

Planning Committee Agenda



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

Reserve Members: Joy Prince, Jamie Audsley, Bernadette Khan,
Caragh Skipper, Andrew Pelling, Pat Clouder, Michael Neal,
Badsha Quadir, Helen Pollard and Vidhi Mohan

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 5 November 2020** at 6:00pm. The 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 view this meeting remotely via the following web link: <https://webcasting.croydon.gov.uk/meetings/10951>

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

Michelle Ossei-Gerning
020 8726 6000 x84246
michelle.gerning@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 28 October 2020

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

The agenda papers for all Council meetings are available on the Council website 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 5 - 18)

To approve the minutes of the meetings held on Thursday 15 October 2020 and Thursday 22 October 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 19 - 20)

To receive the following presentations on a proposed development:

5.1 19/03679/PRE re 96-98 George Street, Croydon (Pages 21 - 40)

Proposed demolition of existing buildings. Redevelopment to provide 11 storey building comprising office (Class B1 use) with ground floor cafe/restaurant (Class A1/A3 use).

Ward: Fairfield

6. Planning applications for decision (Pages 41 - 44)

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

6.1 18/05930/FUL Re 2 Vincent Road, Croydon (Pages 45 - 70)

Demolition of existing dwelling. Erection of 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations (Amended Plans).

Ward: Addiscombe West

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 71 - 72)

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

8.1 Weekly Planning Decisions (Pages 73 - 146)

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 12 October 2020 and 23 October 2020.

8.2 18/00547/FUL Re Crystal Palace Football Club - for member briefing (Pages 147 - 226)

Extension of Main Stand to provide seating for an additional 8,225 spectators and an additional 24,522sqm of floor space internally (beneath the expanded Main Stand) to be used for the operation of the football club and ancillary functions (Use class D2), and a550sqm GIA restaurant/retail unit (Use class A1/A3). Demolition of 22-32 Wooderson Close, and associated refurbishment works to end elevation of 20 Wooderson Close, reorganisation of the associated parking facilities and gardens. Reorganisation of the club and supermarket car parks, and site accesses from Holmesdale Road and within the car parking area from Whitehorse Lane, with associated hard and soft landscaping. Use of the club car park as a fan plaza on match days. Pitch lengthening (from 101m to 105m), and the creation of accessible seating within the

Whitehorse Lane Stand (spectator capacity reduced by 690). Creation of replacement spectator capacity (683 additional), and relocation of the fan zone, to the corner of the Holmesdale Road and Arthur Wait stands. Reorganisation of floodlighting, including the removal of two of the flood light masts. Removal of the TV Gantry at the Arthur Wait Stand.

Ward: Selhurst

9. Exclusion of the Press & Public

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

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

Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 15 October 2020 at 6:30pm 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, Toni Letts, Gareth Streeter, Lynne Hale, Joy Prince (In place of Callton Young), Michael Neal (In place of Scott Roche) and Vidhi Mohan (In place of Ian Parker)

Also Present: Councillors Robert Canning, Sean Fitzsimons and Patricia Hay-Justice

PART A

236/20 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 8 October 2020 be signed as a correct record.

237/20 **Disclosure of Interest**

Councillor Lelia Ben-Hassel declared that she had previously worked with the projects landscape architect in relation to item 5.2 19/05195/PRE 550 to 550A Purley Way, Croydon, CR0 4RF in her previous workplace.

238/20 **Urgent Business (if any)**

There was none.

239/20 **Development presentations**

240/20 **20/00549/PRE 922-930 Purley Way, Purley, CR8 2JL**

Erection of three apartments blocks to provide 149 homes with a maximum height of 14 storeys with alterations to the land levels associated landscaping,

continued use of the existing highway accesses and car/cycle parking as well as bin storage.

Ward: Purley and Woodcote

This item was deferred to be heard at the next planning committee meeting.

241/20 **19/05195/PRE 550 to 550A Purley Way, Croydon, CR0 4RF**

Demolition of existing commercial properties, erection of two blocks, a southern block of 8 storeys, and northern block up to 15 storeys, providing 125 homes including 4 live/work units, with car and cycle parking and associated landscaping.

Ward: Waddon

Mr Nik Smith from Nexus Planning who are the planning consultants to this development was joined by Mr Dean Thody and Ms Jennifer Robertson from ECE Architecture, Mr Ben Howard from I-Transport, Mr Philip Cave who is the projects landscape architect and Mr Jack Simmons from Stonegate Homes who is the applicant of this development. The developers attended to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

Tall building

- Some disagreement as to whether it was right for the scheme to come forward now or whether it needed to wait for the Masterplan
- Some members felt the scheme responds to the Masterplan well and would be appropriate densification, maximising use of the site
- Visual introduction for what to come in the future so scheme needs to be inspiring
- Scheme is beyond the upper limit of the density matrix - need to ensure infrastructure can support it
- Some members felt the tall building focus should be in the district centres and that 15 storeys would not work

Use

- Merit in and support for co-working space
- Queried whether similar live-work been successful elsewhere
- Support for ground floor uses and mix of workspace
- Positive that it would provide places to live, work and play
- Some members felt the loss of retail was acceptable, others were concerned about the loss of jobs
- Questioned whether a nursery could be provided on site

Design and elevation details

- Some members felt the height was appropriate, but consensus was that use of setbacks and material variation need to break up height and mass
- Some members questioned whether it was a marker building - could it be more innovative or more iconic
- Lots of discussion on material choice - some members preferred brick, some liked the terracotta, others felt a mixture was important
- Design should reference other buildings in the area
- Support for Art Deco style rounded corners

Site layout and public realm

- Positive that there appears no distinction between the private and affordable housing
- Decks above parking that provide amenity were generally supported and support for the balcony flexibility
- Welcome the public realm which is key
- Landscaping really important in helping mitigate pollution
- Trees in planters a concern - need to survive
- Security for residents will be important with car park to rear under deck

Level of affordable housing.

- Percentage should be higher than 30% - policy seeks to achieve 50%

Future residents

- Family mix - lots of 2 bedroom 4 person homes - concerned that there needs to be more genuine family accommodation
- Communal amenity spaces - need to be of high quality and far away from Purley Way as possible with adequate sunlight
- Should avoid single aspect units - particularly north facing
- Air quality and noise considerations will be key
- The importance of accessibility and disabled units was stressed
- There should be more than 8 M4(3) homes

Neighbouring living conditions.

- Some disagreement as to impact on immediate neighbours - some members thought no issue, others were concerned primarily with the impact on the cottages to the south

Car parking provision

- Should explore car parking stackers to minimise space

Other

- Members questioned the environmental credentials of the scheme beyond planning policy

Ward Member Councillor Robert Canning was invited to share his local viewpoint on the development presentation.

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

Due to unforeseen circumstances, the election of a Chair for the remainder of the meeting was voted on in the absence of Chair and Vice-Chair. Councillor Vidhi Mohan proposed for Councillor Gareth Streeter to be Chair for the remainder of this Planning Committee meeting. Councillor Chris Clark seconded the motion.

At 8:02pm the Planning Committee adjourned the meeting for a short break

At 8:02pm Councillors Chris Clark, Lelia Ben-Hassel, Toni Letts and Clive Fraser left the meeting.

At 8:06pm the Planning Committee reconvened the meeting.

242/20 **19/05194/PRE Citylink House, 4 Addiscombe Road, Croydon, CR0 5TT**

Demolition of the existing buildings. Erection of a part 27/part 13 storey building to provide approximately 494 shared-living units (sui-generis), 77 residential dwellings (C3), flexible (D1/B1) floorspace and retail/café (A1/A3) space.

Ward: Addiscombe West

Mr Joe Stockton from DP9 was joined by his colleague Mr Sam Hine also from DP9, Mr Alex Springer from Fifthstate who is the developer and applicant, Mr Murray Levinson from Squires and Partners Architects and Mr James Brant from CRM. The developers attended to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

At 8:15pm Councillors Paul Scott and Joy Prince left the meeting.

The main issues raised at this meeting were as follows:

Standard of co-living and residential accommodation

- Members questioned the shared living concept - what is the need in Croydon?
- Questioned tenancy periods and affordability
- How many people would be in the building?
- General concern about co-living in current Covid19 climate
- Questioned whether there are national standards for units and kitchen/amenity shared spaces
- Would there be single gender accommodation opportunities?
- Members were worried the scheme does not serve families
- Challenged the amount of outside amenity space
- Questioned disabled home provision

Height and design approach

- Site is a prominent location - is it eye-catching enough?
- Some members liked the design and commented that it fits in with local character
- Some members did not like design - plain grey concrete tower that does not respect NLA tower
- Scheme occupies the full extent of site - felt it was too big in the current form

Site layout

- Support for the removal of the underpass
- With lots of people the pedestrian routes will be key - transportation issues need to be carefully considered

Loss of trees

- Unhappy about the loss of the high quality trees

Affordable housing offer

- Affordability discussion - meets a certain demographic only

Other

- Fire evacuation important

243/20 **Planning applications for decision**

There were none.

244/20 **Items referred by Planning Sub-Committee**

There were none.

245/20 **Other planning matters**

There were none.

The meeting ended at 9.15 pm

Signed:

Date:

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Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 22 October 2020
at 6:30pm 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, Scott Roche, Gareth Streeter, Ian Parker,
Lynne Hale, Bernadette Khan (In place of Callton Young) and Andrew Pelling
(In place of Toni Letts)

Also Present: Councillor Simon Brew

The Chair proposed a motion for the Planning Committee to be adjourned and to reconvene at 7:00pm. This was seconded by Councillor Gareth Streeter. The motion to adjourn the meeting was put forward to the vote and was unanimously approved.

At 6:33pm the Planning Committee meeting was adjourned.

At 7:00pm the Planning Committee meeting reconvened.

PART A

246/20 **Apologies**

Apologies for lateness were received from Councillors Scott Roche, Clive Fraser and Lynne Hale.

247/20 **Disclosure of Interest**

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

248/20 **Urgent Business (if any)**

There was no urgent business for the Committee to consider.

249/20 **Development presentations**

There were none.

250/20 **20/00549/PRE 922-930 Purley Way, Purley, CR8 2JL**

Erection of three apartment blocks to provide 149 homes with a maximum height of 14 storeys with alterations to the land levels associated landscaping, continued use of the existing highway accesses and car/cycle parking as well as bin storage.

Ward: Purley and Woodcote

Ms Isobel McGeevers, the Planning Consultant to this scheme, and Mr Marco Tomasi, the Scheme Architect to this development, from Formation Architect attended to give a presentation, respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

At 7:27pm Councillor Andrew Pelling left the meeting.

At 7:41pm Councillor Scott Roche attended the meeting.

At 8:00pm Councillor Clive Fraser attended the meeting.

The main issues raised at this meeting were as follows:

Landscape: There was general concern expressed by Members regarding the height of Block A. There was support for the place review panel suggestion to reduce the height of the front from building Block A, with more work to be done in how it fits within the landscape to contribute the gateway and exit of Purley.

Members supported the local space and play space provisions and were reassured with the quality and how it operated between the blocks, public accessibility and seating.

There were concerns expressed with the development of Block C on the detached unit to the north, and the 45 degree compliance rule, separation and the daylight and sunlight assessment.

There was a request for more information on the individual and cumulative impact of the development on amenity, character and infrastructure.

There was support for the 10% wheelchair provision compliance and encouragement to exceed the requirement.

Some Members were satisfied that this was in a sustainable location, though there was tension noted with the landmark building for Purley as set out in the

Croydon Local Plan 2018. Other Members questioned whether there was a market appetite for the volume of 1-bedrooms in Purley.

Members stated they would like further insight to the treatment of the façades and whether Block A should have a unique architectural finish or more uniform to Block A, B and C.

Affordable Housing: The 35% was broadly supported by Members, with some Members keen to see more of an increase of the 35% policy compliance.

Living Conditions: There were concerns across the Committee with the mix of the units. Members welcomed more family units beyond the 2 bed x4 from the local plan.

Car Parking: There was appreciation to the parking provided for occupants and the self-employed.

Other: There was concern that there was no provision for the proposed loss of 24 trees.

Ward Member Councillor Simon Brew was invited to share his local viewpoint on the development presentation.

At 8:10pm Councillor Lynne Hale attended the meeting.

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

251/20 **Planning applications for decision**

The Chair changed the order for this meeting and the items were heard in the following order: 20/01483/FUL Land And Garages Rear Of 9-29 Crystal Terrace Upper Norwood SE19 3JT; 20/03291/FUL 59 Upper Shirley Road, Croydon CR0 5HE; 20/01145/FUL Land rear of 19 Grasmere Road, South Norwood, SE25 4RF and 20/02280/FUL 39 Pampisford Road, Purley, CR8 2NJ.

252/20 **20/01483/FUL Land And Garages Rear Of 9-29 Crystal Terrace Upper Norwood SE19 3JT**

Demolition of existing garages and erection of 6 two-storey dwellings; car parking; hard and soft landscaping; boundary treatment; refuse and cycle storage and private amenity space.

Ward: Crystal Palace and Upper Norwood

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

Ms Charlotte Castle spoke against the application.

Ms Chloe Brown spoke in support of the application.

Ward Member Councillor Stephen Mann spoke in objection to 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 Clive Fraser. This was seconded by Councillor Paul Scott.

The substantive motion fell with four Members voting in favour and five Members voting against.

Councillor Scott Roche proposed a motion to **REFUSE** the application on the grounds of overdevelopment of the site. This was seconded by Councillor Gareth Streeter.

Councillor Chris Clark proposed a motion to **DEFER** the application on the grounds of exploring the scheme further in relation to car parking, overlooking, quality of the accommodation for future residents and accessibility. Councillor Paul Scott seconded the motion.

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

The motion to defer was put forward to a vote and was carried with five Members voting in favour and four Members abstaining their vote.

The Committee therefore **RESOLVED** to **DEFER** the application for the development of Land and Garages Rear Of 9-29 Crystal Terrace Upper Norwood SE19 3JT.

253/20 **20/03291/FUL 59 Upper Shirley Road, Croydon CR0 5HE**

Erection of a two storey building with accommodation at both basement and roof levels to provide a total of 9 residential units with 6 car parking spaces and associated cycle parking, refuse storage, outdoor amenity space and landscaping.

Ward: Shirley South

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

Mr Richard Jarvis provided a written statement in objection to the application. This was read out by the Committee clerk.

Mr Anthony Frendo, the applicant's agent, spoke in support 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.

At 9:45pm in accordance to section 2.10 (6) in Part 3 – Responsibility for Functions, Councillor Ian Parker proposed the motion to suspend the guillotine and this was seconded by Councillor Leila Ben-Hassel. The motion to suspend the guillotine was put forward to the vote and was unanimously approved.

At 9:46pm the Planning Committee adjourned the meeting.

At 9:47pm the Planning Committee meeting reconvened.

Councillor Bernadette Khan proposed for the current condition of soft and hard landscaping to include specific reference within the wording of the condition to include boundary treatment between the play space and the parking area for safety reasons.

The substantive motion to **GRANT** the application based on the officer's recommendation inclusive of the amendment to a condition proposed was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Bernadette Khan.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 59 Upper Shirley Road, Croydon CR0 5HE.

254/20 **20/01145/FUL Land rear of 19 Grasmere Road, South Norwood, SE25 4RF**

Demolition of existing garages and structures. Erection of three storey building to provide 9 flats with associated amenity space, landscaping, car parking, refuse and cycle storage.

Ward: Woodside

The officers presented details of the planning application with no questions for clarification.

Mr Max Goode, the applicant's agent, spoke in support 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.

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-Hassel. This was seconded by Councillor Paul Scott.

The substantive motion was carried with all nine Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land rear of 19 Grasmere Road, South Norwood, SE25 4RF.

At 10:22pm Councillor Andrew Pelling attended the meeting.

255/20 **20/02280/FUL 39 Pampisford Road, Purley, CR8 2NJ**

Demolition of existing dwelling, erection of a four storey building comprising of nine flats (1 x 1 bedroom, 5 x 2 bed, 3 x 3 bedroom flats) and provision of associated amenity space, four parking spaces, cycle and refuse store.

Ward: Purley and Woodcote

The officers presented details of the planning application with no questions for clarification.

Mr Adem Mehmet, the applicant's agent, spoke in support 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 Lelia Ben-Hassel proposed for the play area to be expanded, and requested for the play space condition to be more detailed to reflect the need for a balanced design of the wider communal amenity space area.

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

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

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The Committee therefore **RESOLVED** to **GRANT** the application for the development of 39 Pampisford Road, Purley, CR8 2NJ.

256/20 **Items referred by Planning Sub-Committee**

There were none.

257/20 **Other planning matters**

There were further planning matters for the Committee to consider.

258/20 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 10.47 pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

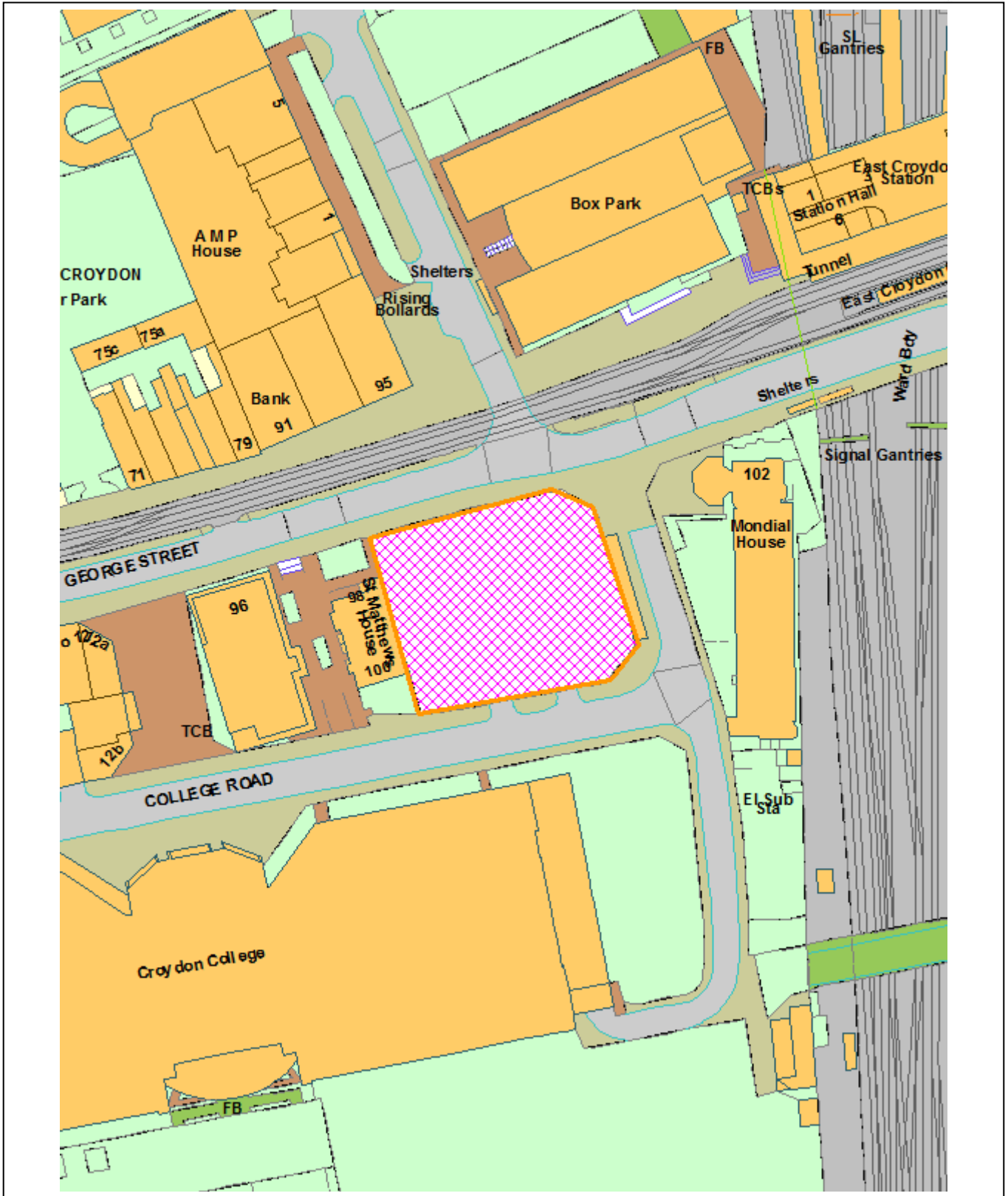
5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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1 DETAILS OF THE DEVELOPMENT

Ref: 19/03679/PRE
Location: 96-98 George Street, Croydon, CR0 1PJ
Ward: Fairfield
Description: Proposed demolition of existing buildings. Redevelopment to provide 11 storey building comprising office (Class B1 use) with ground floor cafe/restaurant (Class A1/A3 use)
Drawing Nos: Submitted documents
Applicant: Freshwater Group
Agent: JLL
Case Officer: Louise Tucker

2 PROCEDURAL NOTE

- 2.1 This proposed development is being reported to Planning Committee to enable Members to view it at pre application stage and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional, and subject to full consideration of any subsequent application, including any comments received as a result of consultation, publicity and notification.
- 2.2 It should be noted that this report represents a snapshot in time, with negotiations and dialogue on-going. The plans and information provided to date are indicative only and as such the depth of analysis provided corresponds with the scope of information that has been made available to Council officers. Other issues may arise as more detail is provided and the depth of analysis expanded upon.
- 2.3 The scheme has developed through a series of pre-application meetings with officers and consideration by the Place Review Panel (PRP). A summary of the Panel's feedback is included within this report.
- 2.4 This pre-application report aims to provide Members with sufficient information for effective engagement with the scheme, and covers the following points:
- a. Executive summary of key issues with scheme
 - b. Site briefing
 - c. Place Review Panel feedback
 - d. Material planning considerations and officers' preliminary conclusions
 - e. Specific feedback requested
 - f. Procedural matters

3 EXECUTIVE SUMMARY

- 3.1 The proposed scheme is for the demolition of the existing buildings, and the erection of an 11 storey office development, with café/restaurant use on part of the ground and mezzanine floor.
- 3.2 Discussions so far have primarily focused on the existing and proposed uses, height and massing, design and façade treatment of the building, ground floor activation, public realm and impact on neighbouring occupiers.
- 3.3 The views of members are sought on the proposals, with particular regard to the following key issues:

Existing and proposed uses

- 3.4 There would be a loss of 6 existing residential units to accommodate the proposal, which would be contrary to policy. The applicant has provided evidence that these units are of poor quality in terms of fabric and layout, with a refurbishment up to lettable standard not viable. The views of Members are sought on the loss of these residential units and whether a high quality office building with level and active frontages onto George Street and College Square could be supported in principle.

Townscape, design and massing

- 3.5 Officers support the principle of a tall building in this location. Subject to views testing, and balanced against the constraints including the neighbouring amenity impact and need for larger floorplates for an office typology, officers consider that the proposed massing could be appropriate, if the façade and materiality continue to develop positively. The general view of PRP was that a taller mass on a smaller footprint could be preferable and should be tested. Discussions surrounding this are ongoing alongside microclimate and amenity impact, but Members views are sought as to the height and massing currently proposed in terms of the impact on the townscape.

Public realm

- 3.6 Consideration of the public realm offer and the layout and activation of the ground floor is underway to ensure high quality delivery in line with the wider aspirations for the area. Members' views are sought in this regard, and on the initial proposals for College Square.

Impact on adjoining occupiers

- 3.7 Initial testing indicates material daylight/sunlight impacts on neighbouring occupiers in 101 George Street (adjoining) and 71-79 George Street (opposite) which are likely to be significant. Officers are working with the applicant to fully understand these impacts and how the massing and form of the building is being worked up to minimise these impacts as much as possible. This must be balanced against the vision of a mid-rise block on the site in the Fairfield Masterplan, the site allocations supporting redevelopment and the public benefits the scheme could deliver. The views of the Committee are sought.

4 BACKGROUND

Site and Surroundings

- 4.1 The site is located on the southern side of George Street, with an additional street frontage to College Road. It is occupied by two buildings with a central raised walkway/landscaped area. No. 96, also known as Norwich Union House, is in use as offices. No.98, also known as St Matthews House, comprises a basement car park, office space at ground floor (there is a query over the use as a religious institution at ground floor, covered below), with residential accommodation above.
- 4.2 The surrounding area is predominantly made up of commercial and educational uses, although a part 38/44 storey building with 546 residential units and flexible non-residential uses at ground floor is nearing completion on the site immediately to the east, 101 George Street. The Croydon College buildings lie to the south of the site, whilst East Croydon Station lies to the north east on the opposite side of George Street.

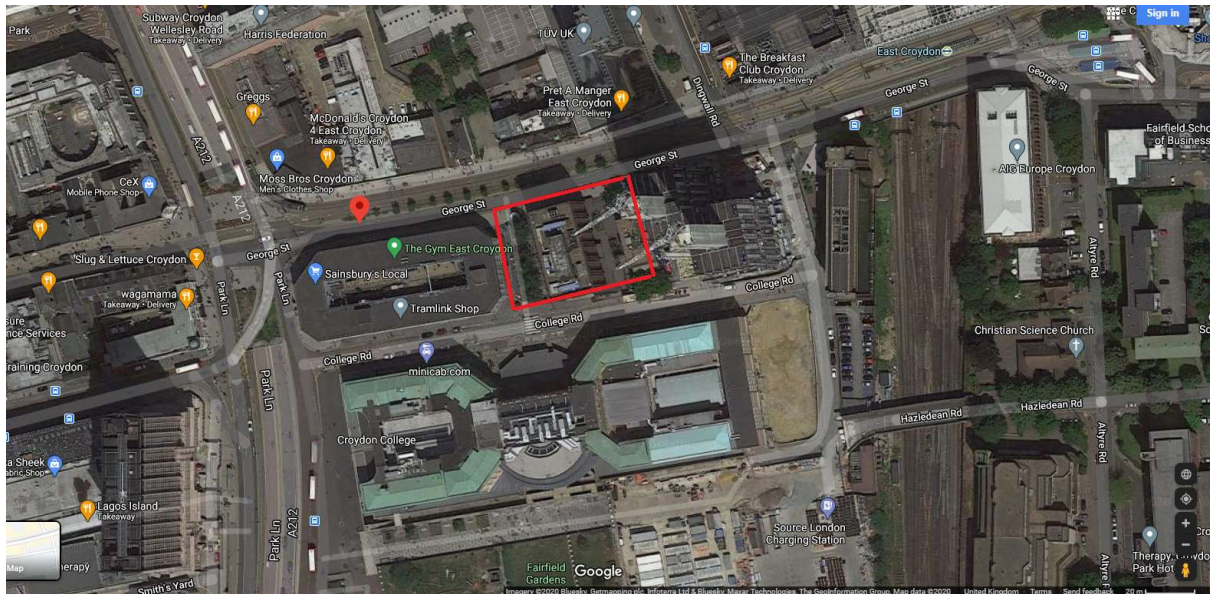


Image 1: Aerial view, site outlined in red



Image 2: 3D aerial view of the existing buildings

- 4.3 The site forms part of the Fairfield Masterplan area. There are a number of consented/proposed developments (in addition to 101 George Street – see planning history section below) in the site’s vicinity and wider area, including the forthcoming public realm for Fair Field to the south of the site and refurbishment of Fairfield Halls.



Image 3: Fair Field Masterplan

- 4.4 The site has excellent Public Transport Accessibility (PTAL 6B), being in close proximity to East and West Croydon Stations and numerous bus and tram links. George Street is a classified road.

- 4.5 In terms of heritage assets, the site lies opposite Locally Listed Buildings and in the vicinity of a number of other heritage assets – Conservation Areas (Central Croydon and Chatsworth Road), Locally Listed Buildings and Listed Buildings.

Planning History

- 4.6 There is a substantial amount of planning history on the site (and indeed surrounding sites), but the following recent applications are of most relevance:

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

16/00944/P - Outline planning permission for demolition and redevelopment to provide: flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink); class B1 (business); class C1 (hotel); class C3 (dwelling houses); class D1 (non-residential institutions); class D2 (assembly or leisure); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements (with all matters reserved); and

Full planning permission for demolition including multi-storey car park and Barclay Road Annexe; extensions and alterations to Fairfield Halls including class A3 (food and drink); erection of buildings for flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink) and/or class D1 (non-residential institutions) and/or class D2 (assembly and leisure) and class C3 (dwelling houses); change of use of basement car park (part) to class D1 (non-residential institutions); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements – Permission granted

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

101 George Street (Former Essex House)

17/04201/FUL - Redevelopment of the site to provide a part 38 and part 44 storey building with 546 residential flats, with the ground floor to incorporate a flexible space including retail (Class A1), cafe (Class A3), business space (Class B1) and gallery space (Class D1) uses with basement accommodating parking spaces, cycle storage and refuse storage, and associated hard and soft landscaping – Permission granted and nearing completion on site

Proposal

- 4.7 The proposed scheme is for the demolition of the two existing buildings on site, and the erection of an 11 storey building comprising offices (previously classified as use class B1(a), now Class E as per the Use Classes Order (2020)), with public café/restaurant use on part of the ground and mezzanine floor (previously use class A3, now Class E). A roof terrace is proposed on the top floor, along with public realm and landscaping works proposed for College Square, the area separating the site from Suffolk House to the west of the building.

4.8 A vehicular access is proposed to the rear of the building off College Road, serving a parking and servicing area (with provision for refuse storage) with two disabled parking spaces. A dedicated cycle store would be accessed from the eastern side of the building.

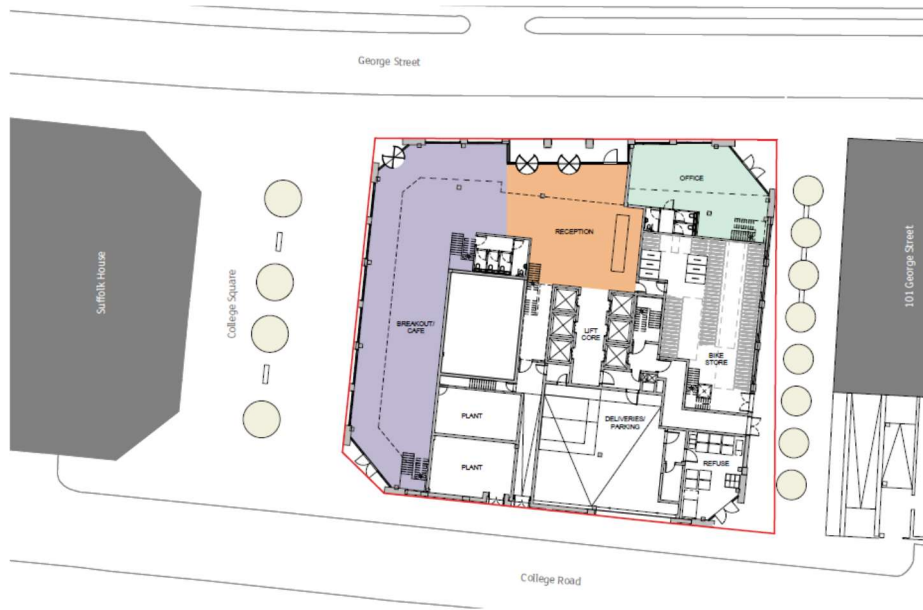


Image 4: proposed ground floor plan

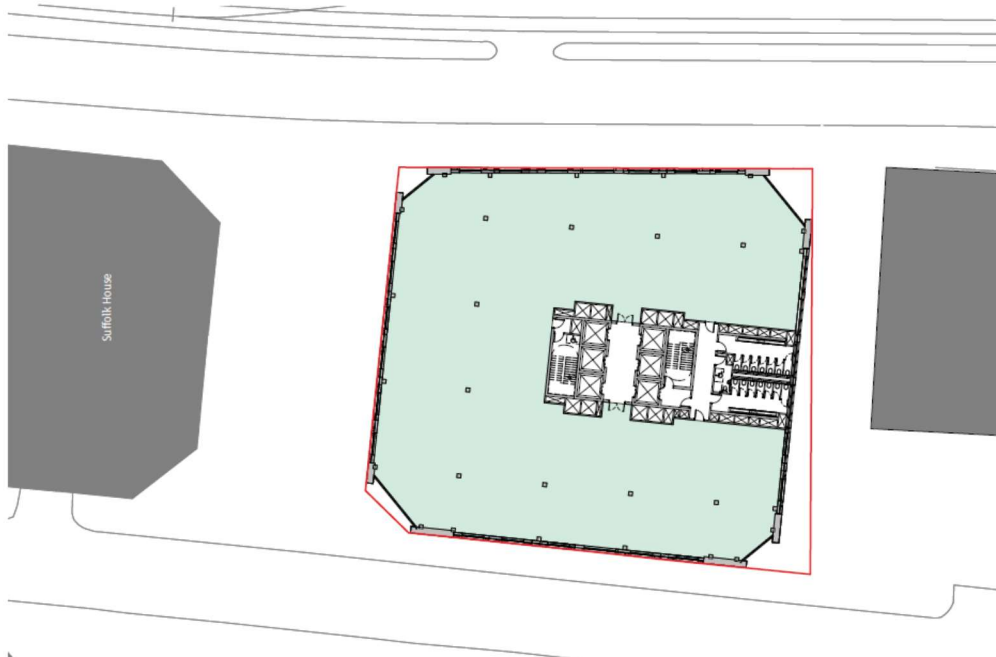


Image 5: typical proposed office floor plan



Image 6: CGI showing proposed scheme from George Street

5 PLACE REVIEW PANEL (PRP) RESPONSE

- 5.1 The scheme was first presented to PRP on 21st May 2020. The Panel were generally supportive of the proposal but thought different options should be tested to see how the building could better relate to its context. Key comments were made as follows:

- Good starting point for the design, however the social aspirations of the project should be brought to the fore and the scheme should respond to the significance of its location within the Cultural Quarter.
- More community engagement with local stakeholders (including the College). The applicant was encouraged to explore opportunities to program events and activities with the College to make the scheme more richly integrated with its context. Important that the scheme seeks to break down some of the existing social barriers and creates a positive relationship with the College.
- Testing of different options for the massing and volume to explain rationale of how the applicant has arrived at the current design. A solution with a smaller footprint and taller mass would potentially work better to alleviate some concerns regarding townscape, microclimate and impact on adjoining occupier amenity, subject to testing.
- A more slender orthogonal footprint could be more appropriate.
- Microclimate testing should be undertaken as a priority.
- Concern about the close proximity of the massing to existing residential windows within 101 George Street and the impact on daylight/sunlight and outlook – the applicant should consider pulling the footprint further away from the boundary.
- Proposal needs to respond to the character of this part of Croydon more convincingly.
- Further consideration should be given to the material treatment and architectural expression – more material studies and contextual analysis should be undertaken to inform this and define a set of guiding design principles for the scheme. .
- More variety in the elevations would be welcomed, e.g. treating the north and south elevations differently and adding architectural interest to the east.
- Site offers great opportunities to improve the landscape of College Square which should tie into the wider vision for the Fair Field Masterplan Area (and should connect the different spaces e.g. through common materials). Landscape architect should be appointed to develop this further.
- The notional public realm should extend into the building footprint and invite the public inside to dwell – the glazed ground floor café and semi-public co-working space on the corner could work well.
- The terrace should be more public-spirited. It will benefit from excellent views towards the Fair Field Cultural Quarter and this should be celebrated.

