site), and equating to 503 homes per year. The emerging NLP sets a housing target for Croydon of 20,790 homes (reduced from the previously proposed 29,490 homes) between 2019 and 2029, equating to 2,079 homes per year, which includes a “small sites” target of 6,470, equating to 647 homes per year, which is an increase on the Council's current windfall target. Given the above the principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.

### **Housing Tenure, Mix and Density**

- 8.3 Policies SP2.4 and SP2.5 of the CLP state that on sites of ten or more dwellings the Council will seek a minimum of 30% affordable housing, but negotiate to achieve up to 50% affordable housing (subject to viability), and seek a 60:40 split between affordable rented homes and intermediate (including starter) homes.
- 8.4 The proposed scheme seeks to provide 9 affordable homes which represents 52% of the total housing proposed by habitable room at a split of 100% affordable rented. Given that the quantum of affordable housing proposed is in excess of the requirements of SP2.4 of the CLP (which is strongly supported) a viability appraisal has not been undertaken. The affordable rented provision is proposed in the form of London Affordable Rent units, a low cost rented product supported by the Mayor of London which is based on social rent levels which are considerably lower than typical affordable rent levels, which can be set at up to 80% of market rent levels, and represents a form of affordable housing that is genuinely affordable to people on low incomes.

	Market	Affordable <i>(London Affordable Rent)</i>
Units	8	9
<i>As a %</i>	47%	53%
Habitable Rooms	24	26
<i>As a %</i>	48%	52%

*Fig. 3 Proposed tenure split*

- 8.4 Whilst the proposed affordable housing tenure split differs from that set out in policy SP2.4 of the CLP, given that 100% of the proposed affordable housing would be provided as affordable rented (in the form of London Affordable Rent) which is both a more affordable product and for which Croydon has a greater need, and which Moat

(a Registered Provider) has requested on this site, the proposed tenure split is supported and can be afforded substantial weight in the determination of this application given the benefits arising from this provision.

- 8.5 Officers understand, as set out in paragraph 4.3 above, that the site is to be sold to Moat who intend to deliver the whole scheme as affordable housing. The s106 agreement and planning permission would only secure 52% of units as affordable housing (being the reasonable maximum in policy terms) and so no weight should be attached to the potential for the other 8 units potentially being delivered as affordable housing as this would not be controlled by the planning permission.
- 8.6 The existing property which is to be demolished is a 5 bedroom property measuring circa 200sqm and can be classified as a family home. Whilst policy DM1.2 of the CLP only seeks to prevent the loss of 3 bedroom homes (as originally built) and homes smaller than 130sqm, which the proposal would not conflict with, there is an expectation (in line with the strategic objectives of the CLP as set in policy SP2.7) that all developments will contribute towards the delivery of family housing (i.e. homes with 3 or more bedrooms) and in order to achieve this proposals would not be supported where they result in a net loss of family housing (which would otherwise discord with this strategic objective). In this instance the proposed development would provide 2 x 3 bedroom homes and would thus result in a net uplift in family housing on the site.
- 8.7 As the site sits within a 'suburban setting' with a PTAL of 1b, in accordance with Table 4.1 of policy DM1.1 of the CLP, major proposals in this location are required to provide a minimum of 70% 3 bedroom homes unless there is an agreement with the associated affordable housing provider that 3 or more bedroom dwellings are neither viable nor needed as part of the affordable housing element of any proposal, or; within three years of the adoption of this plan, where a viability assessment demonstrates that larger homes would not be viable, an element may be substituted by 2b4p homes. In this instance Moat (a Registered Provider) has confirmed that the proposed mix (which only includes a 3 bedroom home provision of 11.8%) represents their identified need in this location for affordable housing provision. Given that it is understood that it is likely that 100% of these homes would become affordable in practice, such a mix can be supported in line with the exceptions to the preferred mix outlined by policy DM1.1 of the CLP which allows for an alternative mix where requested by a Registered Provider. Furthermore it should also be noted that 8 of the proposed units would be 2b4p homes, and when this is taken into account alongside the 2 x 3 bedroom homes, 60% of the proposed homes overall would be in the form of either 2b4p or 3 bedroom homes. Given the above the proposed mix can be supported.

	<b>Affordable</b>	<b>Market</b>	<b>Total</b>
<b>1b2p</b>	2	1	<b>3</b>
<i>As a %</i>	22.2	12.5	17.7
<b>2b3p</b>	3	1	<b>4</b>
<i>As a %</i>	33.3	12.5	23.5
<b>2b4p</b>	3	5	<b>8</b>

As a %	33.3	62.5	47
<b>3b5p</b>	1	1	<b>2</b>
As a %	11.2	12.5	11.8
<b>Total</b>	<b>9</b>	<b>8</b>	<b>17</b>

Fig. 4 Proposed mix by tenure

8.8 With respect to density, the site's setting can be classed as 'suburban' and given its PTAL of 1b a recommended density level range is between 150-200 habitable rooms per hectare (hr/ha) in accordance with Table 3.2 of the LP. The proposal has a density of 357 hr/ha, and whilst this is clearly above the recommended density level for a location such as this, it should be noted that the density matrix should not be applied mechanistically with developments only being refused where they demonstrate clear characteristics of overdevelopment (for example poor quality accommodation), with the LP providing sufficient flexibility for such higher density schemes to be supported. In this instance such characteristics are not deemed to be present, with the proposed development considered to provide a good standard of accommodation for future occupiers and as such there is no objection to the proposal's density level. It should also be noted that the density matrix does not form a part of the NLP (which is due to be adopted shortly replacing the LP) which arguably limits the level of weight that can be afforded to the density matrix in any regard.

**Design and Appearance**

Layout

8.9 The proposed layout of the development includes the provision of a single flatted block notably set back from the street in a similar manner to the existing house. Car parking is provided at the front of the site, whilst a communal garden and child play area is located to the rear of the building. Cycle parking is also located at the rear of the site accessed via a 1.2m wide footpath to the side of the building.





Figure 5: Proposed site plan

- 8.10 As previously noted the proposed front building line is notably set back from the street which is characteristic of this part of Higher Drive, with the proposed front building mediating between that of 65 Higher Drive and St Barnabas Church, which would be compliant with the guidance regarding building lines set out in the CLP and SDG. Whilst the rear projecting portion of the building (which features two steps) does notably project beyond the rear building line of both the existing property and that of the neighbouring property at 65 Higher Drive it, given the notable separation distances between the proposed building and the existing property at 65 Higher Drive, does respect the 45 degree angle from the nearest windows of 65 Higher Drive. A gap of 1.8m and 1.2m between each side of the building and the respective boundaries to 65 Higher Drive and St Barnabas Church has been proposed according with the relevant guidance regarding relationships to neighbouring boundaries in the SDG. Access to the building is via a communal entrance located in the centre of the front façade which provides direct access to both the car parking area and street. Direct access from the building to the communal garden and child play area is provided via a centrally located corridor leading out to a pathway at the rear of the building located in the centre of the site.
- 8.11 The proposed land levels largely follow the existing topography of the site and that of the neighbouring sites sloping up gradually from the site's street frontage to its rear. This arrangement both allows for step free access using shallow gradient levels that allow ease of access whilst negating the requirement for large retaining walls which would adversely impact upon the streetscene.
- 8.12 The front of the site will feature an area of hardstanding rising from street level towards the building accommodating car parking for the proposed development, accessed via a replacement crossover (relocated to the centre of the site). Planting along the front boundary, within the car park and to the front of the building is proposed along with planting adjacent to the boundary of the site with St Barnabas Church, is proposed to soften the overall appearance of the front of the site, with two of the existing Horse

Chestnut trees (adjacent to St Barnabas Church) proposed to be retained. Whilst the refuse store is to be located at the front of the site it would be a low level structure and would also be sufficiently screened by soft landscaping to its front. The area to the rear of the building will be predominantly soft landscaped and will house the communal amenity and child play space provision, along with a secure cycle store containing 28 cycle parking spaces for the proposed flats.

### Scale, Height and Massing

- 8.13 Policy DM10.1 of the CLP requires proposals to respect the scale, height and massing of the surrounding area, whilst seeking to achieve a minimum height of 3 storeys. Section 2.10 of the SDG provides further guidance for suburban residential developments (such as this proposal) stating that where surrounding buildings are predominantly detached dwellings of 2 or more storeys, new developments may be 3 storeys with an additional floor contained within the roof space or set back from the building envelope below. Furthermore the SDG also states that developments do not necessarily need to step down in height towards neighbouring buildings of a lesser height.



*Figure 6: Extract from the SDG*



*Figure 7: Proposed street scene*

- 8.14 The proposed building would feature 4 storeys fronting Higher Drive with the top storey being located within the pitched roof form. The ridge height would be slightly higher than that of 65 Higher Drive and would only be marginally higher than St Barnabas Church, however such differentiations in height between neighbouring properties in the local context (especially when surrounding consents are taken into account) are not uncommon, and the overall height of the proposed building is not considered to result in a negative impact upon the character and would be of a height that suitably complements its immediate surroundings. As such the scale, height and massing of the building as presented to Higher Drive strikes an appropriate balance between

respecting the local character whilst intensifying and optimising the development potential of the site, and is thus acceptable.



*Figure 8: Proposed site section*

- 8.15 The rear portion of the building features two notable steps, in height and width, to reduce the overall massing of the projecting elements of the building and gives this portion of the building a subservient appearance to the main portion of the massing at the front of the site. The first step, whilst still 4 storeys features a step down in the ridge height of the building, whilst the second step features a reduction of a floor housing three storeys with the top storey being located within the pitched roof form. Given the above measures, the scale, height and massing of the rear portion of the building is acceptable and would accord with the relevant sections of the CLP and the SDG.

#### Appearance and Materials

- 8.16 The proposed architectural approach for the development incorporates a mixture of sympathetic and faithful and contemporary reinterpretation elements (as defined in section 2.8 of the SDG), through respecting and referencing the surrounding character of the area, in terms of the building's form, material palette and detailing, whilst at the same time introducing aspects of contemporary detailing to ensure that the proposal is not simply a pastiche of surrounding buildings. Such an approach to the appearance of the proposed development is considered appropriate in this instance and would complement and respect the character of the surrounding area.
- 8.17 The proposed roof form of the building would be pitched, featuring forward facing gables and hipped roofs (features commonly found within the local area). The respective features of the roof form are well proportioned against the rest of the proposals, are well rationalised and not overcomplicated, and accord with the relevant guidance set out in both the CLP and SDG.
- 8.18 The proposed material palette consists principally of multi-stock red / dark brown bricks and dark brown tile hanging (materials commonly found within the local area) as well detailed features such as brick banding and feature brickwork to the main entrance of the building. The proposed material palette and detailing is well considered, would complement the surrounding character, and would accord with relevant guidance in the SDG. A condition requiring the submission of samples and the specification of the final materials, alongside detailed drawings of reveal depths and key junctions/features (such as the feature brickwork to the main entrance) has been recommended. A mixture of setts and slabs would form the proposed hardscaping alongside soft landscaping features, with a condition requiring the submission of samples of such

details alongside details of maintenance measures and any external lighting being recommended.

8.19 In order to respect the character of the street and the locality, balconies have been inset and incorporated holistically into the design of building as opposed to being projecting features which can appear stuck on and would be out of keeping in a suburban location such as this. Low level brick walls which form a part of the façade topped by metal balustrading are proposed, with such a treatment deemed to be acceptable as it evident that the proposed balcony design has been treated as an integral part of the design and thus follows the guidance set out in the SDG.

### Housing Quality

8.20 As outlined by Figure 9 below almost all of the proposed units would meet or exceed the internal floor area and private amenity space standards set out by both the Nationally Described Space Standards (NDSS) and Table 6.2 in the CLP. 2 x 2b3p homes would be marginally under the private amenity space standards (by 0.5sqm), however would be internally oversized to compensate for this – as such they would provide an appropriate level of residential amenity for their future occupiers.

	Internal Floor Area		Private Amenity Space	
	Requirement	Proposed	Requirement	Proposed
<b>FLATS 6, 11 &amp; 17 (1B2P)</b>	50sqm	50-53sqm	5sqm	11-18sqm
<b>FLATS 3, 4, 13 &amp; 14 (2B3P)</b>	61sqm	62-70sqm	6sqm	5.5-7.5sqm
<b>FLATS 5, 7, 8, 9, 10, 12, 15 &amp; 16 (2B4P)</b>	70sqm	70-77sqm	7sqm	7.5-8.8sqm
<b>FLATS 1 &amp; 2 (3B5P)</b>	86sqm	90-95sqm	8sqm	8.8sqm

Figure 9: Internal floor area and private amenity space

8.21 All of the proposed units would be either dual or triple aspect with the exception of 2 x 1 bedroom homes, although both of these units would be south-west facing and still have access to good light, outlook and ventilation so overall would provide a high standard of accommodation for their future occupiers. An internal daylight and sunlight assessment accompanies the application and confirms that all of the habitable rooms to all units proposed would meet or exceed the recommended average daylight factor (ADF) levels specified by BRE. Where units are located at ground floor level adjacent to communal areas suitable areas of defensible planting have been incorporated in order to ensure that the privacy of future occupiers is suitably protected.

8.22 Communal amenity space and child play space is located to the rear of the building and can be directly accessed from within the building via a centrally located corridor leading out to a footpath at the rear of the building in accordance with the guidance contained within the SDG. In line with Table 6.2 of the CLP the proposed development would be required to provide 80.8sqm of child play space, and the proposed development would provide an area dedicated to child play space of 120sqm which

exceeds this. A condition requiring the submission of further information and details in relation to the proposed communal amenity space and child play space is recommended.

8.23 In terms of accessibility, step free access would be provided from street to the front door through the use of suitably graded ramps externally. At the rear of the building suitably graded ramps would also be used to ensure step free access from the building to all other facilities, including the child play area and communal garden as well as the cycle store. Within the building all of the proposed units would benefit from level access due to the inclusion of a lift, with two of the ground floor units designed to be wheelchair adaptable/accessible (in accordance with Part M4(3) of the Building Regulations) and all other units designed to be adaptable/accessible (in accordance with Part M4(2) of the Building Regulations). Such provision would accord with both the LP and NLP and would be secured via condition. To serve the two wheelchair adaptable/accessible units proposed, two blue badge car parking spaces with the necessary clear zones around them have been proposed to the front of the site.

8.24 It is recognised that the existing use of the church hall to the south of site could include noisy activities from time to time, however its presence is not considered to negatively impact upon future occupiers of the proposed development given that the church hall already sits within an established residential location and that other regulations outside of the planning system regulate noise disturbances from such uses.

### Impact on Surrounding Neighbours

8.25 There are a number of properties that surround the site which include 65 Higher Drive to the north-west, 8 and 10a Woodland Way to the north-east and 17 Callow Field and 72a and 74a Higher Drive to the south-west as illustrated in Figure 10 below.



Figure 10: Surrounding neighbours

## 65 Higher Drive

8.26 65 Higher Drive sits on the north-west side of the application site, with the main property sitting 10m from the site boundary, between which sits a detached double garage and access path to the rear garden. There are a total of 4 side windows on its south-east elevation (i.e. the flank elevation adjacent to the application site), one at ground floor level and 3 small windows at first and second floor levels. Whilst the positioning, sizing and external appearance of these windows would give the appearance that said windows are either secondary or serve non-habitable rooms, a daylight and sunlight assessment has nonetheless tested the impact of the proposed development upon these windows and concluded that given the generous separation distance between this property and the proposed development, these windows would continue to achieve daylight and sunlight levels in accordance with BRE requirements. The front building line of the proposed development would sit 7m forward of the front elevation of 65 Higher Drive (to align closer to the predominant building line on this side of Higher Drive), however due to the notable distance between the proposed building and the closest habitable room window on the front elevation of 65 Higher Drive the proposed building would not result in unacceptable amenity impacts for 65 Higher Drive at its front. The rear building line of the proposed building features a number of setbacks with its rearmost building line sitting 13m beyond the rear elevation of 65 Higher Drive, however given the notable separation distances between the proposed building and this property, a 45 degree line (taken from the centre point of the closest habitable room window on the rear elevation of 65 Higher Drive outlined in Figure 11) demonstrates that the proposed building would not breach this line in either plan nor elevation (in accordance with the SDG). Furthermore a daylight and sunlight assessment has also concluded that the rear facing windows closest to the application site would continue to achieve daylight and sunlight levels in accordance with BRE requirements. As such the proposed development would therefore not result in unacceptable amenity impacts for 65 Higher Drive at its rear.



*Figure 11: 45 degree line to 65 Higher Drive in plan and elevation*

8.27 The side elevation of the proposed building facing 65 Higher Drive features a number of side windows at both ground and the upper floor levels. On the upper floor levels the majority of the proposed side windows are secondary windows to a room served by a front or rear facing primary window, however there are a few instances where said windows serve a second bedroom. A condition is recommended requiring that all upper floor side facing windows would need to be obscured glazed and non-openable below 1.7m in order to suitably protect the amenity of 65 Higher Drive. With respect to the balconies/terraces that sit on the rear elevation of the proposed building adjacent to 65 Higher Drive, the terrace at ground level would sit well below the existing fence line, whilst the balconies on the upper levels would be inset to minimise overlooking and a condition requiring details of screening to the side elevations of said balconies is also recommended to prevent any direct overlooking.

#### 17 Callow Field and 72a and 74a Higher Drive

8.28 These properties are located opposite the site with the separation distance between these properties and the proposal being in excess of 40m and including the presence of a road and landscaping. Given the degree of separation between the proposed development and these properties, the proposals would not result in unacceptable amenity impacts for these properties.

#### 8 and 10a Woodland Way

8.29 These properties are located to the rear of the site with the separation distance between these properties and the proposed rear building line of the proposed building being in excess of 30m. Furthermore there is significant established vegetation located between the application site and these properties which is to be retained. As such the proposals would not result in unacceptable amenity impacts for these properties.

#### St Barnabas Church and Hall

8.30 To the south of the site is located St Barnabas Church and Church Hall. These premises are not in a residential use and so the impact on them would be limited. Whilst protected by the CLP as community uses, were they to be redeveloped at some point in the future, the proposal is not considered to significantly prejudice this site given that obscure glazed windows are proposed to the upper levels of the proposed development.

#### **Highways, Parking and Refuse**

8.31 The site has a PTAL of 1b representing a poor level of public transport accessibility, sits approximately 1km south of Purley rail station and 750m south-east of Reedham rail station, and sits approximately 350m from the closest bus stop on Old Lodge Lane. Higher Drive is a non-classified two-way steeply sloping residential street terminated by Foxley Hill Road to the north and Cullisden Road to the south. The site does not fall within a Controlled Parking Zone (CPZ) and Higher Drive is not currently subject to any parking restrictions.

8.32 Vehicle access to the site is currently via a driveway and dropped kerb on the north side of the site (adjacent to 65 Higher Drive). The proposed development seeks to relocate the vehicular access to a centrally located position at the front of the site at a 90 degree angle to the public highway and widen it to 5.5m. The submitted drawings have suitably demonstrated that the appropriate visibility splays for both pedestrians

and vehicles can be achieved. Works to widen the existing vehicle crossover to take into account the relocated and widened access point, along with upgrades to the section of pavement immediately outside the application site, will be carried out under a S.278 agreement between the applicant and the Council and will be secured under the S.106 agreement. Vehicular tracking diagrams have been provided with the application and demonstrate that sufficient space to accommodate the necessary vehicular movements within the forecourt at the front of the site has been provided. Furthermore the Council's highways officer has confirmed that the gradients of the proposed ramps within the front forecourt parking are compliant with relevant guidance.

- 8.33 In respect of trip generation the proposed development is expected to generate in the region of 85 vehicular trips per day (comprising of both inbound and outbound trips), with approximately 3-4 of these trips occurring during both the morning and afternoon peak periods. Given the level of vehicular trip generation expected from the proposed development and taking into account the cumulative impact of surrounding recent consents, the Council's highways officer has confirmed that the level of vehicular trip generation from this proposal would not adversely impact the operation of Higher Drive nor the surrounding road network. In order to further mitigate and assist in reducing car use from both this development and within the local area a Travel Plan will be secured via condition (promoting the use of sustainable transport modes for future residents) and a Sustainable Transport Contribution of £25,500 will be secured through the S.106 agreement and be used towards the implementation of parking restrictions on Higher Drive and the introduction of a bus route along Higher Drive. Additionally a contribution of £5,000 towards funding a network of car club bays within the Purley and Kenley area will also be secured through the S.106 agreement. Such measures are considered to reasonably mitigate against any increase in vehicle trip generation from the proposed development and potentially allow for a reduction in this figure in the future.
- 8.34 A number of concerns have been raised in representations in respect of road collisions and issues with speeding vehicles along Higher Drive. Given the relatively low level of trip generation, and with conditions to ensure the safe design of the access, the scheme is not considered likely to significantly exacerbate concerns of vehicle collisions from vehicles entering the highway, so officers are satisfied that this element of the proposal is acceptable. Higher Drive, whilst being on a slope and relatively well used, is an adopted highway and the proposal is not considered to lead to additional trips likely to make the use of the road unsafe. The conduct of vehicles on the highway, in terms of speeding etc. is unlikely to be significantly affected by the proposal and is best managed through other means outside of the planning process.
- 8.35 Table 6.2 of the LP sets out maximum car parking standards for residential developments. This states that 1-2 bedroom properties should provide less than 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the LP the proposed development could therefore provide up to a maximum of 18 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the ambitions of both the LP and CLP to reduce reliance on car usage and promote/prioritise sustainable modes of transport. In this instance it also needs to be borne in mind that policy DM30 of the CLP accepts 2/3rds car parking provision for the affordable element of a development which would reduce the aforementioned figure to 15 spaces given the quantum of affordable housing proposed to be secured through the S.106 agreement.



- 8.36 The proposed development would provide a total of 13 spaces (including 2 blue badge spaces and electric vehicle charging facilities) and based on the above paragraph a degree of parking 'overspill' could occur which would need to be accommodated on-street in the locality. In order to demonstrate the impact of the development on on-street parking stress, a parking stress survey in accordance with the established Lambeth Methodology has been submitted. The existing overnight parking stress within 200m of the application site states that out of a capacity of 195 on-street parking spaces available 167 are vacant (representing a stress level of 14%), and when recently consented developments in the vicinity of this site are taken into account (bearing in mind their anticipated parking 'overspill' levels) this reduces to an availability of 145 spaces (representing a stress level of 26%). As has been noted above it is the Council's intention to introduce parking restrictions along Higher Drive to facilitate the provision of a bus route, and such restrictions could involve applying double yellow lines to one side of Higher Drive. Such an intervention would obviously decrease the availability of on-street parking within the vicinity of the site by around 50%, and thus would likely increase overall parking stress to in the region of 52%. Even in this circumstance however it is clear that there is sufficient on-street capacity to accommodate the anticipated level of parking 'overspill' of this development, and that the proposed development would not increase parking stress levels to an unacceptable level. In light of the above the proposed car parking provision and the proposal's impact upon the local highway network would be acceptable. It is also noted that a number of measures, such as the potential introduction of a bus route, car club provision and travel plan would all be aimed at reducing use of private motor cars and so the amount of parking necessary.
- 8.37 In respect of cycle parking the proposed development provides a total of 28 cycle parking spaces in a secure standalone cycle store at the rear of the site accessed via an external pathway along the northern edge of the site and also accessible directly from the communal core of the building. Whilst the overall quantum of cycle parking would fall marginally short (by 3 spaces) of LP and CLP standards, an increased scale of cycle store would impact upon the communal amenity and child play space at the rear of the site, and given the topography of the local area, the level of cycle parking provision for the proposed development would likely be sufficient and on balance is thus acceptable. In the event that demand exceeded the capacity provided sufficient space is available to provide additional cycle parking spaces, and the ongoing monitoring of the Travel Plan would ensure that this situation is regularly reviewed. Of the 28 cycle parking spaces proposed, 26 of these would be in the form of double stacking bays with 2 Sheffield stands allowing those less mobile to store their bikes within the communal cycle store. A condition is recommended requiring further details of the proposed cycle store.
- 8.38 With respect to refuse storage, a dedicated refuse store has been located at the front of the site, accessed via a dedicated pathway, and would be suitably screened behind soft landscaping so as not to adversely impact upon the street scene. The proposed store would be within 30m of the proposed building and within 20m of the collection point on street. An area identified for the storage of bulky waste items has also been proposed on the north side of the site, accessed via an external pathway. The proposed refuse provision would provide the requisite level of refuse storage for the proposed development and would accord with policy DM13 of the CLP.

8.39 It is anticipated that deliveries and servicing of the site would take place on-street, reflecting the existing arrangements and that of many proposals consented within the local area. In respect of construction management a full detailed Construction Logistics Plan would be required by planning condition to be submitted for the Council's approval prior to the commencement of development.