5.2 The scheme is continuing to develop since the PRP review and is due to go back for a second review later in November. The changes made include:

- Different massing options tested and further justification for current approach
- Further contextual analysis carried out including nearby heritage assets
- Development of architectural approach and materiality
- Cycle store development
- Landscape architect appointed and public realm proposals for College Square starting to develop
- Initial qualitative assessment of microclimate impacts provided
- Initial daylight/sunlight impact assessment on nearby occupiers undertaken

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main matters for consideration in a future submission are as follows:

- Principle of development
- Affordable housing
- Townscape and design
- Amenities of future occupiers
- Amenities of adjoining occupiers
- Transport
- Other considerations including S106 obligations

Principle of development

Proposed uses

6.2 The site is located within the Edge Area of the Croydon Opportunity Area covered by policy DM38.4 of the Croydon Local Plan (CLP) (2018), where tall buildings can be acceptable subject to achieving a high quality form, design and treatment and where negative impact on sensitive locations is limited. Policy DM15 relates to tall buildings, requiring their locations in PTAL4 and above, to be of exceptional quality, respond positively to nearby heritage assets and include active ground floor and inclusive public realm. Therefore the principle of a tall building in this location is considered acceptable, subject to the above.

6.3 No. 96 George Street is allocated in the Local Plan for '*offices with residential development or hotel and/or retail (on George Street frontage)*'. No. 98 George Street is also allocated in the Local Plan, for '*redevelopment for residential and/or offices and/or retail (on George Street frontage)*'. The site allocations through the Local Plan therefore give some flexibility in terms of acceptable uses and it is considered offices with retail type uses - a café/restaurant/co-working space at ground floor - could be supported in principle. This would also comply with the aspirations of the Fair Field Masterplan, which envisaged an active frontage onto George Street and College Square.

6.4 The Intend to Publish version of the London Plan requires affordable workspace to be secured on B1 use class developments. This will need to be explored with the applicant and if secured, may help in the planning balance.

Loss of residential

- 6.5 However, policy SP2.2 of the CLP (2018) does not permit developments which would result in a net loss of homes or residential land. The scheme would result in the loss of 6 existing residential units within St Matthew's House. These units are understood to be privately owned by the applicant but are currently unoccupied. The applicant has advised the units are unable to be let due to their poor quality and layout, and whilst they have considered refurbishment, this would not be viable nor possible to a lettable standard within the existing building envelope. Officers have requested the applicant provide robust justification for the loss of these units, with evidence to support the above assertions (including length of vacancy and marketing evidence) to allow the principle to be supported.



Image 7 and 8 – photos of internals of flats provided by applicant

- 6.6 Officers take the potential loss of residential very seriously. Through discussion to date the applicant is clear in their desire to submit an office-led development and have expressed concern with integrating residential into the scheme.

Loss of community facility

- 6.7 Policy DM19.1 of the CLP (2018) protects community facilities, with their loss permitted where it can be demonstrated there is no need for the existing premises or land for a community use and that it no longer has the ability to serve the needs of the community.
- 6.8 Previous reference in the planning history has been made to a Place of Worship being in operation on the ground floor of St Matthews House, which would be considered a community facility. Contrary information however has been provided from the applicant, stating that whilst the Southwark Diocese utilised the ground floor of the building since at least 2000, this was for office functions

(which would not be a protected use) rather than as a Place of Worship. This will need to be formalised with supporting evidence in the applicant's submission, but at this stage officers are satisfied that there would not be loss of a community facility as part of the scheme.

Design and townscape

Height and massing

- 6.9 The proposed scheme is for an 11 storey building, utilising the majority of the site footprint with chamfered corners. The proposed massing seeks to mediate between the scales of 101 George Street and Suffolk House on either side, and the opposite Locally Listed Buildings on George Street (71-79 George Street to the north) and College Road (Croydon College to the south) respectively. Coupled with this is the need to balance the height and width of the building with the amenity impact on adjoining flank residential windows on 101 George Street (further detail below), and the requirement for large open plan floorplates to accommodate high quality office accommodation.
- 6.10 Whilst officers consider that a smaller footprint would be beneficial from a townscape and amenity perspective, we are cognoscente of the need for larger open plan floorplates for office developments. Taking these parameters into account, officers consider that the proposed massing could be appropriate, subject to further testing of the alternative options (including microclimate testing) and analysis of key townscape views (including the relationship with the Locally Listed assets and Locally Designated View looking east from North End to ensure harm is minimised). Feedback from the PRP suggested alternative massing options should be tested, and felt that a taller mass with a smaller footprint may be more appropriate in achieving a more slender form which is set away from the neighbouring windows. Members' views are sought.

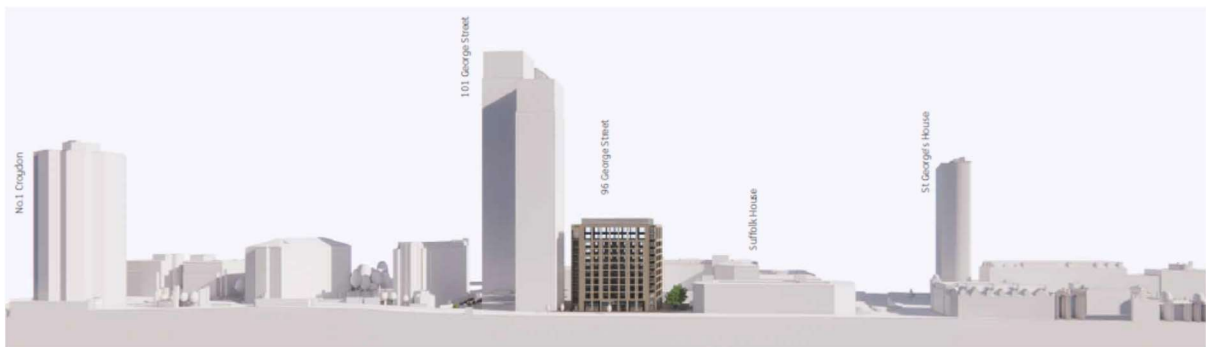


Image 9: CGI showing proposed scheme in its context (looking south)

Design approaches and façade treatments

- 6.11 The design approach is focussed on incorporating Croydon typologies in the vicinity of the site which is supported in principle. This includes the rhythm and expression of Croydon's mid-century heritage, but also smaller scale Victorian heritage such as the Locally Listed buildings opposite. This is currently emerging as a woven approach to the façade, incorporating a regular grid expression with masonry in varying bonds and concrete feature panels. Officers are working with the applicant to ensure this concept is strongly articulated on the façade with differentiation expressed between the top, middle and base of the building and

elements of expressive character to give points of interruption and interest within the quite regimented elevations. It is also important to ensure the elevations achieve a vertical emphasis including development of the chamfered corners with the rest of the facade, particularly given the wide footprint proposed. These elements are currently under development, but officers consider that this is moving in a positive direction.

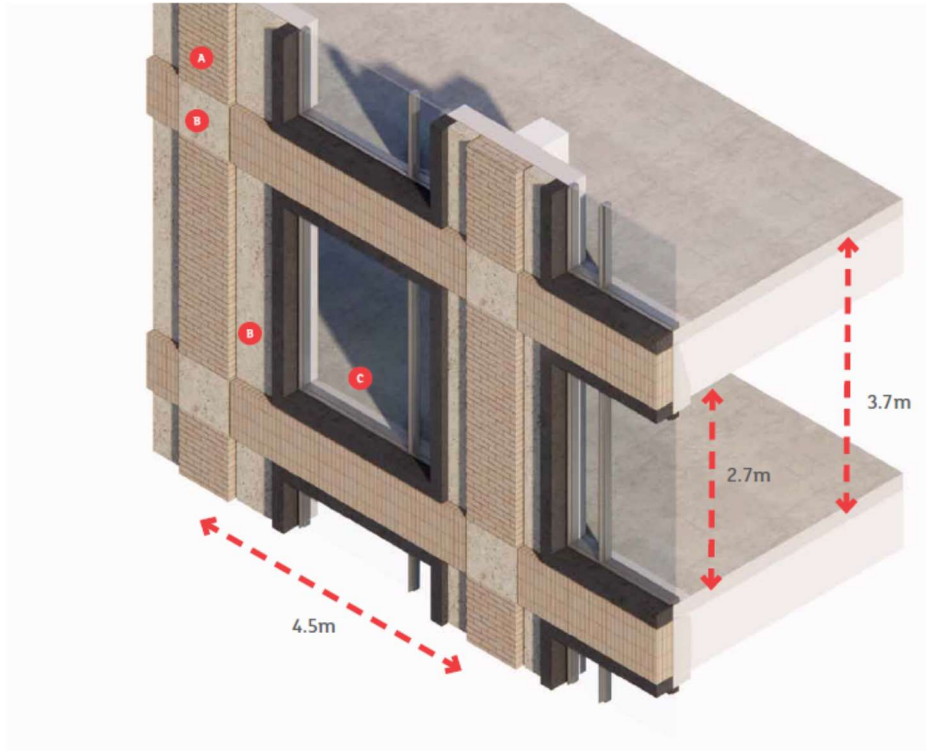


Image 10: Developing bay studies of the façade

6.12 A public art strategy will also need to be outlined and developed, and this could help improve the scheme contextually.

Materiality

6.13 The applicant is proposing a simple material palette of brickwork and concrete panels, which could be an appropriate solution. Officers are encouraging the applicant to experiment and test the right proportions, type, quality and expression of brick and concrete informed through contextual analysis and precedent studies to root the building in its locality, and add visual interest and richness. These pre-application discussions will continue.

Public realm

6.14 Both the Fair Field Masterplan and the design parameters for the outline planning permission for the wider area (ref. 16/00944/P) set out the need for active frontages along George Street and onto College Square, particularly at the corners (as do the site allocations). The ground floor uses will therefore be key, alongside the design, layout and treatment of the ground floor including entrance points. The introduction of a mezzanine floor at ground floor has been a positive addition in activating the frontage. Discussions are ongoing regarding the spaces and routes through and around the site and the ground floor layouts, including accounting for pedestrian flows, wind and microclimate. Further work is needed

in this regard, in particular for wind testing to be undertaken both on the public and private components of the scheme (including the layout and design of the proposed roof terrace), with any required mitigation designed in at this stage.

6.15 Linked with this are the strategies and designs for the public realm for College Square, which officers have been clear must come forward as part of the proposal. This public space is a key component of the Fairfield Masterplan and the Council has already invested in meanwhile use strategies for the space to begin testing how this space can evolve from its previous derelict status. The applicant is currently working up initial designs for the space (see indicative image below) supported by a brief provided by officers, to ensure the space works successfully for all potential users and complements the ground floor uses (e.g. outdoor seating for the café). Fundamental to the success of this space is microclimate conditions, which is why it is so important that wind and daylight/sunlight considerations are factored in fully and early.



Image 11: initial public realm CGI

Impact on adjoining occupiers

6.16 There are a number of buildings surrounding the site, and some emerging/consented schemes. Most critically in terms of residential amenity are 101 George Street, nearing completion immediately to the east and the upper floors of 71-79 George Street opposite the site to the north.

6.17 The applicant has been made aware that the development will need to take full account of surrounding development, with initial testing carried out at an early stage to best inform the emerging massing. Whilst an initial analysis has been provided, a full and detailed daylight/sunlight assessment has been requested by officers (including comparative testing of alternative massing options) but is yet to be provided.

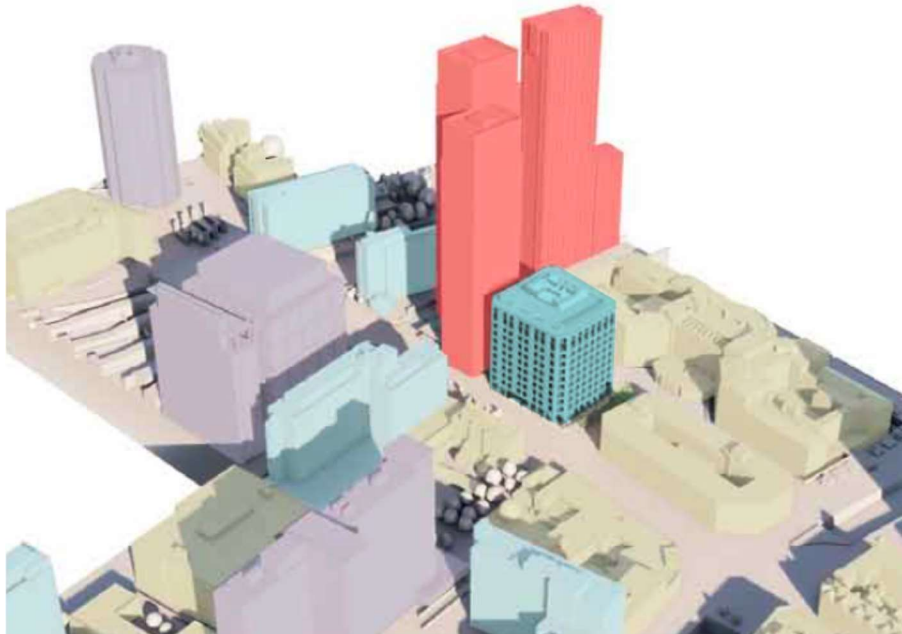


Image 12: surrounding context

6.18 101 George Street has flank primary habitable room windows facing the site which, the applicant's initial analysis suggests, would experience material daylight/sunlight impacts. It is important to acknowledge however that the 101 George Street scheme was recently consented, with the principle of a mid-rise block on this pre-application site established and the site allocations envisaging future redevelopment. Therefore, whilst the impact is a concern that will need to be carefully considered, it is noted that some degree of flexibility will be required in this respect to allow a redevelopment to come forward. Officers are working with the applicants to understand the extent of the impact and potential remediation, and through this, understanding the optimal building massing and design (along with consideration of the townscape impact and key views).

6.19 The applicant's initial daylight and sunlight testing also identifies impacts to varying degrees for the residential units on the upper floors of 71-79 George Street (nos. 77 and 79 George Street being most severely impacted). As above, officers have requested the full results and analysis to understand the full impact and which windows are affected. It is appreciated that there will be some degree of impact with any larger building on the site and the dense urban nature is acknowledged. This will need to be weighed against the extent of the impact and potential mitigation, alongside whether the scheme delivers sufficient public benefit.

6.20 In terms of privacy and overlooking, 18m is generally considered the minimum separation distance to allow adequate privacy. Given the proximity of the site to surrounding developments (both existing and proposed) a degree of mutual overlooking is to be expected, however care should be taken to retain amenity in this respect as much as possible, and ensure surrounding schemes are not prejudiced from coming forward. This will include consideration of the impact of the roof terrace, and window to window relationships with neighbouring 101 George Street.

Highways and transport

6.21 A new vehicular access is proposed off College Road, serving a parking and servicing area with 2 disabled parking spaces. This provision is considered appropriate given the highly accessible location and commercial uses proposed. Exact arrangements for the access are to be agreed to ensure safe access and manoeuvring can be achieved.

6.22 Refuse storage would also be to the rear off College Road, with collection arrangements and management strategy to be agreed. A dedicated cycle store is also proposed for users of the building, accessed on the eastern side of the building adjacent to 101 George Street, the principle of which is supported to further activate this space. The designs of this the cycle store are developing positively, development of the eastern façade and wind testing to ensure the space is a pleasant and usable space to support this will be important considerations going forward.

6.23 Consideration is being given to the likely demand for deliveries and servicing in and around the building, given the amount of surrounding development. At present, it is envisaged the majority of deliveries and servicing will take place on site, with discussions continuing regarding the use of a loading bay on College Road for larger vehicles. A robust delivery and servicing plan would be required with any application. It is likely a restriction of car parking permits for future users of the building would be secured by legal agreement.

Environmental impact and sustainability

6.24 A detailed sustainability strategy has not yet been confirmed, but the applicant has been made aware of the relevant policy requirements, including the forthcoming requirements in the Intend to Publish version of the London Plan for major non-domestic development to achieve zero carbon. Full discussions relating to air quality, overheating, surface water drainage, microclimate and lighting impacts are yet to be held.

6.25 The site is within Flood Zone 1 (low risk). The applicant has been advised that a full flood risk assessment and drainage strategy would be required to support a planning application. Green field run-off discharge rates are the policy requirement.

6.26 There are a small number of trees/shrubs across the site. Urban greening and integration of soft landscaping is very important, particularly in the context of a climate emergency. Given the scheme seeks to maximise the footprint of the site,

use of the roof for soft landscaping is all the more important and fundamentally required, as well as delivering trees and landscaping within College Square.

6.27 The applicant has been advised to submit a request for an Environmental Impact Assessment (EIA) Screening Opinion to confirm that an EIA is not required.

Mitigation

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

- Employment and training (contributions and obligations)
- Air Quality contribution
- Zero carbon offset (if required)
- Future connect to District Heating Network
- Car parking permit restrictions
- Car club provision and membership to occupiers
- Travel Plan
- Transport for London contributions
- Delivery and servicing plan with financial bond
- Contribution to improvements to the public transport network/sustainable travel improvements/highway improvements/restrictions
- TV signal mitigation
- Wind mitigation measures
- Public realm delivery and maintenance
- Highway works to facilitate access and servicing requirements including potential loading bay/loss of on-street parking spaces, upgrades to footway and College Square
- Retention of scheme architects
- Affordable work space

7 SPECIFIC FEEDBACK REQUESTED

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

1. The principle of a commercial development in this location and the loss of 6 residential units
2. The height and massing of the building
3. The ground floor uses and site layout, including public realm proposals
4. The proposed design approach to the façade and elevation details including materiality
5. The likely impact on neighbouring occupiers in terms of daylight, sunlight and outlook
6. The level and location of car and cycle parking proposed
7. The importance of green infrastructure and urban greening, both on the roof and in College Square

8 PROCEDURAL NOTE

- 8.1 A planning application for the proposed development would be referable to the Mayor of London under the Mayor of London Order 2008.
- 8.2 The applicant has submitted a pre-application to the Greater London Authority (including consideration by Transport for London) for an opinion. A meeting was held on 6th October. Their main feedback focussed on the loss of the existing residential units, the height and massing of the development and the impact on residential amenity of the adjoining occupiers. The formal written response has yet to be issued.

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

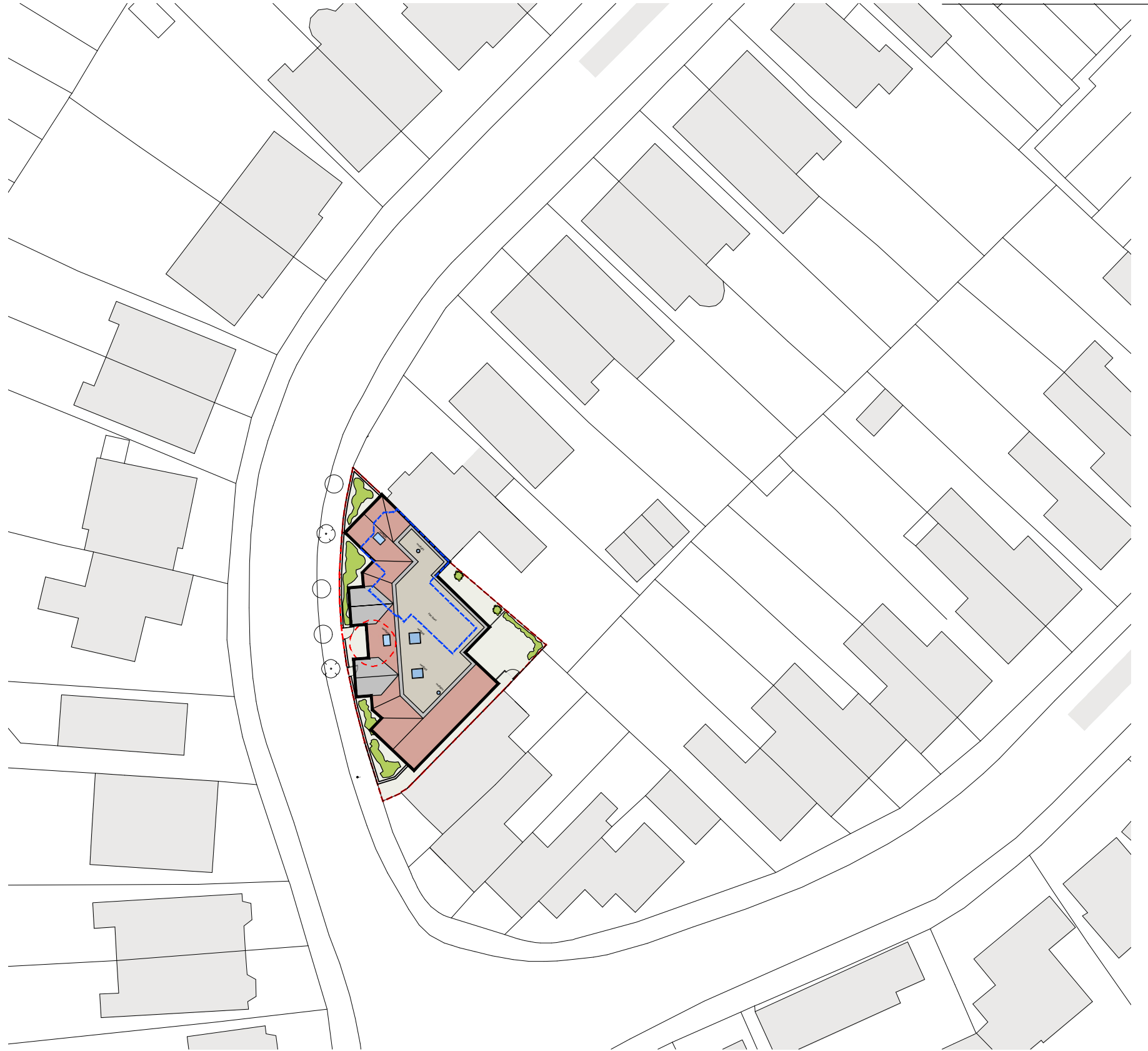
- 9.1 The Committee to take any decisions recommended in the attached reports.

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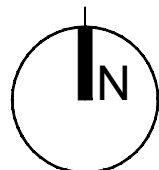
SITE LOCATION PLAN

1:1250 @ A3
 metres 10 20 30 40 50



BLOCK PLAN

1:500 @ A3
 metres 5 10 15 20



Client's Name
SOUTH EAST PROPERTY LIMITED

Job Title
2 VINCENT ROAD,

Drawing Title
SITE LOCATION & BLOCK PLANS

Scale
SCALE VARIES

Drawn	Checked	Date
PA	PJ	04.10.18

Job No	Drawing No	Rev
6598	(PL) 001	E

Status
PRELIMINARY

Rev	Date	Revision Details	Dr	Ch
E	31.07.20	Planning Issue	PA	PJ
D	24.07.20	Work In Progress Issue	PA	PJ
C	19.08.20	Side access added	PA	PJ
B	01.08.19	Planning Submission - Scheme revised following comments received from Croydon Planning Department	LG	PA
A	26.10.18	Planning Submission	PA	PJ

London: 76 Great Suffolk Street, London, SE1 0BL
 T 0207 928 2773 E london@eecoarchitecture.com
Sussex: Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP
 T 01903 248777 E sussex@eecoarchitecture.com
Bristol: Westworks, Colston Tower, Colston Street, Bristol, BS1 4XE
 T 0117 214 1101 E bristol@eecoarchitecture.com



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PART 6: Planning Applications for Decision

Item 6.1

1.0 APPLICATION DETAILS

Ref: 18/05930/FUL
 Location: 2 Vincent Road, Croydon, CR0 6ED
 Ward: Addiscombe West
 Description: Demolition of existing dwelling. Erection of 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations (Amended Plans).
 Drawing Nos: 6598 (PL) 001 E (Received 31/07/2020), 6598 (PL) 002 H (Received 31/07/2020), 6598 (PL) 003 F (Received 31/07/2020).
 Agent: Mr Ambridge
 Applicant: Mr Chaudry
 Case Officer: Paul Young

	studio	1 bed	2 bed	3 bed	4 bed (+)
Existing	0	0	0	0	1
Proposed	0	2	4	1	0

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
0	12

- 1.1 This application was previously reported to Planning Committee on 12/09/2019. The Committee resolved to defer the application in order to for the applicant to revisit the design and provide better visuals of the (revised) scheme.
- 1.2 The previous committee report is attached as Appendix 1.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission, subject to the completion of a Legal Agreement to secure the following:
 - a) Precluding future residents of the development from obtaining parking permits
 - b) £3,750 sustainable transport contribution (towards car clubs and EVCPs)
 - c) Monitoring Fee
 - d) Any other planning obligations considered necessary
- 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) Commencement time limit of 3 years
- 2) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 3) Samples of external materials to be submitted
- 4) Submission of hard and soft landscaping plan.
- 5) Obscure glazed/non-opening window above ground floor servings Flats 5 and 7 in North East elevation of building.
- 6) No additional windows above ground floor in NE elevation of building.
- 7) Details of boundary treatments/private amenity space division.
- 8) Submission of Construction Logistics Plan (CLP)
- 9) Requirement for 19% Carbon reduction and 110 litre water usage (sustainability)
- 10) Details of site specific SUDS to be submitted
- 11) Implementation of waste/recycling facilities prior to occupation of units
- 12) Implementation of cycle parking facilities prior to occupation of units.
- 13) Ground floor units to be built to Building Regulations M4(2) standard
- 14) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

- 1) Community Infrastructure Levy
- 2) Highway/Crossover Works
- 3) Compliance with Building/Fire Regulations
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That if by 5th February 2021 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 SCHEME AMENDMENTS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Demolition of existing dwelling and clearance of existing site
- Erection of three storey replacement building providing 7 residential units (comprising 2 x 1 bed, 4 x 2 bed and 1 x 3 bed flats) complete with balcony/terrace/private amenity areas.
- Provision of new boundary treatments, waste and cycle stores, pathways and other areas of hard and soft landscaping

Scheme Amendments

3.2 The proposed changes to the plans since members last saw the scheme include (but are not limited to):

- The second floor zinc clad flat roof element has been replaced with a traditional clay-tiled pitched roof.
- More traditional gable ended bays/dormers have been incorporated into the design.
- The two predominant flat roofed gable ends of the previous scheme have been replaced with 3-storey pitched gables, along with redesigned gable-ends.
- The rear elevation has been set back and now aligns with the rear elevation of the neighbouring property at No.50 Morlands Avenue.
- The single parking space on site has been removed (following the CPZ being implemented)
- More traditional materials have been incorporated including the use of London stock brick and clay roof tiles
- A 900mm separation gap has been introduced between the development at no. 50 Morlands Avenue
- The core/staircase has been reconfigured (to provide more usable rear amenity space for the ground floor units)
- The cycle store and access has been relocated to the front of the building.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the proposed residential (re)development is acceptable
- The design and appearance of the development is of a suitably high quality, and would not harm the character of the surrounding area.
- Subject to conditions, the living conditions of adjoining occupiers would be protected from undue harm.
- The mix of accommodation is acceptable/encouraged and living standards of future occupiers would comply with National, Regional and Local standards.
- Subject to the suggested conditions and legal agreement, the proposed development would not unduly increase parking pressure and would not harm highway safety.
- Subject to a suitable landscaping scheme (secured via conditions), the development would not harm biodiversity.
- Subject to conditions, suitable sustainable energy, water and drainage measures can be secured.

5.0 LOCAL REPRESENTATION

5.1 Neighbour notification: 44 letters of objection were received and reported to the committee on the 12/09/2020 and covered in the appended report.

- 5.2 Following the receipt of amended plans, 53 local addresses were notified. Written objections (to these amendments) have been received from a single address. This raises concern that the proposed development has not used the proposed flat roof areas for green roofs or for solar panels for sustainable drainage and energy purposes.
- 5.3 A further 4 comments have been received neither supporting nor raising objections to the development, subject to strict compliance with the submitted plans (and any attached conditions).
- 5.4 Cllr Fitzpatrick: No objections to the amended development subject to strict compliance with the submitted plans.

6.0 MATERIAL PLANNING CONSIDERATIONS

- 6.1 The main planning issues relevant when assessing the amended proposal are as follows:
- Townscape and visual impact
 - Mix and quality of proposed accommodation
 - Impact on amenities of surrounding residents
 - Access, Parking and Highway Safety
 - Sustainability and Flood Risk
 - Biodiversity, Trees and Ecology
 - Waste/Recycling Facilities
- 6.2 Policy SP4.1 of the 2018 Local Plan states that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities.
- 6.3 Similarly, Policy DM10.1 of the 2018 Local Plan states that proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect
- 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; the Place of Croydon in which it is located.
- 6.4 The design of the amended scheme is a notable departure to that presented to the Committee in September 2019. The amended design generally proposes a more traditional approach in terms of architectural forms and materials (with pitched clay tile roofs rather than a recessed zinc-clad roof form), but does include some of these more contemporary elements incorporated in more traditional forms – ie the two proposed zinc clad pitched bay features which frame

the central entrance to the development. A comparison of the two approaches (western elevation) is shown below.

- 6.5 The more traditional design proposed would ensure that visually it relates more closely and comfortably with its two neighbours at number 2 Vincent Road whilst framing itself as a 'new/contemporary' development when travelling northwards from Morland Road.
- 6.6 The proposed development provides the same number of units with broadly the same mix, and its height (at 3 storeys) would comply with Policy DM10.1. Conditions securing samples of the proposed externals are recommended to ensure that they are of a suitable quality.
- 6.7 Given the assessment above, and subject to the attached conditions, the application is not considered to harm the character or appearance of the site or the surrounding area.

Mix and Quality of Accommodation Provided

- 6.8 Policy SP2.7 of the 2018 Local Plan states that the Council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes, particularly for small family units.
- 6.9 The proposed mix would be as in the previous scheme, and would provide one 3b 5p unit which would mean that there would not be any net loss of 3 bedroom units (and therefore no conflict with Policy DM1.1). Additionally, 3 large 2 bedroom (4 person) units would be provided, along with a couple of 1 bedroom units, which is considered to represent a satisfactory mix of accommodation.
- 6.10 In relation to the quality of the accommodation provided, Policy 3.5 of the 2016 London Plan states that housing developments should be of the highest quality, internally, externally and in relation to their context and to the wider environment. It indicates that the design of all new housing should enhance the quality of local places, taking into account physical context and local character. Policy 3.5 sets out minimum GIA standards for new residential developments.
- 6.11 In addition to the above, Policy DM10.4 of Croydon's local plan states that all proposals for new residential development will need to provide private amenity space that:
 - 6.12 Is of high quality design, and enhances and respects the local character
 - 6.13 Provides functional space (the minimum width and depth of balconies should be 1.5m);
 - 6.14 Provides a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter;

6.15 All flatted development and developments of 10 or more houses must provide a minimum of 10m² per child of new play space, calculated using the Mayor of London's population yield calculator and as a set out in Table 6.2 below. The calculation will be based on all the equivalent of all units being for affordable or social rent unless as signed Section 106 Agreement states otherwise, or an agreement in principle has been reached by the point of determination of any planning application on the amount of affordable housing to be provided. When calculating the amount of private and communal open space to be provided, footpaths, driveways, front gardens, vehicle circulation areas, car and cycle parking areas and refuse areas should be excluded.

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

Unit No.	Unit Type	GIA		Private Amenity (PA)	
		Required (m ²)	Provided (m ²)	Required (m ²)	Provided (m ²)
1	3b5p	86	87.5	8	34
2	2b4p	70	72.3	7	17
3	1b2p	50	55	5	8.5
4	1b2p	50	51.2	5	5
5	2b4p	70	70	7	7
6	2b3p	61	65	6	8.3
7	2b4p	70	74	7	7

6.17 As noted, the proposed units would meet/exceed the standards, and it is noted that all habitable rooms would be served by at least one natural light source. As noted earlier, the change in the siting of the core allows for more usable private amenity space for GF units 1 and 2.

6.18 All ground floor units will be to Building Regulations M4(2) standard on the ground floor, secured by condition. Consideration has been given as to whether a lift could be provided (as set out in Policy 3.8 of the London Plan) in order to provide M4(2) units on the upper two floors. The original and appended report concluded a lift was not required. Furthermore, information has been provided which demonstrates that such a provision would impact on the viability of the scheme. Therefore, on balance, the absence of a lift is accepted.

6.19 As such, in general, the proposed accommodation is considered to be of a good standard and no conflicts with adopted policy or guidance are identified.

Impacts on Neighbouring Residential Amenity

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

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

6.21 As noted earlier, the layout of the development has changed slightly as shown in the comparison between the previous and (now) proposed ground floor plans below.

Previous Ground Floor Plan



Proposed Ground Floor Plan



6.22 Most notably, the proposed staircase/core has been re-sited so as to not to be angled towards number 4, resulting in a consistent (and greater) setback from the shared boundary with number 4, albeit to a slightly greater depth beyond this property. Overall, this amendment would reduce visual intrusion to number 4 and improve outlook, whilst impacts on daylight/sunlight would remain broadly as before.

6.23 As noted in the earlier report, the applicant submitted a daylight/sunlight report which concludes that some additional overshadowing would occur to number 4 when compared to the existing situation, but that the design and massing is such that any impact has been minimised and that the impact would not be significant upon the amenities of the occupiers of this adjacent building.

6.24 It is also noted that since the previous committee report was published in September 2019, rear extensions have been granted permission at number 4 as part of a scheme to convert the property to 5 flats (19/04418/FUL). These extensions result in habitable room windows being shifted/installed further to the rear/SE, and so these will be less affected by the proposed development.

6.25 In relation to number 50 Morland Avenue, as with the previous proposal, the development would not conflict with BRE daylight and sunlight guidelines. Additionally, in this proposal a small 900mm gap would also be provided, thereby reducing any amenity impacts upon this property (from the proposal) further.

- 6.26 In terms of overlooking, there is some additional overlooking of the rear garden serving number 4. However, the bulk of this would be limited to the rear part of the garden, and it is noted that as part of permission 19/04418/FUL this 'rear part' would be converted to communal (not private) amenity space. In relation to windows facing towards number 50, the proposed windows would be located in comparable positions to those that exist – and would be sited over 13m from the shared boundary. As such, it is not considered that 'direct' overlooking would occur, and therefore that no conflict with policy would result.
- 6.27 The proposed development would introduce additional activity and lighting in and around the site. However, this activity would be residential in nature, within a residential area, and adopted planning policies and guidance encourage intensification of residential use in principle (subject to a full planning assessment). As such, it is not considered to result in undue harm in this regard.