### Trees, Landscaping, Biodiversity and Sustainability

8.40 There are currently a total of 14 trees on or within the immediate vicinity of the site as identified by the tree survey schedule contained within the submitted Arboricultural Report. These include 2 Category A trees (sited within the grounds of 65 Higher Drive and St Barnabas Church); 2 Category B trees; 9 Category C trees and 1 Category U tree, and are highlighted in Figure 12 below. Whilst none of these trees are the subject of a Tree Preservation Order (TPO) it should be noted that the trees contained within both 8 and 10 Woodland Way to the rear of the site are the subject of an area TPO.

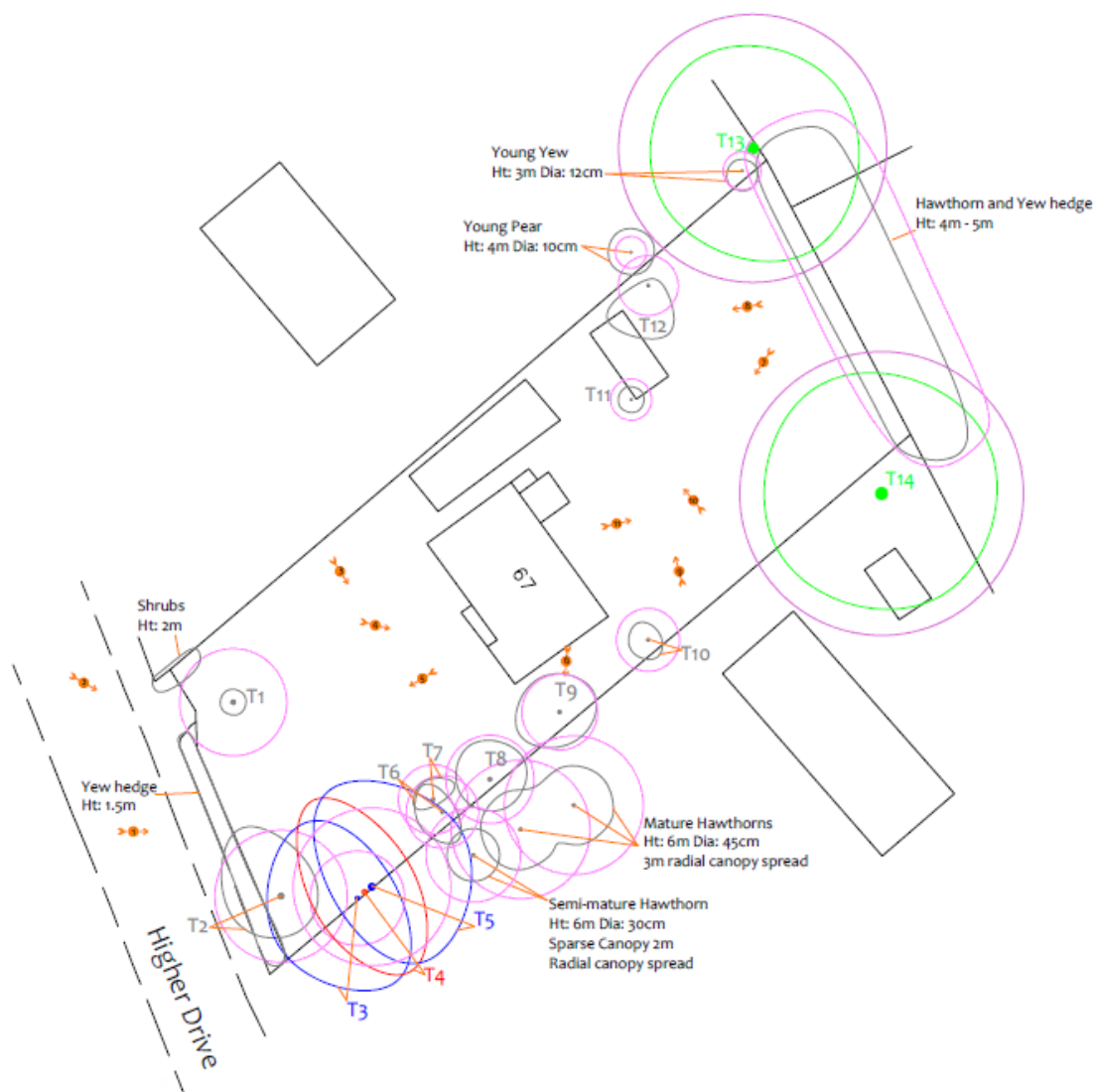


Figure 12: Existing tree survey

8.41 The proposed development seeks to remove 7 of the existing trees (none of them covered by the TPO) as well as a low Yew hedge at the front of the site. 6 of the existing trees which are to be removed are classed as Category C trees, with the remaining 1

being classed as a Category U tree. Given the low quality of the trees and hedges that are proposed to be removed, their removal is acceptable. In order to mitigate for the loss of the aforementioned trees and enhance the landscaping quality of the site, the proposal seeks to plant both an additional 4 mature trees within the front forecourt of the site (which is welcomed as it would help to soften the appearance of the front of the site and retain the leafy suburban character of the area), as well as a number of smaller trees and shrubs across the entirety of the site (with further details of this planting to be secured via condition). Given that some of the proposed works would take place within the Root Protection Area (RPAs) of Category A trees and in close proximity to trees which are the subject of a TPO, tree protection measures and restricted activity zones have been proposed. Subject to the imposition of suitably worded conditions, including a requirement for that the proposed development accords with the recommendations contained within the submitted Arboricultural Report the Council's Arboricultural officer has no objections to the proposed development and the proposal would comply with policy DM28 of the CLP.

- 8.42 In respect of landscaping, whilst large portions of the site will feature soft landscaping in the form of new trees, planting and lawns, with full details of said soft landscaping to be conditioned, hard landscaping in the form of setts and slabs is also proposed to the front of the site, as well as along the side and to the rear of the site. The proposed indicative landscaping scheme for the site is considered to be acceptable and incorporates an appropriate balance between hard and soft landscaping at the front of the site to ensure that the site is not dominated by hard landscaping features. Further details of the proposed landscaping (including samples where appropriate) alongside details of maintenance measures and any external lighting and boundary treatments proposed will be secured via condition.
- 8.43 An ecology report, incorporating a bat survey, has been submitted in support of the application to identify what habitats are present on site and look for any evidence of, or potential for, protected/notable species. This report concluded that whilst the site contained common/widespread habitat types, including the presence of a common pipistrelle (bat) day roost, subject to the imposition of the necessary conditions to ensure that the necessary licenses are obtained to ensure protected species are suitably protected, the proposed development would not represent a conservation concern from an ecology perspective. Furthermore in order to ensure that the proposed development does not have an adverse impact upon the biodiversity value of the site and instead results in a biodiversity net gain for the site (in accordance with policy G6 of the NLP and policy DM27 of the CLP) a series of mitigation and enhancement measures, including the provision of bat boxes, sparrow nest boxes and wildlife rich planting have been recommended. Conditions requiring further details of the proposed ecological enhancements as well as a wildlife sensitive lighting design scheme in accordance with the recommendations of the submitted ecology report are recommended.
- 8.44 CLP policy SP6.2 requires new development to minimise carbon dioxide emissions, including requiring new dwellings in major development proposals to be zero carbon. As a minimum a 35% reduction in regulated carbon emissions over the 2013 Building Regulations is required on site, with any remaining CO2 emissions to be offset through a financial contribution. CLP policy SP6.3 requires all new developments to achieve a high standard of sustainable design and construction. An energy statement accompanies the application and demonstrates how the proposals would achieve at least a 35% reduction in regulated carbon emissions. The building fabric would use

good levels of insulation, low air permeability, high efficiency heating systems and advanced heating controls, along with the use of solar PV panels in order to achieve this. Given that said solar PV panels are not indicated on the proposed plans (albeit there is a sufficiently sized flat portion of roof which would allow them to discreetly sited) details of said panels would be required by condition to ensure that they both achieve the anticipated emissions savings whilst also not having any adverse impact upon the final appearance of the proposed building. The remaining regulated CO2 emissions shortfall (in order to achieve the equivalent of zero carbon) would be secured through the S.106 agreement by way of a carbon offset payment of £25,937.

### **Flood Risk and Sustainable Drainage**

8.45 The applicant has submitted a Flood Risk Assessment which also includes details of proposed SUDS measures. The site is located in Flood Zone 1 and according to the Environment Agency has a very low probability of fluvial flooding. Furthermore the site also sits in a location which is at a very low risk of surface water flooding. In order to mitigate against any possible increase in surface water flooding within the local area SUDS measures utilising infiltration systems with soakaway units and permeable paving will be incorporated in accordance with policy DM25 of the CLP with such measures being secured via a pre-commencement condition.

### **Other Matters**

8.46 The development will be liable for a Community Infrastructure Levy (CIL) payment. CIL payments are pooled from developments and contribute to delivering infrastructure to support the development of the Borough, such as local schools.

8.47 The proposal was considered by the Metropolitan Police Service's Designing out Crime Officer who raised no objections. In order to ensure a safe, inclusive and accessible development where crime and disorder and the fear of crime do not undermine the quality of life, Secured by Design accreditation is recommended to be secured by a planning conditions.

8.48 CLP policy DM14 requires the inclusion of public art, which is to be secured by a planning condition.

8.49 The site is in residential use and the land is unlikely to be contaminated. A stage 1 contamination report and intrusive investigation is however recommended by condition, along with remedial works in the event that contamination is found to be present during the construction phase, to ensure a safe environment for future residents.

8.50 The site is in an Air Quality Management Area (AQMA), although it is not on a main road or near particularly polluting uses. A contribution of £1,700 towards air quality improvements to mitigate against non-road transport emissions will be secured via a S.106 agreement.

8.51 A health impact assessment screening was submitted which identified that the proposal would improve housing quality, with suitable access to health, social and retail facilities, open space and would be environmentally sustainable.

### **Conclusion**

8.52 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to conditions and a legal agreement for the reasons set out above. The details of the decision are set in the RECOMMENDATION section of this report.

## **Appendix 1: Planning Policies and Guidance**

The following lists set out the most relevant policies and guidance, although they are not exhaustive and the provisions of the whole Development Plan apply (in addition to further material considerations).

### CLP

The Croydon Local Plan was adopted in February 2018 and the most relevant policies to this application are as follows:

- SP2 Homes
- DM1 Housing Choice for Sustainable Communities
- SP4 Urban Design and Local Character
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM14 Public Art
- DM16 Promoting Healthy Communities
- SP6 Environment and Climate Change
- DM23 Development and Construction
- DM24 Land Contamination
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- SP7 Green Grid
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and Communication
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and Cycle Parking in New Development
- DM42 Purley

The Suburban Design Guide was adopted in April 2019 as a supplementary planning document to the CLP and is of relevance.

### LP

The London Plan was adopted in March 2016 and the most relevant policies to this application are as follows:

- Policy 2.18 Green Infrastructure
- Policy 3.2 Improving Health and Addressing Health Inequalities
- Policy 3.3 Increasing Housing Supply
- Policy 3.4 Optimising Housing Potential
- Policy 3.5 Quality and Design of Housing Developments
- Policy 3.6 Children and Young People's Play and Informal Recreation Facilities
- Policy 3.8 Housing Choice
- Policy 3.9 Mixed and Balanced Communities
- Policy 3.10 Definition of Affordable Housing
- Policy 3.11 Affordable Housing Targets
- Policy 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
- Policy 3.13 Affordable Housing Thresholds
- Policy 5.1 Climate Changes Mitigation

- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 5.3 Sustainable Design and Construction
- Policy 5.7 Renewable Energy
- Policy 5.8 Innovative Energy Technologies
- Policy 5.9 Overheating and Cooling
- Policy 5.10 Urban Greening
- Policy 5.11 Green Roofs and Development Site Environs
- Policy 5.12 Flood Risk Management
- Policy 5.13 Sustainable Drainage
- Policy 5.14 Water Quality and Wastewater Infrastructure
- Policy 5.15 Water Use and Supplies
- Policy 5.17 Waste Capacity
- Policy 5.18 Construction, Excavation and Demolition Waste
- Policy 6.1 Strategic Approach
- Policy 6.3 Assessing Effects of Development on Transport Capacity
- Policy 6.5 Funding Crossrail and Other Strategically Important Transport Infrastructure
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.1 Lifetime Neighbourhoods
- Policy 7.2 An Inclusive Environment
- Policy 7.3 Designing Out Crime
- Policy 7.4 Local Character
- Policy 7.5 Public Realm
- Policy 7.6 Architecture
- Policy 7.13 Safety, Security and Resilience to Emergency
- Policy 7.14 Improving Air Quality
- Policy 7.19 Biodiversity and Access to Nature
- Policy 7.21 Trees and Woodlands

The Housing SPG was adopted in March 2016 and the Play and Informal Recreation SPG was adopted in September 2012, both as supplementary planning guidance to the LP and are of relevance.