Access, Parking and Highway Safety

- 6.28 Policy SP8.15 of the Croydon Local Plan states that the Council will encourage car free development in Centres, where there are high levels of PTAL and when a critical mass of development enables viable alternatives, such as car clubs (while still providing for disabled people). Detailed car parking standards are contained within the Croydon Local Plan's Detailed Policies and Proposals.
- 6.29 The site has a Public Transport Accessibility Level (PTAL) of 4 (good), and the site lies within a Controlled Parking Zone (CPZ). Since the original application was submitted a CPZ has come into force in the immediate area. The applicant has therefore amended the scheme to be 'car – free' and has agreed to sign a Unilateral Undertaking to preclude future residents of the development from applying for car parking permits in addition to financially contributing to sustainable transport initiatives (paragraph 2.1 of the report) . Subject to this, no increase in parking pressures within surrounding roads would result from the development.
- 6.30 In terms of cycle parking, the London plan would require 12 secure and covered cycle parking spaces for the proposed development (1 space for the 1 bed unit, 2 spaces for the other units). A secure, covered and accessible cycle storage area is shown on the proposed plans and can be secured via condition. Space for 12 bicycles would be provided in excess of these standards and these would be located within a secure cycle storage area. As such, no conflicts with adopted Policy would occur.

Sustainability and Flood Risk

- 6.31 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 6.32 The site is located within a critical surface water flooding area. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS).

A condition is recommended requiring additional site specific SuDS measures (eg rainwater collection/recycling, green roofs/walls etc) and a suitable soft landscaping scheme which should mitigate any harm in terms of surface water flood risk in the local area.

Waste/Recycling Facilities

6.33 The guidance set out in the Council's Suburban Design Guide (2019) advises that waste storage areas should be within 30m of the entrance of each residential units and within 20m of the public highway.

6.34 The application proposes a secure and covered waste storage area close to the entrance to the site (well within the required 20m distance) and which is of a suitable size to accommodate the development.

Trees, Landscaping and biodiversity.

6.35 The applicant has submitted an arboricultural report and a tree constraints plan which identifies 3 x category C trees, two of which are street trees. The category C tree on site would need to be removed to facilitate the development, but it is noted that the amended scheme has been pulled back from the front boundary, and the parking space has also been removed, which (now) increases the distance to the two nearby street trees and allows scope/space for the category C tree to be replaced. Subject this, and other suitable soft/hard landscaping (secured via condition), a net gain in soft landscaping and bio-diversity can be achieved.

Other matters

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

7.0 MATERIAL PLANNING CONSIDERATIONS

7.1 The proposed development would provide an additional 6 new residential units, a fair number of which would be suitable for small families. This adds some weight in favour of the proposal. Subject to the recommended conditions, the development would not result in any material harm in terms of the character or appearance of the site or surrounding area, the amenities of surrounding residents, highway safety, biodiversity, flood risk or sustainability. As such, the development is considered acceptable and is therefore recommended for approval.

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

PART 6: Planning Applications for Decision

Item 6.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/05930/FUL
 Location: 2 Vincent Road, Croydon, CR0 6ED
 Ward: Addiscombe West
 Description: Demolition of existing dwelling. Erection of 3 storey building comprising 2 x one bed, 4 x two bed and 1 x three bed units (7 in total) with associated amenity spaces, refuse and cycle storage and 1 parking space.
 Drawing Nos: 18107-02-E-GA, (PL)001 Rev B, (PL)002 Rev B, (PL)003 Rev B, SK 190326, (SK) 001
 Applicant: Mr Chaudry South East Property Limited
 Agent: Mr Ambridge – ECE Architecture
 Case Officer: Wayne Spencer

	1 bed, 2 person	2 bed, 3 person	2 bed, 4 person	3 bed, 5 person
Houses	2	1	3	1

Number of car parking spaces	Number of cycle parking spaces
1	11

1.1 This application is being reported to committee because the Ward Councillor Sean Fitzsimons has made representations in accordance with the Committee Consideration Criteria and requested committee consideration and representations 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 subject to:

A. The prior completion of a legal agreement to secure the following planning obligations:

- a) Restricting residents access to on street parking permits
- b) Car club space with electric charging point to be installed/retained in perpetuity
- c) Three street trees to be provided on Vincent Road

Conditions

- 1. In accordance with the approved plans
- 2. Refuse/cycle stores to be installed/retained in perpetuity
- 3. External facing materials (including samples) to be approved
- 4. Upper floor north facing windows obscure glazed
- 5. Hard and soft landscaping to be approved (to incorporate SuDS)
- 6. Tree Protection in accordance with Arboricultural Report
- 7. Construction Logistics Plan
- 8. Ground floor units to be Part M(4)3 compliant
- 9. Water usage off 110L per head per day

10. 19% carbon dioxide reduction
11. Commence within 3 years
12. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practice for construction sites
- 3) Removal of site notices
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Erection of three storey building comprising 2 x one bed, 2 person, 1 x two bed, 3 person, 3 x two bed, 4 person and 1 x three bed, 5 person flats (total of 7 units)
- Refuse and cycle stores to all new properties
- Associated private amenity spaces
- Associated hard and soft landscaping
- 1 car-club parking space on site

Site and Surroundings

3.2 The application site lies on the eastern side of Vincent Road close to the junction with Leicester Road to the south. The site currently has a single dwelling attached to no.4 Vincent Road with a south facing garden space.

3.3 The surrounding area is residential in character with properties fronting Vincent Road being predominantly 3-storeys in height (including the roof spaces over). The majority of the dwellings appear to be of the Victorian period and are of a similar character, form and design however nos.2 and 4 are not identical given that no.2 was built at a later date.

3.4 The application site is at 'very low' risk of surface water flooding. The site is not within a Conservation Area and the building in question is neither nationally nor locally listed.

Planning History

3.5 18/01892/PRE – Erection of new building comprising of nine flats – Amendments suggested to improve the scheme

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the immediate locality and the extant planning permission.
- The design, form and appearance of the development is appropriate given the context of surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.

- The living standards of future occupiers are satisfactory and meet the National Housing Space Standards.
- The highway impact on the surrounding area would be acceptable.
- Sustainability aspects are controllable through the use of planning conditions.
- Flood risk mitigation measures are controllable 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.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of consultation letters sent to the properties which are adjacent to the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 45 Objecting: 44 Supporting: 0 (1 letter making comments neither objecting or supporting the proposal)

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

Summary of objections	Response
<i>Townscape</i>	
<ul style="list-style-type: none"> • Overcrowding • Out of character. • Over development • Impact upon street scene • Change to established Vincent Road front building line • 3-storey flat roof building would not reflect the character of the area • Materials not of high quality and would clash with surrounding Victorian properties 	See paragraphs 8.3 to 8.6
<i>Neighbouring amenity</i>	
<ul style="list-style-type: none"> • Loss of light and overshadowing impact • Overlooking and loss of privacy • Increase noise from additional residents • Noise impact/disturbance during construction works • Lack of natural light to the proposed amenity spaces 	See paragraphs 8.7 to 8.16
<i>Environment</i>	
<ul style="list-style-type: none"> • Loss of garden space • Loss of trees • Lack of soft landscaping proposed • Lack of green space for future occupiers 	See paragraphs 8.23 and 8.24

<ul style="list-style-type: none"> • Solar gain impact for future occupiers 	
<i>Highways and Refuse</i>	
<ul style="list-style-type: none"> • Lack of parking provision of the development potentially resulting in detrimental highways impact – parking permits should be withheld • Concerns over highway safety with building so close to the front boundary • Cycle storage inadequate for future occupiers • Impact on refuse collection and lack of refuse storage provision • Refuse management required on the site 	See paragraphs 8.17 to 8.20
<i>Flooding</i>	
<ul style="list-style-type: none"> • Change to water course from rainfall impacting upon foundations of neighbouring properties 	See paragraph 8.22
Other comments	Response
<ul style="list-style-type: none"> • Pressure on local infrastructure (doctors, schools etc). 	See paragraph 8.16
<ul style="list-style-type: none"> • Solar panels or green roof proposed? 	See paragraph 8.21

6.3 The following comments have been received but are not material to the determination of this application and will require no further assessment:

Summary of comments	Response
Loss of a view	Not a material planning consideration
Damage to neighbouring property and party wall impact	These matters are not material planning considerations and are covered by alternative legislation
Compliance with fire regulations	Considered under Building Regulations
The Surrey Estates Company Limited in 1889 require a semi-detached building on this plot	Not a material planning consideration and any covenants would need to be addressed by the developer
Impact on sewer as a result of additional properties	Not a material planning consideration
Impact upon property prices	Not a material planning consideration

6.4 Councillor Sean Fitzsimmons objected and referred the application to planning committee on the following grounds

- Visual Amenity: Appearance of the new building clashes with the Victorian/Edwardian street scene. This is a prominent site near the junction of Morland Avenue and Vincent Road and the poor design will detract rather than enhance the area.
- Unsuitable use of materials. The use of cladding at higher levels which will be seen from other properties and from the junction of Vincent Road and Morland

Avenue. The proposed building will clash with the Victorian yellow-stock houses close by.

- Boundary Treatment with pavement: This needs rethinking as the proposal doesn't enhance the street scene.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

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

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

7.4 Croydon Local Plan 2018:

- SP1.1 Sustainable development
- SP1.2 Place making

- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking
- DM1: Housing choice for sustainable communities
- DM10: Design and character
- DM13: Refuse and recycling
- DM16: Promoting Healthy Communities
- DM23: Development and construction
- DM25: Sustainable Drainage Systems and Reducing Flood Risk
- DM29: Promoting sustainable travel and reducing congestion
- DM30: Car and cycle parking in new development

7.5 There is relevant Supplementary Planning Guidance as follows:

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

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Housing Quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability

Principle of development

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. The site is currently in residential use and has not been designated in the local plan, to be used for any other purpose. The dwelling to be demolished was not a 3-bed dwelling as originally built and the overall floor area exceeds 130sqm. As such, there is no specific requirement for the proposal to include a replacement 3 bed dwelling in accordance with the requirements of Croydon Local Plan 2018 Policy DM1.2. However, there is a strategic policy requirement, contained within CLP policy SP2.7, for 30% of new homes in the Borough to have 3 or more bedrooms. The proposed development aims to provide 1 X 3-bed, 5 person and 3 x 2 bed, 4 person units and, for the first three years of the

adopted Local Plan, 2 bed, 4 person units would be considered family housing and would therefore contribute to such housing provision within the Borough. As 4 of the 7 proposed units would be considered family accommodation, there is no objection in principle to the proposed development provided that there are no other policy objections.

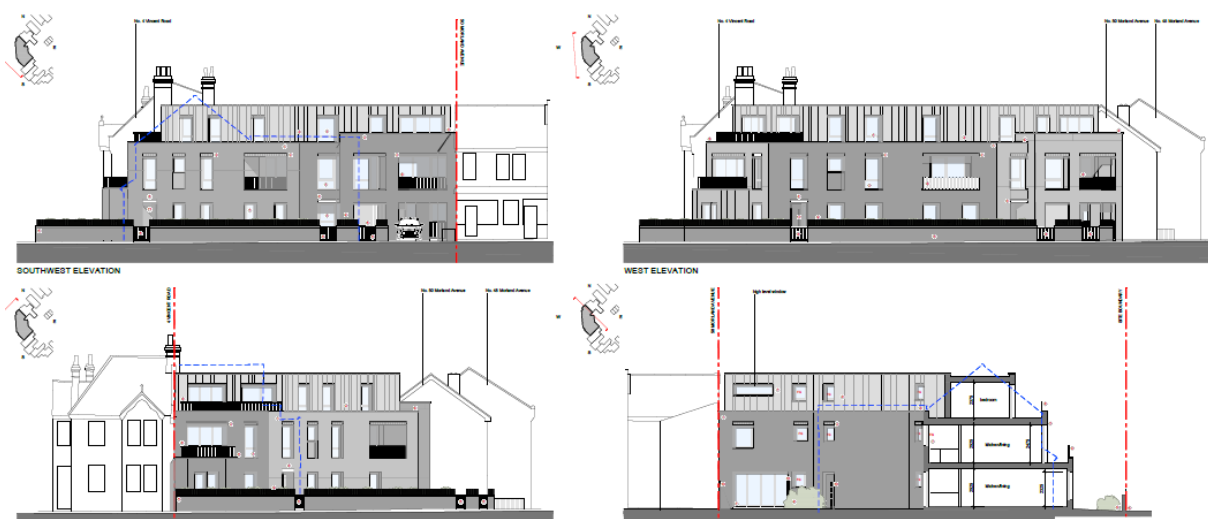
Townscape and visual impact



- 8.3 The site currently contains a single dwelling house which is two storeys in height with roof space over (3-storeys overall). The overall height of the proposed building would be three storeys which, when considering the roof form of the surrounding properties, would be in-keeping with the overall height of surrounding properties.
- 8.4 The proposed building would have brickwork to the ground and first floors which would be in-keeping with the materials used on the surrounding properties. The proposal originally proposed the use of mid-grey brickwork however it was considered that this colour would not generally exist in the immediate locality and this since been amended to red/multi brick which would be considered much more in-keeping. The final external materials could be secured by planning condition through the submission of physical samples to ensure that they are sympathetic to the surrounding built form.
- 8.5 The development would include a recessed third floor with standing seam zinc cladding which offers a distinguishing feature to the building. The proposed development would

have a larger footprint than the current building occupying the plot and would make optimal use of the available land. Although close to the front site boundary, the building has been stepped back throughout the application process and there would be a landscaping buffer between the building and the road. The curved boundary of the site would lend itself to have a building built quite close to the front boundary and the staggered form of the building and its associated openings and deep reveals would allow a degree of separation and relief from the front boundary at the north western and south western points of the site. The north facing bay closest to no.4 Vincent Road has also been reduced in width throughout the application process to add further relief and ensure it is more in-keeping with the width of the gabled frontage serving no.4. The window arrangement has also be rationalised and now correlates each floor of the proposed building creating a well-designed addition to Vincent Road.

8.6 The proposed development would be of a contemporary design rather than a pastiche of the Victorian properties that are in the immediate locality. The overall height and massing would not be at odds with the massing of the built form in the immediate locality and, although the built form would increase the overall footprint of the site, it is considered that the development would not constitute an overdevelopment of the site. The contemporary design rather than a Victorian pastiche would differentiate the building from the existing historic built form in the locality. The site is located on a road junction visible from Vincent Road and Morland Avenue and is therefore considered to be a corner plot. The Council’s Suburban Design Guide 2019 states that a contemporary and innovative approach would be acceptable and corner plots should seek to accommodate additional height and depth. It also states that the built form should respond to the positioning of neighbouring front elevations and that the stepping in footprint to maximise development potential of a corner plot would be an acceptable approach. As a result, a larger building on this corner location is acceptable from a design perspective. The building addresses the road junction location and creates a landmark building feature to the street scene which is considered appropriate in this case. Whilst the proposed development would differ from the predominant building forms in the area, it would not be significantly at odds with the built form of the surrounding properties and the proposal would therefore not have a detrimental impact on the character and appearance of the surrounding area.



Housing quality for future occupiers

- 8.7 The proposal results in an increased density on the site by seven additional residential units with a mix of 1 x 3-bed, five person, 3 x 2-bed, four person, 1 x 2-bed, three person units and 2 x 1-bed, two person units. The 3-bed, five person and 2-bed, three person units will be at ground floor level. The scheme exceeds the density matrix (200-450) as set out within the London Plan at 500 habitable rooms per hectare however given the urban setting, the proximity of the site to the centre of Croydon and the acute need for new homes, it is considered an appropriate density for this site.
- 8.8 The ground floor units would need to be compliant with M4(2) of the Building Regulations providing step free access to these units for any future disabled residents and this would appear to be the case. The London Housing Design Guide standards 3.2.5 and 3.2.6 state that *“all dwellings entered at the fourth floor (fifth storey) and above should be served by at least one wheelchair accessible lift, and it is desirable that dwellings entered at the third floor (fourth storey) are served by at least one such lift.”* As this development is three storeys high, it is not considered that a lift would need to be accommodated and it is considered that compliance with M4(2) rather than M4(3) would be acceptable in this case given the overall scale of the proposed development.
- 8.9 The National Space Standards and the London Plan states that 3-bed 5 person dwellings should provide a minimum internal floor space of 86m², 2-bed, 4 person dwellings should provide a minimum internal floor space of 70m², 2-bed, 3 person dwellings should provide a minimum internal floor space of 61m² and 1-bed, 2 person dwellings should provide a minimum internal floor space of 50m². The plans submitted indicate that all of the proposed units meet the relevant space standards measuring between 50sqm and 110sqm. Having assessed the room sizes and the associated fenestration detailing on the proposal, the habitable rooms of all proposed units would have a good outlook with the exception of the rear facing bedroom window of unit 6 on the third floor (which is served by a high level window). However, all other rooms within this unit would have a very good outlook and this arrangement would be similar to the outlook provided by a roof window serving a bedroom in the roof space. As such, it is not considered that this would result in significant impact upon the future occupiers to warrant the refusal of permission. All habitable rooms within the proposed building would all rooms, including the bedroom serving unit 6, would have adequate sized windows to allow a significant amount of natural light to enter all of the habitable rooms within the proposed units. Therefore, it is not considered that a significant solar gain would result given the linear nature of the windows and their recessed reveals.
- 8.10 The proposed development would include private outdoor amenity spaces to serve both ground floor units and third party comments raised the issue of poor natural light levels for future occupiers. However, the private amenity spaces at ground level would be south east facing and the overall depth of the spaces would allow sufficient natural light into these spaces.
- 8.11 All upper floor flats will have private amenity space in the form of balconies fronting Vincent Road. The first floor flats will predominantly have recessed balcony areas and the upper floor flats will have balconies which are flush with the build line below. They will provide private outdoor amenity space with sizes which are compliant with the London Plan Housing Standards. The window reveals will still allow sufficient natural light into the main units themselves. There is no communal rear garden however, having calculating the number of children that could use any play-space using the

Croydon Local Plan and GLA policy documents, the development would require less than 5 square metres of play space based on the proposed 7 units. It is therefore considered that this on-site provision would not result in a significant amount of good quality play space for future occupiers and a more appropriate solution in this case would be to provide enhanced private amenity spaces to the units. All units exceed the space standard requirements, particularly the 3-bed ground floor unit and the second floor 2-bed unit labelled 'unit 7'. Further consideration was given to the fact that the nature and location of this corner-plot site would mean that any communal space fronting onto Vincent Road could potentially create safety and surveillance concerns and the quality of the space would not be significantly high. The Council consider that this approach would be acceptable in this case and that, on balance, the standard of accommodation provided by the proposed development would be acceptable for all future occupiers.

Residential amenities of neighbouring occupiers



8.12 The building would adjoin the flank wall of the building to the north (no.4) however it will be set away from this building as it projects beyond the existing rear wall of no.4. The building has been redesigned throughout the application process so that it maintains a clear 45 degree angle between the built form and the rear facing windows of no.4 and the building continues to taper further away as it continues rearwards into the site. The separation distance from this building would be an improvement on the current arrangement however it is conceded that the building would be much deeper when viewed from the rear of no.4. As the building tapers away from the boundary with no.4 as it continues rearwards, it is not considered to have a significantly overbearing impact upon the adjoining property. The development has also been designed to ensure that it does not project beyond significantly beyond the existing rear wall of the adjoining property to the east (no.50 Morland Avenue). The applicant has undertaken

a solar study which forms part of the Planning Statement demonstrating that, although some additional overshadowing would occur when compared to the existing situation, the design and massing of the development is such that any impact has been minimised and that the impact would not be significant upon the amenities of the occupiers of this adjacent building.

- 8.13 The proposed fenestration on the building has been designed to ensure that the windows do not have any undue impact upon the privacy of the adjoining occupiers (no.4 Vincent Road or no.50 Morland Avenue). All upper floor north east facing windows are capable of being obscure glazed (as they serve non-habitable rooms) or are high level to prevent an outlook upon the rear garden space of no.4. Obscure glazing can be controlled by planning condition. All other habitable room windows and balconies would maintain a generous separation distance from the existing properties on the other side of Vincent Road and no windows would directly overlook the rear garden of no.50 Morland Avenue.
- 8.14 With regards to potential noise impact from future occupiers, although the residential density on the site would increase the building would need to meet current Building Regulations standards which include relevant sound proofing measures. Therefore, it is not considered that seven residential units in an already dense urban location would result in a significant increase in noise disturbance to warrant the refusal of permission on these grounds. Noise and disturbance during construction works would be controlled by Environmental Health legislation relating to hours of construction and the need for site hoardings and are therefore not material planning considerations.
- 8.15 There is a separation distance of over 14 metres between the proposed building and the properties on the other side of Vincent Road and over 17 metres from the properties on the other side of Morland Avenue. In addition, there would be a significant separation distance from the existing properties in Leicester Road (approximately 20 metres at its closest point) and, given the proposed separation distances and window arrangement, the development would not have a significantly detrimental impact upon the amenities of the occupiers of the properties in either Vincent Road, Morland Avenue or Leicester Road. There would be no significant harm arising to any other residential amenity in the immediate locality.
- 8.16 With regards to third party comments not addressed above, concern was raised regarding the impact that the development would have upon the local doctor's surgeries and school place provision. Given the overall scale of the proposed development and the fact that only four family units are to be provided, it is not considered that the development would have a significant impact upon doctor's surgery and school provision to warrant the refusal of permission on these grounds. In addition, the development would be subject to the Community Infrastructure Levy (CIL), which would contribute financially to both health and education infrastructure.

Transport

- 8.17 The application site is in an area with a Public Transport Accessibility Level (PTAL) accessibility rating of 2 indicating moderately poor access to public transport links and an enhanced reliance on private motor vehicles. It has been noted that a Controlled Parking Zone (CPZ) extension has recently been implemented as of 18th March 2019 which now restricts on street parking within the vicinity of the site. Following an examination of census data (2011) for car ownership associated with flats in the

Addiscombe Ward, it indicates the average car ownership for flats to be 0.45 cars per unit. Without any controls on car ownership, the expected car ownership for the development would be around 3 to 4 cars. Following a site inspection, it is considered that there is significant parking stress in the area and, although no parking stress survey was submitted with the application, the Council recommend that the applicant is required to enter into a Section 106 agreement preventing residents of the development from applying for on-street parking permits. In addition, given the parking stress which exists in the area, a Construction Logistics Plan would also need to be submitted and approved prior to the start of construction and this could be secured by planning condition.

- 8.18 The proposal does include a car club space with electric charging and this approach is welcomed. It is appropriate for the developer to either lay out the on-site car club bay (at the developers expense) or provide a contribution to the Council to undertake the works. The developer should also provide funding for car club membership for all residents for a period of 3 years from first occupation and also requested that the car club parking space is accessible to the public (i.e. not gated). These requirements can be secured via the Section 106 agreement if permission is granted and this is considered to adequately mitigate the potential for additional parking stress.
- 8.19 Covered secure cycle storage is provided in accordance with the standards set out in the London Plan. Cycle parking is shown to be integral to the building and close to the main entrance with the capacity for 11 cycles to serve the future occupiers. The capacity of this store would meet London Plan requirements to serve future occupiers and would be secured by condition to ensure that it continues to conform with London Plan standards.

Refuse storage

- 8.20 Refuse storage is proposed to be integral to the fabric of the building and would be located close to the junction of Vincent Road and Morland Avenue. As it is integral, it would have no impact upon the character or appearance of the area and its location would be acceptable for refuse collection purposes. The agent has provided a layout plan showing that the capacity of this store would meet with the Council's latest Waste and Recycling Guidance and the implementation and retention of this would be secured by planning condition. The Council would require this area to be accessible for future refuse collections and access to the bin store would need to be arranged with the Waste and Recycling Team prior to completion of the development.

Sustainability

- 8.21 Conditions would be imposed requiring a 19% carbon dioxide emission reduction target and a water use target of 110L per head per day, in line with policy requirements. No renewable energy provisions have been shown on the submitted documentation however such provision will be secured by planning condition.

Flood Risk

- 8.22 The site itself is within an area which is at 'very low' risk of surface water flooding. Surface Water Drainage is proposed to be addressed via a combination of existing main sewer connections located on Vincent Road and SUDs in the form of permeable paving in order to disperse surface water and reduce water run-off. This approach is

considered to be acceptable and the provision of SUDs can be controlled via a suitably worded planning condition.

Trees and Ecology

- 8.23 The proposed development would involve the loss of an on-site tree. The existing street trees are proposed to be retained. Arboricultural information submitted with the application has been assessed and the Council considered that the street trees to be retained can be adequately protected from damage during the construction phase and that the loss of an on-site tree can be adequately mitigated by the planting of a further three street trees which have been spread evenly across the site frontage and take into consideration the positioning of the existing street trees to maximise the spread and visual uplift from the roadside. The positioning of the trees will ensure safe access and egress from the car club space and would also allow refuse to be collected without causing access issues. In conclusion, the development would be acceptable from a tree perspective and the implementation of the street trees, including an appropriately chosen species, would be controlled by planning condition. It is not considered that the positioning of the proposed building would have a detrimental impact on the health (or future risk of intensive pruning) of the existing or proposed street trees.
- 8.24 The site does not have any known biodiversity or ecology designations. As such, it is considered that the development would not have any undue impact upon ecology or biodiversity. The landscaping for the development would be subject to a planning condition.

Conclusion

- 8.25 The proposal would result in the optimal redevelopment of the site which would contribute to local housing need by providing a total of seven new homes within the Borough. The development would not be significantly harmful to the character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, parking and energy systems are all acceptable in principle and can be secured by condition. It is therefore recommended that planning permission is granted.
- 8.26 All other relevant policies and considerations, including equalities, have been taken into account.

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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Agenda Item 8.1

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

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

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

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

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

Ref. No. : 20/02222/FUL
Location : 1 Highbarrow Road
Croydon
CR0 6LD
Proposal : Change of use from a 6 person HMO (C4) to a large HMO for 7 people (sui generis)
Date Decision: 20.10.20

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Level: Delegated Business Meeting

Ref. No. : 20/03501/FUL **Ward : Addiscombe East**
Location : 47 Northampton Road Type: Full planning permission
Croydon
CR0 7HD
Proposal : Alterations, erection of single storey rear extension, erection of single storey side extension, erection of rear dormer extension, and associated conversion of house into 5 Flats. Demolition of rear garage and rear outbuilding. Provision of associated refuse and cycle storage, and landscaping.

Date Decision: 13.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03795/FUL **Ward : Addiscombe East**
Location : 34 Northampton Road Type: Full planning permission
Croydon
CR0 7HT
Proposal : Demolition of existing outbuilding and erection of new two storey 2 bedroom dwelling to the rear.

Date Decision: 23.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03847/DISC **Ward : Addiscombe East**
Location : 1A Sherwood Road Type: Discharge of Conditions
Croydon
CR0 7AF
Proposal : Details pursuant to the discharge of conditions 3 (CLP) and 4 (various details) of application 18/04373/FUL for 'Erection of a two storey two bedroom house with associated landscaping (fronting Sherwood Road) following demolition of existing garage'

Date Decision: 21.10.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/03913/TRE **Ward : Addiscombe East**
Location : 40 Ashburton Road Type: Consent for works to protected trees
Croydon
CR0 6AN

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Proposal : T1, Oak- Reduce back to previous pruning points, approx. 1.5m in branch length.
T2, Sycamore- Fell to ground level.
T3, Sycamore- Crown lift to 5m from ground level.
T4, Sycamore- Crown lift to 5m from ground level.
T5, Sycamore- Reduce crown by up to 2.5m all round.
(TPO no. 40, 1989)

Date Decision: 22.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04227/PAD
Location : 275 Addiscombe Road
Croydon
CR0 7HY

Ward : Addiscombe East
Type: Determination prior approval
demolition

Proposal : Demolition of the house and associated structures

Date Decision: 14.10.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/02245/FUL
Location : 17 Freemason's Road
Croydon
CR0 6PB

Ward : Addiscombe West
Type: Full planning permission

Proposal : Conversion of a small House in Multiple Occupation in C3 use (6 persons) to a large House in Multiple Occupation - sui generis (7 persons)

Date Decision: 12.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03864/FUL
Location : 51A Oval Road
Croydon
CR0 6BQ

Ward : Addiscombe West
Type: Full planning permission

Proposal : Loft conversion of an existing first floor flat with a rear dormer.

Date Decision: 12.10.20

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Level: Delegated Business Meeting

Ref. No. : 20/04219/GPDO
Location : 35 Morland Road
Croydon
CR0 6HA

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.5 metres

Date Decision: 23.10.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/04406/PDO
Location : O/S 332 Davidson Road
Croydon
CR0 6DD

Ward : **Addiscombe West**
Type: Observations on permitted
development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/04992/PDO
Location : O/S 423 - 437 Davidson Road
Croydon
CR0 6DS

Ward : **Addiscombe West**
Type: Observations on permitted
development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/04993/PDO
Location : O/S 181 Davidson Road
Croydon
CR0 6DP

Ward : **Addiscombe West**
Type: Observations on permitted
development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/04994/PDO **Ward : Addiscombe West**
Location : O/S 43 Davidson Road **Type: Observations on permitted**
Croydon **development**
CR0 6DL

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05015/PDO **Ward : Addiscombe West**
Location : O/S 30 Stretton Road **Type: Observations on permitted**
Croydon **development**
CR0 6EP

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05145/LP **Ward : Addiscombe West**
Location : 8 Lebanon Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 6UR

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

Date Decision: 12.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05206/DISC **Ward : Addiscombe West**
Location : 29 Leslie Park Road **Type: Discharge of Conditions**
Croydon
CR0 6TN

Proposal : Discharge of Condition 1 - Refuse Management Plan - and Condition 2 - Contaminated Land - attached to Prior Approval 17/05368/GPDO for Alterations and conversion of the existing single storey B8 storage unit at the rear to form 2 one bedroom and 1 two bedroom flats. Provision of cycle and refuse storage.

Date Decision: 21.10.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/02031/DISC **Ward : Bensham Manor**
Location : 121 Brigstock Road **Type: Discharge of Conditions**
Thornton Heath
CR7 7JN
Proposal : Discharge of Condition 4 (highway works) of planning permission 19/01003/FUL.
Date Decision: 21.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02064/DISC **Ward : Bensham Manor**
Location : Flora Court **Type: Discharge of Conditions**
20 Chipstead Avenue
Thornton Heath
CR7 7FP
Proposal : Discharge of condition 16 (Contaminated Land) attached to permission 16/06343/FUL - Demolition of former care home. Erection of four storey building comprising 20 one bedroom and 4 two bedroom flats. Erection of three storey building comprising 3 one bedroom flats together with car parking, landscaping and associated works.
Date Decision: 23.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03541/HSE **Ward : Bensham Manor**
Location : 134 Bensham Lane **Type: Householder Application**
Thornton Heath
CR7 7EN
Proposal : Erection of single storey rear extension, and enlargement of existing extensions including alterations to roof.
Date Decision: 12.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03710/HSE **Ward : Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 48 Wiltshire Road
Thornton Heath
CR7 7QN
Type: Householder Application
Proposal : Erection of single storey side/rear extension

Date Decision: 13.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03728/HSE
Location : 82 Winterbourne Road
Thornton Heath
CR7 7QU
Type: Householder Application
Ward : **Bensham Manor**
Proposal : Erection of single/two storey rear extension

Date Decision: 14.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03778/LP
Location : 1000 London Road
Thornton Heath
CR7 7PJ
Type: LDC (Proposed) Operations edged
Ward : **Bensham Manor**
Proposal : Erection of loft conversion with dormer in the rear roof slope and roof lights in the front roof slope.

Date Decision: 19.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03950/LP
Location : 30 Oaklands Avenue
Thornton Heath
CR7 7PH
Type: LDC (Proposed) Operations edged
Ward : **Bensham Manor**
Proposal : Erection of single storey rear extension, a dormer extension in the rear roofslope and installation of rooflights in the front roofslope.

Date Decision: 22.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02584/DISC
Ward : **Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 1-40 Dartmouth House
Elmwood Road
Croydon
CR0 2SL

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 3 (landscaping works) in respect to planning permission ref 18/00250/ful granted in June 2018 for refurbishment of existing high and low rise residential blocks and landscaping works

Date Decision: 21.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03573/HSE

Location : 29 Stonecroft Way
Croydon
CR0 3DJ

Ward : **Broad Green**

Type: Householder Application

Proposal : Erection of outbuilding in rear garden.

Date Decision: 14.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03601/FUL

Location : 18 & 18A Farquharson Road
Croydon
CR0 2UH

Ward : **Broad Green**

Type: Full planning permission

Proposal : Conversion of two flats to five flats, including a part single/part two storey rear extension, dormer extensions in the rear roof slopes, roof lights in the front roof slope and associated car parking, cycle parking, refuse and landscaping

Date Decision: 14.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03603/ADV

Location : Unit E, 12 Daniell Way
Croydon
CR0 4YJ

Ward : **Broad Green**

Type: Consent to display advertisements

Proposal : Installation of 2x internally illuminated fascia sign, 2x internally illuminated projecting sign and 2x non-illuminated fascia sign.

Date Decision: 21.10.20

Consent Granted (Advertisement)

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Level: Delegated Business Meeting

Ref. No. : 20/03724/HSE
Location : 81 Nova Road
Croydon
CR0 2TN
Ward : **Broad Green**
Type: Householder Application
Proposal : Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope
Date Decision: 13.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03892/HSE
Location : 2 Allen Road
Croydon
CR0 3NT
Ward : **Broad Green**
Type: Householder Application
Proposal : Erection of single/two storey side/rear extension
Date Decision: 20.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04014/GPDO
Location : Zodiac House
161 -165 London Road
Croydon
CR0 2RJ
Ward : **Broad Green**
Type: Prior Appvl - Class O offices to houses
Proposal : Proposed Change Of Use of Part of the Existing Building from Offices (Use Class B1(A)) to 76 Dwelling houses (Use Class C3)
Date Decision: 23.10.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/04089/GPDO
Location : 6 Alfriston Avenue
Croydon
CR0 3DD
Ward : **Broad Green**
Type: Prior Appvl - Class A Larger House Extns
Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 19.10.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/05254/LP

Location : 24 Grafton Road
Croydon
CR0 3RP

Ward : Broad Green

Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion with rear dormer extension

Date Decision: 15.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03428/ADV

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

**Ward : Crystal Palace And Upper
Norwood**

Type: Consent to display
advertisements

Proposal : Installation of 3no. Flags and Flagpoles 6m high along front boundary of site.