## NLP

The New London Plan has been subject to public consultation and an examination in public (EiP). Whilst the NLP is yet to be formally adopted, it is close to adoption and the most relevant policies to this application are as follows:

- Policy GG1 Building Strong and Inclusive Communities
- Policy GG2 Making the Best Use of Land
- Policy GG3 Creating a Healthy City
- Policy GG4 Delivering the Homes Londoners Need
- Policy D1 London's Form, Character and Capacity for Growth
- Policy D2 Infrastructure Requirements for Sustainable Densities
- Policy D3 Optimising Site Capacity Through the Design-Led Approach
- Policy D4 Delivering Good Design
- Policy D5 Inclusive Design
- Policy D6 Housing Quality and Standards

- Policy D7 Accessible Housing
- Policy D8 Public Realm
- Policy D11 Safety, Security and Resilience to Emergency
- Policy D12 Fire Safety
- Policy H1 Increasing Housing Supply
- Policy H2 Small Sites
- Policy H4 Delivering Affordable Housing
- Policy H5 Threshold Approach to Applications
- Policy H6 Affordable Housing Tenure
- Policy H10 Housing Size Mix
- Policy S4 Play and Informal Recreation
- Policy G1 Green Infrastructure
- Policy G5 Urban Greening
- Policy G6 Biodiversity and Access to Nature
- Policy G7 Trees and Woodlands
- Policy SI 1 Improving Air Quality
- Policy SI 2 Minimising Greenhouse Gas Emissions
- Policy SI 3 Energy Infrastructure
- Policy SI 4 Managing Heat Risk
- Policy SI 5 Water Infrastructure
- Policy SI 7 Reducing Waste and Supporting the Circular Economy
- Policy SI 12 Flood Risk Management
- Policy SI 13 Sustainable Drainage
- Policy T1 Strategic Approach to Transport
- Policy T2 Healthy Streets
- Policy T3 Transport Capacity, Connectivity and Safeguarding
- Policy T4 Assessing and Mitigating Transport Impacts
- Policy T5 Cycling
- Policy T6 Car Parking
- Policy T6.1 Residential Parking
- Policy T7 Deliveries, Servicing and Construction
- Policy T9 Funding Transport Infrastructure Through Planning



## **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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## 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. :	20/01632/FUL	Ward :	<b>Addiscombe East</b>
Location :	86 Outram Road Croydon CR0 6XF	Type:	Full planning permission
Proposal :	Alterations involving conversion of existing house into 5 self contained flats.		
Date Decision:	07.08.20		

**Permission Refused**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Level: Delegated Business Meeting

---

Ref. No. : 20/02486/FUL  
Location : 43 Northampton Road  
Croydon  
CR0 7HD  
Proposal : Erection of a new detached single storey dwelling toward the rear of the site with associated external alterations  
Date Decision: 06.08.20

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

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02526/TRE  
Location : 19 Outram Road  
Croydon  
CR0 6XG  
Proposal : T1 Beech - Prune the tree back to previous historical pruning points (estimated between 2-3m) Crown lift to 3m measured from ground level to allow clearance under the canopy (TPO no 57, 2009)  
Date Decision: 13.08.20

**Ward : Addiscombe East**  
Type: Consent for works to protected trees

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/02608/LP  
Location : 48 Blackhorse Lane  
Croydon  
CR0 6RS  
Proposal : Erection of single storey rear extension.  
Date Decision: 12.08.20

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

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

Level: Delegated Business Meeting

---

Ref. No. : 20/02662/GPDO  
Location : 42 Everton Road  
Croydon  
CR0 6LA  
Proposal :  
Date Decision:

**Ward : Addiscombe East**  
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

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: 05.08.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01927/HSE

Ward : **Addiscombe West**

Location : 275 Morland Road  
Croydon  
CR0 6HE

Type: Householder Application

Proposal : Alteration to front elevation of building at ground floor level to existing studio flat to create new entrance and windows.

Date Decision: 07.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02470/DISC

Ward : **Addiscombe West**

Location : 39 Clyde Road  
Croydon  
CR0 6SY

Type: Discharge of Conditions

Proposal : Discharge of condition 4 (finished floor levels) attached to planning permission 17/01601/HSE for the Erection of single storey rear extension and rebuilding of front bay window

Date Decision: 05.08.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/02539/PA8

Ward : **Addiscombe West**

Location : Windmill Bridge House  
1 - 43 Freemason's Road  
Croydon  
CR0 6PB

Type: Telecommunications Code  
System operator

Proposal : Existing 6no. EE/H3G Antennas to be removed & replaced with 6no. EE/H3G antennas. Ancillary development thereto including the Installation of Remote Radio Units (RRUS) and installation of 2No GPS modules.

Date Decision: 04.08.20

**Approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Level: Delegated Business Meeting

---

Ref. No. : 20/02640/CONR **Ward : Addiscombe West**  
Location : 109 Lower Addiscombe Road Type: Removal of Condition  
Croydon  
CR0 6PU  
Proposal : Variation of Planning Condition 02 of Planning Permission 96/00344/P to extend the operating hours from existing opening hours of 11:30am - 23.30am to proposed opening hours of 11:30am - 00.00am (Sundays to Thursdays) 11.30am - 01.00am (Fridays and Saturdays)

Date Decision: 13.08.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02883/GPDO **Ward : Addiscombe West**  
Location : 39 Tunstall Road Type: Prior Appvl - Class A Larger  
Croydon House Extns  
CR0 6TY

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 2.6 metres and a maximum height of 2.8 metres

Date Decision: 12.08.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/03128/ENV **Ward : Addiscombe West**  
Location : Citylink House Type: Environmental Impact  
4 Addiscombe Road Screening Opinion  
Croydon  
CR9 5AF

Proposal : Environmental Impact Assessment (EIA) Screening Opinion Request for an urban development to demolish the existing building and erection of a building up to 27 storeys to provide approximately 540 shared-living units, approximately 80 residential dwellings, flexible (D1/B1) floorspace and retail/cafe (A1/A3) space

Date Decision: 06.08.20

**Environmental Impact Assessment Not Req.**

Level: Delegated Business Meeting

---

Ref. No. : 20/03454/LP **Ward : Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : 15 Alpha Road  
Croydon  
CR0 6TH  
Type: LDC (Proposed) Operations edged  
Proposal : Loft conversion to main roof and rear outrigger.  
Date Decision: 06.08.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/02712/HSE  
Location : 48 Wiltshire Road  
Thornton Heath  
CR7 7QN  
Type: **Ward : Bensham Manor**  
Householder Application  
Proposal : Erection of single storey side/rear extension  
Date Decision: 14.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01148/FUL  
Location : 2 Hatton Road  
Croydon  
CR0 3LX  
Type: **Ward : Broad Green**  
Full planning permission  
Proposal : Demolition of the existing buildings; erection of a 2 storey three-bedroom house with cycle store and bin storage  
Date Decision: 10.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01156/TRE  
Location : Amenity Land At Maxwell Close  
Croydon  
Type: **Ward : Broad Green**  
Consent for works to protected trees  
Proposal : G2-1b Mixed Broadleaves - Reduce to previous height of 2.5m and manage as hedge. T02 Common Lime -Repollard back to previous points. T07 Downy Birch - Fell. T25Apple Spp - Prune back from building to facilitate 1m clearance. T26 Blackthorn - Fell. T33 Silver Maple - Crown reduction of 2.5m. (TPO no.24, 1991)

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Date Decision: 06.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01981/HSE

**Ward : Broad Green**

Location : 38 St James's Road  
Croydon  
CR0 2SA

Type: Householder Application

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

Date Decision: 07.08.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02474/LP

**Ward : Broad Green**

Location : 29 Ockley Road  
Croydon  
CR0 3DR

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of loft conversion with dormer in rear roof slope and roof lights in front roof slope.

Date Decision: 05.08.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/02747/PA8

**Ward : Broad Green**

Location : Grass Verge Opposite 3 Mitcham Road  
Croydon  
CR0 3RU

Type: Telecommunications Code  
System operator

Proposal : Proposed 15m tall monopole with wrapround cabinet at base and associated ancillary works (amended description)

Date Decision: 14.08.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/05840/FUL

**Ward : Crystal Palace And Upper  
Norwood**



Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : Priory School  
Hermitage Road  
Upper Norwood  
London  
SE19 3QN  
Type: Full planning permission  
Proposal : Installation of a 3.0m high weld mesh fence around parts of boundary.

Date Decision: 11.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01402/HSE  
Ward : **Crystal Palace And Upper Norwood**  
Location : 126 Church Road  
Upper Norwood  
London  
SE19 2NT  
Type: Householder Application  
Proposal : Internal alterations to ground and second floor, rear and front window replacements, new staircase to the rear, new balustrade to second floor and other minor alterations

Date Decision: 05.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01403/LBC  
Ward : **Crystal Palace And Upper Norwood**  
Location : 126 Church Road  
Upper Norwood  
London  
SE19 2NT  
Type: Listed Building Consent  
Proposal : Internal alterations to ground and second floor, rear and front window replacements, new staircase to the rear, new balustrade to second floor and other minor alterations

Date Decision: 05.08.20

**Listed Building Consent Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01708/CAT  
Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : 18 Harold Road  
Upper Norwood  
London  
SE19 3PL

Type: Works to Trees in a  
Conservation Area

Proposal : Group of 6 -8 trees: Mix of Lime and Oak along the rear boundary. Reduce to the same height as the neighbours hedge down to a finished height of approx 20ft.

Date Decision: 13.08.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/01999/HSE

Ward : **Crystal Palace And Upper Norwood**

Location : 13 Chevening Road  
Upper Norwood  
London  
SE19 3TE

Type: Householder Application

Proposal : Alterations; demolition of existing garage, demolition of existing rear conservatory and erection of single-storey rear extension with raised terrace.

Date Decision: 06.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02467/CAT

Ward : **Crystal Palace And Upper Norwood**

Location : 132 Auckland Road  
Upper Norwood  
London  
SE19 2RQ

Type: Works to Trees in a  
Conservation Area

Proposal : T2 Ash - Overall crown reduction of 4m (back to previous pruning points). T3 Oak - Overall crown reduction of 3m (back to previous pruning points).

Date Decision: 13.08.20

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

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Ref. No. : 20/02538/FUL **Ward : Crystal Palace And Upper Norwood**  
Location : 246 & 246B South Norwood Hill **Type: Full planning permission**  
South Norwood  
London  
SE25 6BA  
Proposal : Alterations to integrate studio flat back into No.246 to form 4 bedroom dwellinghouse.

Date Decision: 14.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02634/FUL **Ward : Crystal Palace And Upper Norwood**  
Location : 2 Stambourne Way **Type: Full planning permission**  
Upper Norwood  
London  
SE19 2PY  
Proposal : Alterations; conversion and extension to existing garage to form separate single-storey one-bedroom dwelling, erection of single-storey rear extension, erection of front extension, erection of replacement roof to garage, installation of metal cladding to existing roof gables and fascias, installation of replacement window in rear elevation, installation of 3 rooflights in side elevations and associated refuse storage.

Date Decision: 14.08.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00593/FUL **Ward : Coulsdon Town**  
Location : 1 Moorsom Way **Type: Full planning permission**  
Coulsdon  
CR5 1AG  
Proposal : Subdivision of existing rear garden, demolition of detached garage and erection of a two-storey detached dwellinghouse with associated parking, cycle and refuse storage and external alterations to the existing dwelling.

Date Decision: 14.08.20

**Permission Granted**

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

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Ref. No. : 20/01798/TRE  
Location : Jessop House  
5 Iron Railway Close  
Coulsdon  
Croydon  
CR5 3LR

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

Proposal : T1 Lime tree - prune back lateral branches growing toward the property back to their previous pruning points to maintain clearance. T2 Beech - Fell - Dead (exempt works) . T3 Ash remove limb with cavity and woodpecker hole, and reduction the remaining canopy by 2.5-3m.  
(TPO no.25, 1993 Cane Hill)

Date Decision: 04.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01945/FUL  
Location : 274 Chipstead Valley Road  
Coulsdon  
CR5 3BE

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

Proposal : Alterations, erection of a 3m single storey rear extension

Date Decision: 05.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01946/FUL  
Location : 278 Chipstead Valley Road  
Coulsdon  
CR5 3BE

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

Proposal : Alterations, erection of a 3m single storey rear extension

Date Decision: 05.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02324/DISC  
Location : 117 Woodcote Grove Road  
Coulsdon  
CR5 2AN

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

Proposal : Discharge of condition 5 (cycle storage) of 18/06195/FUL



Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : 18 Howard Road  
Coulsdon  
CR5 2EA  
Type: Householder Application  
Proposal : Erection of a single storey side and rear extension.  
Date Decision: 07.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02607/FUL  
Location : 76 Rickman Hill  
Coulsdon  
CR5 3DP  
Type: Full planning permission  
Ward : Coulsdon Town  
Proposal : Demolition of existing single storey side extension and erection of an adjoining two storey dwellinghouse.  
Date Decision: 14.08.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/02629/LP  
Location : 339 Chipstead Valley Road  
Coulsdon  
CR5 3BZ  
Type: LDC (Proposed) Operations edged  
Ward : Coulsdon Town  
Proposal : Erection of detached garage/storage building at rear  
Date Decision: 12.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02636/HSE  
Location : Little Mead  
The Horseshoe  
Coulsdon  
CR5 2AS  
Type: Householder Application  
Ward : Coulsdon Town  
Proposal : Demolition of an existing detached garage/store and the erection of a single storey side extension  
Date Decision: 14.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Ref. No. : 20/02975/LP  
Location : 1A The Chase  
Coulsdon  
CR5 2EJ  
Proposal : Erection of single storey rear extension  
Date Decision: 05.08.20

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

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

Level: Delegated Business Meeting

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Ref. No. : 19/02028/DISC  
Location : Former Essex House  
George Street  
Croydon

**Ward : Fairfield**  
Type: Discharge of Conditions

Proposal : Approval of details pursuant to condition 7 (Basement Car Park Gate) 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: 03.08.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/02044/DISC  
Location : Former Essex House  
George Street  
Croydon

**Ward : Fairfield**  
Type: Discharge of Conditions

Proposal : Approval of details pursuant to condition 38 (Biodiversity Enhancements) 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: 03.08.20

**Approved**

Level: Delegated Business Meeting







Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Proposal : Trees situated in multiple gardens.

Date Decision: 13.08.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/02776/FUL

**Ward : Fairfield**

Location : 288A High Street  
Croydon  
CR0 1NG

Type: Full planning permission

Proposal : Change of use from vacant office space to residential accommodation and erection of rear terrace

Date Decision: 13.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02985/DISC

**Ward : Fairfield**

Location : Former Site Of Taberner House  
Park Lane  
Croydon  
CR9 3JS

Type: Discharge of Conditions

Proposal : Discharge of condition 40 (NOX Filters) in connection with Planning Permission 17/05158/CONR granted on 26 January 2018 for 'variation of condition 6 ((tree protection) to allow for the removal of 2 trees (T10 and T11)) of planning permission 17/01046/FUL (redevelopment of the site of the former Taberner House to provide 514 residential units in 4 buildings, including commercial space at ground floor level).

Date Decision: 05.08.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/03044/PDO

**Ward : Fairfield**

Location : Holiday Inn Express  
1 Priddy's Yard  
Croydon  
CR0 1TS

Type: Observations on permitted development

Proposal : The replacement of 3No. existing antennas with 3No. new antennas and ancillary works thereto

Date Decision: 11.08.20

**No Objection**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Level: Delegated Business Meeting

---

Ref. No. : 20/03061/DISC **Ward : Fairfield**  
Location : Former Essex House **Type: Discharge of Conditions**  
George Street  
Croydon

Proposal : Approval of details pursuant to condition 21 (wind mitigation) 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: 12.08.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/03232/DISC **Ward : Fairfield**  
Location : Former Essex House **Type: Discharge of Conditions**  
George Street  
Croydon  
CR0 1PJ

Proposal : Full discharge of condition 30 (contamination) of permission ref: 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).

Date Decision: 12.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03283/PDO **Ward : Fairfield**  
Location : Impact House **Type: Observations on permitted development**  
2 Edridge Road  
Croydon  
CR9 1PJ

Proposal : The swapout of 3 antenna and the installation of remote radio units, BOB's and ancillary development thereto

Date Decision: 03.08.20

## Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

### No Objection

Level: Delegated Business Meeting

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Ref. No. : 19/04119/FUL **Ward : Kenley**  
Location : 90A Higher Drive **Type: Full planning permission**  
Purley  
CR8 2HJ  
Proposal : Demolition of the existing dwelling and erection of a four / five storey building comprising  
of 9 x 3 bedroom flats together with car parking, refuse store, internal bike store and  
landscaping.  
Date Decision: 12.08.20

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

Level: Planning Committee

---

Ref. No. : 20/00858/FUL **Ward : Kenley**  
Location : 60 Godstone Road **Type: Full planning permission**  
Kenley  
CR8 5AA  
Proposal : Alterations, Installation of 7 A/C units along the side elevation  
Date Decision: 07.08.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/01157/TRE **Ward : Kenley**  
Location : Wordsworth Avenue **Type: Consent for works to protected**  
Kenley **trees**  
Proposal : T1 (WAKNOO4) Ash - Fell  
(TPO no. 86, 2008)  
Date Decision: 06.08.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 20/01590/LP **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : Roberts Farm  
Old Lodge Lane  
Kenley  
CR8 5EU

Type: LDC (Proposed) Use edged

Proposal : Proposed twin-unit mobile home to replace existing static caravan

Date Decision: 03.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/01754/TRE

**Ward : Kenley**

Location : Northwood  
Bywood Close  
Kenley  
CR8 5LS

Type: Consent for works to protected trees

Proposal : T4 Corsican Pine - fell - almost dead. T8 Corsican Pine - reduce spread of lower canopy on east and south sides from 8m to 5.5m clear roof by 1m. T10 Corsican Pine - remove lowest 10cm dia. branch on south side - low branch extending over garden. T11 Corsican Pine - fell - Heavily asymmetric crown \_ dysfunctional.  
(TPO No.55, 2009)

Date Decision: 04.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01810/TRE

**Ward : Kenley**

Location : 9 Kenwood Ridge  
Kenley  
CR8 5JW

Type: Consent for works to protected trees

Proposal : x3 trees subject to TPO - proposal to install hard landscaping (decking) method statement to follow. (No tree works).  
(TPO No.35, 1987)

Date Decision: 13.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02343/DISC

**Ward : Kenley**

Location : 78 Higher Drive  
Purley  
CR8 2HG

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Proposal : Discharge of conditions 3 (Landscaping),4 (Childrens playspace),5 (Refuse and cycle store), 6 (Privacy), 7 (Screening), 8 (Access and vehicles to park), 10 (Electric Vehicle Charging Points), 12 (Visibility splays), 13 (Sustainability details), 14 (Water efficiency), 15 (Surface water drainage scheme), 16 (Trees) attached to planning permission 19/01837/FUL

Date Decision: 05.08.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02434/TRE

**Ward : Kenley**

Location : Cherokee  
Firs Road  
Kenley  
CR8 5LG

Type: Consent for works to protected trees

Proposal : T1 Oak - Overall crown reduction of 2m. T2 Oak Overall crown reduction of 2m (TPO no. 3, 1975)

Date Decision: 06.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/02437/TRE

**Ward : Kenley**

Location : 7 Abbots Lane  
Kenley  
CR8 5JB

Type: Consent for works to protected trees

Proposal : T4 Lime - Crown Reduce by 2.5m (not as specified in the photo). T5 Yew - Reduce canopy by 2 metres and trim in for shape. T6 Norway Maple - Reduce by 2m. (TPO no. 161)

Date Decision: 06.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02442/TRE

**Ward : Kenley**

Location : 120 Higher Drive  
Purley  
CR8 2HL

Type: Consent for works to protected trees

Proposal : x1 Yew (*Taxus baccata*) to fell due to providing excessive shade to nearside bedroom (foliage is also blocking gutter)

x1 Field Maple (*Acer campestre*) to reduce back from driveways

Date Decision: 06.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02569/LP **Ward : Kenley**  
Location : 42 Wontford Road **Type: LDC (Proposed) Operations**  
Purley **edged**  
CR8 4BL  
Proposal : Installation of roof light on front roof slope, erection of gable end roof extension and  
dormer extension on rear roof slope  
Date Decision: 12.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02758/TRE **Ward : Kenley**  
Location : 9 Driftwood Drive **Type: Consent for works to protected**  
Kenley **trees**  
CR8 5HT  
Proposal : T1 Ash - overall crown reduction of approx 4-5m back to previous pruning points. T2 \_ T3  
Sycamore - overall crown reduction of approx 4-5m back to previous pruning points.  
(TPO no. 10,1974)  
Date Decision: 13.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02760/TRE **Ward : Kenley**  
Location : 145 Welcomes Road **Type: Consent for works to protected**  
Kenley **trees**  
CR8 5HB  
Proposal : T1 cedar - Selectively prune lower laterals on the left hand side of the tree by 1m to 3.5m  
improving symmetry of the tree canopy.  
(TPO no. 34, 2010)  
Date Decision: 13.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02770/LP **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : 93 Haydn Avenue  
Purley  
CR8 4AJ  
Type: LDC (Proposed) Operations edged  
Proposal : Alterations, erection of a hip-to-gable roof extension and rear dormer  
Date Decision: 07.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02811/LP  
Location : Friars Wood  
46 Uplands Road  
Kenley  
CR8 5EF  
Type: LDC (Proposed) Operations edged  
Ward : **Kenley**  
Proposal : Erection of a single storey rear extension  
Date Decision: 05.08.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/02984/ADV  
Location : 1A Little Roke Avenue  
Kenley  
CR8 5NN  
Type: Consent to display advertisements  
Ward : **Kenley**  
Proposal : Non-Illuminated fascia sign  
Date Decision: 07.08.20

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 19/05674/HSE  
Location : 80 Gascoigne Road  
Croydon  
CR0 0NE  
Type: Householder Application  
Ward : **New Addington South**  
Proposal : Single storey side and rear extension (including lower ground floor and basement excavation) and external alterations.  
Date Decision: 04.08.20

**Permission Refused**



Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Level: Delegated Business Meeting

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Ref. No. : 19/05533/FUL  
Location : 49 Crown Lane  
Norbury  
London  
SW16 3JE  
Ward : **Norbury Park**  
Type: Full planning permission  
Proposal : Change of use from Class C4 (HMO) to sui generis use as a larger HMO. Erection of single storey rear extension (amended description).

Date Decision: 04.08.20

**Permission Granted**

Level: Planning Committee - Minor Applications

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Ref. No. : 20/02367/HSE  
Location : 81 Ryecroft Road  
Norbury  
London  
SW16 3EN  
Ward : **Norbury Park**  
Type: Householder Application  
Proposal : Two storey side and single storey rear additions with rear extensions to the roof (amended description)

Date Decision: 05.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02529/LP  
Location : 191A Green Lane  
Norbury  
London  
SW16 3LZ  
Ward : **Norbury Park**  
Type: LDC (Proposed) Operations edged  
Proposal : Lawful Development Certificate (192) for alterations to the side fenestration to introduce matching window openings.

Date Decision: 06.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03035/HSE  
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : 76 Norbury Hill  
Norbury  
London  
SW16 3RT  
Type: Householder Application  
Proposal : Erection of outbuilding

Date Decision: 14.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03188/LE  
Location : 55 Norbury Hill  
Norbury  
London  
SW16 3LA  
Type: LDC (Existing) Use edged  
Ward : **Norbury Park**  
Proposal : Retention of attached self-contained two storey dwellinghouse.

Date Decision: 05.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03474/LP  
Location : 36 Norbury Close  
Norbury  
London  
SW16 3ND  
Type: LDC (Proposed) Operations edged  
Ward : **Norbury Park**  
Proposal : Erection of hip to gable, erection of rear dormer, installation of 3 rooflights in front  
roofslope and installation of window in side elevation.

Date Decision: 12.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00602/GPDO  
Location : 157 Stanford Road  
Norbury  
London  
SW16 4QD  
Type: Prior Appvl - Class A Larger House Extns  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.87 metres

Date Decision: 12.08.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/02444/LE

Location : 51 Stanford Road  
Norbury  
London  
SW16 4PP

**Ward : Norbury And Pollards Hill**

Type: LDC (Existing) Use edged

Proposal : Continued use as 2 flats

Date Decision: 05.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02611/GPDO

Location : Eastern House  
2A Norbury Crescent  
Norbury  
London  
SW16 4JU

**Ward : Norbury And Pollards Hill**

Type: Prior Appvl - Class O offices to houses

Proposal : Change of use of site from Office (B1a) to Residential (C3) to create 4 residential flats.