Date Decision: 22.10.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/03676/CAT

Location : 17 Harold Road
Upper Norwood
London
SE19 3PU

**Ward : Crystal Palace And Upper
Norwood**

Type: Works to Trees in a
Conservation Area

Proposal : T1-T4. 4 large Sycamore on left hand boundary looking down garden with your back to the house.
- Crown reduce 16m trees by 5m to Leave 11m and reduce lateral branches by 2m on all compass points
T5 Lime sucker growing out across pavement and low over road - Cut down to ground level

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 21.10.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/03758/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 29 Convent Hill
Upper Norwood
London
SE19 3QX
Type: Householder Application

Proposal : Alterations; erection of single-storey side/rear wrap around extension.

Date Decision: 14.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03856/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 37 Pytchley Crescent
Upper Norwood
London
SE19 3QT
Type: Householder Application

Proposal : The alteration of garage into a habitable room and the demolition and erection of single storey rear and side extension.

Date Decision: 21.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03860/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 26 Harold Road
Upper Norwood
London
SE19 3PL
Type: Works to Trees in a Conservation Area

Proposal : T1 Goat willow, remove
T2 Goat willow, largely dead, twin leaders starting to split at base, remove
T3 Pear, remove 1x misshapen branch to balance canopy
(Harold Road Conservation Area)

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 22.10.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	20/03861/CAT	Ward :	Crystal Palace And Upper Norwood
Location :	Flat E 28 Harold Road Upper Norwood London SE19 3PL	Type:	Works to Trees in a Conservation Area
Proposal :	T1 Sycamore reduce/remove 2x over extended branches, back to strong secondary growth points. T2 English Oak, Crown lift to first major sub branch, reduce 2x over extended branches in upper canopy. T3 E. Oak, crown lift removing first 2 branches, + 1x deadwood branch, + reduce 2x over extended branches in upper canopy. T4 E. Oak Crown lift, removing 1st branch of approx 4" diameter + reduce 1x over extended branch in upper canopy. T5 Turkey Oak Crown lift by removing first 2 sub branches. T6 Sycamore, crown lift by removing epicormic growth from stem plus first 4 sub branches, reduce 4x over extended branches in upper canopy back to strong secondary growth points. T7 Beech, crown lift removing 2 x lower branches.		

Date Decision: 22.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	20/03873/FUL	Ward :	Crystal Palace And Upper Norwood
Location :	130 Church Road Upper Norwood London SE19 2NT	Type:	Full planning permission
Proposal :	Erection of an additional storey above the existing side extension to the doctors surgery		

Date Decision: 22.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02118/FUL **Ward : Coulsdon Town**
 Location : 19 Woodfield Hill Type: Full planning permission
 Coulsdon
 CR5 3EL
 Proposal : Demolition of a single-family dwellinghouse and erection of 1x three and four-storey block containing 2x four-bedroom houses and 4x two-bedroom flats, and 3x three-bedroom detached houses with associated access, car parking, cycle and refuse storage.
 Date Decision: 22.10.20

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

Level: Planning Committee

Ref. No. : 20/02327/HSE **Ward : Coulsdon Town**
 Location : 108 Woodcote Grove Road Type: Householder Application
 Coulsdon
 CR5 2AF
 Proposal : Erection of single storey rear extension
 Date Decision: 23.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03303/HSE **Ward : Coulsdon Town**
 Location : 50 The Netherlands Type: Householder Application
 Coulsdon
 CR5 1ND
 Proposal : Retention of the garage conversion, rear roof extension and external render finish.
 Date Decision: 13.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03305/HSE **Ward : Coulsdon Town**
 Location : 25 The Ridge Type: Householder Application
 Coulsdon
 CR5 2AT
 Proposal : Enlargement of the rear raised patio, alterations to rear ground levels and associated works.
 Date Decision: 21.10.20

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Level: Delegated Business Meeting

Ref. No. : 20/03364/FUL
Location : 129 - 131 Brighton Road
Coulsdon
CR5 2NJ

Ward : Coulsdon Town
Type: Full planning permission

Proposal : Alterations to ground floor retail units to increase the size of the front retail unit and change of use of the rear ground floor commercial unit to a 1 bedroom apartment

Date Decision: 12.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03703/HSE
Location : 76 Windermere Road
Coulsdon
CR5 2JB

Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of a two storey side extension, single storey rear extension, hip to gable roof extension including five rooflights to the front elevation, erection of a rear dormer roof extension and a front porch.

Date Decision: 14.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03998/TRE
Location : 7 Appledown Rise
Coulsdon
CR5 2DX

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

Proposal : 3x Limes (G1) - To re-pollard mature TPOed Lime trees Located in the rear garden to previous pollard points (approximately 1.5m reduction).
(TPO 48 of 1990)

Date Decision: 22.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04087/HSE
Location : 35 Howard Road
Coulsdon
CR5 2EB

Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of replacement side and rear extensions.

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 16.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04224/TRE
Location : 4 Reddown Road
Coulsdon
CR5 1FA

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

Proposal : Extra large London plane tree on the front of the property 4b to reduce and reshape by 3 metres, and crown lift to 5 metres over the road side. This is due to general maintenance over the properties.
(TPO 5 of 2005)

Date Decision: 22.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04225/TRE
Location : 4 Reddown Road
Coulsdon
CR5 1FA

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

Proposal : T2. Extra large lime tree next to the garages and carpark, general maintenance to be carried out. Reduce and reshape by 2 metres and also remove epicormic growth and dead wood and crown lift to 5 metres on the road side.
(TPO 5 of 2005)

Date Decision: 23.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04226/TRE
Location : 58 The Vale
Coulsdon
CR5 2AW

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

Proposal : Large lime tree every 3 years general maintenance. To reduce and reshape by a metre and a half. Crown lift to 5 metres and remove epicormic growth.
(TPO 4 of 1978)

Date Decision: 23.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04389/NMA
Location : 37 Howard Road
Coulsdon
CR5 2EB

Ward : Coulsdon Town
Type: Non-material amendment

Proposal : Amendments to the roof of 19/05111/HSE being increasing the height of the hexagonal roof structure with a lowered ridge line.

Date Decision: 15.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05169/DISC
Location : Poppy Court
6A The Drive
Coulsdon

Ward : Coulsdon Town
Type: Discharge of Conditions

Proposal : Details of condition 8 (Reduction in carbon dioxide emissions) and condition 9 (Water usage target) pursuant to permission reference 18/05858/FUL at 6A Poppy Court, The Drive, Coulsdon CR5 2BL

Date Decision: 21.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03032/FUL
Location : 25A - 27 Tamworth Place
Croydon
CR0 1RL

Ward : Fairfield
Type: Full planning permission

Proposal : Demolition of the existing building and erection of two (replacement) buildings to provide 9 x residential units with associated amenity space, waste/recycling and cycle stores (follow up to application 20/00206/FUL).

Date Decision: 12.10.20

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

Level: Delegated Business Meeting

Ref. No. : 20/03761/DISC

Ward : Fairfield

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 6-44 Station Road And Queens Hall Car Park, Poplar Walk, Croydon (St Michaels Square) Type: Discharge of Conditions

Proposal : Details required by Condition 28 (Written Scheme of Investigation - Archeology) of planning permission 15/01419/P (erection of 2 x 20 storey plus buildings containing 232 residential units and commercial floorspace on GF).

Date Decision: 14.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03964/DISC Ward : **Fairfield**

Location : 6-44 Station Road And Queens Hall Car Park, Poplar Walk, Croydon (St Michael's Square) Type: Discharge of Conditions

Proposal : Details required by Condition 25 (District Energy Connection Strategy) of planning permission 15/01419/P.

Date Decision: 21.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03968/DISC Ward : **Fairfield**

Location : 6-44 Station Road And Queens Hall Car Park, Poplar Walk, Croydon (St Michael's Square) Type: Discharge of Conditions

Proposal : Details required by Conditions 31 (Ecological Management Strategy) of planning permission 15/01419/P

Date Decision: 21.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03016/HSE Ward : **Kenley**

Location : 19 Oaks Way Kenley CR8 5DT Type: Householder Application

Proposal : Erection of a single storey side extension.

Date Decision: 14.10.20

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Level: Delegated Business Meeting

Ref. No. : 20/03330/HSE
Location : 30 Hermitage Road
Kenley
CR8 5EB
Ward : **Kenley**
Type: Householder Application
Proposal : Erection of a 2.5m deep terrace attached to the rear of the existing dwelling.
Date Decision: 20.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03554/TRE
Location : 45 Wattendon Road
Kenley
CR8 5LW
Ward : **Kenley**
Type: Consent for works to protected trees
Proposal : Large Sycamore tree in the rear garden to reduce and reshape by 3 to 4 metres.
(TPO 23 1993)
Date Decision: 21.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/03689/DISC
Location : 90A Higher Drive
Purley
CR8 2HJ
Ward : **Kenley**
Type: Discharge of Conditions
Proposal : Discharge of condition 4 (Construction Logistics Plan) attached to planning permission 19/04119/FUL for the 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: 15.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03716/TRE
Location : 28 Valley Road
Kenley
CR8 5BQ
Ward : **Kenley**
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Proposal : Rear Garden
2. and 4. 2 x Conifer Trees - Fell to ground level.
3. 1 x Yew Tree - Reduce and reshape by 2 metres.
(TPO 1 of 2006)

Date Decision: 21.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/03722/DISC
Location : 1 The Grange
Firs Road
Kenley
CR8 5LH
Proposal : Discharge of condition 3 (external materials) of 19/03839/FUL
Ward : **Kenley**
Type: Discharge of Conditions

Date Decision: 23.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03779/HSE
Location : 31 Hawkhurst Road
Kenley
CR8 5DN
Proposal : Demolition of part of the existing dwelling, alterations and erection of a two storey side/rear extension to create new annexe
Ward : **Kenley**
Type: Householder Application

Date Decision: 19.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03784/TRE
Location : 10 Driftwood Drive
Kenley
CR8 5HT
Proposal : T1 Ash, Removal of the Ash tree to ground level due to Ash dieback. The tree is located in the rear garden and it is the first tree you see.
(TPO 10 of 1974)
Ward : **Kenley**
Type: Consent for works to protected trees

Date Decision: 21.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/03902/HSE
Location : 46 Kenley Lane
Kenley
CR8 5DD
Proposal : Erection of single storey side extension
Date Decision: 14.10.20

Ward : Kenley
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04024/TRE
Location : 26 Driftwood Drive
Kenley
CR8 5HT
Proposal : Removal of Ash Tree in land behind and owned by 26 Driftwood Drive due to extensive dieback.
(TPO 5 of 1996)
Date Decision: 22.10.20

Ward : Kenley
Type: Consent for works to protected trees

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04319/TRE
Location : 8 Kenwood Ridge
Kenley
CR8 5JW
Proposal : T1- Ash
Fell to ground level.
(TPO 35 of 1987)
Date Decision: 23.10.20

Ward : Kenley
Type: Consent for works to protected trees

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05097/DISC
Location : Myla House
157 Hayes Lane
Kenley
CR8 5HP

Ward : Kenley
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Proposal : Full discharge of conditions 7 (CO2 Emissions) attached to planning application 18/06006/FUL for the Demolition of existing property. Erection of three storey building comprising 7 flats with creation of vehicular crossover, parking area, refuse and cycle store and landscaping

Date Decision: 14.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05289/NMA

Ward : Kenley

Location : 90A Higher Drive
Purley
CR8 2HJ

Type: Non-material amendment

Proposal : Non-material amendment (Linked to condition 4, park K - FORS vehicle status) linked to planning application 19/04119/FUL for the 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: 15.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05320/LP

Ward : Kenley

Location : 39 Kenmore Road
Kenley
CR8 5NW

Type: LDC (Proposed) Operations edged

Proposal : Alterations, erection of a single storey side extension

Date Decision: 23.10.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/03113/DISC

Ward : New Addington North

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : Timebridge Community Centre
Field Way
Croydon
CR0 9AZ

Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (Cycle/Refuse/Sightlines/EVCP/Design Features) attached to application 20/00228/FUL dated 27/04/2020 for 'Demolition of existing Timebridge Community Centre and erection of new two storey school, new access, car parking, play areas, landscaping and associated works.'

Date Decision: 16.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03533/HSE

Location : 99 Godric Crescent
Croydon
CR0 0HX

Type: Householder Application

Ward : **New Addington South**

Proposal : Construction of a 2-storey side extension.

Date Decision: 12.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04008/DISC

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

Type: Discharge of Conditions

Ward : **New Addington South**

Proposal : Discharge of Condition 11 (CO2 Emissions) attached to application 16/05998/FUL dated 11/04/2017 for 'Demolition of garages and erection of 4 two bedroom and 3 three bedroom houses with provision of landscaping and associated works.'

Date Decision: 12.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03236/HSE

Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 73 Maryland Road
Thornton Heath
CR7 8DJ

Type: Householder Application

Proposal : Alterations, including the garage into a habitable room, part single storey side and rear, and part two storey side extension. (Amended)

Date Decision: 19.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03488/LP

Ward : **Norbury Park**

Location : 307 Green Lane
Norbury
London
SW16 3LU

Type: LDC (Proposed) Use edged

Proposal : Use as a single household (C3b) for up to six people living together, receiving support for mental health problems

Date Decision: 21.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03503/DISC

Ward : **Norbury Park**

Location : 4 Arnalls Road
Norbury
London
SW16 3EP

Type: Discharge of Conditions

Proposal : Detail pursuant to condition 3 (WSI) of application ref 20/0114/LBC granted for demolition of existing outbuilding, erection of enlarged outbuilding, ground floor rear link extension and internal alterations.

Date Decision: 20.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03672/LE

Ward : **Norbury Park**

Location : 229 Norbury Avenue
Thornton Heath
CR7 8AB

Type: LDC (Existing) Use edged

Proposal : Use of first floor as 2 x self contained residential units.

Date Decision: 14.10.20

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 20/03679/LP
Location : 300 Norbury Avenue
Norbury
London
SW16 3RL
Ward : **Norbury Park**
Type: LDC (Proposed) Operations
edged
Proposal : Erection of hip to gable and side/rear dormer, installation of 1 rooflight in front roofslope, installation of 2 rooflights in side roofslope and erection of outbuilding in rear garden.

Date Decision: 12.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03715/FUL
Location : 3 Granville Gardens
Norbury
London
SW16 3LT
Ward : **Norbury Park**
Type: Full planning permission
Proposal : Change use of a single dwellinghouse (C3) to a 7 bedroom HMO (House in Multiple Occupation) (Sui-generis)

Date Decision: 13.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03731/LP
Location : 32 Hawthorn Avenue
Thornton Heath
CR7 8BU
Ward : **Norbury Park**
Type: LDC (Proposed) Operations
edged
Proposal : Construction of hip to gable end extension; erection of dormer extension in rear roofslope and installation of rooflights in front roofslope

Date Decision: 12.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03801/LP
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 6 Biggin Hill
Upper Norwood
London
SE19 3HY
Type: LDC (Proposed) Operations
edged

Proposal : Construction of hip to gable end roof extension; erection of dormer extension in rear
roofslope and installation of window and rooflights in side and front roof slopes.

Date Decision: 16.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03865/CONR
Location : 49 Crown Lane
Norbury
London
SW16 3JE
Type: Removal of Condition

Proposal : Variation of Condition 7 (occupancy) of LPA ref: 19/05533/FUL (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: 22.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03997/GPDO
Location : 44 Croft Road
Norbury
London
SW16 3NF
Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 14.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03999/GPDO
Ward : Norbury Park

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 40 Virginia Road
Thornton Heath
CR7 8EJ
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum height of 3.25 metres

Date Decision: 16.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/04148/GPDO
Location : 22 St Oswald's Road
Norbury
London
SW16 3SB
Ward : **Norbury Park**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.10 metres

Date Decision: 23.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/05341/LP
Location : 12 Highbury Avenue
Thornton Heath
CR7 8BN
Ward : **Norbury Park**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer window and two front roof lights

Date Decision: 20.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03231/CONR
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 1455 London Road
Norbury
London
SW16 4AQ
Type: Removal of Condition

Proposal : Variation of Condition 04 attached to planning permission 19/04552/FUL (for alterations and installation of new shopfront and awning, change of use from A2 (Estate Agents) to A1/A3 (Cafe/Shop))

Date Decision: 22.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03706/LE
Location : 2 Oakhill Road
Norbury
London
SW16 5RG
Type: LDC (Existing) Use edged
Ward : **Norbury And Pollards Hill**

Proposal : Use of the property as a self contained flat and separate large HMO

Date Decision: 13.10.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/03737/HSE
Location : 76 Norton Gardens
Norbury
London
SW16 4TA
Type: Householder Application
Ward : **Norbury And Pollards Hill**

Proposal : Erection of single storey rear extension.

Date Decision: 15.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03777/LP
Location : 98 Melrose Avenue
Norbury
London
SW16 4QY
Type: LDC (Proposed) Operations edged
Ward : **Norbury And Pollards Hill**

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

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 19.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03812/LP

Ward : Norbury And Pollards Hill

Location : 34 Norbury Rise
Norbury
London
SW16 4JF

Type: LDC (Proposed) Operations
edged

Proposal : Use of part of dwelling for private hire telephone/internet booking licensed service

Date Decision: 14.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03833/LP

Ward : Norbury And Pollards Hill

Location : 11 Benett Gardens
Norbury
London
SW16 4QE

Type: LDC (Proposed) Operations
edged

Proposal : Construction of hip to gable end roof extension, erection of dormer extension in rear
roofslope and installation of rooflights in front roofslope.

Date Decision: 16.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05012/PDO

Ward : Norbury And Pollards Hill

Location : Street Lamp 10361-L
1 St Helens Road
Norbury
London
SW16 4LG

Type: Observations on permitted
development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Ref. No. : 20/05014/PDO
Location : Street Lamp 10362-L
89-91 Norbury Crescent
Norbury
London
SW16 4JT

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

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/01024/HSE
Location : 442 Coulsdon Road
Coulsdon
CR5 1EE

Ward : Old Coulsdon
Type: Householder Application

Proposal : Erection of fence

Date Decision: 22.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02551/HSE
Location : 78 Tollers Lane
Coulsdon
CR5 1BB

Ward : Old Coulsdon
Type: Householder Application

Proposal : Erection of single storey side and rear extension

Date Decision: 16.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03086/LP
Location : 41 Byron Avenue
Coulsdon
CR5 2JS

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

Proposal : Alterations, erection of rear and two side dormers and a front porch

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 13.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03905/TRE
Location : 2 Windmill Place
Coulsdon
Croydon
CR5 1FB

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

Proposal : Beech tree in far corner of garden is extremely large and branches overhanging into Homefield Road.
Proposing only 2m to be cut from branches to trim it back.
(TPO 158)

Date Decision: 22.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04092/HSE
Location : 65 Thornton Crescent
Coulsdon
CR5 1LG

Ward : Old Coulsdon
Type: Householder Application

Proposal : Single storey side and rear extension

Date Decision: 22.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04236/PDO
Location : Communication Station Adjacent Farthing
Down Stables, Drive Road
Coulsdon
CR5 1BN

Ward : Old Coulsdon
Type: Observations on permitted development

Proposal : Replacement antennas and associated ancillary development.

Date Decision: 15.10.20

No Objection

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Level: Delegated Business Meeting

Ref. No. : 20/04242/LP
 Location : 7 Bradmore Way
 Coulsdon
 CR5 1PF
 Proposal : Installation of roof lights on front and side roof slopes and hip-to-gable at rear
Ward : Old Coulsdon
 Type: LDC (Proposed) Operations edged

Date Decision: 23.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04298/TRE
 Location : The Holt
 8 Canon's Hill
 Coulsdon
 CR5 1HB
 Proposal : T1 - T8, Lime Trees - To stem clean and raise canopy's to no more than 6m
 T20, Hornbeam - Formative pruning by no more than 2metres and crown raise by no more than 5 metres
 T26, Wild Cherry - To remove tops and tip prune - Reason - Tree was damaged by the fall of Scots Pine branch after a storm, this is to re-shape by no more than 2metres (TPO 1 of 1969, TPO 3 of 1971)
Ward : Old Coulsdon
 Type: Consent for works to protected trees

Date Decision: 23.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04299/CAT
 Location : The Holt
 8 Canon's Hill
 Coulsdon
 CR5 1HB
 Proposal : T91 and T92, Sycamore Trees - To crown raise by no more than 5 metres from ground level- To allow clearance for vehicles.
Ward : Old Coulsdon
 Type: Works to Trees in a Conservation Area

Date Decision: 23.10.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Ref. No. : 20/04305/PDO **Ward : Old Coulsdon**
Location : Communication Station Adjacent Farthing **Type: Observations on permitted development**
Down Stables
Drive Road
Coulsdon
CR5 1BN

Proposal : Installation of electronic communications apparatus/development ancillary to radio equipment housing.

Date Decision: 15.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/04330/LP **Ward : Old Coulsdon**
Location : 5 Shaw Grove **Type: LDC (Proposed) Operations edged**
Coulsdon
CR5 1EW

Proposal : Alterations to openings and new roof light

Date Decision: 16.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02182/TRE **Ward : Park Hill And Whitgift**
Location : The Lodge **Type: Consent for works to protected trees**
71 Coombe Road
Croydon
CR0 5SP

Proposal : Beech Tree (T1) Trim Lower reaches of canopy where it overhangs the roof of property. The Tree lies within the boundary of Park Hill Park. (TPO 16, 2014)

Date Decision: 23.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/02588/FUL **Ward : Park Hill And Whitgift**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 4 Fitzjames Avenue
Croydon
CR0 5DH
Type: Full planning permission

Proposal : Erection of part ground, part first floor side/rear extensions with associated extensions/alterations to roof to facilitate conversion of dwellinghouse into 9 flats.

Date Decision: 14.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02094/FUL
Ward : **Purley Oaks And Riddlesdown**

Location : 38 And 40 Riddlesdown Avenue
Purley
CR8 1JJ
Type: Full planning permission

Proposal : Erection of 1x three bedroom detached house and 4x flats (2x one bedroom, 2x two bedroom) at rear, formation of vehicular access onto Riddlesdown Road and provision of associated parking (Amended description).

Date Decision: 23.10.20

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

Level: Planning Committee - Minor Applications

Ref. No. : 20/02020/FUL
Ward : **Purley Oaks And Riddlesdown**

Location : 443A Brighton Road
South Croydon
CR2 6EU
Type: Full planning permission

Proposal : Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works.

Date Decision: 23.10.20

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

Level: Planning Committee

Ref. No. : 20/03034/FUL
Ward : **Purley Oaks And**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Riddlesdown

Location : 2A Grasmere Road
Purley
CR8 1DU
Type: Full planning permission
Proposal : Demolition of existing dwelling with construction of replacement block of 7 apartments with associated refuse, recycling, cycling storage and car parking, with adjusted crossover.

Date Decision: 16.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03789/HSE
Ward : **Purley Oaks And Riddlesdown**
Location : 50 Riddlesdown Avenue
Purley
CR8 1JJ
Type: Householder Application
Proposal : Erection of a rear dormer roof extension including six rooflights to the front roof.

Date Decision: 13.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03793/LP
Ward : **Purley Oaks And Riddlesdown**
Location : 2 Hillground Gardens
South Croydon
CR2 6FE
Type: LDC (Proposed) Operations edged
Proposal : Alterations to front opening and wall of the side structure, conversion of garage to habitable room

Date Decision: 16.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04027/GPDO
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 80 Mount Park Avenue
South Croydon
CR2 6DJ
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 4 metres

Date Decision: 21.10.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/02092/HSE
Location : 48 Green Lane
Purley
CR8 3PJ
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Alterations including erection of single storey side and rear extensions, first floor side extension, a hip to gable roof extension and a rear dormer.

Date Decision: 19.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02239/FUL
Location : 87 - 89 Foxley Lane
Purley
CR8 3HP
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Demolition of two existing dwellinghouses; construction of a block of flats comprising of 23 units and a terrace of 5 dwellinghouses to the rear; together with vehicle and cycle parking, refuse storage and hard and soft landscaping.

Date Decision: 13.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02323/DISC
Location : 12 Hartley Old Road
Purley
CR8 4HG
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Proposal : Discharge of condition 3 (materials), 4 (Landscaping), 6 (CLP) and 12 (various) associated with Planning Permission 19/03640/FUL granted for the erection of a two storey five bedroom detached house with internal garage, including associated landscaping and bike store

Date Decision: 15.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02616/DISC
Location : Loxwood House
2 Purley Hill
Purley
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 9 (CO2 emission reduction) of planning permission of planning permission 18/01996/FUL for the 'Demolition of the existing two storey property and garage structure, erection of a part two /part three storey building with roof level, creation of nine self-contained flats (C3), with associated landscaping, front lightwells, level changes, terraces, refuse store, cycle stores and car parking.'

Date Decision: 21.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02751/FUL
Location : 25 Woodcote Park Avenue
Purley
CR8 3NL
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Demolition of garage and erection of an annexe building with front dormer and living accommodation at roof level for use as a self contained residential annexe

Date Decision: 21.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02807/FUL
Location : 120 Foxley Lane
Purley
CR8 3NB
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Construction of 2 x single storey dwellings (1 x 2b4p and 1 x 3b5p) to the rear of 120 Foxley Lane. Associated landscaping, parking and refuse and cycle storage provision.

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 21.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03433/NMA
Location : 41 - 43 Russell Hill Road
Purley
CR8 2LD

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

Proposal : Non material amendment to planning permission 18/04264/FUL for 'Demolition of existing buildings; Erection of 2 x three/four storey buildings comprising 8 x one bedroom, 16 x two bedroom and 4 x three bedroom flats. Provision of vehicular accesses and proviso attached to application 18/04264/FUL for 'Demolition of existing buildings; Erection of 2 x three/four storey buildings comprising 8 x one bedroom, 16 x two bedroom and 4 x three bedroom flats. Provision of vehicular accesses and provision of parking spaces, refuse and cycle storage and landscaping.' The amendments are an addition of roof access hatches, AOVs to both blocks and a lift overrun to the front block addition of external doors to the refuse store, front roof entrance alterations and access path to the site, replacement windows, external stairs to the rear block, introduction of a private garden for block 2 and reconfiguration of external maintenance stairs. The buildings would also be enlarged.

Date Decision: 16.10.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/03668/FUL
Location : 120 Foxley Lane
Purley
CR8 3NB

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

Proposal : Construction of 1 x single storey and 2 x 2 storey dwellings (1 x studio, 1 x 2B4P and 3B6P) to the rear of 120 Foxley Lane with associated landscaping.

Date Decision: 14.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03743/HSE
Location : 8 Hartley Old Road
Purley
CR8 4HG

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

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Proposal : Proposed two storey side extension with alterations to the roof, single storey front extensions, internal alterations and a replacement rear patio area.

Date Decision: 16.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03755/FUL

Ward : **Purley And Woodcote**

Location : 15A Russell Hill
Purley
CR8 2JB

Type: Full planning permission

Proposal : Demolition of existing single storey detached dwellinghouse (with roof accommodation) including demolition of detached garage and erection of a three storey building comprising 9 self-contained flats; private/communal and play space; hard and soft landscaping; boundary treatment; reinstatement of existing crossover and new crossover to provide forecourt parking; cycle and refuse provision and land level alterations including raising to the front.

Date Decision: 16.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03765/CONR

Ward : **Purley And Woodcote**

Location : 62 Brighton Road
Purley
CR8 2LJ

Type: Removal of Condition

Proposal : Variation to condition 1 (approved plans) associated with Planning Permission 20/01729/CONR (amendment to 16/04860/FUL) approved for alterations and conversion to form 4 two bedroom flats, erection of single/two storey side/rear extensions and dormer extension in rear roof slope, provision of associated parking

Date Decision: 15.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03804/TRE

Ward : **Purley And Woodcote**

Location : 4 Monahan Avenue
Purley
CR8 3BA

Type: Consent for works to protected trees

Proposal : Maple (T5) covered by Tree Preservation Order Number 1 of 1976. Fell tree. (TPO 1 of 1976)

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 21.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/03814/HSE
Location : 4A High Street
Purley
CR8 2AA
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Installation of x4 velux rooflights on rear roof slope to facilitate loft conversion.

Date Decision: 21.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03957/DISC
Location : 219 Brighton Road
Purley
CR8 4HF
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Discharge of condition 3 (landscaping) and 4 (refuse, cycle, boundary details) attached to planning permission ref.18/05956/FUL.

Date Decision: 23.10.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/03982/TRE
Location : 28A Peaks Hill
Purley
CR8 3JF
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees
Proposal : T1 and T2 - Cherry Trees, to re-pollard.
(TPO 132)

T3, T4 and T5 - Sycamore Trees, To crown thin by 30%, to crown raise to 6m and remove dead wood. Reasons - Trees are cutting out light to patio and back of house.

T10 - Sycamore - To remove lowest branch.

T11 - Oak - To crown raise to 5m and remove dead wood. Reasons - Low branches are interfering with pool building.

Date Decision: 22.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/03985/TRE
Location : Amenity Areas West And North Of, Oakhill Lodge,
15 Reedham Drive
Purley
CR8 4DT

Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : T524 - Turkey Oak - To remove lowest western primary branch growing into and rubbing against adjacent Sycamore Tree.

T527 - Wych Elm - To reduce all 7 stems within group to a 3m high habitat feature.

T530 - Common Yew - To fell

T533 - Holm Oak - To reduce crown to previous reduction points - repeat works.
(TPO 30 of 1979)

Date Decision: 22.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04041/TRE
Location : 19 Woodcote Valley Road
Purley
CR8 3AL

Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : T1- Copper Beech *Fagus sylvatica* 'purpurea', - crown reduction of 2-3m from lateral branching and 4m from crown height, a 10-15% crown thin as well as crown lift to 2.5m over pedestrian access and driveway and crown lift to 5m over carriageway. Works to be undertaken to maintain size and health as well as to maintain vehicular and pedestrian access.
(TPO 28 of 2002)

Date Decision: 22.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04098/TRE
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : St Saviour's Court
2A Old Lodge Lane
Purley
CR8 4ER
Type: Consent for works to protected trees

Proposal : T1 & T2 - 2 x Horse Chestnut - To crown raise to 5.5m

Date Decision: 22.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04157/TRE
Location : 1 Hamilton Close
Purley
CR8 1AW
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Proposal : Left hand side of house near rear boundary

T1 - Oak

Remove epicormic growth up to crown break. Remove 3x secondary limbs overhanging Garage roof reduce back remainder of overhang from edge of garage roof to edge of Garage line retaining healthy growth. Remove major dead and diseased wood 25mm in diameter and over.

- . The tree is located to the side of the garage area by the boundary fence
- . Removal of Epicormic growth to allow more suitable light levels through the lower crown
- . Removal of 3x Secondary Limbs and Reduction of overhang from the garage roof to reduce the extent of the encroachment from the garage and garage roof
- . To reduce the amount of leaf fall on to the roof and in to the gutters
- . To allow more suitable light in to the access path

Left hand side of driveway

T2 - Oak

Remove lowest limb, reduce back overhang from driveway to line of shrubs at base while retaining healthy growth. Remove major dead and diseased wood 25mm in diameter and over.

- . The tree is located to the left hand side of the driveway
- . Removal of the lowest limb and reduction back from the driveway to reduce the extent of the encroachment from the driveway
- . To allow more suitable light levels in to the access path and understory
- . To reduce the extent of debris falling on to the vehicles when parked on the driveway

Rear garden, back boundary, middle

T3 - Hazel

Reduce back overhang from neighbouring garden to boundary fence line.

- . The tree is located in the rear garden to the rear boundary
- . Reduction back from the neighbouring property to the rear boundary to reduce the extent of overhang in to the neighbouring property
- . To allow more suitable light levels in to the rear boundary of the neighbouring property

Rear garden, back boundary, middle

T4 - Thorn

Reduce back overhang from neighbouring garden by approximately 1.5m of the branch length

(TPO 21 of 1974)

Date Decision: 22.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03984/FUL

Ward : Sanderstead

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 28 The Woodfields
South Croydon
CR2 0HE
Type: Full planning permission

Proposal : Demolition of a single-family dwelling and erection of a one 3 and 4-storey block containing 9 units with associated access, car parking, cycle and refuse storage. (Amended plans)

Date Decision: 12.10.20

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

Level: Planning Committee

Ref. No. : 20/03549/LP
Location : 17 Hazelwood Grove
South Croydon
CR2 9DW
Type: LDC (Proposed) Operations edged
Ward : **Sanderstead**

Proposal : Erection of single storey side/rear extension and erection of roof extension/first floor rear extension and two storey rear extension

Date Decision: 14.10.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/03699/HSE
Location : 37 Ellesmere Drive
South Croydon
CR2 9EL
Type: Householder Application
Ward : **Sanderstead**

Proposal : Single-storey wraparound extension and a first-floor side extension with associated alternations to elevations and internal spaces.

Date Decision: 15.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03842/FUL
Location : 125 Mitchley Avenue
South Croydon
CR2 9HP
Type: Full planning permission
Ward : **Sanderstead**

Proposal : Conversion of the existing 4 bedroom house into 1 x 2 and 1 x 3 bedroom flats with associated landscaping (changes to land levels) and vehicular parking.

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 20.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03912/DISC
Location : 59 Rectory Park
South Croydon
CR2 9JR

Ward : Sanderstead
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (landscaping) and 8 (drainage) attached to planning permission 18/05383/FUL

Date Decision: 12.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03920/GPDO
Location : 99 Upper Selsdon Road
South Croydon
CR2 0DP

Ward : Sanderstead
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.9 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: 13.10.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/04152/GPDO
Location : 1 Claremont Close
South Croydon
CR2 9EQ

Ward : Sanderstead
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.4 metres

Date Decision: 23.10.20

(Approval) refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 57 Lomond Gardens
South Croydon
CR2 8EQ

Type: Householder Application

Proposal : Construction of a single storey side extension and part single part two storey rear extension and single storey side extension.

Date Decision: 22.10.20

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

Level: Delegated Business Meeting

Ref. No. : 19/04770/HSE

Ward : **Selsdon And Addington
Village**

Location : 60 Lomond Gardens
South Croydon
CR2 8EQ

Type: Householder Application

Proposal : Construction of a single storey side extension and part single part two storey rear extension and single storey side extension.

Date Decision: 22.10.20

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

Level: Delegated Business Meeting

Ref. No. : 20/00997/FUL

Ward : **Selsdon And Addington
Village**

Location : Addington Palace
Gravel Hill
Croydon
CR0 5BB

Type: Full planning permission

Proposal : Retrospective application for the erection of entrance gates and post and chain perimeter fencing, association alterations

Date Decision: 16.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03203/LP

Ward : **Selsdon And Addington
Village**

Location : 157 Sundale Avenue
South Croydon
CR2 8RS

Type: LDC (Proposed) Operations
edged

Proposal : Erection of ground floor rear extension

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 22.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	20/03895/FUL	Ward :	Selsdon And Addington Village
Location :	292 Addington Road South Croydon CR2 8LF	Type:	Full planning permission
Proposal :	Erection of detached 2 bedroom bungalow at rear		

Date Decision: 23.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/03991/GPDO	Ward :	Selsdon And Addington Village
Location :	23 Ballards Way South Croydon CR2 7JP	Type:	Prior Appvl - Class A Larger House Extns
Proposal :	Erection of a single storey rear extension projecting out 3.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.8 metres		

Date Decision: 16.10.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. :	20/04100/LP	Ward :	Selsdon And Addington Village
Location :	1 Chapel View South Croydon CR2 7LG	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of an outbuilding for use as a gym in the rear garden		

Date Decision: 16.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Ref. No. : 20/05178/LP **Ward : Selsdon And Addington Village**
Location : 55 The Ruffetts Type: LDC (Proposed) Operations
South Croydon edged
CR2 7LT
Proposal : Loft conversion facilitated by hip to gable roof alteration, erection of rear dormer and insertion of front roof lights.

Date Decision: 15.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01207/FUL **Ward : Selsdon Vale And Forestdale**
Location : Amenity Land Type: Full planning permission
Hawthorn Crescent
South Croydon
CR2 8PD

Proposal : Erection of eight houses and reconfiguration of car parking, with associated landscaping and servicing

Date Decision: 14.10.20

Permission Refused

Level: Planning Committee

Ref. No. : 20/02909/HSE **Ward : Selsdon Vale And Forestdale**
Location : 33 Elmpark Gardens Type: Householder Application
South Croydon
CR2 8RW

Proposal : Alterations, erection of a single storey rear extension and rear steps

Date Decision: 23.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03782/HSE **Ward : Selsdon Vale And Forestdale**
Location : 4 Greystone Close Type: Householder Application
South Croydon
CR2 8PP

Proposal : Erection of a single story infill side/rear extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 23.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04034/TRE
Location : 22 Kingswood Way
South Croydon
CR2 8QP
Proposal : T1 Beech Tree - To prune branches away from all BT lines to achieve a 1m clearance.
(TPO 20 of 1972)

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

Reason - branches are interfering with the phone lines.

Date Decision: 22.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04295/TRE
Location : 24 Ravenshead Close
South Croydon
CR2 8RL
Proposal : Birches (T1 and T2) - crown reduce by 2 - 3m. Crown lift to approximately 5m above ground level by tip reduction and removal of epicormic growth.
(TPO 20 of 1972)

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

Date Decision: 23.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/03158/FUL
Location : 314 Whitehorse Road
Croydon
CR0 2LE
Proposal : Erection of single storey rear extension to incorporate a storage building at rear.

Ward : Selhurst
Type: Full planning permission

Date Decision: 20.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03725/HSE
Location : 378 Sydenham Road
Croydon
CR0 2EA
Proposal : Erection of part two storey and part single storey rear extensions
Date Decision: 13.10.20

Ward : **Selhurst**
Type: Householder Application

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03776/FUL
Location : Flat 1
36 Edith Road
South Norwood
London
SE25 5PQ
Proposal : Erection of single storey side and rear extension
Date Decision: 22.10.20

Ward : **Selhurst**
Type: Full planning permission

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03828/GPDO
Location : 19 - 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: 20.10.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/04229/PDO
Location : Communication Station And Premises Roof
Level (GLN 545), Fitzroy Court,
6 Whitehorse Road
Croydon
CR0 2AX

Ward : **Selhurst**
Type: Observations on permitted development

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Proposal : Removal of existing stub-tower and 6 no. antennas, replacement with proposed 6 no. antennas on new 10m high stub-tower, replacement of 1 no. antenna with 2 no. antennas on steel frame, installation of 2 no. 600mm dishes on existing support steelwork, relocation of 2 no. existing Airwave antennas and 2 no. dishes onto proposed stub-tower; plus associated ancillary works.

Date Decision: 13.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05022/PDO
Location : Street Lamp 10604-L
71 Gloucester Road
Croydon
CR0 2DL

Ward : Selhurst
Type: Observations on permitted development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/03687/FUL
Location : 215 Wickham Road
Croydon
CR0 8TG

Ward : Shirley North
Type: Full planning permission

Proposal : Single storey rear extension to form a one bedroom flat

Date Decision: 12.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03696/HSE
Location : 7 Gladeside
Croydon
CR0 7RL

Ward : Shirley North
Type: Householder Application

Proposal : Erection of a single storey outbuilding.

Date Decision: 19.10.20

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Level: Delegated Business Meeting

Ref. No. : 20/03721/FUL
Location : 19 Orchard Avenue
Croydon
CR0 8UB
Proposal : Demolition of existing dwelling, erection of 9x flats, revised access, parking, landscaping and relocation of dropped kerb

Ward : **Shirley North**
Type: Full planning permission

Date Decision: 22.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03763/HSE
Location : 43 Shirley Avenue
Croydon
CR0 8SN
Proposal : Alterations, erection of first floor side extension.

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

Date Decision: 20.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00689/HSE
Location : 104 Devonshire Way
Croydon
CR0 8BS
Proposal : Alterations, erection of a two storey side and single storey rear extension, rear dormer and single storey outbuilding to rear garden

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

Date Decision: 14.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02244/HSE
Ward : **Shirley South**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 33 Farm Drive
Croydon
CR0 8HX

Type: Householder Application

Proposal : Demolition of the existing conservatory and the erection of a replacement first floor conservatory and ground floor rear extension.

Date Decision: 16.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03043/HSE

Location : 3 Sandy Way
Croydon
CR0 8QT

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

Proposal : Construction of a front porch and a ground-floor side and rear extension.

Date Decision: 19.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03407/HSE

Location : 16 Palace View
Croydon
CR0 8QL

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

Proposal : Single-storey side and rear extension.

Date Decision: 16.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04122/TRE

Location : Woodlands
1 Pine Coombe
Croydon
CR0 5HS

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

Proposal : DEAD BIRCH AT THE ENTRANCE OF DRIVEWAY, MARKED NO 1 ON MAP, fell.
(TPO 5 of 1972)

Date Decision: 22.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04206/TRE
Location : 22 Postmill Close
Croydon
CR0 5DY
Ward : **Shirley South**
Type: Consent for works to protected trees
Proposal : Rear garden - Oak tree - to remove the 5 lowest limbs lifting the lower canopy to 5-6 metres to allow more light into the garden.
(TPO 19 of 1992)

Date Decision: 22.10.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/04312/LP
Location : 10 Tideswell Road
Croydon
CR0 8PU
Ward : **Shirley South**
Type: LDC (Proposed) Operations edged
Proposal : Erection of a single storey rear extension.

Date Decision: 19.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01382/DISC
Location : Land And Garages South West Of The
Junction Of Heathfield Road And Coombe
Road
Croydon
CR0 1EL
Ward : **South Croydon**
Type: Discharge of Conditions
Proposal : Discharge of condition 10 (Contaminated Land - validation report) attached to planning permission 16/06514/FUL for the demolition of the existing garages, relocation of existing substation and erection of one three-storey building comprising ten flats and one part three, part four storey building comprising seven flats and three houses together with external stores and substation reprovision, car parking, landscaping and other associated works (AMENDED PLANS RECEIVED - BLOCK B REDUCED IN DEPTH, BLOCK A PART- INCREASED IN HEIGHT BY 1 STOREY, 2 ADDITIONAL PARKING SPACES, ALTERATIONS TO LANDSCAPING AND INTERNAL LAYOUTS)

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 16.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02750/HSE
Location : 29 Croham Manor Road
South Croydon
CR2 7BJ

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

Proposal : Alterations, erection of a two storey front extension, single storey rear extension, extension to garage and loft conversion

Date Decision: 13.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02847/DISC
Location : 13 Campden Road
South Croydon
CR2 7EQ

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

Proposal : Discharge of condition 3 (details) of 18/02807/FUL

Date Decision: 20.10.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/02979/DISC
Location : Coombe Lodge Playing Fields
Melville Avenue
South Croydon
CR2 7HY

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

Proposal : Discharge of condition 18 (Landscape reinstatement) of planning permission 19/00303/FUL for the 'Change of use of the site from playing fields (D2) to temporary secondary school (D1) until 31st December 2020 for 360 pupils, with associated erection of a temporary three storey school building, car parking, cycle store, bin store, fencing, soft and hard landscaping.'

Date Decision: 12.10.20

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03052/DISC **Ward : South Croydon**
Location : 6 Croham Valley Road **Type: Discharge of Conditions**
South Croydon
CR2 7NA
Proposal : Discharge of condition 5 - biodiversity enhancement layout, 6 - external facing materials and condition 7 - hard and soft landscaping, 10 - childrens play space, 11 - evcp attached to planning permission 19/05034/FUL for demolition of existing house, erection of a two storey building plus roof space to provide 9 apartments, provision of 8 car parking spaces, refuse store and new landscaping.

Date Decision: 16.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03313/GPDO **Ward : South Croydon**
Location : 12 Mount Park Avenue **Type: Prior Appvl - Class A Larger**
South Croydon **House Extns**
CR2 6DG
Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3 metres

Date Decision: 13.10.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/03461/FUL **Ward : South Croydon**
Location : 7 Ledbury Road **Type: Full planning permission**
Croydon
CR0 1EP
Proposal : Alterations and erection of a single storey side infill extension and single storey rear extension; dormer extension on roof of main building and outrigger and a rooflight to the front roof slope

Date Decision: 15.10.20

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Ref. No. : 20/03525/FUL **Ward : South Croydon**
Location : St Giles School **Type: Full planning permission**
Pampisford Road
South Croydon
CR2 6DF
Proposal : Erection of a temporary single storey building to be used for school purposes and retained for a maximum period of 5 years

Date Decision: 21.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03582/LP **Ward : South Croydon**
Location : 2 Croham Mount **Type: LDC (Proposed) Operations**
South Croydon **edged**
CR2 0BR
Proposal : Erection of a dormer extension in the rear roofslope, loft conversion and installation of rooflights in the front roofslope.

Date Decision: 16.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03871/HSE **Ward : South Croydon**
Location : The Vicarage **Type: Householder Application**
33 Hurst Way
South Croydon
CR2 7AP
Proposal : Construction of a side and rear roof extension with installation of 2 side windows. Alterations to ground floor openings.

Date Decision: 22.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03874/HSE **Ward : South Croydon**
Location : 79A Croham Road **Type: Householder Application**
South Croydon
CR2 7HJ
Proposal : Erection of a boundary fence/wall (Retrospective application)

Date Decision: 16.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03881/LP
Location : 13 Blenheim Park Road
South Croydon
CR2 6BG
Proposal : Erection of rear dormer extension

Ward : **South Croydon**
Type: LDC (Proposed) Operations edged

Date Decision: 16.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03883/GPDO
Location : 13 Blenheim Park Road
South Croydon
CR2 6BG
Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 4 metres

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

Date Decision: 13.10.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/03894/HSE
Location : 7 Broadeaves Close
South Croydon
CR2 7YP
Proposal : Erection of two dormer windows and a ground floor rear/side extension with associated alterations.

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

Date Decision: 23.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05005/NMA
Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 5 Croham Valley Road
South Croydon
CR2 7JE
Type: Non-material amendment

Proposal : Non-material amendment to Planning Permission 19/03628/FUL granted for demolition of the existing property followed by a replacement development of 6 houses (3 houses fronting Croham Valley Road and 3 houses fronting Ballards Farm Close), gardens, car parking, new accesses, refuse and recycling.

Date Decision: 14.10.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/05267/DISC
Location : Horizon Apartments
11 South Park Hill Road
South Croydon
CR2 7FA
Ward : **South Croydon**
Type: Discharge of Conditions

Proposal : Discharge of condition 6 (C02 Emissions) attached to permission 18/00693/FUL for demolition of the existing dwelling and, erection of a three/four storey building comprising 1 studio, 4 two bedroom and 1 three bedroom flats with associated landscaping, parking, refuse and cycle provision.

Date Decision: 15.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03796/HSE
Location : 33 Court Road
South Norwood
London
SE25 4BN
Ward : **South Norwood**
Type: Householder Application

Proposal : Alteration of garage into habitable room and erection of single storey rear extension.

Date Decision: 21.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03797/LP
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : 33 Court Road
South Norwood
London
SE25 4BN

Type: LDC (Proposed) Operations
edged

Proposal : Erection of outbuilding

Date Decision: 21.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03900/HSE
Location : 45 Lancaster Road
South Norwood
London
SE25 4BL

Ward : South Norwood
Type: Householder Application

Proposal : Alterations, erection of first floor side extension.

Date Decision: 20.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05002/PDO
Location : Street Lamp 10346-L
High Street
South Norwood
London
SE25 6EP

Ward : South Norwood
Type: Observations on permitted
development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05004/PDO
Location : Street Lamp 10348-L
Selhurst Road
Croydon
SE25 6YA

Ward : South Norwood
Type: Observations on permitted
development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05006/PDO
Location : Strret Lamp 10349-L
Tennison Road
South Norwood
London
SE25 5RT

Ward : South Norwood
Type: Observations on permitted development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05008/PDO
Location : Street Lamp 10350-L
Selhurst Road
South Norwood
London
SE25 6LQ

Ward : South Norwood
Type: Observations on permitted development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05010/PDO
Location : Street Lamp 10351-L
Dagnall Park
South Norwood
London
SE25 6NS

Ward : South Norwood
Type: Observations on permitted development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Ref. No. : 20/05066/LP
Location : 59 Dixon Road
South Norwood
London
SE25 6UE
Proposal : Erection of single storey rear extension
Date Decision: 21.10.20

Ward : South Norwood
Type: LDC (Proposed) Operations edged

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01313/DISC
Location : 168 Burlington Road
Thornton Heath
CR7 8PH
Proposal : Discharge of condition 3 attached to planning permission (18/01471/HSE) for retention of single storey rear extension
Date Decision: 20.10.20

Ward : Thornton Heath
Type: Discharge of Conditions

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02618/FUL
Location : 70 Heath Road
Thornton Heath
CR7 8NE
Proposal : Demolition of storage unit associated with shop (A1), change of use to residential (C3) and erection of a single storey one bedroom dwelling with associated landscaping, refuse and cycle storage
Date Decision: 23.10.20

Ward : Thornton Heath
Type: Full planning permission

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02902/FUL
Location : 111 Moffat Road
Thornton Heath
CR7 8PZ
Proposal : Retrospective change of use from a residential home to a HMO

Ward : Thornton Heath
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 20.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03350/HSE **Ward : Thornton Heath**
Location : 1 Rosebery Avenue **Type: Householder Application**
Thornton Heath
CR7 8PT
Proposal : Erection of a single storey rear extension

Date Decision: 13.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03688/HSE **Ward : Thornton Heath**
Location : 109 Grange Road **Type: Householder Application**
South Norwood
London
SE25 6TQ
Proposal : Erection of single storey rear extension, erection of dormer extension in rear roofslope and installation of rooflights in front roofslope

Date Decision: 12.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03711/HSE **Ward : Thornton Heath**
Location : 98 Northwood Road **Type: Householder Application**
Thornton Heath
CR7 8HR

Proposal : Alterations, including the erection of single storey side and rear extension, two storey side and rear extension, and canopied area.

Date Decision: 14.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03876/FUL **Ward : Thornton Heath**
Location : 112 Grange Park Road **Type: Full planning permission**
Thornton Heath
CR7 8QB

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Proposal : Change use of a single dwellinghouse (C3) to a 8 bedroom HMO, 8 person use (House in Multiple Occupation) (Sui-generis)

Date Decision: 23.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04368/LP

Ward : Thornton Heath

Location : 82 Ross Road
South Norwood
London
SE25 6SB

Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable and rear dormer extension.

Date Decision: 16.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/04093/FUL

Ward : Waddon

Location : Unit 6, 17 Whitestone Way
Croydon
CR0 4WF

Type: Full planning permission

Proposal : Change of use from B1(b and c), B2, D1 to B1a with ancillary storage (Retrospective application).

Date Decision: 20.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03497/FUL

Ward : Waddon

Location : 15 - 21 Progress Way
Croydon
CR0 4XD

Type: Full planning permission

Proposal : Demolition of existing Used Car Sales Showroom/Office (part of existing building), erection of a new single storey extension to provide a new car showroom and offices, erection of a separate new single storey building to rear of site to provide additional vehicle servicing bays and alterations to car-parking layout.

Date Decision: 19.10.20

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Level: Delegated Business Meeting

Ref. No. : 20/03701/NMA
Location : 1 Borough Hill
Croydon
CR0 4LP

Ward : Waddon
Type: Non-material amendment

Proposal : Non-material Amendment to planning permission 16/05004/FUL (Excavation of the basement area to form an additional one bedroom flat; erection of railings enclosure at the front) altering front bay window and replace with sliding door.

Date Decision: 14.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03835/ADV
Location : 6 Trojan Way
Croydon
CR0 4XL

Ward : Waddon
Type: Consent to display advertisements

Proposal : The installation of 1 x non-illuminated wordmark sign on the east elevation of the building and non-illuminated directional signs across the site.

Date Decision: 19.10.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/03949/DISC
Location : 15 - 21 Progress Way
Croydon
CR0 4XD

Ward : Waddon
Type: Discharge of Conditions

Proposal : Details required by condition 15 (Archaeology) of planning permission 16/04349/FUL.

Date Decision: 14.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04403/LP
Location : 3 Abbey Road
Croydon
CR0 1RU

Ward : Waddon
Type: LDC (Proposed) Use edged

Proposal : Alterations, Use as a Care Home for up to 4 persons (C3b Use Class)

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 22.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05064/DISC **Ward : Waddon**
Location : Schumann Court **Type: Discharge of Conditions**
49 Haling Park Road
South Croydon
CR2 6ND

Proposal : Discharge of condition 3 (Materials) of planning permission 19/03992/CONR granted on the 26/09/2019 for the Variation of Condition 1 of 19/01540/FUL (Demolition of the existing two storey detached property, erection of a part three/part four storey replacement building to provide eight residential units, with associated cycle and refuse stores, landscaping and car parking) to alter internal layout, remove lift, alter position of one window and add an additional balcony.

Date Decision: 21.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05261/PDO **Ward : Waddon**
Location : Croydon Fire Station **Type: Observations on permitted development**
90 Old Town
Croydon
CR0 1AR

Proposal : The installation of 3No. antennas, replacement equipment within an existing cabinet and development ancillary thereto.

Date Decision: 19.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/02546/DISC **Ward : Woodside**
Location : Adjacent 51 Clifford Road **Type: Discharge of Conditions**
South Norwood
London
SE25 5JS

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Proposal : Details pursuant to the discharge of conditions 5 (Materials), 7 (Bin, cycles, boundary and gates) and 9 (Construction Logistics Plan) attached to planning permission 19/03281/FUL for 'Demolition of existing store and erection of building to provide three self contained flats comprising 1no. 3 bedroom 5 person flat and 2no. 1 bedroom 2 person flats'

Date Decision: 16.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03417/LP

Ward : **Woodside**

Location : 120 Estcourt Road
South Norwood
London
SE25 4SA

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single-storey rear extension, erection of rear dormer, erection of outbuilding in rear garden and installation of 1 rooflight in front roofslope.

Date Decision: 12.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03704/HSE

Ward : **Woodside**

Location : 131 Adams Way
Croydon
CR0 6XR

Type: Householder Application

Proposal : Alterations to the roof including erection of loft conversion, with dormer in the rear roof slope and roof lights in the front and rear roof slope.

Date Decision: 15.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03786/LP

Ward : **Woodside**

Location : 45 Apsley Road
South Norwood
London
SE25 4XT

Type: LDC (Proposed) Operations
edged

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

Date Decision: 14.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04401/PDO
Location : O/S 565 Davidson Road
Croydon
CR0 6DU

Ward : Woodside
Type: Observations on permitted development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/04402/PDO
Location : O/S 44 Beckford Road, Opposite Junction Of
Adams Way
Croydon
CR0 6HW

Ward : Woodside
Type: Observations on permitted development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05020/PDO
Location : Street Lamp 10603-L
661 Davidson Road
Croydon
CR0 6DW

Ward : Woodside
Type: Observations on permitted development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Date Decision: 12.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05023/PDO
Location : Street Lamp 10625-L
19 - 23 Clifford Road
South Norwood
London
SE25 5JJ

Ward : Woodside
Type: Observations on permitted development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp.

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Proposal : Relaxation of condition 4 of planning permission 16/01774/P to allow the retention of external staircase/fire escape to school until July 2021 (due to delays opening replacement school site caused by Covid-19).

Date Decision: 20.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/02329/HSE
Location : 48 Fairlands Avenue
Thornton Heath
CR7 6HA
Proposal : Alterations, including the erection of single storey rear extension and two storey rear extension.
Ward : **West Thornton**
Type: Householder Application

Date Decision: 19.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02941/LP
Location : 54 Thornton Avenue
Croydon
CR0 3BU
Proposal : Provision of hardstanding to the front garden to include formation of vehicular access
Ward : **West Thornton**
Type: LDC (Proposed) Operations edged

Date Decision: 22.10.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/03608/HSE
Location : 9 Marden Road
Croydon
CR0 3ET
Proposal : Erection of hip to gable loft conversion, with dormer in the rear roof slope and roof lights in the front roof slope.
Ward : **West Thornton**
Type: Householder Application

Date Decision: 12.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03772/FUL
Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Location : R/o 2 Namton Drive
Thornton Heath
CR7 6EP
Type: Full planning permission

Proposal : Alterations; demolition of existing outbuilding and erection of 2x two-storey semi-detached dwellings and provision of associated landscaping, cycle and refuse storage and 3 car-parking spaces.

Date Decision: 16.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03853/FUL
Location : Best Western Plus
2 Dunheved Road South
Thornton Heath
CR7 6AD
Ward : **West Thornton**
Type: Full planning permission

Proposal : Addition of 7 windows to external elevations

Date Decision: 21.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04053/GPDO
Location : 35 Limpsfield Avenue
Thornton Heath
CR7 6BG
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 20.10.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/04056/GPDO
Location : 70 Galpins Road
Thornton Heath
CR7 6EB
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4.6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 26th October 2020

Date Decision: 21.10.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/04057/GPDO
Location : 100 Harcourt Road
Thornton Heath
CR7 6BW

Ward : West Thornton
Type: Prior Appvl - Class A Larger
House Extns

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 3 metres and a maximum overall height of 3 metres

Date Decision: 21.10.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/04346/PDO
Location : Croydon House
1 Peall Road
Croydon
CR0 3EX

Ward : West Thornton
Type: Observations on permitted
development

Proposal : NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT WADDEN MARSH, CROYDON HOUSE, PEALL ROAD, CROYDON, GREATER LONDON, CRO 3EX.

Date Decision: 16.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05284/LP
Location : 36 Ashley Road
Thornton Heath
CR7 6HU

Ward : West Thornton
Type: LDC (Proposed) Operations
edged

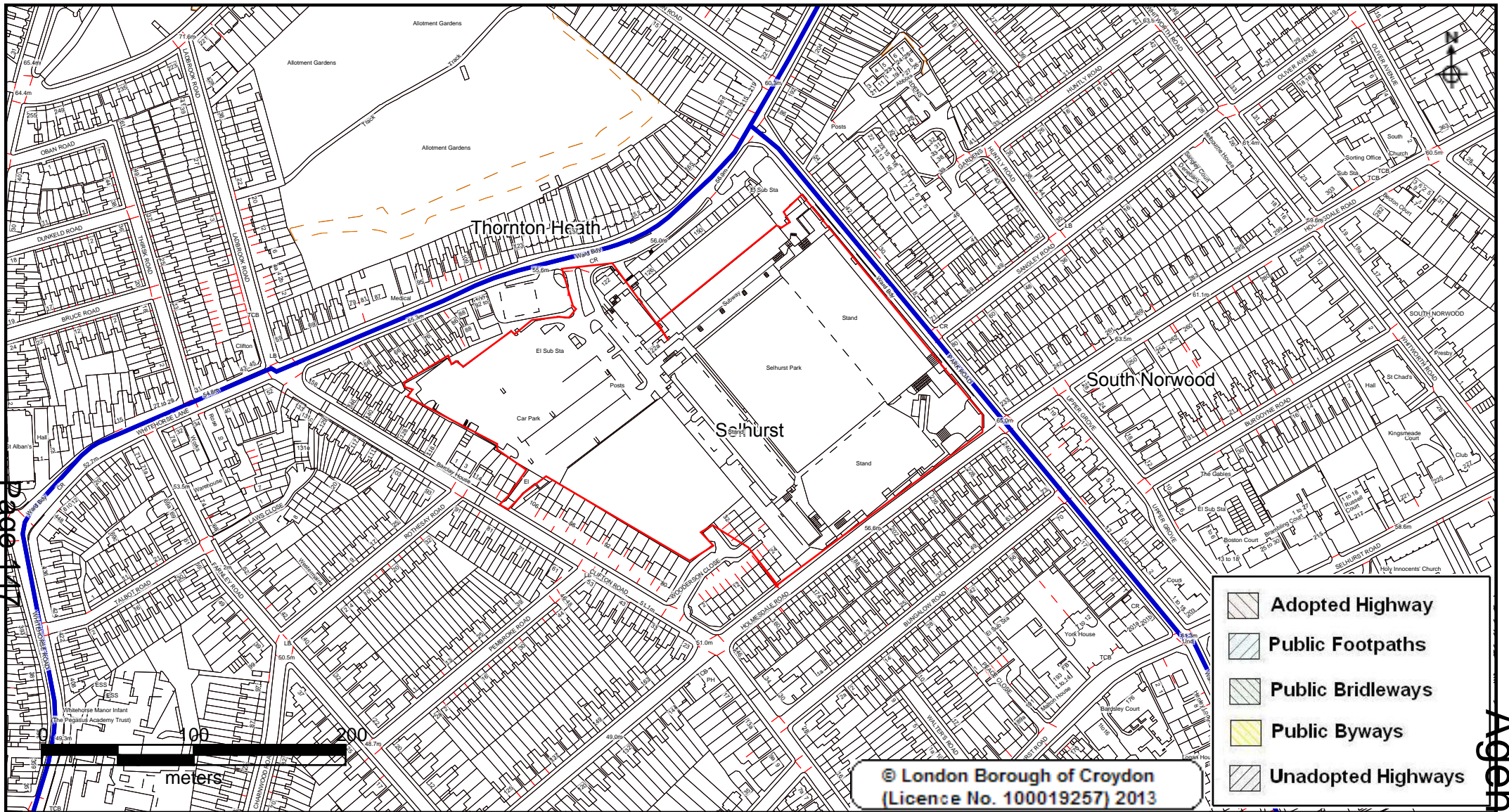
Proposal : Erection of a single storey rear extension

Date Decision: 19.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

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PART 8: Other Planning Matters

Item 8.2

1. DETAILS OF THE DEVELOPMENT

- Ref: 18/00547/FUL
- Location: Selhurst Park Stadium (Whitehorse Lane), And Sainsbury's Car Park (120-122 Whitehorse Lane), No's 22, 24, 26, 28, 30 & 32 Wooderson Close, South Norwood, London, SE25 6PU.
- Ward: Selhurst
- Description: Extension of Main Stand to provide seating for an additional 8,225 spectators and an additional 24,522sqm of floor space internally (beneath the expanded Main Stand) to be used for the operation of the football club and ancillary functions (Use class D2), and a 550sqm GIA restaurant/retail unit (Use class A1/A3). Demolition of 22-32 Wooderson Close, and associated refurbishment works to end elevation of 20 Wooderson Close, reorganisation of the associated parking facilities and gardens. Reorganisation of the club and supermarket car parks, and site accesses from Holmesdale Road and within the car parking area from Whitehorse Lane, with associated hard and soft landscaping. Use of the club car park as a fan plaza on match-days. Pitch lengthening (from 101m to 105m), and the creation of accessible seating within the Whitehorse Lane Stand (spectator capacity reduced by 690). Creation of replacement spectator capacity (683 additional), and relocation of the fan zone, to the corner of the Holmesdale Road and Arthur Wait stands. Reorganisation of floodlighting, including the removal of two of the flood light masts. Removal of the TV Gantry at the Arthur Wait Stand.
- Drawing Nos: KSS MS Z0 DR A 90 001 Rev P01, KSS MS Z0 DR A 90 002 Rev P01, KSS MS Z0 DR A 90 003 Rev P01, KSS MS Z0 DR A 90 004 Rev P01, KSS MS Z0 DR A 90 005 Rev P01, KSS EX 00 DR A 91 001 Rev P01, KSS EX 01 DR A 91 001 Rev P01, KSS EX 02 DR A 91 001 Rev P01, KSS EX 03 DR A 91 001 Rev P01, KSS MS 00 DR A 91 001 Rev P01, KSS MS 0M DR A 91 001 Rev P01, KSS MS 01 DR A 91 001 Rev P01, KSS MS 02 DR A 91 001 Rev P01, KSS MS 03 DR A 91 001 Rev P01, KSS MS 04 DR A 91 001 Rev P01, KSS MS 05 DR A 91 001 Rev P01, KSS MS 06 DR A 91 001 Rev P01, KSS WS 00 DR A 91 001 Rev P01, KSS HS 00 DR A 91 001 Rev P01, KSS HS ZZ DR A 91 001 Rev P01, KSS HS 00 DR A 91 002 Rev P01, KSS MS Z0 DR A 91 001 Rev P01, KSS MS Z0 DR A 91 002 Rev P01, KSS MS ZZ DR A 92 001 Rev P01, KSS MS ZZ DR A 92 002 Rev P01, KSS MS ZZ DR A 92 003 Rev P01, KSS MS ZZ DR A 92 004 Rev P01, KSS MS ZZ DR A 92 005 Rev P01, KSS MS ZZ DR A 92 006 Rev P01, KSS MS ZZ DR A 93 001 Rev P01, KSS MS ZZ DR A 93 002 Rev P01, KSS MS ZZ DR A 93 003 Rev P01, KSS MS ZZ DR A 93 004 Rev P01, KSS MS ZZ DR A 93 005 Rev P01, KSS MS ZZ DR A 93

006 Rev P01, KSS MS ZZ DR A 93 007 Rev P01, KSS MS ZZ DR A 93 008 Rev P01, KSS MS ZZ DR A 93 009 Rev P01, KSS MS ZZ DR A 93 010 Rev P02, KSS MS Z0 DR A 94 001 Rev P01, KSS MS ZZ DR A 94 001 Rev P01.

Applicant: Crystal Palace Football Club Ltd
Agent: MRPP
Case Officer: Barry Valentine

2. PROCEDURAL NOTE

- 2.1 Planning application reference 18/00547/FUL was reported to Planning Committee on the 19/04/2018 where a resolution was made to grant planning permission.
- 2.2 The Committee Chairman requested that a summary of the final draft Section 106 legal agreement be reported back to Committee so that members would know that their requests had been secured.
- 2.3 A copy of the Section 106, accompanying side agreement, as well as a copy of the draft planning decision notice is contained in Appendix 1. This is an item for reporting purposes only and not an item for decision
- 2.4 The application, along with Appendix 1, has been referred to the GLA under Stage 2. The Mayor has confirmed the scheme is acceptable and that planning permission can be granted. Subsequent to this item being reported tonight, planning permission will be granted.
- 2.5 The rest of this report is as follows:
- Section 3 will summarise the main aspects secured in the Section 106.
 - Section 4 will discuss what officers considered to be the main comments of the committee and confirm if they were secured, or provide reasons why through negotiations with the club, and in collaboration with other consultees, obligations were not considered appropriate to be secured.

3. SUMMARY OF MATTERS SECURED THROUGH SECTION 106

- 3.1 The following table provides a list of the financial contributions secured in the Section 106:

Contribution	Amount
Carbon Offset	£35,190
Monitoring Costs	£31,500
Travel Plan Monitoring Cost	£2,712
Local Employment and Training Strategy Construction	£187,000 or 0.25% of capital construction costs (whichever is the lesser at commencement).

Local Employment and Training Strategy Operation	£46,678
Masterplan Regeneration Contribution towards brief	£10,000
Highway Signage and Public Transport Access Improvement Contribution Wayfinding Strategy	£30,500
Bus Stop Improvements on Whitehorse Lane	£15,770
Pedestrian Comfort Level Assessment	£30,000
Whitehorse Land Crossing Assessment	£5,000
Cycle Routes Improvements to Stadium	£100,000
Station Management Plans	£15,000
Controlled Parking Zone Assessment and Consultation	£100,000
Controlled Parking Zone Implementation and Operational Delivery Contribution	£230,000
Travel Plan Bond	Up to £250,000
CCTV Contribution	To be agreed post decision following Operational Requirement Assessment as requested by Met Police
Approximate Total	£793,580 to £1,043,580 + CCTV contribution

3.2 The following summarises the main schedules and elements contained within them.

Schedule 1 - Dwellings

Purchase of Dwellings at Wooderson Close

3.3 Clause 1 of Schedule 1 requires the developer to give the Council 12 months' notice of the intention to purchase the land to ensure that there is sufficient time to re-house existing tenants. The developer cannot commence development (as defined within the glossary of the S106) until they have purchased the interest of social housing land, 30 Wooderson Close and associated highway.

No Net Loss of Affordable Housing

Clause 4 of Schedule 7 (Council's Obligations) requires the Council to use the proceeds of the sale of the Social Housing Land to purchase five four bedroomed houses in the London Borough of Croydon as replacement for the five four bedroomed affordable homes lost by the development. This would initially be sought to be delivered in Selhurst, South Norwood and Thornton Heath Wards, then in surrounding wards, and then elsewhere in Croydon as a cascade. Clause 5 then requires these purchased properties to be provided as affordable rent. Clause 2 of Schedule 1, ensures that the developer meets the reasonable costs incurred by the Council in fulfilling these obligations.

No Net Loss of Dwellings

- 3.4 The proposed development would involve the demolition of 6 residential houses and loss of residential land. Clause 3 of Schedule 1 requires the developer to procure or construct a minimum of six replacement dwellings (known as NNLD scheme) with at least the same floorspace as the existing, so as not to result in net loss of homes or residential land. A sequential test would follow, with these prioritised within Selhurst Park, then surrounding wards, then the rest of borough.
- 3.5 The NNLD scheme will need to be submitted to the Council prior to commencement of development (as defined in Section 106), with substantial implementation prohibited (broadly to first floor level on the new stand) until planning permission has been granted for the NNLD scheme, and the new stand cannot be occupied until the NNLD scheme is practically complete.