Date Decision: 11.08.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 20/02652/GPDO

Location : 97 Melrose Avenue  
Norbury  
London  
SW16 4RU

**Ward : Norbury And Pollards Hill**

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 3.9 metres from the rear wall of the original house with a height to the eaves of 2.71 metres and a maximum height of 3.8 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Date Decision: 05.08.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/02656/FUL **Ward : Norbury And Pollards Hill**  
Location : Land Adjoining 1 Dunbar Avenue **Type: Full planning permission**  
Norbury  
London  
SW16 4SB  
Proposal : Demolition of detached garage and erection of a two-storey two-bedroom dwelling with accomodation in the roofspace.

Date Decision: 14.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02689/FUL **Ward : Norbury And Pollards Hill**  
Location : 196 Norbury Crescent **Type: Full planning permission**  
Norbury  
London  
SW16 4JY  
Proposal : Erection of single storey rear extension

Date Decision: 03.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02012/HSE **Ward : Old Coulsdon**  
Location : 101 Caterham Drive **Type: Householder Application**  
Coulsdon  
CR5 1JQ  
Proposal : Demolition of existing garage and erection of a single-storey side and rear extension; and alterations to the retaining wall and steps at the rear. (Amended description).

Date Decision: 07.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Ref. No. : 20/02422/TRE  
Location : The Holt  
8 Canon's Hill  
Coulsdon  
CR5 1HB  
Ward : **Old Coulsdon**  
Type: Consent for works to protected trees  
Proposal : T24 Scots Pine - Cable brace with upto 4 non invasive flexible. The tree has lost 5 large branches over the last year and the owner would like to preserve the tree (TPO no. 3, 1971)

Date Decision: 06.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02440/TRE  
Location : 14 Cearn Way  
Coulsdon  
CR5 2LH  
Ward : **Old Coulsdon**  
Type: Consent for works to protected trees  
Proposal : T1 Yew- Reduce back extended laterals over the highway by approx. 2.5m and crown lift to give a statutory clearance of 5.5m from ground level and reduce risk of limb failure. (TPO no. 6, 1985)

Date Decision: 13.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02441/TRE  
Location : 13 Cearn Way  
Coulsdon  
CR5 2LH  
Ward : **Old Coulsdon**  
Type: Consent for works to protected trees  
Proposal : T1, Yew - Fell due to the risk of the retaining wall failing see pictures (TPO no. 6, 1985)

Date Decision: 13.08.20

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 20/02491/CONR  
Location : No. 80 And Land To The Rear Of No.76-78  
Waddington Avenue  
Coulsdon  
CR5 1QN  
Ward : **Old Coulsdon**  
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Proposal : Section 73 application seeking to vary Condition 2 (Approved Plans), to allow for amendments to enlarge the ground floor of House B and change its roof form; as approved under planning permission 19/04003/FUL, dated 29/01/2020 for: Construction of a two-storey four-bedroom dwellinghouse to the front, a row of 8 x two-storey semi-detached dwellinghouses (1x 2-bed and 7x3bed) to the rear with associated vehicular access, 15 car parking spaces, refuse refuge and hard and soft landscaping; following demolition of existing bungalow and garages.

Date Decision: 05.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02544/FUL **Ward : Old Coulsdon**  
Location : Land At Coulsdon Common, South Side Of Hayes Lane, Coulsdon, CR8 5GP Type: Full planning permission  
Proposal : Erection of an above ground gas kiosk and security fencing

Date Decision: 05.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02564/HSE **Ward : Old Coulsdon**  
Location : 1 Kerrill Avenue Coulsdon CR5 1QB Type: Householder Application  
Proposal : Construction of a front porch extension, two-storey side and single storey rear extension.

Date Decision: 14.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02217/FUL **Ward : Park Hill And Whitgift**  
Location : Park Hill Junior School Stanhope Road Croydon CR0 5NS Type: Full planning permission  
Proposal : Replacement of windows and doors and installation of ventilation units

Date Decision: 13.08.20







Ref. No. : 20/01160/TRE  
Location : Wilmot Road  
Purley  
**Ward : Purley And Woodcote**  
Type: Consent for works to protected trees

Proposal : T1 Sessile Oak: Detailed inspection of lower stem using resistograph and/or sonic tomography required to assess presence and extents of internal decay. (colonisation of Grifola frondosa (white rot decay causing fungus).  
(TPO no. 30, 1992)

Date Decision: 06.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/01675/DISC  
Location : 129-131 Brighton Road  
Purley  
CR8 4HE  
**Ward : Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 11 (Biodiversity Enhancement Layout) and 14 (Further Details) attached to planning permission 19/01628/FUL for demolition of existing buildings and erection of 1 three/four storey building containing 9 flats, and 1 three storey building at rear containing 9 flats. Formation of access road and provision of associated parking, bike and refuse store, and landscaping.

Date Decision: 12.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01682/HSE  
Location : 5 Oakwood Avenue  
Purley  
CR8 1AR  
**Ward : Purley And Woodcote**  
Type: Householder Application

Proposal : Alterations including enlarged raised patio to the rear.

Date Decision: 06.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01858/CAT  
**Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : 26 Furze Lane  
Purley  
CR8 3EG

Type: Works to Trees in a  
Conservation Area

Proposal : T1. Lawson Cypress. Fell. Poor specimen. Blocks light and view. To make way for replanting.

T2. Yew. Fell due to excessive shading and bird faeces on the driveway and vehicles. Close to the adjacent building.

G3. Consisting of 3 Cypress trees. Fell. Due to excessive shading, Loss of light, lawn area and to make way for replanting.

Date Decision: 13.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/01904/OUT  
Location : 4 Higher Drive  
Purley  
CR8 2HE

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

Proposal : Outline planning permission for the demolition of existing two storey dwellinghouse (including rear garage) and erection of a part three; part four storey (including excavation) building comprising 9 self-contained flats (1x3 bed, 6x2 bed, 2x1 bed); car parking, new crossovers; cycle and refuse provision, hard and soft landscaping, boundary treatment; communal/amenity/play space and external alterations (Access and Layout).

Date Decision: 13.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02061/FUL  
Location : 9-11 Whytecliffe Road South  
Purley  
CR8 2AY

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

Proposal : Proposed insertion of side and rear windows and side door.

Date Decision: 07.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02287/CONR  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : 74 Woodcrest Road  
Purley  
CR8 4JB  
Type: Removal of Condition

Proposal : Variation of Condition 1 (approved plans) attached to planning permission 19/05222/HSE for alterations including erection of a single storey side and rear extension, and a raised patio to the rear with balustrade and staircase.

Date Decision: 14.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02344/HSE  
Location : 28 Highfield Road  
Purley  
CR8 2JG  
Type: Householder Application  
Ward : **Purley And Woodcote**

Proposal : Erection of a single storey side extension.

Date Decision: 13.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02433/TRE  
Location : 34 Selcroft Road  
Purley  
CR8 1AD  
Type: Consent for works to protected trees  
Ward : **Purley And Woodcote**

Proposal : T1 White Cypress pine - Section fell to ground level - (In decline)  
(TPO no. 10, 1983)

Date Decision: 06.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02445/HSE  
Location : 6 Church Hill  
Purley  
CR8 3QN  
Type: Householder Application  
Ward : **Purley And Woodcote**

Proposal : Demolition of a detached garage and erection of a part single and part two-storey side extension, part single and part two-storey rear extension, single storey front extension, roof extension with rear dormers including raised ridge height, new porch and alterations

Date Decision: 04.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02504/TRE  
Location : 63 Foxley Lane  
Purley  
CR8 3EH  
Ward : **Purley And Woodcote**  
Type: Consent for works to protected trees

Proposal : T1 Pine (nearest house) Remove limb entirely to trunk. Limb is hanging over roof and very close to property.  
(TPO no. 20, 2006)

Date Decision: 13.08.20

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 20/02517/CAT  
Location : Christina  
The South Border  
Purley  
CR8 3LD  
Ward : **Purley And Woodcote**  
Type: Works to Trees in a Conservation Area

Proposal : T1 Horse Chestnut (front garden) - Reduce lateral branches by up to 2m all aspects. T2 Leylandii (front garden) - Fell. T3 to T6 Laylandii x 4 (front boundary) - To reduce in height by approx 5m. T7 Oak (front garden) - Overall crown reduction by 2m and remove lowest limb to balance crown. T8 Copper beech (neighbours tree, rear boundary) - Cut back lower overhanging branches to near boundary hedge. T9 Horse Chestnut (rear garden) - To remove lowest 3 limbs over garden.

Date Decision: 13.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02527/CAT  
Location : 18 Woodcote Lane  
Purley  
CR8 3HA  
Ward : **Purley And Woodcote**  
Type: Works to Trees in a Conservation Area

Proposal : T1 Beech - prune back lateral branches growing over house back to create a 3-4m clearance measured from the roof. T2 Beech - prune back lateral branches growing over house back to create a 3-4m clearance measured from the roof. T3 Horse chestnut crown lift upto to 4 metres measured from ground level. (to max cut size of 25mm)

Date Decision: 13.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02558/DISC **Ward : Purley And Woodcote**  
Location : 6 - 12 Woodcote Valley Road **Type: Discharge of Conditions**  
Purley  
CR8 3AG

Proposal : Discharge of Condition 6 (SUDs) attached to application 17/05209/FUL allowed at appeal (APP/L5240/W/18/3204818) dated 27/03/2019 for the 'Demolition of existing buildings: erection of two/three storey building with accommodation in roofspace comprising 26 Retirement Living apartments for older persons including communal facilities: provision of vehicular access and provision of car parking and associated landscaping.'

Date Decision: 06.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02635/TRE **Ward : Purley And Woodcote**  
Location : 23 Woodland Way **Type: Consent for works to protected trees**  
Purley  
CR8 2HT

Proposal : T1 Oak - overall crown reduction of 2.5m retaining healthy growth points. Reduce x1 extended lateral branch encroaching onto house by 4metres retaining health growth. (TPO no. 84, 2009)

Date Decision: 13.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02651/CAT **Ward : Purley And Woodcote**  
Location : 16 Rose Walk **Type: Works to Trees in a Conservation Area**  
Purley  
CR8 3LG

Proposal : T1 Oak - fell to ground level

Date Decision: 13.08.20

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

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

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Ref. No. : 19/04464/HSE  
Location : 34 Hyde Road  
South Croydon  
CR2 9NP  
Proposal : Erection of hip to gable roof extension and erection of dormer extension in rear roof slope.

**Ward : Sanderstead**  
Type: Householder Application

Date Decision: 05.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/05103/FUL  
Location : Land R/o 97 Wentworth Way  
South Croydon  
CR2 9EZ  
Proposal : Erection of detached part single, part two storey building comprising of 3no flats with associated parking and landscaping details

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

Date Decision: 12.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/05428/FUL  
Location : 1 Addington Road  
South Croydon  
CR2 8RE  
Proposal : Demolition of buildings and construction of 60 bed care home for the elderly (C2 use) including car parking and refuse store. Provision of new access on to Sanderstead Hill (closure of existing vehicle access) and associated landscaping

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

Date Decision: 06.08.20

**Permission Refused**

Level: Planning Committee

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Ref. No. : 20/00788/FUL  
Location : Land R/o 9 Addington Road  
Church Way  
South Croydon  
CR2 0JU

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

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Proposal : Demolition of a garage, alterations to land levels and erection of a detached three bedroom two storey dwelling on land fronting Church Way at the rear of 9 Addington Road

Date Decision: 06.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01964/HSE  
Location : 23 Briton Hill Road  
South Croydon  
CR2 0JG  
Proposal : Alterations and roof extensions including erection of front and rear dormers  
Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 12.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01980/HSE  
Location : 19 Farm Fields  
South Croydon  
CR2 0HQ  
Proposal : Alterations and erection of first floor side extension  
Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 05.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02141/DISC  
Location : 2-5 Barrowsfield  
South Croydon  
CR2 9BZ  
Proposal : Discharge of conditions 3 (Architectural detailing), 4 (Building signage), 5 (Landscaping), 7 (Retaining walls), 8 (Children's playspace), 9 (Lighting), 10 (Screening), 14 (EVCP), 15 (Cycle store), 16 (Construction logistics plan), 20 (Protected and priority species), 21 (Construction environmental management plan), 25 (Remediation strategy), 26 (Remediation strategy verification report) and 30 (Piling) attached to planning permission 18/05157/FUL  
Ward : **Sanderstead**  
Type: Discharge of Conditions

Date Decision: 06.08.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02299/FUL **Ward : Sanderstead**  
Location : Gresham Primary School Type: Full planning permission  
Limpsfield Road  
South Croydon  
CR2 9EA

Proposal : The replacement of an existing canopy over the access between two school buildings.