Schedule 3 – Local Employment and Training Strategy

- 3.6 Clauses have been included that require both a Local Employment and Training Strategy (LETS) for both construction and initial operational phases. This will ensure the promotion and delivery of employment, training and apprenticeships opportunities. It requires targets to be set and monitored, including 34% of total new jobs created to be filled by residents within the London Borough of Croydon, and requires some of the vacancies to be filled by vulnerable and disadvantaged residents. Up to 10 apprenticeships would be provided. The developer will be required to seek accreditation under the Croydon's Good Employer Scheme, a commitment of which is to pay London Living Wage. Furthermore, it requires opportunities to be given to local suppliers, businesses and companies within London Borough of Croydon.

Schedule 4 – Highway and Transport

- 3.7 This schedule secures money for the CPZ consultation and review which will be paid (£100,000) on commencement. The Council are then legally required to carry out the review and consultation of potential CPZ expansion. If the Council then, following this review, determines to introduce or amend one of the CPZ's then the developer will be required to pay the implementation contribution (£200,000) within 28 days of the developer having received the review and on occupation.

3.8 Other transport related items secured through Section 106 include:

- Off-site highway works to ensure they are completed prior to occupation.
- Study of match day performance of road junctions and pedestrian safety at junction of South Norwood Hill/Whitehorse Land and South Norwood Hill/High Street, proposed management measures be brought into place through trained stewards provided by the developer at those junctions.
- Match Day Coach Parking study to identify options, within the site and within 1.5km radius of the site.
- Car Parking Management Plan on match and event days, including measures for pedestrian and cyclist safety.

Schedule 5 – Travel Plan

3.9 A Baseline Travel Plan survey will be carried out after occupation to establish actual modal splits. There is commitment to a Travel Plan which targets a 5% year on year reduction of single occupancy car journeys from the baseline travel plan survey for the first five years (so totalling a 25% reduction). If these yearly targets on single occupancy car journeys are not met, then a bond of up to £50,000 per year (totalling £250,000) would be taken. The amount taken would be based on a formula that encourages continual improvement even if early targets are not met. Any bond received will be used on pedestrian and cycling improvement identified within a survey that is secured through the Section 106.

Schedule 6 – Further Developer Obligations

Community Facilities

3.10 Requires the provision of accommodation for the Palace of Life Foundation at the site or off site within 1.5km during construction and to then provide such accommodation on site upon completion at a nominal cost for any defined local community organisation, except on match days and large event days (attended by over 10,000).

TV and Radio Mitigation

3.11 Requires a survey to be carried out on structural completion, and then if deterioration has been attributed to the impact of the development then the developer must use best endeavours to complete all necessary mitigation works to the affected properties.

Retention of Existing Scheme Architects

3.12 Requirement to use reasonable endeavours to retain the existing scheme architects as the appointed architect of the development until its completion.

Vehicle Control Measures

3.13 A Vehicle Control Measures Scheme must be prepared 12 months prior to occupation of the development, which will include appropriate counter-terrorism measures. This will be done in consultation with the Metropolitan Police.

Match Day and Event Day Litter Picking

- 3.14 Requires the collection of litter, and funding and placing of litter bins on match days and agreed event days on the key roads between the stadium and surrounding stations.

Provision of Temporary Street Urinals

- 3.15 A temporary street urinal scheme to be submitted and approved prior to occupation detailing specification and number of urinals on key roads between the stadium and surrounding stations, to be placed on match days and agreed event days.

Side Agreement

- 3.16 The side agreement is a separate agreement from the Section 106 between the Council and the applicant. The purpose of the side agreement is to identify remaining matters, as expressed by the GLA, which are not set out in the Section 106. The side agreement sits between the Section 106 and the future intended land deal known as the 'Wooderson Close Agreement'. It helps secure the following as part of that future agreement.

- That the developer pays a lump sum for the loss of rental income.
- That the Council will write to their tenants setting out timescales of engagement regarding their housing needs.
- That the Council will ensure that any re-housed tenant is offered new accommodation as close to the existing property or desired specification (if different) as reasonably possible in terms of internal area, amenities and location, and adapted to meet the needs of disabled.
- Where tenants elect to relocate to a property within the wards of Selhurst, South Norwood or Thornton Heath with the equivalent number of bedrooms to their existing property, the Council will offer tenants rent set in the same way as their existing rent. Otherwise the tenants will be required to pay appropriate rent for the dwelling to which they relocate;
- The Council will pay for the tenants' removal, disconnection and reconnection, and redecoration costs at their new property (if redecoration is reasonably required).
- Each tenant shall receive a home loss payment of at least £6,000 and compensation for any adaptations made to their existing property, at their own expense.
- Clauses about how value of Wooderson Close would be agreed.
- The applicant will meet the reasonable costs of the Council in fulfilling these commitments.

- 3.17 Taken together, it is considered the Section 106 agreement and the commitment to the Wooderson Close agreement ensures that the scheme does not result in the loss of homes (as 6 new homes will be constructed) or affordable homes (as the Council will purchase 5 homes for use as affordable housing) and ensures that existing tenants are treated fairly.

4. MEMBER'S COMMITTEE COMMENTS

4.1 Members specifically requested the following:

- that residents within the expanded CPZ would not incur the cost of applying for parking permit and that this be subsidised by the club
- an increase in the funding towards the travel plan bond, aiming to increase this to £250,000
- the community use be secured at a reasonable charge

Extended CPZ subsidy

4.2 Members requested that residents within the expanded CPZ, would not incur the cost of applying for a parking permit, and that this be subsidised by the club.

4.3 Securing of this request following discussion with both council's parking services and the club has not been possible or practical. At the time of committee it was envisaged that the CPZ would only be implemented on match days, and as such residents would see little advantage.

4.4 However, once this was explored further it was agreed that a match day CPZ was not practical to do, especially on such a large potential area of up to 1.5km. An 1.5km area is the area in which it is envisaged that people would reasonably be prepared to park away from the stadium to get to the ground. Matches are played on a wide variety of times and days, and as such easily updatable signage is required. Pop down signs that are manually changed, as can be seen around the ground at present, were ruled out by parking services as they were unsafe and impractical to change, especially on such a wide area and given the large number of signs involved. There was also significant concerns on enforceability, with the signs not complying with current guidance. Electric signs were looked at as an alternative, but due to the number of roads and interconnectivity of these roads, the number of signs needed and cost was prohibitive and it would have been unreasonable of the Council to expect the developer to fund this.

4.5 As a rough indication, parking services estimated that if an electric sign CPZ was just introduced on the 50 roads surrounding the ground (area highlighted in Pink in map below), it would require approximately 500 road side signs, costing approximately £10k each, and 20 entry signs, costing approximately 15k each. The total cost estimate would be £5.4million. To expand this over the 1.5km area could cost up to £29 million. There is also a greater long term liability and maintenance requirements.



Image 1 – Area of electric sign parking zone costings.

- 4.6 As a result a permanent standard CPZ was considered the only viable and reasonable option in this instance. A permanent CPZ offers significant benefits to residents within it, including reducing parking stress in the area, which means that residents are more likely to be able to find convenient parking, prevents all day commuter parking, reduced problems of illegal parking, improves access including by emergency services and improves highway safety. It also encourages cars with lower emissions, as they pay less for a permit. It is of course recognised that the key disadvantage is the cost to the residents.
- 4.7 Officers did (as instructed by committee) explore whether it was reasonable to require the club/developer to subsidise the cost of parking permit to residents affected. However, this was discounted for the following reasons:
- Having a charge for the CPZ is an important part of ensuring its effectiveness and prevents excessive parking permits being issued. It also helps prevent the system being abused, which would also have wider implications within other CPZs within the borough.
 - Requires alterations to standard internal procedures that incurs costs on the Council side to administer. Simpler systems are better for communication purposes and for enforcement.
 - The cost to the developer would be unreasonable, due to the number of people that would be eligible and that cost would be on-going and have to be borne every year.
 - As a permanent CPZ was the only solution, the Council would not be able to reasonably require the developer to fund the whole cost of the parking permit, as the impact that the CPZ will mitigate extends beyond just impacts caused by the development.
 - Difficult judgements would need to be made on who would and would not be eligible for a free parking permit, especially given presence of an existing CPZ in the area.

Travel Plan Bond

- 4.8 Members requested an increase in funding towards the travel plan bond, aiming to increase this to £250,000. This has been secured.

Community Use

- 4.9 Members requested that the community use be secured at a reasonable charge. This has been captured in the Section 106, with use of the community facilities required to be let at a nominal charge.

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Item 8.2

Appendix 1:

18.09.2020 – Final Agreed Draft – Section 106

18.09.2020 – Final Agreed Draft – Side letter

Draft Decision Notice

Dated

2020

(1) LONDON BOROUGH OF CROYDON

(2) CPFC LIMITED

PLANNING OBLIGATION BY AGREEMENT

**RELATING TO LAND AT SELHURST PARK STADIUM WHITEHORSE LANE,
SOUTH NORWOOD, LONDON SE25 6PU**

PURSUANT TO SECTION 106 OF THE TOWN & COUNTRY

PLANNING ACT 1990 (AS AMENDED)

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BETWEEN:-

- (1) **LONDON BOROUGH OF CROYDON** of Bernard Weatherill House, 8 Mint Walk, Croydon CR10 1EA (the "**Council**");
- (2) **CPFC LIMITED** (Company Number 07270793) whose registered office is at Selhurst Park Stadium, Holmesdale Road, London, SE25 6PU (the "**Developer**").

RECITALS:-

- (A) The Council is the local planning authority for the purposes of the Act and for the area in which the Site is situated.
- (B) The Council is the owner of the Social Housing Land and is the local highway authority of the associated highway land on Wooderson Close and on which various highway works are required under this Agreement.
- (C) The Council is the registered proprietor of part of the Site with freehold absolute title under title number SGL529243 (which title also includes other land not forming part of the Site).
- (D) The Developer is the registered proprietor of part of the Site with freehold absolute title under title numbers SGL563247 and SGL526435 free from encumbrances.
- (E) The Developer is the registered proprietor of part of the Site with sub-leasehold title under title number SGL604161.
- (F) Sainsbury's Property Scottish Partnership is the registered proprietor of the Sainsbury's Car Park with freehold absolute title under title number SGL463458 (which title also includes other land) and SGL534021.
- (G) Sainsbury's Supermarkets Limited is the registered proprietor of the Sainsbury's Car Park with leasehold title under title number SGL717034 (which title also includes other land).The Developer has no legal interest, right, claim or entitlement in respect of the Sainsbury's Car Park
- (H) Sainsbury's Supermarkets Limited is the registered proprietor of part of the Site with freehold absolute title under title number SGL531263.
- (I) Mohammad Farooq and Zaida Farooq are the registered proprietors of 30 Wooderson Close with freehold absolute title under title number SGL637778.

- (J) The Developer has submitted the Application to the Council which was validated on 08/02/2018 and is proposing to carry out the Development.
- (K) The Council has resolved at its meeting of the Council's Planning Committee held on 19 April 2018 that Planning Permission should be granted for the Development subject to the prior completion of this Agreement.
- (L) The Council considers it expedient in the interests of the proper planning of its area that the development of the Site should be restricted or regulated in accordance with this Agreement.
- (M) The Council is satisfied that the covenants given by the Developer in this Agreement are:
- (a) Necessary to make the Development acceptable in planning terms; and
 - (b) Directly related to the Development; and
 - (c) Fairly and reasonably related in scale and kind to the Development
- (N) It is acknowledged that there is land within the Site which at the date of this Agreement is not within the ownership of the Developer. It is the intention of the Parties that prior to the Commencement of Development on the Site, the entirety of the land within the Site (save for land owned by any Statutory Undertaker, Sainsbury's Supermarkets Limited and Sainsbury's Property Scottish Partnership) is to be in the ownership or control of the Developer. Prior to the Commencement of Development on the Site a confirmatory deed will be entered into to ensure that the freehold interest of the entirety of the land within the Site (save for land owned by a Statutory Undertaker Sainsbury's Supermarkets Limited and Sainsbury's Property Scottish Partnership) is bound by the obligations contained in this Agreement. In respect of the Sainsbury's Car Park it is the intention of the Parties that the Sainsbury's Car Park is only bound by the obligations in Schedule 4 paragraphs 7 and 8, Schedule 5 paragraph 1.7 and Schedule 6 paragraph 4 and then only in so far as compliance is required with the approved match day coach parking scheme (Schedule 4 paragraph 7) and the approved Car Parking Management Plan (Schedule 4 paragraph 8), the Travel Plan (Schedule 5 paragraph 1.7) and Vehicle Control Measures (Schedule 6 paragraph 4).

IT IS AGREED as follows:-

OPERATIVE PROVISIONS

1 Definitions and Interpretation

- 1.1 In this Agreement (which includes the Recitals, Schedules and Appendices to it) the following words and expressions have the following meanings unless the context requires otherwise:-

"1980 Act"	means the Highways Act 1980
"1990 Act"	means the Town and Country Planning Act 1990
"2011 Act"	means the Localism Act 2011
“Affordable Housing”	means residential units of affordable housing (as referred to Annex 2 of the NPPF Feb 2019) which (having regard to their rent or other consideration) are suitable for occupation by people who are in need of such housing because of their limited means and who are unable to access private rented accommodation on the open market within the London Borough of Croydon at a cost low enough for them to afford which is determined with regard to local incomes and local house prices or in the opinion of the Council given in writing that they are otherwise in housing need
“Agreement”	means this deed of agreement made under section 106 of the 1990 Act and all other enabling powers
"Application"	means the application for full planning permission for the Development validated by the Council on 8 February 2018 and allocated reference number 18/00547/FUL
“Approved Travel Plan”	means the version of the Travel Plan that has been approved by the Council in accordance with the provisions of paragraph 1.1 of Schedule 5
“Capital Construction Costs”	<p>means either the total confirmed cost or the total reasonable estimated cost of construction of the Development as at the date of Commencement</p> <p>This shall include expenditure on labour, materials, plant, equipment, site and head office overheads and profit, including taxes and levies, incurred as a direct result of the construction intervention. It is the total price payable for work normally included in contracts to construct a building or civil engineering works, including any supplies by the client for the constructor to fix. It also includes all temporary works required to undertake the construction works</p>
“Carbon Offset Contribution”	means the sum (Index Linked) of thirty five thousand one hundred and ninety five pounds £35,190
“Car Parking Management Plan”	means the plan to be submitted to and approved by the Council pursuant to Schedule 4 paragraph 6
“CCTV Contribution”	means the sum to be determined in accordance with Schedule 2 paragraph 1.13
"Commence"	<p>means to initiate the Development by carrying out a material operation as defined in section 56(4) of the 1990 Act. Where used in the context of part of the Development commence means the carrying out of a material operation on that part. The terms "Commencement" and "Commenced" and "Commence Development" and "Commencement Date" and "Commencement of Development" are to be construed accordingly. The following matters do not constitute a material operation and consequently shall not individually or together constitute Commencement:-</p>

- a) Demolition and soft strip
- b) site clearance
- c) site investigations, testing or surveys
- d) the provision of infrastructure boreholes permitted by the Town and Country Planning General Permitted Development Order 1995 or any amendment or replacement thereof
- e) the provision of underground drainage and sewers and the laying and diversion of other services and service media
- f) excavation, deposition, compaction, levelling of materials to new contours and works connected with infilling
- g) construction of temporary accesses and/or highway works to facilitate the carrying out of the Development
- h) archaeological investigations and digs
- i) ecological surveys, investigations or assessments (including, for the avoidance of doubt, investigations or assessments relating to bats)
- j) decontamination and remediation works
- k) site preparation
- l) the construction of boundary fencing or hoardings (including the erection of an enclosure for the purpose of site security), erection of temporary facilities for security personnel and the erection of security cameras
- m) the erection of buildings below ground level, such as the excavation and construction of underground car parks and the laying of foundations
- n) interim landscaping works
- o) erection of boards advertising the Development
- p) the construction of a temporary site compound and welfare facilities/buildings/enclosures or a temporary marketing suite that does not form a structure or part of a structure that will become part of the Development after its use as temporary offices
- q) the setting out of the Whitehorse Lane disabled bays within the ground.
- r) the pitch extension
- s) the new fan zone above the Arthur Wait/Holmesdale Stand
- t) establishing temporary accommodation/facilities ahead of construction asbestos removal from the Main Stand
- u) new transformer/statutory services provision
- v) works to form a revised layout for Sainsbury's Car Park
- w) works and operations to enable any of the foregoing to take place

For the avoidance of doubt, none of the works listed above can occur on the Social Housing Land, 30 Wooderson Close and associated highway land until the purchase of the freehold interest of the Social Housing Land, 30 Wooderson Close and associated highway land by the Developer has been completed, and vacant possession of the Social Housing Land has been secured.

“Controlled Assessment and Consultation Contribution” **Parking and** means the sum (Index Linked) of one hundred thousand pounds £100,000

“Controlled Implementation and Operational Contribution” **Parking and Delivery** means the sum (Index Linked) of two hundred and thirty thousand pounds £230,000

“Cycle Contribution”	Routes	means the sum (Index Linked) of one hundred thousand pounds £100,000
“Deterioration”		means a significant reduction in the quality of television and/or radio reception which is below that which existed prior to the Commencement of the Development, the pre-existing quality of television and radio reception being identified in the First Survey
“Development”		means the Extension of Main Stand to provide 8000+additional seating and additional internal floor space to be used for the operation of the football club and ancillary functions (Use Class D2), and creation of restaurant/retail until (Use Class A1/A3). Demolition of 22-32 Wooderson Close, and works to the North East end elevation of 20 Wooderson Close. Associated reorganisation of surrounding land including but not limited to car parks with associated hard and soft landscaping. Use of the club car park as a fan plaza on match day’s. Pitch lengthening and the creation of accessible seating within the Whitehorse Lane Stand. Creation of new corner stand between Holmesdale Road and Arthur Wait stands. Reorganisation of floodlighting and removal of the TV Gantry at the Arthur Wait Stand
“Event Days”		means days on which competitive sporting matches, or practice sessions are held, or days when other events are held on the pitch, or other corporate, entertainment, social functions, fundraising, charitable, community or similar events are held within the Site and at least ten thousand (10,000) people will attend
“Expert”		means an independent person of at least ten (10) years standing in the area of expertise relevant to the dispute to be agreed between the Parties or, failing agreement, to be nominated at the request and option of any of them, at their joint expense, by or on behalf of the President for the time being of the Law Society
“Financial Assessment (FVA)”	Viability	means a financial viability assessment carried out in connection with the planning application for the NNLD Scheme
“First Management Contribution”	Station Plans	Means the sum of ten thousand pounds £10,000 (Index Linked) payable to the Council for the undertaking of surveys and consultation in respect of proposed traffic management orders relating to the safe management of people in the areas adjacent to Norwood Junction and Thornton Heath stations on Match Days
“First Survey”		means the GTEC Survey submitted as part of the Application that assessed possible effects of the development on the reception of Analogue Terrestrial Television, Digital Terrestrial Television, Digital Satellite Television (Freesat, Virgin & Sky) and VHF (FM) radio
“Force Majeure Event”		means any circumstances beyond the Developer’s reasonable control insofar as these delay the Developer from proceeding with or carrying out the Development, or Occupying it, or from complying with ongoing obligations pre or post Occupation, or from complying with any time period, trigger or milestone events referred to in this Agreement, including (but not limited to): <ul style="list-style-type: none"> (a) acts of God, flood, drought, earthquake or other natural disaster; (b) epidemic or pandemic;

- (c) terrorist attack, civil war, civil commotion, riots or war;
 - (d) nuclear, chemical or biological contamination;
 - (e) collapse of neighbouring buildings or land;
 - (f) fires, explosions or major health and safety incidents caused by third parties other than contractors or others employed by the Developer in the carrying out of the Development which necessitates suspension of work on the Site whilst the relevant regulatory body carries out any investigations and/or steps to remove debris or material from the Site to enable construction to resume;
 - (g) the existence of any unknown archaeological artefacts, ground obstructions, contamination or unexploded ordnance; and
 - (h) interruption for a period exceeding 24 hours in the supply to the Site of water and/or electricity,
- PROVIDED THAT for the sake of certainty the calculation of any period of delay to the carrying out of the Development arising from item (a) – (h) above shall include (but not be limited to) the time it takes the Developer, proceeding diligently, to arrange and carry out necessary tests, investigations and surveys and the time it takes to apply for and secure any associated licences, permissions or consents

“Framework Plan”	Travel	means the framework travel plan as appended at Appendix 5 which sets out the required structure of the Travel Plan
“GLA”		means the Greater London Authority or any successor in statutory function
“Highways Agreement”		means any one or more agreement or agreements with the relevant highway authority pursuant to section 278 and/or section 38 of the Highways Act 1980 and/or Road Traffic Regulation Act 1984 and/or New Roads and Street Works Act 1991 (or other appropriate statutory powers)
“Highway Signage and Public Transport Access Improvement Contribution”		means the sum (Index Linked) of forty six thousand two hundred and seventy pounds £46,270 and is made up of: <ul style="list-style-type: none"> • £30,500 for a wayfinding strategy, signage and associated measures; and • £15,770 contribution towards bus stop/shelter improvements on Whitehorse Lane
“Index”		means the All In Tender Price Index published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors (or by any other successor organisation) or (if the index is no longer published or is unavailable for use) an alternative comparable basis for indexation agreed between the Developer and the Council
“Index Linked”		increased in accordance with the following formula: $A \times B/C = D$ <p>Where:</p>

- A = the sum specified in this Agreement in pounds sterling;
- B = the figures shown in the Index for the period immediately prior to the date up to which the sum concerned is to be indexed under the provisions of this Agreement;
- C = the figure shown in the Index for the period immediately prior to the date of this Agreement;
- D = the recalculated sum in pounds sterling applying under this Agreement; and
- B/C shall be equal to or greater than 1

PROVIDED THAT where sums are payable in instalments the indexation payable shall be calculated separately by reference to each instalment.

“Local Employment and Training Strategy” The strategy submitted and approved in accordance with the provisions of Schedule 3 for the employment and training of workers local to the Development

“Local Employment and Training Strategy Construction Phase Contribution” means the sum which is the lesser of £187,000 or 0.25% of the Capital Construction Costs (as determined on Commencement) payable by the Developer to the Council to contribute to the cost of training construction workers resident in the London Borough of Croydon

“Local Employment and Training Strategy Operational Phase Contribution” means the sum of forty six thousand six hundred and seventy eight pounds £46,678 (Index Linked) payable by the Developer to the Council to be used by the Council towards the operational phase of the Local Employment and Training Strategy

“London Plan” means the London Plan published in March 2016 as revised from time to time

“Main Stand” means the stand at Selhurst Park Stadium identified as the Main Stand on Plan 6

“Masterplan” Means an area-based masterplan that will help determine how the local area can be developed and enhanced to facilitate socio-economic improvements for the benefit of the Developer, local residents and businesses within the three local wards of Thornton Heath, Selhurst and South Norwood. S106 funding (including the Masterplan Regeneration Contribution) will be used to develop a brief for the Masterplan, which will be led by the Council working in partnership with the Developer and other local stakeholders. It will also fund procurement of a team to deliver the Masterplan. The brief development will consider the following needs:

- a. Improvements to roads and thoroughfares surrounding the Development, particularly for pedestrian and cycle access
- b. Opportunities to enhance and diversify the local business offer through improved design of the public realm
- c. Options for enhancement of adjacent sites such as the Sainsbury’s Supermarkets Ltd superstore and the Sainsbury’s Car Park
- d. Opportunities to enhance both existing public open space surrounding the Development, and potentially the creation of further

	public open space
	Any further local needs highlighted by stakeholders through consultation as part of the brief development
“Masterplan Regeneration Contribution”	means the sum of ten thousand pounds £10,000.00 (Index Linked) towards a brief to set the terms of reference of and brief for the preparation of the Masterplan
“Match Days”	means that term as defined in clause 2.13
“Mitigation Works”	means either: <ul style="list-style-type: none"> (a) the improvement of an external signal so that television reception and analogue and digital radio reception returns to the level that existed prior to the Commencement of Development; OR (b) if the improvement of the external signal does not return the television reception and analogue and digital radio reception to the level that existed prior to the Commencement of Development then in-house necessary property solution measures for example (but not limited to all or any of the following) re-pointing of the existing antenna to another transmitter or re-locating of the existing antenna or installing higher gain antennae or installation of alternative television and/or radio service <p>In either case the mitigation works shall include testing to confirm that the television and/or radio reception has returned to the level that existed prior to the Commencement of Development or is better</p>
“No Net Loss of Dwellings Scheme” (NNLD Scheme)	means the scheme to be submitted to the Council pursuant to Schedule 1 paragraph 3.3 and which is defined in Schedule 1
“Occupation”	means occupation of the new Main Stand for a men’s first team football match for the purposes of the Development permitted by the Planning Permission and “Occupies” and “Occupied” shall be construed accordingly
“Off-Site Highway Works”	means amendments to the highway arrangements in Wooderson Close to facilitate the amended access on to Holmesdale Road, including all associated changes to parking spaces, road markings, kerbs, drainage, surfacing, lighting and landscaping as shown indicatively on Plan 2.
“Palace for Life Foundation”	means the ‘Palace for Life Foundation’ or any successor organisation
“Parties”	means the parties to this Agreement and “Party” shall be construed accordingly
“Pedestrian Comfort Level Assessment”	means the assessment to be carried out by the Council pursuant to Schedule 7 paragraph 8
“Pedestrian Comfort Level Assessment Contribution”	means the sum of thirty thousand pounds £30,000 (Index Linked) payable by the Developer to the Council to contribute to the cost of undertaking a Pedestrian Comfort Level Assessment and if any balance remains to contribute to the cost of implementing measures recommended in the assessment to enhance pedestrian comfort or to mitigate adverse impacts upon pedestrians

“Plan 1”		means the plan attached at Appendix 1 showing the Site
“Plan 2”		means the plan attached at Appendix 1 showing the highway land to be stopped up or diverted pursuant to the S247 Order and the Off-Site Highway Works
“Plan 3”		means the plan attached at Appendix 1 which shows the Social Housing Land, 30 Wooderson Close and associated highway land at Wooderson Close as referred to in Schedule 1 paragraph 1.1
“Plan 4”		means the plan attached at Appendix 1 which shows the Sainsbury’s Car Park
“Plan 5”		means the plan attached at Appendix 1 which shows the roads identified for the purposes of Schedule 6 paragraphs 5 (litter bins and litter picking) and 6 (temporary street urinals)
“Plan 6”		means the plan attached at Appendix 1 which shows the Selhurst Park Stadium
“Plan 7”		means the plan attached at Appendix 1 which shows the first floor plan of the Development
“Planning Permission”		means the notice of permission (in the draft form annexed to this Agreement at Appendix 2) to be issued by the Council pursuant to the Application and the date of grant of the Planning Permission shall be the date on which the notice is issued and the phrase ‘Planning Permission’ shall for the purposes of this Agreement include any varied or different planning permission granted on an application under Section 73 of the Act relating to the Planning Permission (or subsequent permission granted under Section 73)
“Practical Completion”		means the issue of a certificate of practical completion by the Developer’s architect, engineer or other certifying officer as the case may be under the relevant building contract entered into in respect of the Development or part or parts thereof and “Practically Complete” and “Practically Completed” shall be construed accordingly
“Reasonable Endeavours”		means that (subject to the other terms of this Deed) the Party under such an obligation will be bound to attempt to fulfil the relevant obligation by the expenditure of such reasonable and proportionate effort and/or sums of money and the engagement of such professional or other advisors as in all the circumstances may be reasonable to expect
“S247 Order”		means an order made pursuant to Section 247 of the Town & Country Planning Act 1990 (as amended) relating to works to stop up or divert a highway
“S247 Order Works”		means works to ‘stop up’ highway land on Wooderson Close pursuant to the S247 Order
“Sainsbury’s Car Park”		means the land shown edged red on Plan 4 being the customer car park of Sainsbury’s Supermarkets Ltd at 120-122 Whitehorse Lane
“Second Management Contribution”	Station Plans	means the sum of five thousand pounds £5,000 (Index Linked) payable to the Council to fund the making of any traffic management orders resulting from the surveys and consultations undertaken

pursuant to the First Station Management Plans Contribution

“Second Survey”		means an impact survey (undertaken at the Developer’s expense) to define the post-development level of terrestrial and satellite television and analogue reception
“Social Housing Land”		means the land on which the properties with freehold interest known as 22, 24, 26, 28 and 32 Wooderson Close are situated
“Station Management Plans Contribution”		means the sum total of the First Station Management Plans Contribution and Second Station Management Plans Contribution
“Statutory Undertaker”		means any public gas transporter water or sewerage undertaker electricity supplier or public telecommunications operator
“Structural Completion”		means the completion and external cladding of the structural frame of the structures comprising the Development
“Substantial Implementation”		means the later of: (a) Commencement of Development; and (b) construction of the Development above ground level and to at least first floor level together with the completion of the laying of the first floor slab in accordance with the first floor plan of the Development at Plan 7 and “Substantially Implement” shall be construed accordingly
“Travel Plan”		means the travel plan to be prepared in accordance with Schedule 5
"Travel Plan Co-Ordinator"	Co-	means the person employed from time to time by the Developer to oversee that the provisions of the Travel Plan obligations set out in this Agreement are being complied with
"Travel Objectives"	Plan	means modal share targets to achieve reductions in the total number of single occupancy car journeys to and from the Development by home team supporters and staff employed by the home team at Selhurst Park stadium. The developer will seek to reduce single occupancy car journeys to and from the stadium with a 5% year on year reduction in the total number of single occupancy car journeys from the figure identified by the baseline travel bond survey for the first five (5) years after completion of the travel bond survey.
“Vulnerable Disadvantaged Residents”	and	means residents of the London Borough of Croydon from any of the following groups: (i) people with a disability or long term health condition (ii) young people, including looked after children, under the age of twenty four (24) years old; (iii) long-term unemployed or economically inactive (over 1 (one) year); (iv) people at risk of poverty and/or exclusion as defined by the Council’s prevailing criteria (including BAME, ex-offenders, priority

wards and lone parents); or

(v) people over fifty five (55) years old

These groups of vulnerable and disadvantaged residents may be updated by the Council with the Developer's agreement to include others

"Whitehorse Lane Crossing Assessment Contribution" means the sum of five thousand pounds £5,000 (Index Linked) payable by the Developer to the Council

"Working Day" means a day other than a Saturday or Sunday or public holiday in England

NOW THIS DEED WITNESSETH as follows:-

2 Enabling Powers & Interpretation

- 2.1 This Agreement firstly constitutes a planning obligation for the purposes of section 106 of the Act, and secondly is also entered into pursuant to section 111 of the Local Government Act 1972, Section 1 of the Localism Act 2011, section 16 of the Greater London Council (General Powers) Act 1974, and any other enabling powers. Where an obligation in this Agreement is not a planning obligation, it is entered into as a contract between the Parties.
- 2.2 Where in this Agreement reference is made to any clause, paragraph or schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph or schedule or recital in this Agreement.
- 2.3 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies, corporations and other artificial persons.
- 2.4 A reference to a company shall include any company, corporate or other body corporate, wherever and however incorporated or established.
- 2.5 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 2.6 Any reference to a specific statute or statutes includes any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders plans regulations permissions and directions made under such statute or deriving validity therefrom.
- 2.7 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation.

- 2.8 An obligation in this Agreement on a Party not to do something includes an obligation not to agree or allow that thing to be done.
- 2.9 An obligation in this Agreement on a Party to do any act, matter or thing includes an obligation to procure that it be done.
- 2.10 Where in this Agreement any action, approval, consent, direction, authority, or agreement is required to be taken, given, or reached by any Party hereto any such action, approval, consent, direction, authority, or agreement shall not be unreasonable or unreasonably withheld or delayed.
- 2.11 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.
- 2.12 Insofar as any clause or clauses of this Agreement are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Agreement.
- 2.13 Where in this Agreement reference is made to "Match Days" it is for the Parties to agree how such match days are identified. Different "Match Days" may be relevant for the purposes of different covenants in this Agreement. Agreement may be reached by season, or in relation to certain types of matches only, or any other method the Parties may agree.
- 2.14 Any reference in this Agreement to an action to be taken by the Developer or the Council by or within any particular time period, trigger event or milestone shall be capable of being varied by agreement between the parties.
- 2.15 Where a Force Majeure Event occurs then there shall be a presumption that any time period, trigger event or milestone referred to in this Agreement will be varied pursuant to clause 2.14 by reference to the period of delay occasioned by the Force Majeure Event. Each Force Majeure Event shall be evidenced by the party seeking to rely on the Force Majeure Event with evidence satisfactory to the other party.
- 2.16 Where a Force Majeure Event occurs which prevents hinders or delays the Developer's ability to comply with its on-going obligations, in part or in full and pre or post Occupation, there shall be a presumption that the requirement for compliance is suspended until such time as the Force Majeure Event has passed to the extent that it no longer reasonably impacts the ability of the Developer to comply with those on-going obligations, in part or in full, subject to the following requirements:
- 2.16.1 The Developer, as soon as reasonably practicable after the start of the Force Majeure Event but no later than 7 days from its start, must notify the Council in writing of the Force Majeure Event, the date on which it started, its likely or potential duration, and

the effect of the Force Majeure Event on its ability to perform any of its obligations under the agreement; and

2.16.2 The Developer shall submit to the Council a proposed timetable of actions no later than 14 days after the Developer has notified the Council of the Force Majeure Event in accordance with 2.16.1 setting out how the Developer intends to achieve full compliance as soon as reasonably practicable after the Force Majeure Event has passed to the extent that it no longer hinders, prevents or delays the Developer's ability to comply with its obligations.

2.17 In respect of clause 2.16.2 the parties recognise that for the purposes of the COVID19 pandemic it is likely to be difficult to set a definitive timetable of actions given the evolving nature of this particular Force Majeure Event. Whilst the COVID19 pandemic affects the Developer's ability to comply with any of its obligations, the Developer's timetable of actions shall record its current understanding of the position and must be updated as soon as reasonably practicable once applicable legislation or guidance has been issued by a relevant organisation or body and a realistic timetable and identified actions can be produced. In any event, the timetable of actions shall be reviewed and if necessary updated and submitted to the Council at no less than 3 month intervals beginning with the date on which the Developer submits its first timetable of actions under 2.16.2, notwithstanding that the COVID19 pandemic may be subsisting and there remains a lack of certainty as to a definitive end date.

2.18 The parties may agree to adopt clause 2.17 in relation to subsequent Force Majeure Events if the circumstances of the event are also of a nature where the event evolves over a period of months and there is a lack of certainty as to a definitive end date.

3 Application of Section 106 of the Act

3.1 It is hereby agreed that the covenants, restrictions and obligations contained in this Agreement are planning obligations for the purposes of Section 106 of the Act save for the obligation contained at paragraph 1.2 of Schedule 2 of this Agreement which is entered into under section 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011 and that the Council is the local planning authority by whom these may be enforced.

3.2 Both the positive and restrictive covenants and undertakings herein on the part of the Developer are entered into with the intent that the same shall be enforceable against the Developer and against its successors in title and assigns and any person corporate or otherwise claiming through or under the Developer an interest created after the date hereof in the Site or any part or parts thereof (save for where the exceptions specified in this Agreement apply).

3.3 No person shall be liable for any breach of a covenant, restriction or obligation contained in this Agreement after parting with all of its interest in the Site or the part to which the breach relates

but without prejudice to its liability for any subsisting breach arising prior to parting with such interest.

- 3.4 The land bound by this Agreement is the land referred to in Recitals B, C, D and E. It is the intention of the parties that the land referred to in Recitals F, G, I and K will be bound at a later date in accordance with clauses 3.7, 3.8, and 3.11 below.
- 3.5 The Council enters into this Agreement as landowner in respect of those parts of the Site referred to in Recitals B and C so as to bind those parts of the Site into the planning obligations in this Agreement for the purposes of Section 106 of the Act. No planning obligations shall, however, be enforceable against the Council in respect of those parts of the Site. Should the Developer (or another) acquire a legal interest in those parts of the Site then the planning obligations herein will be binding on the Developer (or any other) as if the Developer (or any other) had been an original covenanting party.
- 3.6 The obligations in this Agreement shall not be binding on:
- (a) any Statutory Undertaker or other person who acquires any part of the Site or interest therein solely for the purpose of supply of electricity, gas, water, drainage, telecommunications services or public transport services or anyone whose only interest in the Site or any part of it is in the nature of an easement or wayleave; or
 - (b) any occupier save for the post Occupation obligations in Schedule 3 paragraph 1.1.5 and Schedule 5 paragraph 1.7
- 3.7 Unless otherwise agreed with the Council, the Developer covenants not to initiate the Development by carrying out a material operation as defined in section 56(4) of the 1990 Act, including those works excluded from the definition of Commence, on any part of the Site owned by Sainsbury's Supermarkets Limited and/or Sainsbury's Property Scottish Partnership not bound by this deed until a confirmatory deed (substantially in the form attached at Appendix 4 hereto) has been entered into binding their respective interests in such part of the Site (save any land which the Council agrees should not be so bound) with the obligations set out in this Agreement and save in respect of the Sainsbury's Car Park in respect of which the confirmatory deed shall reflect the intention of the Parties set out in clause 3.11 below.
- 3.8 Unless otherwise agreed with the Council, the Developer covenants not to initiate the Development by carrying out a material operation as defined in section 56(4) of the 1990 Act, including those works excluded from the definition of Commence, on the land referred to in Recital I until a confirmatory deed has been entered into binding the freehold interests in such part of the Site (save any land which the Council agrees should not be so bound) with the obligations set out in this Agreement.

- 3.9 The Parties to this Agreement agree that, upon any land owner within the Site entering into a confirmatory deed with the Council pursuant to section 106 of the Act, all references to Developer shall from the date of that confirmatory deed be interpreted as including reference to that land owner and its land.
- 3.10 The Developer will provide to the Council (at the address set out in this Agreement or to any alternative address as shall be notified by the Council) a copy of any confirmatory deed (as is referred to in clauses 3.7 and 3.8) within ten Working Days of its completion.
- 3.11 It is agreed and declared that save for Statutory Undertakers, and save in respect of the Sainsbury's Car Park (and as may be otherwise agreed) the intention of the Parties is that all freehold owners of land within the Site upon which the Planning Permission is to be undertaken shall be bound by the obligations set out in this Agreement. In respect of the Sainsbury's Car Park, it is the intention of the Parties, subject to the agreement by Sainsbury's Supermarkets Limited and Sainsbury's Property Scottish Partnership, that the Sainsbury's Car Park is only bound by the obligations in Schedule 4 paragraphs 7 and 8, Schedule 5 paragraph 1.7 and Schedule 6 paragraph 4 and then only in so far as compliance is required with the approved match day coach parking scheme (Schedule 4 paragraph 7), the approved Car Parking Management Plan (Schedule 4 paragraph 8), the Travel Plan (Schedule 5 paragraph 1.7) and Vehicle Control Measures (Schedule 6 paragraph 4).

4 Conditionality

- 4.1 This Agreement is conditional upon the grant of the Planning Permission and the Commencement of Development save for the provisions of clauses 4.1.2.1, 9.1 and 10.1 which shall come into effect immediately upon completion of this Agreement.

5 Developer's Covenants with the Council

- 5.1 The Developer, on behalf of itself and its successors in title to its interest in the Site, covenants with the Council:-
- 5.1.1 to comply with each obligation, covenant and undertaking contained in Schedule 1 to Schedule 6;
- 5.1.2 to notify the Council:-
- 5.1.2.1 upon letting of the contract for the construction of the Main Stand;
- 5.1.2.2 upon Commencement of Development; and
- 5.1.2.3 upon first Occupation

6 Obligations of the Council

6.1 The Council hereby covenants with the Developer:

6.1.1 to observe and perform the covenants contained in Schedule 7 and any covenants to be discharged by the Council in Schedules 1- 6.

6.1.2 to issue the Planning Permission immediately on completion of this Agreement.

7 Indexation of Contributions

7.1 Any financial contributions payable to the Council under this Agreement (save for the payment of the Council's costs pursuant to clause 11 and the CCTV Contribution) shall be Index Linked from the date of this Agreement until the date on which such sum is paid.

8 Interest

8.1 Where any sum or amount payable to the Council under this Agreement has not been paid within 14 days of the date on which it is due, the Developer shall pay the Council interest at the rate of 4% above the base rate of the Barclays Bank plc from time to time in force on that amount for the period from the due date to (and including) the date of payment.

9 Value Added Tax ("VAT")

9.1 All considerations given in accordance with the terms of this Agreement shall be exclusive of any VAT properly payable in respect thereof.

10 Registration

10.1 This Agreement shall be registered by the Council as a Local Land Charge.

10.2 On the written request of the Developer at any time after any or all of the obligations have been performed or otherwise discharged (and subject to the payment of the Council's reasonable and proper costs) the Council will issue a written confirmation of such performance or discharge.

11 Payment of Council's Costs

11.1 The Developer agrees to pay the Council its proper and reasonable legal costs incurred in preparing and settling this Agreement prior to completion of this Agreement.

12 Notices

12.1 Any notice (or other communication) required to be given under this Agreement shall be in writing and shall be delivered personally, or sent by pre-paid first class post or recorded delivery

or by commercial courier, to any person required to receive the notice (or communication) at its address as set out below:

Council: Bernard Weatherill House, 8 Mint Walk, Croydon, CR0 1EA
Development.Management@croydon.gov.uk

Developer: CPFC Limited at the address set out above and marked “for the attention of the CEO” or as otherwise specified by the relevant Party by notice in writing to each other Party.

13 Disputes

- 13.1 If any dispute arises out of this Agreement, the dispute may be referred to an expert (the “Expert”) with a minimum of 10 years’ experience in the relevant field appointed jointly by the Parties but in default of such agreement such appointment shall be made by the President for the time being of the Law Society.
- 13.2 The procedure to be followed in any dispute resolution shall be that written submissions shall be exchanged between the Parties and served upon the Expert within 21 days of the appointment of the Expert with any response to be exchanged between the Parties and served upon the Expert within 14 days of the date that the first submissions were served upon the Expert.
- 13.3 The findings of the Expert including any finding in respect of costs shall be binding upon all Parties save in the case of manifest material error or fraud and costs shall be at the discretion of the Expert.
- 13.4 The provisions of this clause shall not affect the ability of the Parties to seek recourse through the Courts.

14 Determination of the Agreement

- 14.1 This Agreement (with the exception of clause 10) shall cease to have effect if (insofar only as it has not already been complied with) the Planning Permission expires prior to Commencement of Development, is varied or revoked other than at the request of the Developer or is quashed following a successful legal challenge.

15 Ownership

- 15.1 Nothing contained or implied in this Agreement shall prejudice, fetter, restrict or affect the Council’s powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice, fetter, restrict or affect any provisions, rights, powers, discretions, responsibilities, duties and obligations of the Council in the exercise of its functions as Local Planning Authority for the purposes of the 1990 Act or as a local authority generally and its rights, powers, discretions, responsibilities, duties and obligations under all public and

private statutes, bye laws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.

16 Future Permissions

- 16.1 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with any planning permission (other than the Planning Permission) granted after the date of the Planning Permission.

17 Waiver

- 17.1 The failure by any Party to enforce at any time or for any period any one or more of the terms and/or obligations of this Agreement including those contained in any Schedule or Appendix hereto shall not be a waiver of those terms and/or obligations or of the right at any time subsequently to enforce all terms of this Agreement PROVIDED that in the exercise of its powers pursuant to this clause 17 the Parties will have due regard to the impact of any Force Majeure Event on the performance by the Parties in performing or observing any of the covenants undertakings or restrictions in this Agreement.

18 Data Protection

- 18.1 The Parties to this Agreement acknowledge and agree that information as to compliance with obligations pursuant to this Agreement (including as to whether or not contributions have been paid) may be passed to:

18.1.1 persons who make enquiries on such matters and who advise that they or their clients are proposing to acquire an interest in the Site and it is acknowledged that the recipients of such information may then disseminate it further; and

18.1.2 any person when so required in order to comply with statutory requirements including the Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

19 Third Party Rights

- 19.1 The Parties to this Agreement do not intend that any of its terms will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person not a party to it.

20 Governing Law

- 20.1 This Agreement is governed by and interpreted in accordance with the law of England and the Parties submit to the non-exclusive jurisdiction of the Courts of England.

In Witness whereof the Parties hereto have executed this Agreement as a deed on the day and year first before written

Executed as a deed by [)
])
as attorney for THE MAYOR AND)
BURGESSES OF THE)
LONDON BOROUGH OF CROYDON in the)
presence of: []

as attorney for THE MAYOR AND BURGESSES
OF THE LONDON BOROUGH OF CROYDON

.....

Signature of witness:

.....

Witness full name (in BLOCK CAPITALS):

.....

Witness address:

.....

.....

EXECUTED as a deed)
by **CPFC LIMITED** acting by a director and)
its secretary or)
two directors:-)
)

Director

Director/Secretary

Schedule 1

DWELLINGS

1 PURCHASE OF DWELLINGS AT WOODERSON CLOSE

- 1.1 The Developer shall give a minimum of twelve (12) months' notice to the Council of its intention to purchase the freehold of the Social Housing Land, 30 Wooderson Close and associated highway land in Wooderson Close as shown on Plan 3.
- 1.2 Subject to compliance by the Developer with paragraph 1.3 of this Schedule, the Council and the Developer shall agree the dates, price and terms of purchase of the Social Housing Land and vacant possession, and such dates may be different for each dwelling comprising the Social Housing Land.
- 1.3 Unless otherwise agreed, prior to Commencement the Developer shall purchase the freehold interest of the Social Housing Land, 30 Wooderson Close and associated highway land.

2 NO NET LOSS OF EQUIVALENT AFFORDABLE HOUSING

- 2.1 The Developer shall meet any reasonable additional cost incurred by the Council in meeting the obligation contained in Schedule 7 Paragraph 5 (acquisition of five equivalent four bedroomed houses in the London Borough of Croydon for dedicated Affordable Housing the "replacement dwellings") to include without limitation in addition to the purchase price of the dwellings, the Council's reasonable conveyancing, surveyor's, estate agent's and administrative costs.
- 2.2 Any claim made by the Council to the Developer pursuant to paragraph 2.1 shall be accompanied by evidence of the cost incurred including invoices and timesheets where applicable.
- 2.3 The Parties agree that a mechanism for establishing what is a "reasonable additional cost" for the purposes of paragraph 2.1 above will be set out in a separate agreement that the Parties will enter into in connection with the purchase by the Developer of the Social Housing Land from the Council.
- 2.4 The Council may not make a claim from the Developer pursuant to paragraph 2.1 unless and until the separate agreement referred to in paragraph 2.3 above has been entered into.
- 2.5 The Parties agree that the replacement dwellings may be coincident with 5 out of the 6 additional dwellings referred to in paragraph 3 below subject to the Parties identifying such dwellings, and agreeing the specification, terms, and all other matters.

3 NO NET LOSS OF DWELLINGS

- 3.1 The Developer shall construct or procure the construction of a minimum of six replacement dwellings (being a minimum of 595sqm GIA floor area in total) so as not to result in a net loss of homes or residential land in the London Borough of Croydon (“6 additional dwellings”).
- 3.2 The Developer shall incorporate all of the 6 additional dwellings at Selhurst Park unless, having undertaken a study into the viability of the dwellings being incorporated on the Site and such study having been provided to the Council, the Developer and the Council agree that some or all of the 6 additional dwellings cannot reasonably be provided at Selhurst Park owing to any valid planning reason or other consideration then the Developer shall be required to deliver those dwellings in the wards surrounding Selhurst Park. If an appropriate site for all or any of the 6 additional dwellings cannot reasonably practicably be found in the wards surrounding Selhurst Park, then such dwellings may be constructed elsewhere in the Borough.
- 3.3 Prior to Commencement of Development, the Developer shall submit to the Council for the Council’s approval in writing a scheme, the ““No Net Loss of Dwellings Scheme” (NNLD Scheme)” which makes provision for the 6 additional dwellings in accordance with sub-paragraphs 3.1 and 3.2.
- 3.4 The NNLD Scheme shall incorporate the following unless otherwise agreed by the Council in writing:
- 3.4.1 a separate valid planning application for the provision of the 6 additional dwellings that are not part of an extant unimplemented planning permission; and
- 3.4.2 a planning statement as part of the planning application outlining how the NNLD scheme meets the requirements of sub-paragraph 3.1.
- 3.5 Unless otherwise agreed Substantial Implementation shall not occur unless and until the planning permission for the 6 additional dwellings approved as part of the NNLD Scheme or as otherwise agreed has been implemented by the Developer carrying out a material operation.
- 3.6 Subject to paragraph 3.7 and/or unless otherwise agreed between the Developer and the Council first Occupation will not take place unless and until the 6 additional dwellings approved as part of the NNLD Scheme or as otherwise agreed have been practically completed.
- 3.7 To the extent that the planning permission for the 6 additional dwellings differs from the NNLD Scheme as approved, or if a section 73 or section 96A approval for the 6 additional dwellings differs from the NNLD Scheme as approved, or as otherwise agreed, the Developer shall submit to the Council, for the Council’s approval, written notification that, in its view, the 6 additional dwellings remain compliant with paragraphs 3.1 to 3.2 namely:
- (a) The number of additional dwellings to be provided is 6;

- (b) The 6 additional dwellings have a minimum of 595sqm GIA floor area in total;
 - (c) The 6 additional dwellings are to be constructed at Selhurst Park or elsewhere in the Borough.
- 3.8 If paragraph 3.7 is engaged, then the Developer will commence and practically complete the 6 additional dwellings having received the agreement of the Council in writing that the 6 additional dwellings remain compliant with paragraphs 3.1 to 3.2.
- 3.9 Where pursuant to paragraph 3.7 the Developer has served written notification on the Council seeking its approval, then the Council shall provide its agreement (or otherwise) in writing for the purposes of paragraph 3.8 within 20 Working Days of receipt of the said written notification. Should the Council during the course of determination of any planning application, or any section 73 or section 96A approval for the 6 additional dwellings that differs from the NNLD Scheme take a view that once any such permission or approval is issued the 6 additional dwellings will not remain compliant with paragraphs 3.1 to 3.2 then it shall be under an obligation to so advise the Developer within that said 20 Working Days of forming such a view.
- 3.10 Nothing in paragraphs 3.4 – 3.9 shall prevent the Developer from identifying land within a larger redevelopment site for the delivery of the 6 additional dwellings, which redevelopment site may be brought forward by another developer or landowner, and the 6 additional dwellings may form part of a larger planning application.

Schedule 2

FINANCIAL CONTRIBUTIONS

1 The Developer covenants with the Council as follows:

1.1 Carbon Offset Contribution

1.1.1 To pay the Carbon Offset Contribution prior to first Occupation of the Development.

1.1.2 Not to Occupy the Development until the Carbon Offset Contribution has been paid in accordance with paragraph 1.1.1 of this Schedule.

1.2 Monitoring Costs

1.2.1 To pay the Monitoring Fee of £31,500 (Thirty-one thousand and five hundred pounds) prior to first Occupation of the Development.

1.2.2 Not to Occupy the Development until the Monitoring Fee has been paid in accordance with paragraph 1.2.1 of this Schedule

1.3 Local Employment and Training Strategy Contributions

1.3.1 To pay the Local Employment and Training Strategy Construction Phase Contribution within ten (10) Working Days of the letting of the construction contract for the Main Stand.

1.3.2 To pay the Local Employment and Training Strategy Operational Phase Contribution prior to Occupation of the Development.

1.4 Masterplan Regeneration Contribution

1.4.1 To pay the Masterplan Regeneration Contribution on or before forty (40) Working Days after the date of this Agreement.

1.5 Highway Signage and Public Transport Access Improvement Contribution

1.5.1 To pay the Highway Signage and Public Transport Access Improvement Contribution on or before ten (10) Working Days after Substantial Implementation of the Development

1.6 Pedestrian Comfort Level Assessment Contribution

1.6.1 To pay the Pedestrian Comfort Level Assessment Contribution on or before ten (10) Working Days after Substantial Implementation of the Development

1.7 Whitehorse Lane Crossing Assessment Contribution

1.7.1 To pay the Whitehorse Lane Crossing Assessment Contribution within six (6) months of Commencement.

1.8 Cycle Routes Contribution

1.8.1 To pay the Cycle Routes Contribution within six (6) months of Commencement.

1.9 Station Management Plans Contribution

1.9.1 To pay the First Station Management Plans Contribution within six (6) months of Commencement.

1.9.2 To pay the Second Station Management Plans Contribution prior to first Occupation.

1.9.3 Not to Occupy the Development until the Station Management Plans Contribution has been paid in accordance with paragraphs 1.9.1 and 1.9.2 of this Schedule

1.10 Controlled Parking Zone Assessment and Consultation Contribution

1.10.1 To pay the Controlled Parking Zone Assessment and Consultation Contribution on Commencement. This Contribution is to fund a review of and the consultation upon a proposed controlled parking zone in an area to be determined which lies within a maximum of 1.5km radius of the Site in accordance with Schedule 7 paragraph 9.

1.11 Controlled Parking Implementation and Operational Delivery Contribution

1.11.1 To pay the Controlled Parking Implementation and Operational Delivery Contribution should it be payable in accordance with the provisions of paragraph 5 of Schedule 4. This contribution is to fund the implementation and thereafter the ongoing revenue cost of a match day controlled parking zone.

1.12 CCTV Contribution

1.12.1 12 months prior to first Occupation, to carry out and submit in writing for approval to the Council an operational requirement assessment in line with the Centre for the Protection of National Infrastructure guidance indicating the plan, location and number of CCTV cameras required in connection with the Development.

1.12.2 Based on the content of the assessment, to agree with the Council the cost of provision and installation of the cameras.

- 1.12.3 Once agreement has been reached pursuant to paragraph 1.13.1, to pay to the Council the CCTV Contribution six months prior to first Occupation.
- 1.12.4 In default of agreement in relation to any matter pursuant to paragraphs 1.13.1 – 1.13.2 the Parties may refer the matter to dispute resolution pursuant to clause 12. If any matter is referred to dispute resolution pursuant to this paragraph and the date of first Occupation has passed then the date for payment referred to in paragraph 1.13.3 shall be automatically extended to the date of the Expert's determination plus 10 Working Days.

Schedule 3

LOCAL EMPLOYMENT AND TRAINING STRATEGY

1 The Developer covenants with the Council as follows:

1.1 Local Employment and Training Strategy

1.1.1 That it shall at least three months prior to the Commencement of Development submit a Local Employment and Training Strategy (in accordance with the provisions set out below) for the Council's written approval and no Development can be Commenced until the same has been so approved, save that the Local Employment and Training Strategy may at the Developer's election be divided into a construction phase and an operational phase, and if so only the former needs to be submitted and approved prior to the Commencement of Development. The latter shall in those circumstances be submitted and approved at least three months prior to Occupation, and the Development shall not be Occupied until the operational phase Local Employment and Training Strategy is approved.

1.1.2 To use reasonable endeavours to comply with the approved Local Employment and Training Strategy including the targets referred to in paragraphs 1.1.3 and 1.1.4 below.

1.1.3 The Local Employment and Training Strategy shall set out the programme for advertising jobs in the Council's area to maximise local recruitment within the London Borough of Croydon during the Development and such strategy is to include (but is not limited to) the following and the Developer shall use reasonable endeavours to implement the same. The Local Employment and Training Strategy may include different details for the construction and operational phases of the Development:

- (a) The approach the Developer will take to promote and deliver employment, training and apprenticeship outcomes.
- (b) Details of how performance against targets will be monitored.
- (c) Calculation and identification of the minimum objective number of total jobs created by the construction phase with a quarterly forecast of the number of jobs likely to be created or such other forecasting period as may be agreed. The Developer will target that 34% or greater of the total number of new jobs created by the construction phase shall be filled by residents within the London Borough of Croydon.
- (d) Calculation and identification of the minimum objective number of total jobs created by the operational phase. The Developer will target that 34% or greater of the total

number of new jobs created by the operational phase shall be filled by residents within the London Borough of Croydon.

- (e) Commitment to working with Croydon Works (or a suitable alternative in the event that Croydon Works no longer exists) in the first instance in order to fill any vacancies, and advising Croydon Works of the approximate start dates for the vacancies. All vacancies shall be advertised solely through Croydon Works for a minimum of 10 days.
- (f) The commitment by the Developer (and/or through its contractors and subcontractors), to offer, as a minimum, an average of one work-based training opportunity / apprenticeship (of a minimum duration acceptable to the Council but not in any event exceeding the duration of the construction phase) for every £1,000,000 (one million pounds) spend on the construction of the Development but subject to a maximum of 10 work-based training opportunities/apprenticeships. Apprenticeships must be accredited, recognised apprenticeships and delivered by accredited training providers.
- (g) Demonstrate a commitment to health and safety training for staff.

1.1.4 In the event that Croydon Works is unable to assist the Developer in achieving the local labour target and this is so notified by the Council, then only at that point shall the Developer be at liberty to use alternative means of sourcing recruitment in order to achieve the 34% targets.

1.1.5 The Local Employment and Training Strategy once approved shall become effective and the Developer shall implement the same immediately and thereafter shall submit to Croydon Works on a quarterly basis during construction, and for the first twelve months following Occupation, monitoring reports to demonstrate to the Council that the Developer is using reasonable endeavours to ensure that the targets sets out in paragraphs 1.1.3 and 1.1.4 above are being met in practice.

1.1.6 The Developer further covenants with the Council that it will actively engage with the Council to seek accreditation under the Croydon Good Employer scheme (or any other subsequent scheme prevailing at the time when any part of the Planning Permission is being Commenced).

1.1.7 The Developer covenants with the Council to use reasonable endeavours (working in conjunction with Croydon Works) at all times to seek to ensure that some vacancies are filled by Vulnerable and Disadvantaged Residents.

1.1.8 The Developer shall submit to the Council a methodology specifying how local suppliers, businesses and companies within the London Borough of Croydon are to be:

- 1.1.8.1 provided with information about the Development; and
 - 1.1.8.2 provided with the opportunity to tender for all appropriate contracts or sub contracts that arise from the Development.
- 1.1.9 The Developer shall submit to the Council prior to Commencement of Development a tender event schedule detailing the list of work packages being offered to competitive tender during construction including timeframes, and value of packages. The methodology referred to in clause 1.1.8 above shall include (but is not limited to):
- 1.1.9.1 Developer's participation in business support initiatives
 - 1.1.9.2 Developer's participation in supply chain activities
 - 1.1.9.3 Supply chain support activities such as 'Meet the buyer' type of events.
 - 1.1.9.4 The provision by the Developer of an on line information portal about the Development AND the opportunity to tender for all appropriate contracts or sub contracts that arise from the Development.
- 1.1.10 The obligations in this Schedule 3 relating to the construction phase shall cease on Occupation, and the obligations in this Schedule 3 relating to the operational phase shall cease on the 12 month anniversary of Occupation.

Schedule 4

HIGHWAYS AND TRANSPORT

- 1 The Developer covenants with the Council as follows:
 - 1.1 The Developer shall submit a detailed design, methodology and programme for the delivery of the Off-Site Highways Works for approval by the Council.
 - 1.2 Not to:
 - 1.2.1 Unless otherwise agreed, Substantially Implement until the Highways Agreement has been entered into with the Council to provide for the carrying out of the Off-Site Highway Works; or
 - 1.2.2 Unless otherwise agreed, Occupy or permit Occupation of the Development unless and until the Off-Site Highway Works have been completed in accordance with the Highways Agreement.
 - 1.3 Unless otherwise agreed the Developer shall give to the Council at least 4 weeks advance notice in writing of its intention to carry out any part of the Off-Site Highway Works.
- 2 Not to commence the Off-Site Highway Works until the Highways Agreement has been entered into with the Council.
- 3 Not to commence the S247 Order Works unless the S247 Order has been made and the statutory review period for the same has expired and it not having been challenged, or having been challenged, the S247 Order has been upheld.
- 4 Following the Council discharging its obligation pursuant to paragraph 14 of Schedule 7, and on completion of the review undertaken by the Council (which it shall share with the Developer in full within 30 Working Days of completion of the review) the Council will determine whether the Council should introduce any parking and waiting restrictions to a maximum 1.5 kilometres radius of the Development through the introduction or amendment of one or more Controlled Parking Zones (CPZ's) in order to dissuade Match Day parking. The Council in so determining will be mindful of the Match Day parking requirements for those with a registered disability.
- 5 If the Council determines to introduce or amend one or more CPZ's pursuant to paragraph 4 above then the Controlled Parking Implementation and Operational Delivery Contribution shall be payable within 28 days of receipt by the Developer of the completed review undertaken by the Council or notification of the Council's determination whichever is the later, but the contribution shall not be payable before first Occupation.

- 6 Following first Occupation of the Development, a study relating to the Match Day performance of road junctions and pedestrian safety at the junctions of South Norwood Hill/Whitehorse Lane and South Norwood Hill/High Street shall be undertaken and proposed management measures shall be brought into place through the use of appropriately trained stewards being provided by the Developer on Match Days at those junctions. This obligation can be reviewed if the performance of the road junctions, or pedestrian safety requirements, change or there is any other material change in circumstances and any such review will be funded by the Developer.
- 7 To commission and/or undertake a study to identify options for Match Day coach parking both at the Site and within a 1.5 kilometre radius of the Site, such study to be submitted to the Council for consideration and thereafter to devise and submit to the Council for its approval a scheme for Match Day coach parking and prior to Occupation of the Development to implement the approved Match Day coach parking scheme. For the avoidance of doubt the scheme may only include coach parking on the Sainsbury's Car Park, if such parking is specifically agreed to by Sainsbury's Supermarkets Limited.
- 8 Having consulted with Sainsbury's Supermarkets Limited, Transport for London and the Metropolitan Police in advance to devise and submit to the Council for its approval a Car Parking Management Plan such plan to incorporate the following:
- (a) Arrangements for all car park spaces at the Site to be allocated to known persons/vehicles prior to arrival on Match Days and agreed Event Days
 - (b) Arrangements for a separate charge for spectators/visitors utilising the Sainsbury's Car Park in the period when the Sainsbury's store is closed on Match Days
 - (c) A plan or plans at suitable scale and with appropriate detail to present pictorially how the Car Parking Management Plan is intended to be implemented both on Match Days and agreed Event Days
 - (d) Observation of the Transport for London guidance on car park management plans
 - (e) Physical and management measures to ensure that pedestrians and cyclists can use the Site's car parks safely and efficiently.
- and prior to Occupation of the Development to implement the approved Car Parking Management Plan.
- 9 For the avoidance of doubt the Car Parking Management Plan may only include car parking on the Sainsbury's Car Park, if such parking is specifically agreed to by Sainsbury's Supermarkets Limited and Sainsbury's Property Scottish Partnership, and such agreement having been sought by the Developer no less than 6 months prior to Occupation of the Development and consistent with Sainsbury's Supermarkets Limited's planning permission from time to time.

Schedule 5

TRAVEL PLAN

- 1 The Developer covenants as follows:
 - 1.1 That it shall within six (6) months prior to Occupation submit to the Council, for the Council's written approval, an Interim Travel Plan to be prepared in accordance with the Framework Travel Plan to encourage sustainable modes of transport.
 - 1.2 That the Interim Travel Plan referred to in paragraph 1.1 above shall be prepared in accordance with the relevant Transport for London best practice guidance prevailing at that time.
 - 1.3 That no Occupation of the Development can take place until such time as the Interim Travel Plan has been approved in writing by the Council (such approval not to be unreasonably withheld or delayed), in consultation with Transport for London.
 - 1.4 That the Developer will undertake a baseline travel plan bond survey of home supporters and staff employed by the home team at Selhurst Park Stadium at the first home senior men's football match league game, unless otherwise agreed in writing by the Council. The baseline travel plan bond survey shall be submitted to the Council within one month of the surveyed match for the Council's written approval. The baseline travel plan bond survey shall determine the baseline modal split as well as the number of single occupancy car journeys.
 - 1.5 That the Travel Plan shall be submitted to the Council for approval within 2 months of the Council having approved the baseline travel plan bond survey pursuant to paragraph 1.4 above. The Council shall consult with Transport for London upon the submitted Travel Plan prior to the approval of the Travel Plan.
 - 1.6 That the Travel Plan submitted to the Council shall include (but not be limited to) the following:
 - 1.6.1 identification of measures and initiatives to achieve the Travel Plan Objectives
 - 1.6.2 targets for a 5% year on year reduction in the total number of single occupancy car journeys from the figure identified by the baseline travel bond survey for the first five (5) years after completion of the travel bond survey and other appropriate increases in walking cycling and use of public or shared transport
 - 1.6.3 a survey of cycle parking usage and the provision of increased and secure cycle parking at the Site
 - 1.6.4 methodologies for the measurement and monitoring of the Travel Plan and the Travel Plan Objectives

1.6.5 methodologies for reviewing the Travel Plan and the Travel Plan Objectives

1.6.6 details of the Travel Plan Coordinator.

1.7 The Developer shall implement, operate and comply with, and secure continuous operation of, the approved Interim Travel Plan or once approved the Travel Plan for a period of six (6) years commencing from the date of first Occupation of the Development. Once approved the Travel Plan will supersede the Interim Travel Plan.

1.8 The Developer shall carry out reviews of the Travel Plan annually on the anniversary of the implementation of the Travel Plan for at least five (5) years in accordance with the review methodology set out in the Travel Plan.

1.9 The Developer will undertake an annual travel plan bond review survey at the first home senior men's match versus a premiership or football league club on the date nearest the anniversary of the survey undertaken in accordance with paragraph 1.4 for the first five (5) years after completion of the survey completed in accordance with paragraph 1.4, unless otherwise agreed in writing by the Council. Each travel plan bond review survey shall be submitted to the Council within one month of the surveyed match for the Council's written approval.

1.10 The Developer shall enter into and complete a travel plan bond not later than 10 months after approval of the Travel Plan for securing the performance of its Travel Plan obligations hereunder, such bond to be in the form or substantially the form set out in paragraph 1.11 of this Schedule and with a bondsman approved by the Council and in the sum of two hundred and fifty thousand pounds £250,000.00, such bond to be cancelled only after the elapse of the six years commencing from the date of first Occupation of the Development

1.11

BY THIS BOND the.....of
.....

(hereinafter called "the Surety") is held and firmly bound to LONDON BOROUGH OF CROYDON (hereinafter called "the Council") in the sum of (£250,000.00) to be paid to the Council for the payment of which sum the Surety binds itself and its successors

WHEREAS

(1) By an Agreement dated 2020 and made between (1) CPFC LIMITED (Company Number 07270793) whose registered office is at Selhurst Park Stadium, Holmesdale Road, London, SE25 6PU(the "Developer") (hereinafter called "the Developer") and (2) the London Borough of Croydon (the "Council") ("the Main

Agreement”), the Developer covenanted to implement, operate and comply with, and secure continuous operation of, the Approved Travel Plan for a period of five years commencing from the date of first Occupation of the Development as detailed in the Main Agreement at Schedule 5

- (2) By the provisions of the Main Agreement the Developer agreed to provide a bond to secure its obligations under the terms of the Main Agreement in respect of the implementation, operation and compliance with, and securing continuous operation of, the Approved Travel Plan for a period of five years commencing from the date of first Occupation of the Development and the Developer now intends to discharge such obligation

NOW THIS DEED WITNESSETH

- 1 The Surety is hereby bound to the Council in the sum of Two Hundred and Fifty Thousand Pounds (£250,000.00) ("the Bond Figure").

TRAVEL PLAN BOND FORMULA

The amount that Croydon Council can withdraw in a given year is:

$$y = (- (q/p)^2 + 1) \times N$$

Where:

y = payout amount per year, maximising at 1/5th of total bond amount

p = Target percentage change from base number of single occupancy car journeys.

q = Actual percentage change from base number of single occupancy car journeys.

N = maximum payout amount per year, which is 1/5 of total bond amount (assumed to be £50,000)

EXECUTED AND DELIVERED as a Deed this day of 202-

THE COMMON SEAL of)
(name of Surety))
was hereunto affixed)
in the presence of:-)

.....

Director

.....

Director/Secretary

1.12 The Developer shall pay the sum of £2,712.00 to the Council prior to Occupation as a contribution to the cost of the Council monitoring the Travel Plan.

Schedule 6

FURTHER DEVELOPER OBLIGATIONS

The Developer Covenants as follows:

COMMUNITY FACILITIES

- 1 To provide accommodation of no less than 60 sqm for the Palace for Life Foundation at the Site or off-site within 1.5km walking distance of the Site throughout the construction of the Development, and to provide such accommodation at the Site upon Occupation at nominal cost and, subject to availability, to provide such accommodation for any defined local community organisations (i.e. having charitable or similar status and being based in the London Borough of Croydon) and which shall be available other than on Match Days and Event Days, in each case for three hours before the event until three hours after the end of the event.

- 2 **TV and Radio Mitigation**
 - 2.1 The Developer covenants with the Council that it shall (at its own expense):

 - 2.2 Within one month of Structural Completion of the Development:
 - (a) carry out the Second Survey and submit the results to the Council within ten (10) Working Days of completion of the Second Survey report; and

 - (b) if the Second Survey results demonstrate that there is Deterioration to one or more residential properties and that such Deterioration is directly attributable to the impact of the Development, then the Developer will use best endeavours to complete all necessary Mitigation Works to the affected properties with Deterioration and reasonable endeavours to complete such works within two months of completion of the Second Survey.