Date Decision: 12.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02476/CONR **Ward : Sanderstead**  
Location : Aston House Type: Removal of Condition  
1A West Hill  
South Croydon  
CR2 0SB

Proposal : Section 73 application seeking to remove condition 14 (Archaeology) attached to 19/01642/CONR: Section 73 application seeking to vary condition 1 (Drawings) and 7 (Landscaping) attached to 18/01005/CONR: The demolition of existing dwelling, erection of two storey building with accommodation in roof space and basement, comprising 9 flats, formation of vehicular access and provision of 8 parking spaces, refuse store and bike storage.

Date Decision: 06.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02503/DISC **Ward : Sanderstead**  
Location : 2 - 5 Barrowsfield Type: Discharge of Conditions  
South Croydon  
CR2 9BZ

Proposal : Discharge of conditions 24 (drainage strategy) and 28 (water discharge) attached to planning permission 18/05157/FUL

Date Decision: 07.08.20

**Not approved**



Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02647/TRE **Ward : Sanderstead**  
Location : 12 Cedar Court **Type: Consent for works to protected**  
Addington Road **trees**  
South Croydon  
CR2 8RA  
Proposal : T1 - T3 (x3) Oak trees - Reduce lateral branches growing over property by approx. 2m,  
crown. Crown thin by 20% and raise crown to 5m measured from ground level.  
(TPO no. 71, 2009)

Date Decision: 13.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02657/DISC **Ward : Sanderstead**  
Location : 59 Rectory Park **Type: Discharge of Conditions**  
South Croydon  
CR2 9JR  
Proposal : Discharge of conditions 5 (landscaping), 8 (drainage), 10 (carbon dioxide emissions) and  
11 (water usage) attached to full planning permission 18/05383/FUL

Date Decision: 14.08.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02738/HSE **Ward : Sanderstead**  
Location : 19 Orchard Road **Type: Householder Application**  
South Croydon  
CR2 9LY  
Proposal : Erection of a single storey front, side and rear extension.

Date Decision: 14.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00423/LE **Ward : Selsdon And Addington**  
**Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : Addington Palace  
Gravel Hill  
Croydon  
CR0 5BB

Type: LDC (Existing) Use edged

Proposal : Lawful certificate for the continued use of the land as car parking in association with Addington Palace

Date Decision: 07.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/01662/HSE

Ward : **Selsdon And Addington Village**

Location : 236 Croham Valley Road  
South Croydon  
CR2 7RD

Type: Householder Application

Proposal : Demolition of existing rear extension and detached garage, and erection of single storey side and rear extensions.

Date Decision: 05.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02157/DISC

Ward : **Selsdon And Addington Village**

Location : John Ruskin Sixth Form College  
Selsdon Park Road  
South Croydon  
CR2 8JJ

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (CLP) for application 20/00791/FUL decision dated 12/05/2020 for the: ' Removal of existing sheds and the construction of an ancillary building with a height of approximately 7.3 metres in the car park of John Ruskin College.'

Date Decision: 06.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02509/LP

Ward : **Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : 12 Rawlins Close  
South Croydon  
CR2 8JR  
Type: LDC (Proposed) Operations  
edged  
Proposal : Alterations, erection of a hip-to-gable roof and rear dormer

Date Decision: 05.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02578/LP  
Ward : **Selsdon And Addington  
Village**  
Location : 44 Warren Avenue  
South Croydon  
CR2 8HU  
Type: LDC (Proposed) Operations  
edged  
Proposal : Hip to gable roof extension, rear dormer, 2x front Velux roof lights and side window to  
facilitate loft conversion.

Date Decision: 13.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02659/GPDO  
Ward : **Selsdon And Addington  
Village**  
Location : Salween  
Bishops Walk  
Croydon  
CR0 5BA  
Type: Prior Appvl - Class A Larger  
House Extns  
Proposal : Erection of a single storey rear extension projecting out 8 metres from the rear wall of the  
original house with a height to the eaves of 2.7 metres and a maximum height of 3  
metres

Date Decision: 06.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02669/DISC  
Ward : **Selsdon And Addington  
Village**  
Location : John Ruskin Sixth Form College  
Selsdon Park Road  
South Croydon  
CR2 8JJ  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Proposal : Discharge of Condition 4 (Material and Design Details) for application 20/00791/FUL decision dated 12/05/2020 for the: ' Removal of existing sheds and the construction of an ancillary building with a height of approximately 7.3 metres in the car park of John Ruskin College.'

Date Decision: 06.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02741/NMA **Ward : Selsdon And Addington Village**

Location : John Ruskin Sixth Form College  
Selsdon Park Road  
South Croydon  
CR2 8JJ  
Type: Non-material amendment

Proposal : Section 96a application seeking non-material amendment in relation to Condition 2 (Approved Drawings) to change window frames from yellow to blue, removal of two window strips to the rear elevation and removal of external store; as approved under planning permission 20/00791/FUL, dated 12/05/2020 for: Removal of existing sheds and the construction of an ancillary building with a height of approximately 7.3 metres in the car park of John Ruskin College.

Date Decision: 06.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02763/CAT **Ward : Selsdon And Addington Village**

Location : Addington Palace Golf Club House  
Gravel Hill  
Croydon  
CR0 5BB  
Type: Works to Trees in a Conservation Area

Proposal : G1: Group of self seeded Common Ash trees - Fell to ground level. Beech tree - laterally reduce the lower limbs by 2m. T2: Sycamore - Laterally reduce the overhang back to the gutter/edge of the outbuilding.

Date Decision: 13.08.20

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

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Ref. No. : 20/02653/FUL **Ward : Selsdon Vale And Forestdale**  
Location : 155 - 201 Friars Wood **Type: Full planning permission**  
Pixton Way  
Croydon  
CR0 9JN

Proposal : To the existing flank brick wall, apply a render including reveals and returns as necessary

Date Decision: 14.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01427/FUL **Ward : Selhurst**  
Location : 1B The Crescent **Type: Full planning permission**  
Croydon  
CR0 2HN

Proposal : Retrospective Loft conversion with rear dormer and 2 front roof lights to increase the first floor flat from a 1 bedroom self contained unit to a 5 bedroom self contained unit over two floor (first and second).

Date Decision: 06.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02038/FUL **Ward : Selhurst**  
Location : Warehouse **Type: Full planning permission**  
1 Tait Road  
Croydon  
CR0 2DP

Proposal : Alterations involving erection of proposed single storey rear extension and extension to goods in entrance.

Date Decision: 11.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02536/GPDO **Ward : Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : 125 Windmill Road  
Croydon  
CR0 2XS  
Type: Prior Appvl - Class M A1/A2 to dwelling

Proposal : Change of use of the ground floor from a takeaway (A5) to 2no one bedroom dwellings (C3)

Date Decision: 10.08.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 20/02600/GPDO  
Location : 21 Selhurst Road  
South Norwood  
London  
SE25 5PP  
Ward : **Selhurst**  
Type: Prior Appvl - Class M A1/A2 to dwelling

Proposal : Change of use of the ground floor from a betting shop (sui generis) to two flats (C3)

Date Decision: 13.08.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02601/GPDO  
Location : 19 Selhurst Road  
South Norwood  
London  
SE25 5PP  
Ward : **Selhurst**  
Type: Prior Appvl - Class M A1/A2 to dwelling

Proposal : Change of use of the ground floor from a betting shop (sui generis) to a flat (C3)

Date Decision: 13.08.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02356/FUL  
Location : 2 Wickham Road  
Croydon  
CR0 8BA  
Ward : **Shirley North**  
Type: Full planning permission  
Proposal : Alterations; conversion of single dwelling to form 1x 3bed flat, 1x 1bed flat and 1x studio flat, erection of single-storey rear extension, hip to gable end, rear dormer, front dormer, installation of 2 rooflights in front roofslope and 2 windows in side elevation.

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Date Decision: 07.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02462/HSE  
Location : The Haven  
Oakview Grove  
Croydon  
CR0 7QX  
Ward : **Shirley North**  
Type: Householder Application  
Proposal : Alterations to existing garage for use as a habitable space

Date Decision: 13.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02464/HSE  
Location : 46 Stroud Green Way  
Croydon  
CR0 7BA  
Ward : **Shirley North**  
Type: Householder Application  
Proposal : Erection of single storey side and rear extension

Date Decision: 06.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/00323/FUL  
Location : 63 Jarvis Road  
South Croydon  
CR2 6HW  
Ward : **South Croydon**  
Type: Full planning permission  
Proposal : Proposed re-development of the site, involving the demolition of the existing property followed by a new part two, part three storey building to provide 8 new dwellings, car parking, landscaping with vehicular access.

Date Decision: 05.08.20

**Permission Refused**



Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Level: Delegated Business Meeting

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Ref. No. : 19/04297/FUL **Ward : South Croydon**  
Location : 15 Campden Road **Type: Full planning permission**  
South Croydon  
CR2 7EQ  
Proposal : Erection of two/three storey building with accommodation at roof and basement level to provide five residential units with associated car parking, cycle, refuse storage and landscaping.

Date Decision: 07.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00502/FUL **Ward : South Croydon**  
Location : 187 Pampisford Road **Type: Full planning permission**  
South Croydon  
CR2 6DF  
Proposal : Erection of a ground floor rear extension and alterations to the height of the building by raising the roof to include a first floor level and conversion the existing single family dwelling into 8no. self contained dwellings with 6no. car parking spaces.

Date Decision: 12.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01052/HSE **Ward : South Croydon**  
Location : 7 Broadeaves Close **Type: Householder Application**  
South Croydon  
CR2 7YP  
Proposal : Alterations to the existing roof with the erection of five dormers and the erection of a ground floor rear/side extension.

Date Decision: 05.08.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01781/DISC **Ward : South Croydon**  
Location : 25 Haling Park Road **Type: Discharge of Conditions**  
South Croydon  
CR2 6NJ

## Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Proposal : Discharge of Condition 4 (materials) associated with planning permission 18/04236/FUL granted for the demolition of the existing dwelling. Erection of a four storey building with basement accommodation comprising of 1x one bedroom and 7x two bedroom flats. Provision of associated parking, landscaping and refuse store.

Date Decision: 07.08.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/02256/FUL  
Location : 25 Temple Road  
Croydon  
CR0 1HU

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

Proposal : Part first floor and part ground floor side and rear extensions with additions to the roof and associated alterations to convert the existing building into four flats

Date Decision: 03.08.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/02290/TRE  
Location : 30 Castlemaine Avenue  
South Croydon  
CR2 7HQ

Ward : **South Croydon**  
Type: Consent for works to protected trees

Proposal : T1 Cedar - Fell due to repeat limb failure.  
(TPO no. 12, 1974)

Date Decision: 06.08.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 20/02291/HSE  
Location : 51 Castlemaine Avenue  
South Croydon  
CR2 7HW

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

Proposal : Single storey front extension, part single and part two-storey side extension, single storey rear extension, two rear dormer roof extensions, front rooflight and external alterations.

Date Decision: 10.08.20

### Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02493/GPDO  
Location : Ground Floor, 1A Selsdon Road  
South Croydon  
CR2 6PU

Ward : **South Croydon**  
Type: Prior Appvl - Class M A1/A2 to dwelling

Proposal : Change of use of rear part of ground floor from shop (A2) to a flat (C3) unit with associated works

Date Decision: 07.08.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02516/FUL  
Location : 30 Coombe Road  
Croydon  
CR0 1BP

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

Proposal : Alterations to an existing single storey rear extension

Date Decision: 07.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02532/FUL  
Location : Land Rear Of 7 And 9 Spencer Road  
South Croydon  
CR2 7EL

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

Proposal : Redevelopment of the existing rear car parking area into two semi-detached 3 bedroom family dwellings with associated car parking, cycle and refuse storage.

Date Decision: 12.08.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/02543/DISC  
Location : 27 Haling Park Road  
South Croydon  
CR2 6NJ

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

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Proposal : Discharge of condition 3 (Construction Logistics Plan) attached to planning permission ref. 19/01254/FUL (Demolition of existing dwelling and the erection of 9 flats. Provision of associated parking, landscaping and refuse store).

Date Decision: 07.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02631/FUL **Ward : South Croydon**  
 Location : Communication Mast, South Croydon Bus Depot  
 Brighton Road  
 South Croydon  
 CR2 6EL Type: Full planning permission

Proposal : Proposed 5G upgrade to existing telecommunications equipment.

Date Decision: 14.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02692/GPDO **Ward : South Croydon**  
 Location : 359 Brighton Road  
 South Croydon  
 CR2 6ER Type: Prior Appvl - Class O offices to houses

Proposal : Change of use from B1a (office) of the main building and ancillary office to C3 (residential) comprising of 4 self-contained units.

Date Decision: 05.08.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 20/02753/PA8 **Ward : South Croydon**  
 Location : Grass Verge At Junction Of Coombe Road  
 And  
 South Park Hill Road  
 South Croydon Type: Telecommunications Code System operator

Proposal : Proposed 20m tall monopole with cabinet at base and associated ancillary works

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Date Decision: 14.08.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02762/TRE  
Location : 7 Ward Close  
South Croydon  
CR2 7JX

**Ward : South Croydon**  
Type: Consent for works to protected trees

Proposal : T1: Sycamore - Laterally reduce back to the kerb edge nearest the main stem.  
(TPO no. 10, 1993)

Date Decision: 13.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02826/TRE  
Location : 7 Ward Close  
South Croydon  
CR2 7JX

**Ward : South Croydon**  
Type: Consent for works to protected trees

Proposal : T1. Sycamore. Opposite the front of the property. Laterally reduce the overhang towards the house backward to, or in line with the retaining wall.  
(TPO no. 10, 1993)

Date Decision: 13.08.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02947/LP  
Location : 11 Upland Road  
South Croydon  
CR2 6RD

**Ward : South Croydon**  
Type: LDC (Proposed) Operations edged

Proposal : Proposed loft conversion with rear dormer, alterations to the internal layout and all other associated works.

Date Decision: 07.08.20

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

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : Garage Blocks Rear Of 4A To 4C Avenue      Type: Discharge of Conditions  
Road  
South Norwood  
London

Proposal : Discharge of Condition 11 (surface water drainage scheme) of planning permission of  
planning permission 17/06360/FUL.

Date Decision: 05.08.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02071/FUL      **Ward : South Norwood**  
Location : 73 Whitworth Road      Type: Full planning permission  
South Norwood  
London  
SE25 6XJ

Proposal : Alterations; conversion of single dwelling to form 1x 2b flat and 1x 3b flat and erection of  
dormer extension to rear outrigger roofslope.

Date Decision: 07.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02455/DISC      **Ward : South Norwood**  
Location : Sterling House      Type: Discharge of Conditions  
282 Holmesdale Road  
South Norwood  
London  
SE25 6HT

Proposal : Details pursuant to condition 4 (cycle) and 5 (refuse) of planning permission ref  
18/00492/FUL granted for extensions to the building to create 1 new studio dwelling

Date Decision: 04.08.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02473/FUL      **Ward : South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Location : 16 & 18 Lawrence Road  
South Norwood  
London  
SE25 5AA  
Type: Full planning permission

Proposal : Erection of rear extensions to create 4 additional bedrooms with en suites to an existing HMO at No.16 and 18 Lawrence Road (for no more than 20 people at any one time).

Date Decision: 05.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02983/DISC  
Location : Rear Of 36 Beulah Road  
Thornton Heath  
CR7 8JE  
Ward : **Thornton Heath**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 2 attached to Planning Permission 16/05522/FUL for Demolition of existing buildings, erection of a three storey building comprising 6 one bedroom, and 3 two bedroom flats, provision of associated parking, provision of refuse and cycle storage.

Date Decision: 07.08.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02519/FUL  
Location : Grosvenor House  
160 Gillett Road  
Thornton Heath  
CR7 8SN  
Ward : **Thornton Heath**  
Type: Full planning permission

Proposal : Erection of single storey garage

Date Decision: 13.08.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02577/LP  
Location : 196 Northwood Road  
Thornton Heath  
CR7 8HT  
Ward : **Thornton Heath**  
Type: LDC (Proposed) Operations edged

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



Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Date Decision: 12.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03424/LP  
Location : 19 The Drive  
Thornton Heath  
CR7 8LB  
Proposal : Erection of a dormer to the rear roof slope and outrigger, and the installation of three rooflights to the front roof slope

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

Date Decision: 07.08.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/01171/FUL  
Location : Land Adjoining 52 Theobald Road  
Croydon  
CR0 3RN  
Proposal : Erection of four storey building comprising of 8 flats with associated amenity spaces, refuse and cycle stores.

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

Date Decision: 12.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02072/TRE  
Location : Farleigh Court  
43-45 Warham Road  
South Croydon  
CR2 6LH  
Proposal : T1. Cedar Tree - Reduce in the long ends, where needed, to reduce the weight and stress on the larger limbs and remove the deadwood. The work is required to maintain the tree and reduce the breaking of limbs.  
(TPO No.17, 2005)

**Ward : Waddon**  
Type: Consent for works to protected trees

Date Decision: 13.08.20

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

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Ref. No. : 20/02409/LP  
Location : 8 Wandle Side  
Croydon  
CR0 4JY  
Ward : **Waddon**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of loft conversion with dormer in the rear roof slope and roof lights in the front roof slope.  
Date Decision: 05.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02438/CAT  
Location : 18 Bramley Hill  
South Croydon  
CR2 6LZ  
Ward : **Waddon**  
Type: Works to Trees in a  
Conservation Area  
Proposal : T1 Horse Chestnut - Fell due to large cavity. G2 1xWalnut 1xYew & 1xOak - Reduce the Side Branches to suitable nodes by up to 2m, creating a 1m gap between the remaining crowns of the trees and the block elevations. Reduce the Crown Height of the trees by up to 2m to suitable points to re-shape. T3 False Acacia - Fell - multi-stem specimen with poor structure.  
Date Decision: 13.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02481/LP  
Location : 93 Waddon Road  
Croydon  
CR0 4JH  
Ward : **Waddon**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Construction of hip to gable roof extension, erection of dormer extension in rear roofslope and installation of rooflight in front roofslope.  
Date Decision: 13.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02521/LE  
Location : 70 Tanfield Road  
Croydon  
CR0 1AL  
Ward : **Waddon**  
Type: LDC (Existing) Use edged  
Proposal : Outbuilding in rear garden.

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Date Decision: 14.08.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/02619/CAT	Ward :	Waddon
Location :	9 Bramley Hill South Croydon CR2 6LW	Type:	Works to Trees in a Conservation Area
Proposal :	T1 Beech - Reduce back 2x South Western limbs back to cavity as specified within the supporting documentation.		

Date Decision: 13.08.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/02650/HSE	Ward :	Waddon
Location :	70 Tanfield Road Croydon CR0 1AL	Type:	Householder Application
Proposal :	Alterations; erection of single-storey side/rear extension and alteration to land levels at rear of site.		

Date Decision: 12.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/02780/LP	Ward :	Waddon
Location :	44 Whitgift Avenue South Croydon CR2 6AY	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of rear roof dual dormer extension, conversion of loft space and installation of rooflights in the front roofslope		

Date Decision: 05.08.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/03031/FUL	Ward :	Waddon
Location :	15 - 21 Progress Way Croydon CR0 4XD	Type:	Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Proposal : Part demolition to facilitate extensions to existing car sales showroom and valet buildings and provide additional showroom/offices and vehicle servicing bays with associated alterations to car-parking layout.

Date Decision: 12.08.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/03423/LP

Location : 5 Duppas Hill Terrace  
Croydon  
CR0 4BA

**Ward : Waddon**

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of an outbuilding

Date Decision: 07.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/02322/CONR

Location : The Beehive 47 Woodside Green (Including  
Land To The Rear) South Norwood  
London  
SE25 5HQ

**Ward : Woodside**

Type: Removal of Condition

Proposal : The erection of 2 two and a half storey buildings at the rear of the Beehive Public House comprising 22 flats (2 one bedroom, 14 two bedroom and 6 three bedroom) including the provision of associated parking, cycle and refuse storage and amenity space. Retention of the existing public house with minor external alterations to the rear (without compliance with Condition 12 - requirement to conform to M4(3) of the Building Regulations - attached to planning permission 17/06381/FUL).

Date Decision: 03.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/04424/FUL

Location : 150 Birchanger Road  
South Norwood  
London  
SE25 5BQ

**Ward : Woodside**

Type: Full planning permission

Proposal : Erection of roof extension, internal alterations and erection of decking to first and second floor with access doors and screening (amended description).

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Date Decision: 12.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02190/HSE **Ward : Woodside**  
Location : 12 Lindfield Road **Type: Householder Application**  
Croydon  
CR0 6HN  
Proposal : Alterations; erection of single-storey rear extension, erection of first floor rear extension, removal of chimney stack and erection of rear dormer.

Date Decision: 12.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02281/FUL **Ward : Woodside**  
Location : 124 Portland Road **Type: Full planning permission**  
South Norwood  
London  
SE25 4PL  
Proposal : Change of use to restaurant (A3) with ancillary Takeaway (A5) from A1 (shop use) and installation of extractor flue pipe (amended description).

Date Decision: 11.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02500/GPDO **Ward : Woodside**  
Location : Basement, 112G Portland Road **Type: Prior Appvl - Class M A1/A2 to dwelling**  
South Norwood  
London  
SE25 4PJ  
Proposal : Application for notification of prior approval under Class M of the GPDO 2015 (as amended) for the change of use of basement from Use Class A2 (Financial and Professional Services) to Use Class C3 (dwellings) to form three dwellings.

Date Decision: 07.08.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Ref. No. : 20/02604/FUL **Ward : Woodside**  
Location : Croydon Sports Arena **Type: Full planning permission**  
Albert Road  
South Norwood  
London  
SE25 4QL  
Proposal : Remounting, replacement and installation of new telecommunications equipment and associated framework within existing compound.

Date Decision: 11.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02623/HSE **Ward : Woodside**  
Location : 26 Clifford Road **Type: Householder Application**  
South Norwood  
London  
SE25 5JS  
Proposal : Erection of single storey side/rear extension

Date Decision: 13.08.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02261/LE **Ward : West Thornton**  
Location : Challenge House **Type: LDC (Existing) Use edged**  
Unit 137, 616 Mitcham Road  
Croydon  
CR0 3AA

Proposal : Use of Unit 137 as an office to operate a PCO booking service

Date Decision: 13.08.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02449/FUL **Ward : West Thornton**  
Location : 97 Headcorn Road **Type: Full planning permission**  
Thornton Heath  
CR7 6JS  
Proposal : Conversion of existing dwelling for use as 1 two bedroom and 1 three bedroom flats with associated refuse/cycle storage.

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Date Decision: 05.08.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02589/DISC **Ward : West Thornton**  
Location : 585 - 603 London Road Type: Discharge of Conditions  
Thornton Heath  
CR7 6AY

Proposal : Details pursuant to Condition 16 (soil contamination) of planning permission 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: 12.08.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02666/DISC **Ward : West Thornton**  
Location : 585 - 603 London Road Type: Discharge of Conditions  
Thornton Heath  
CR7 6AY

Proposal : Details pursuant to Condition 22 (basement construction works) of planning permission 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: 12.08.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02866/GPDO **Ward : West Thornton**  
Location : 100 Harcourt Road Type: Prior Appvl - Class A Larger  
Thornton Heath House Extns  
CR7 6BW

Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum height of 3 metres

Date Decision: 11.08.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03479/NMA

Ward : **West Thornton**

Location : Irvine Court  
3 Dunheved Road North  
Thornton Heath  
CR7 6AX

Type: Non-material amendment

Proposal : Non-Material Amendment to Description of Development of Planning Permission 17/03574/FUL from 'Construction of lower ground floor and third floors and first and second floor side extensions to provide an additional 4 one bedroom, 3 two bedroom and 2 three bedroom flats, recladding of building, relocation of bin store plus the creation of 15no. car parking spaces, 35no. cycle parking spaces and hard and soft landscaping measures' to 'Demolition of detached rear building and removal of storage structures at the rear of the site and construction of lower ground floor and third floors and first and second floor side extensions to provide an additional 4 one bedroom, 3 two bedroom and 2 three bedroom flats: recladding of building, relocation of bin store plus the creation of 15no. car parking spaces, 35no. cycle parking spaces and hard and soft landscaping measures.'

Date Decision: 12.08.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03480/NMA

Ward : **West Thornton**

Location : Irvine Court  
3 Dunheved Road North  
Thornton Heath  
CR7 6AX

Type: Non-material amendment

Proposal : Non-Material Amendment - CIL Phasing Plan - to Planning Permission 17/03574/FUL and subsequently amended under non-material amendment application 20/03479/NMA for Demolition of detached rear building and removal of storage structures at the rear of the site and Construction of lower ground floor and third floors and first and second floor side extensions to provide an additional 4 one bedroom, 3 two bedroom and 2 three bedroom flats, recladding of building, relocation of bin store plus the creation of 15no. car parking spaces, 35no. cycle parking spaces and hard and soft landscaping measures.

Date Decision: 12.08.20

**Approved**



Decisions (Ward Order) since last Planning Control Meeting as at: 19th August 2020

Level: Delegated Business Meeting

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