- 3 **Retention of existing scheme architects**
 - 3.1 To use reasonable endeavours to retain the existing scheme architects as the appointed architect of the Development until its completion.

 - 3.2 That in the event that the existing scheme architects cannot be retained at acceptable and commercial and comparable rates as the architect of the Development then the Developer is to submit to the Council prior to the new architect's appointment, at least one alternative architect who is a reasonable replacement for the existing scheme architects, namely that they are RIBA qualified, and are able to deliver the Development to the same high quality standard as put forward in the Application for approval or otherwise in writing by the Council such approval not to be unreasonably withheld or delayed.

4 Vehicle Control Measures

- 4.1 Twelve months prior to Occupation the Developer shall prepare a scheme for vehicle control measures (“VCM Scheme”) and shall consult with the Metropolitan Police and the Council on the draft VCM Scheme.
- 4.2 The draft VCM Scheme shall include:
- 4.2.1 hard landscaping provision
 - 4.2.2 measures both within and beyond the Site
 - 4.2.3 Vehicle security barriers and traffic control measures which shall comply with WSP CPFC HVM 002
 - 4.2.4 A review of the existing Match Day Traffic Management Order(s), unless a recent Match Day Traffic Order has been completed which the Council, as confirmed in writing, considers sufficient
 - 4.2.5 Appropriate counter-terrorism measures/features
 - 4.2.6 A suitable design of the features to be utilised
- 4.3 Once the Metropolitan Police have identified their requirements a revised (as necessary) draft VCM Scheme shall be submitted to the Council for approval. The Developer shall not be at liberty to refuse any requirement required by the Metropolitan Police. The Council shall not be at liberty to refuse to approve the principle of any aspect of the draft VCM Scheme that is a Metropolitan Police requirement, but the Council may make reasonable requirements on its design and location (unless these are points of principle for the Metropolitan Police and the Metropolitan Police have demonstrated that the issue could not be resolved through the use of non-Council owned/controlled Land). Once approved and prior to Occupation, the Developer shall implement and fund the ongoing cost of the provision of the VCM Scheme.
- 4.4 If any aspect of the VCM Scheme is required by the Metropolitan Police on Sainsbury’s Car Park, or on any other third party land, not being highway land or made available for the purpose, then the Developer shall reach agreement with the landowner for the use of the said third party land.

5 Match Day and Event Day Litter Picking

- 5.1 Prior to Occupation of the Development, a scheme shall have been submitted to and approved by the Council requiring the Developer to provide for the collection of litter on the roads shown on Plan 5 between the Stadium and Selhurst, Thornton Heath and Norwood Junction stations on agreed Event Days and Match Days, which scheme shall include the Developer funding the

provision of litter bins of an agreed number and to an agreed specification on the roads shown on Plan 5. For the avoidance of doubt the litter bins need not be permanent fixed structures.

6 Provision of Temporary Street Urinals

- 6.1 Prior to Occupation of the Development, a scheme shall have been submitted to and approved by the Council providing a specification and number of temporary street urinals and defining the requirement for the Developer to provide, position on highway land on the roads shown on Plan 5 and recover on agreed Event Days and Match Days the temporary street urinals.

Schedule 7
COUNCIL'S OBLIGATIONS

- 1 The Council agrees with the Developer to act reasonably, properly and diligently in discharging all of its functions responsibilities and obligations under this Agreement and without prejudice to the generality the Council agrees:
 - 1.1 where any notice, consent, approval, authorisation, agreement or other similar affirmation is required under the terms of the Agreement, the Council will not unreasonably withhold or delay such notice, consent, approval, authorisation, agreement or other similar affirmation; and
 - 1.2 the Council shall use reasonable endeavours to respond within ten (10) Working Days giving comments in respect of any plans, strategies, schemes, drawings or other documents submitted for approval or agreement under the Agreement.
- 2 The Council covenants with the Developer to pay all sums received from the Developer under the terms of this Agreement (save for the sum paid pursuant to clause 10) into an interest bearing account.
- 3 The Council covenants with the Developer to use all sums received from the Developer under the terms of this Agreement for the purposes specified in this Agreement for which these are to be paid or for such other purposes for the benefit of the Development as the Developer and the Council shall agree provided that such purposes meet the tests set out in Recital M.
- 4 The Council shall manage all processes related to the transfer of tenants of the Social Housing Land to new premises, in accordance with the Mayor's draft Good Practice Guide to Estate Regeneration. The Council shall use the proceeds of sale of the Social Housing Land to purchase five four bedroomed houses in the London Borough of Croydon. The Council shall initially seek the four bedroomed houses in Selhurst ward, South Norwood and Thornton Heath wards. If it is not reasonably practicable to source the houses within these wards, it may seek the houses in the surrounding wards. If it is not reasonably practicable to source the houses locally, it may seek the houses elsewhere in the Borough.
- 5 The Council shall thereafter dedicate the five dwellings purchased pursuant to paragraph 5 of this Schedule as "affordable housing for rent" as that term is defined in the Croydon local plan.
- 6 The Council shall collaborate with the Developer and provide all reasonable assistance to the Developer in seeking to secure the stopping up of highway shown on Plan 2.
- 7 The Council shall use the Pedestrian Comfort Level Assessment Contribution to contribute to the cost of the undertaking of a Pedestrian Comfort Level Assessment in accordance with the

Mayor of London/Transport for London's "Pedestrian Comfort Guidance for London" Guidance Document 2010 (which is appended to this Agreement at Appendix 3) of potential pinch points around the Site on main pedestrian routes and outside key transport nodes as well as a review of options to mitigate the lack of width of the footways on Whitehorse Lane, Selhurst Road, Station Road, Thornton Heath High Street, and if any balance remains following receipt of such assessment to use such sum towards the cost of implementing measures recommended in the assessment to enhance pedestrian comfort or to mitigate adverse impacts upon pedestrians.

- 8 The Council shall use the Cycle Routes Contribution to improve cycle routes to the stadium in particular the cycle route from Southern Avenue to Holmesdale Road via South Norwood Hill and the cycle route from Lancaster Road to Sunny Bank junction to include the provision of cycle route signage to direct users to and along the cycle routes.
- 9 The Council shall use the Station Management Plans Contribution to fund discussions with local transport operators regarding Norwood Junction, Thornton Heath and Selhurst stations, including funding the consultation and implementation, subject to consultation, of a traffic management order to manage highway space at Thornton Heath and Norwood Junction stations and to investigate options, and funding the implementation of measures at or in the vicinity of Norwood Junction, Thornton Heath, and Selhurst stations.
- 10 The Council, in conjunction with Transport for London where necessary, shall use the Highway Signage and Public Transport Access Improvement Contribution to undertake a wayfinding strategy, provide signage on the routes to the three rail stations, provide tactile paving, dropped kerbs and colour contrast at locations on these routes as identified in the pedestrian audit and to fund improvements to the bus stops/shelters on Whitehorse Lane.
- 11 The Council shall use the Whitehorse Lane Crossing Assessment Contribution to fund an assessment of the feasibility of constructing a pedestrian crossing on Whitehorse Lane and if any balance remains following receipt of such assessment to use such sum towards the cost of implementing measures recommended in the assessment to construct a pedestrian crossing on Whitehorse Lane.
- 12 The Council shall use the Local Employment and Training Strategy Operational Phase Contribution to cover the Council's costs in the identification, initial pre-employment training and on-going skills development and sustained employment for local people working with end-use businesses, which will be delivered through the Council's Job Brokerage service, and other agencies as required. This will enable the Job Brokerage service to source, train and place local residents into end-user jobs, where appropriate for the Development.
- 13 The Council shall ensure that the Controlled Parking Assessment and Consultation Contribution is used to fund the review of and consultation upon Match Day parking and waiting restrictions

to a maximum 1.5 kilometres radius of the Site including consideration of the introduction or amendment of one or more Controlled Parking Zones (CPZs).

- 14 The Council shall ensure that the Controlled Parking Implementation and Operational Delivery Contribution is used to fund the implementation and operational delivery of parking and waiting restrictions to a maximum 1.5 kilometres radius of the Site including the introduction or amendment of one or more CPZs in accordance with the details agreed with the Developer pursuant to Schedule 4 paragraph 4 in order to dissuade Match Day parking.
- 15 If the Council receives the Travel Plan bond, such sum shall be used on the pedestrian and cycle environment within a radius of 1.5km of the Site and other measures to encourage the use of sustainable forms of transport and reduce reliance on cars for travel to/from the Site.
- 16 In the event that the contributions payable by the Developer to the Council pursuant to the Agreement (save for the Masterplan Regeneration Contribution and the sum paid pursuant to clause 10) or any part thereof remain unspent or uncommitted within seven years from the date of payment, to repay the said contributions (save for the Masterplan Regeneration Contribution and the sum paid pursuant to clause 10) or any remaining part thereof to the Developer together with any accrued interest.
- 17 In the event that the Masterplan Regeneration Contribution or any part thereof remains unspent or uncommitted within three (3) years from the date of payment to repay the Masterplan Regeneration Contribution or any remaining part thereof to the Developer together with any accrued interest.

Appendix 1
PLANS

PLAN 1

PLAN 2

PLAN 3

PLAN 4

PLAN 5

PLAN 6

PLAN 7

Appendix 2
DRAFT PLANNING PERMISSION

Appendix 3
MAYOR OF LONDON/TRANSPORT FOR LONDON “PEDESTRIAN COMFORT
GUIDANCE FOR LONDON” GUIDANCE DOCUMENT 2010



Appendix 4
CONFIRMATORY DEED

Appendix 5
FRAMEWORK TRAVEL PLAN



[insert date] June 2020

London Borough of Croydon
5th Floor, Zone A
Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Norton Rose Fulbright LLP
3 More London Riverside
London SE1 2AQ
United Kingdom

Tel +44 20 7283 6000
Fax +44 20 7283 6500
DX 85 London
nortonrosefulbright.com

Direct line
+44 20 7444 3678

Email
Sarah.Fitzpatrick@nortonrosefulbright.com

Your reference

Our reference

SFIT/1001115658

Dear Sirs

Parties: London Borough of Croydon (the Council) and CPFC Ltd (the Developer)
Land: Selhurst Park Main Stadium, Whitehouse Lane, South Norwood, London, SE25 6PU
Section 106 Agreement – Side Letter

We refer to the recent correspondence between Sarah Fitzpatrick of Norton Rose Fulbright LLP and Richard Barlow of Browne Jacobson LLP in relation to the above matter.

1 Agreement

- 1.1 We refer to the section 106 Agreement between the Council and the Developer, dated [insert date] **once signed**¹ (the **s.106 Agreement**), a copy of which is **annexed** to this letter. In this Side Letter, expressions defined in the s.106 Agreement and used in this letter have the same meaning as set out in the s.106 Agreement.
- 1.2 This Side Letter is separate to the s.106 Agreement and does not vary the terms of the s.106 Agreement.
- 1.3 The purpose of this Side Letter is to identify the remaining matters, as expressed by the Greater London Authority (**GLA**), which are not set out in the s.106 Agreement, but which the GLA has requested that the Parties address in a separate agreement to be entered into by the Parties.
- 1.4 It is agreed by the Parties that these remaining matters will not be included in the s.106 Agreement. Some of these matters are to be included in a separate agreement between the Council and the Developer which concern the sale of the Wooderson Close properties, treatment of social housing tenants in the Wooderson Close properties and the recovery of vacant possession of those properties (the **Wooderson Close Agreement**). To the extent that these remaining matters are not covered in the Wooderson Close Agreement, these remaining matters will be addressed in a further separate agreement to be entered into by the Parties.
- 1.5 In this Side Letter there is reference to “tenants” of the Council in the Wooderson Close properties – the “tenants” to whom the obligations contained in this Side Letter shall be owed are the Council’s

¹ It is intended that this Side Letter and the s.106 Agreement will be completed contemporaneously

secure tenants of the Wooderson Close properties as at the date of this Side Letter. It may be that one or more of the Council's secure tenants of the Wooderson Close properties, as at the date of this Side Letter, will elect to re-locate before the Developer requires vacant possession of the Wooderson Close properties, the obligations contained in this Side Letter will be owed to such secure tenants.

- 1.6 If one or more tenants of the Wooderson Close properties as at the date of this Side Letter vacate the Wooderson Close properties, then the Council may choose to let each such property to a new occupant. The Wooderson Close Agreement shall identify the duration of occupation of any such new occupants after which the Developer's obligations to meet the relocation costs shall arise in respect of such new occupants.

2 Obligations

- 2.1 In consideration of the Parties' respective obligations under this Side Letter, the Parties agree to enter into the Wooderson Close Agreement and if required a further separate agreement which will address the following matters and be on terms to be agreed between the Parties:

- (a) that the Developer will pay to the Council, a lump sum representing loss of rental income when tenants are re-housed. The separate agreement will include details regarding how such a sum is calculated, evidenced and paid;
- (b) that the Council will write to tenants setting out timescales of engagement regarding their housing needs;
- (c) that the Council will ensure that any rehoused tenant is offered new accommodation as close to the existing property or desired specification (if different) as reasonably possible in terms of GIA, amenities and location;
- (d) for disabled or elderly tenants, where adaptations to new properties are required, the Council will ensure these are undertaken at no additional cost to the tenant(s). The separate agreement will include details regarding how such a sum is calculated, evidenced and paid;
- (e) where tenants elect to relocate to a property within the wards of Selhurst, South Norwood or Thornton Heath with the equivalent number of bedrooms to their existing property, the Council will offer tenants rent set in the same way as their existing rent. Otherwise the tenants will be required to pay appropriate rent for the dwelling to which they relocate;
- (f) the Council will pay for the tenants' removal, disconnection and reconnection, and redecoration costs at their new property (if redecoration is reasonably required). The separate agreement will include details regarding how such a sum is calculated, evidenced and paid;
- (g) each tenant shall receive a home loss payment of at least £6,000 and compensation for any adaptations made to their existing property, at their own expense. The separate agreement will include details regarding how the home loss payment will be made. The separate agreement will identify how any sum for adaptations made to a tenant's existing property at their own expense is calculated, evidenced and paid;
- (h) it is a principle that the Wooderson Close Agreement and any further separate agreement shall provide that the Developer shall meet the reasonable costs incurred by the Council in discharging the obligations contained in this Side Letter including details regarding how such costs are calculated, evidenced and paid. No claim for costs may be made by the Council from the Developer pursuant to this Side Letter;
- (i) the Parties agree that a mechanism for establishing what is a "reasonable additional cost" for the purposes of Schedule 1 paragraph 2.1 of the s.106 Agreement will be set out in a separate agreement;

- (j) the Developer shall pay to the Council the market value of the Wooderson Close properties calculated according to the RICS Valuation - Global Standards which valuation and payment shall be inclusive of any adaptations made to a tenant's existing property at their own expense.

3 Intention to be bound

3.1 The parties intend this Side Letter to be legally binding.

4 Third party rights

4.1 No one other than a party to this Side Letter, their successors and permitted assignees, shall have any right to enforce any of its terms.

5 Governing law and jurisdiction

5.1 This Side Letter and all disputes or claims (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation will be governed by and construed in accordance with the law of England and Wales.

5.2 Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this Side Letter or its subject matter or formation.

5.3 Please acknowledge receipt and acceptance of this letter by signing, dating and returning the enclosed copy.

Yours faithfully

.....

For and on behalf of

CPFC Ltd

We acknowledge receipt and accept the contents of this letter

Signed

For and on behalf of

London Borough of Croydon

Date

DRAFT DECISION NOTICE

Mr Martin Robeson
MRPP
21 Buckingham Street
London
WC2N 6EF

Development Management
Place Department
6th Floor, Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Please ask for/reply to: Pete Smith
Tel/Typetalk: 020 8726 6000 Ext 88726
Minicom: 020 8760 5797
Email: development.management@croydon.gov.uk

Your ref: Extension to the Main Stand a...
Our ref: P/PC/North Area Team/DCPS

Date:

Town and Country Planning Act 1990. Town and Country Planning (Development Management Procedure) (England) Order 2015

Application Number: 18/00547/FUL **Applicant:** CPFC Limited

Grant of planning permission

The Council of the London Borough of Croydon, as the Local Planning Authority, hereby grant planning permission for the following development, in accordance with the terms of the above mentioned application (which shall include the drawings and other documents submitted therewith) :-

Extension of Main Stand to provide 8000+additional seating and additional internal floor space to be used for the operation of the football club and ancillary functions (Use Class D2), and creation of restaurant/retail until (Use Class A1/A3). Demolition of 22-32 Wooderson Close, and works to the North East end elevation of 20 Wooderson Close. Associated reorganisation of surrounding land including but not limited to car parks with associated hard and soft landscaping. Use of the club car park as a fan plaza on match day's. Pitch lengthening and the creation of accessible seating within the Whitehorse Lane Stand. Creation of new corner stand between Holmesdale Road and Arthur Wait stands. Reorganisation of floodlighting and removal of the TV Gantry at the Arthur Wait Stand.

at:

Selhurst Park Stadium (Whitehorse Lane), And Sainsbury's Car Park (120-122 Whitehorse Lane), No's 22, 24, 26, 28, 30 & 32 Wooderson Close, South Norwood, London, SE25 6PU, , , ,

Subject to the following condition(s) and reason(s) for condition(s) :-

- 1 The development shall be carried out entirely in accordance with the approved drawings listed below:

KSS MS Z0 DR A 90 001 Rev P01, KSS MS Z0 DR A 90 002 Rev P01, KSS MS Z0

DR A 90 003 Rev P01, KSS MS Z0 DR A 90 004 Rev P01, KSS MS Z0 DR A 90 005 Rev P01, KSS EX 00 DR A 91 001 Rev P01, KSS EX 01 DR A 91 001 Rev P01, KSS EX 02 DR A 91 001 Rev P01, KSS EX 03 DR A 91 001 Rev P01, KSS MS 00 DR A 91 001 Rev P01, KSS MS 0M DR A 91 001 Rev P01, KSS MS 01 DR A 91 001 Rev P01, KSS MS 02 DR A 91 001 Rev P01, KSS MS 03 DR A 91 001 Rev P01, KSS MS 04 DR A 91 001 Rev P01, KSS MS 05 DR A 91 001 Rev P01, KSS MS 06 DR A 91 001 Rev P01, KSS WS 00 DR A 91 001 Rev P01, KSS HS 00 DR A 91 001 Rev P01, KSS HS ZZ DR A 91 001 Rev P01, KSS HS 00 DR A 91 002 Rev P01, KSS MS Z0 DR A 91 001 Rev P01, KSS MS Z0 DR A 91 002 Rev P01, KSS MS ZZ DR A 92 001 Rev P01, KSS MS ZZ DR A 92 002 Rev P01, KSS MS ZZ DR A 92 003 Rev P01, KSS MS ZZ DR A 92 004 Rev P01, KSS MS ZZ DR A 92 005 Rev P01, KSS MS ZZ DR A 92 006 Rev P01, KSS MS ZZ DR A 93 001 Rev P01, KSS MS ZZ DR A 93 002 Rev P01, KSS MS ZZ DR A 93 003 Rev P01, KSS MS ZZ DR A 93 004 Rev P01, KSS MS ZZ DR A 93 005 Rev P01, KSS MS ZZ DR A 93 006 Rev P01, KSS MS ZZ DR A 93 007 Rev P01, KSS MS ZZ DR A 93 008 Rev P01, KSS MS ZZ DR A 93 009 Rev P01, KSS MS ZZ DR A 93 010 Rev P02, KSS MS Z0 DR A 94 001 Rev P01, KSS MS ZZ DR A 94 001 Rev P01, WSP CPFC HVM 002.

Reason: To ensure an acceptable standard of development

- 2 Prior to commencement of superstructure works for the Main Stand, full details (including RAL references) of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - i) Samples and details of all external facing materials, and in the case of new brickwork details, bond, mortar colour and pointing style.
 - ii) Details at a scale of 1:10 of any louvres, ventilation panels or screens.
 - iii) Details at 1:10 of any external handrails or balustrading.
 - iv) Detailed sections at 1:10 of copings, soffits, cills and reveals (and details of how these will be designed to avoid watermarks or staining to the surfaces below), the undersides of any projecting elements, and junctions of external materials including expansion gaps.
 - v) Details at 1:20 of roof materials (including details of the structural arch supporting the Main Stand roof as well as the roof over the infill seating area between the Holmesdale and Arthur Wait Stands) and edge details.
 - vi) Detailed drawings in plan and section at 1:10 showing the interface between the new building and existing Whitehorse Lane and Holmesdale Road Stands.
 - vii) Details at 1:10 of all brick detail variations.
 - viii) Details at 1:10 of all key elevational sections of the proposal.
 - ix) Rainwater goods (including locations, fixings, material and colour).
 - x) Details and location of all soil, vent and waste pipes.
 - xi) Details of any other equipment or devices to be installed externally including their external surfaces of the building including meter boxes, service connection access, aerials and satellite dishes.
 - xii) Details of the materials and detailing of the roof level plant enclosure.
 - xiii) Any external boundary treatments, including the arrangements for the retained Wooderson Close properties.
 - xiv) Doors (including sections and reveals).

The development shall be carried out strictly in accordance with the details so approved and shall be maintained (with particular regard to maintenance of the metal clad 'wing' forms) as such thereafter.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

- 3 Prior to commencement above ground of the infill stand between Arthur Wait and Holmesdale Road full details (including RAL references) of the following shall be submitted to and approved in writing by the Local Planning Authority:
- i) Detailed elevations and sections at a scale of 1:10
 - ii) Finalised roof plan.
 - iii) Samples and details of all external facing materials including roofing materials, and in the case of new brickwork details, bond, mortar colour and pointing style.
 - iv) Detailed drawings in plan and section at 1:10 showing the interface between the new building and existing Arthur Wait and Holmesdale Road Stands.
- The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

- 4 Prior to commencement of superstructure works for the Main Stand, full details of the following (as they relate to the Main Stand proposals) shall be submitted to and approved in writing by the Local Planning Authority:
- i) External fenestration and glazing details, including detailed information on the fenestration of the ground floor.
 - ii) Sample of the fritted glazing.
 - iii) Details of any signage zones visible from areas external to the Stadium.
- The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: To ensure that the resulting appearance and construction of the development is of a high standard.

- 5 No roller shutters shall be installed on any façade of the Development unless details has been submitted to and approved in writing by the Local Planning Authority prior to commencement of the superstructure works for the Main Stand.

REASON: To ensure that the resulting appearance and construction of the development is of a high standard.

- 6 Prior to the demolition of any properties on Wooderson Close, plans, elevations and details of the way in which the north east end (of terrace) elevation of 20 Wooderson Close is to be treated and finished, including the insertion of additional windows,

brickwork details including type, colour, bond, mortar colour and pointing style, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved before the use of any of the additional seating approved in the Main Stand, and shall be maintained as such thereafter.

REASON: To ensure that the resulting appearance and construction of the development is of a high standard.

- 7 Prior to commencement of superstructure works for the Main Stand, a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping scheme shall be thereafter carried out in accordance with the approved details within 6 months of the date of practical completion. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992, BS4043:1989 and BS4428:1989 (or subsequent superseding equivalent) and current Arboricultural best practice. The submitted details are expected to demonstrate the following:

- i) The quantity, size, species, position and the proposed time of planting of all trees and shrubs to be planted.
- ii) An indication of how these integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance and protection.
- iii) Specification of the shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape.
- iv) Details at 1:5/1:10/1:20 (as appropriate) in plan and section and material samples of all key hard landscape details including thresholds with buildings, tree pits and surrounds, street furniture, planters, kerbs, junctions between materials and adjacent surface treatments, junctions with any boundary treatments, in particular of the plaza to the front of the Main Stand.

Any trees, shrubs or planting pursuant to the soft landscape details that become damaged, dying or diseased within five years of the date of planting shall be replaced in the next planting season with a similar size and species to that originally required to be planted

REASON: In order to ensure high quality soft landscaping in and around the site in the interests of the ecological value of the site and in the interests of visual amenity.

- 8 Prior to the commencement of works on site including those for drainage and foundations, a detailed Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved tree protection works shall be implemented on site prior to commencement (including bringing any materials onto site) and retained for the duration of the works.

REASON: The condition must be discharged before works that could damage trees (that are to be retained) take place. To ensure the survival of trees that contribute to the visual amenity of the area.

- 9 Prior to the practical completion of the development, a Landscaping and Public Realm Management and Maintenance Strategy shall be submitted to and approved by the Local Planning Authority. The approved strategy shall be implemented at the time of occupation and continue for the life of the development.

REASON: To ensure an acceptable standard of development.

- 10 Use of the proposed internal space within the Main Stand by customers/members of the public for purposes within Use Classes A1 and A3 and D2 and similar hospitality events shall only take place between the following hours, unless otherwise submitted to and agreed in writing by the Local Planning Authority:
- o Monday to Thursday, Sunday and Bank Holidays (except New Year's Eve) - 0700 hours to midnight
 - o Friday and Saturday - 0700 hours to 0100 hours the following morning
 - o New Year's Eve - 0700 hours to 0200 hours the following morning

REASON: To protect neighbouring and future occupiers of the development.

- 11 In respect of the Stadium use hereby approved and notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking and re-enacting that Order with or without modification), the Stadium shall not be used for events other than for:

- (i) The home matches of one male and one female Professional Football Club including directly affiliated teams.
- (ii) The playing of competitive and friendly International Football Matches.
- (iii) Any non-match day event within Use Class D2 for children and educational establishments and excluding live music concerts.
- (iv) Any non-match day event not covered by (iii) but within Use Class D2 (or similar hospitality events) whose attendance is less than 1000 and where the total attendance from all non-match day events held on the same day shall also not exceed 1000 in total.
- (v) Up to 12 non-match day events within Use Class D2 (or similar hospitality events) when the attendance of customers/spectators that does not comply with criterion (iv), but attendance does not exceed 10,000.
- (vi) Up to 4 non-match day events each calendar year within Class D2 (or similar hospitality events) in addition to the above when the attendance of customers and/or spectators exceeds 10,000.

The Club shall keep a register of all events, and the number of attendees, which it shall submit to the Local Planning Authority within 15 working days of any request in writing by the Local Planning Authority.

REASON: The use of the site for any other purpose and beyond limits set out above could raise materially different planning considerations, for example, giving rise to greater disruption to neighbouring properties amenity and the road network.

- 12 Prior to the practical completion of the development, a Community Use Strategy shall

be submitted to and approved in writing by the Local Planning Authority. The Community Use Strategy shall set out the terms and conditions (including timing and charging) for the use of space within the Main Stand by Community groups.

REASON: To ensure community groups are able to utilise space within the Stadium.

- 13 a) No demolition of the Main Stand shall take place until such time as a Written Scheme of Investigation (WSI) for historic building recording of the Main Stand has been submitted to and approved in writing by the Local Planning Authority.

(b) No demolition of the Main Stand shall take place until all necessary historic building recording of the Main Stand has been undertaken in accordance with the WSI approved under part (a) of this condition, and has been submitted to and approved in writing by the Local Planning Authority.

REASON: The structural remains of the 1924 Main Stand building are of local archaeological interest, as such the condition is necessary to ensure that there is a record of the Main Stand before it is demolished.

- 14 Prior to installation of any new floodlighting, plans and details of the proposed floodlighting, along with an assessment of illumination levels and projected light spill impacts, demonstrating compliance with specified criteria as detailed in the Light Spill study ref: 17028-10-SP-L-001 Rev B, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the floodlighting development shall be erected in accordance with the approved plans and details and maintained as such thereafter.

REASON: To ensure new floodlighting does not cause unacceptable visual or light spill impacts.

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking or re-enacting that Order with or without modification, no masts, aerials, antennae, satellite dishes or telecommunications equipment shall be erected on any part of the development, without planning permission first being granted.

REASON: To ensure that the visual impact of telecommunication equipment upon the appearance of the approved development and surrounding area can be considered by the Local Planning Authority.

- 16 Prior to practical completion of the development, all entrances for the new development shall have level thresholds installed at the same level as the areas fronting the entrances; and accessible viewing areas (including sensory rooms) and hospitality spaces (suitable or reasonably and easily adaptable) for all disability groups, including ambulant disabled spectators, shall be provided in accordance with the proposals set out in 17812-KSS-XX-XX-PP-A-0005_DESIGN AND ACCESS STATEMENT_S1_P01 unless otherwise approved in writing by the Local Planning Authority.

REASON: In order to ensure the development provides ease of access for all users.

- 17 Prior to installation of any new gates and barriers, plans and details of the proposed gates and barriers relating to the development shall be submitted to and approved by the Local Planning Authority. Thereafter the development shall be built in accordance with the approved plans and details.

REASON: To ensure new gates and barriers do not cause unacceptable visual or highways impacts.

- 18 The development shall be completed to achieve a BREEAM Excellent certification and shall subsequently be maintained to retain the rating.

REASON: To ensure that the development is completed in accordance with the objectives of the development plans for the area which seek to ensure sustainable design and construction.

- 19 Prior to practical completion, a Cycle Parking Strategy, relating to the development, including provision of long and short stay cycle parking on site, as well as access routes and signage indicating access for cyclists shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that there is clear and easy access for cyclists to cycle parking. Additionally the development shall incorporate electrical sockets, suitable for charging electric bikes, equivalent to meet the needs of 5% of cycle parking spaces.

Thereafter, the development shall be carried out in accordance with the approved details and maintained as such thereafter.

REASON: To encourage sustainable modes of transport and reduce reliance on the car.

- 20 Prior to the practical completion of the development electric vehicle charging points to serve 25 of the car parking spaces and passive provision for electric vehicle charging points for a further 25 spaces shall be provided. These shall be retained for the life of the development.

REASON: To encourage sustainable transport choices.

- 21 The development shall not be occupied until the disabled car parking spaces (which shall equate to at least 6% of total spaces) have been made available for use. The disabled car parking spaces shall be retained for the lifetime of the development.

REASON: To ensure the development is inclusive to all members of society.

- 22 Prior to the first occupation of the development a Refuse and Recycling Collection and Storage Strategy shall be submitted to and approved in writing by the Local Planning

Authority. Thereafter refuse and recycling storage and collection shall take place in accordance with the approved strategy for the lifetime of the development.

REASON: To ensure recycling is undertaken and that storage and collection will not have an adverse environmental or highways impact is developed.

- 23 Details of any extract system(s) (including elevations and technical specifications) shall be submitted to and approved in writing by the Local Planning Authority prior to being installed. The extract system(s) shall be retained in working order for the lifetime of the development.

REASON: To prevent noise, smell and vibration pollution and harm to the character and appearance of the buildings.

- 24 Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any amendment or replacement thereof) prior to the commencement of any demolition, building or engineering operations, a Construction Logistics Plan (to include a site waste management plan) and a Construction Environmental Management Plan shall be submitted to the Local Planning Authority for approval. The Plans shall include amongst other things the following information, which shall only be implemented as approved:-

- i) Method and timing of demolition works in Wooderson Close;
- ii) Measures to be put in place to mitigate the impacts of demolition of properties in Wooderson Close;
- iii) Hours of construction and demolition works;
- iv) Hours of deliveries;
- v) Details of facilities for the loading and unloading of plant and materials;
- vi) Parking of vehicles associated with deliveries, site personnel, operatives and visitors,
- vii) Measures to control construction noise in line with BS 5228 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
- viii) Construction waste management proposals;
- ix) Details of the storage facilities for any plant and materials;
- x) Access arrangement to the site during the demolition and construction periods;
- xi) Details and drawings of the siting of any site huts and other temporary structures, including site hoardings;
- xii) Air Quality Dust Risk Assessment;
- xiii) Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway;
- xiv) Details of the routes commercial vehicles would use within the borough to gain access to the site;
- xv) Non-Road Mobile Machinery (NRMM) of net power between 37kW and 560kW are required to meet the specific standards set out in EU Directive 99/68/EC. This applies to NRMM engines for both Nitrogen Oxides (NOx) and Particulate Matter (PM) emissions, based upon engine emissions standards set in EU Directive 97/68/EC. Details of registration of all Non-Road Mobile Machinery used on site for both demolition and building according to guidelines under the Non-Road Mobile

Regulations 2015 are required. Evidence shall be submitted to show that all details of vehicles must be entered on the NRMM website with information passed on to the Construction Compliance Officer at Croydon Council;

- xvi) All delivery vehicles must be registered under the Freight Operators Recognition Scheme (FORS) with a minimum requirement for this being a bronze status on all vehicles, with a commitment to achieve silver status;
- xvii) Evidence shall be submitted to show that the developer has committed to the Croydon Logistics Forum; and
- xviii) Details of a programme of neighbour notification of the construction works, to include regular updates, a complaints procedure, and contact details for the site manager(s).

REASON: In order to ensure that the development does not prejudice the safety or free flow of pedestrian and vehicular traffic on the highway or cause undue inconvenience to other users, or adversely impact on the amenities of the occupiers of nearby properties.

- 25 Prior to the demolition of any Wooderson Close properties, further ecology surveys and a report containing proposals for biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. Any tree or shrub removal shall only be carried outside of nesting season (September to February) unless a nesting survey has been submitted and approved in writing by the Local Planning Authority. The survey(s) and report shall be undertaken by a qualified ecologist in accordance with the recommendations set out in the Preliminary Ecological Appraisal prepared by The Ecology Consultancy (6593 Version 3.0) unless otherwise agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the report's recommendations and biodiversity enhancements shall be implemented prior to occupation of the Main Stand.

REASON: To ensure the proposal does not harm wildlife and ecology.

- 26 Prior to first occupation, a Delivery and Servicing Plan relating to the development shall be submitted to and approved in writing by the Local Planning Authority. Vehicles servicing the site shall do so in accordance with the approved details for so long as the development remains in existence.

REASON: To ensure that delivery and servicing traffic does not interfere with the safety and free flow of the highway.

- 27 The cumulative noise level from any air handling units, mechanical plant, or other fixed external machinery should not increase the background noise level when measured at the nearest sensitive residential premises. For clarity, cumulative noise from new fixed plant should not exceed a level of 10dBA above the existing background level, as detailed in Table 17 of the noise assessment ref: 392351/01/E unless otherwise agreed in writing by the Local Planning Authority. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the building.

Reason: To ensure that an acceptable standard of development is provided and maintained for the benefit of the occupiers.

- 28 The development shall be carried out in accordance with the Noise assessment by (ref: 392351/ 01/E), including measures to mitigate Construction Noise and Vibration, Changes in Road Traffic Noise, Noise Generated by Patrons of the Stadium, and Public Address and Voice Alarm Systems unless otherwise agreed in writing by the Local Planning Authority.. The measures detailed within the Noise Assessment shall be in place prior to first occupation.

REASON: To ensure that an acceptable standard of development is provided and maintained for the benefit of the occupiers.

- 29 Details of any air handling units, plant, machinery and screening relating to the development shall be submitted to and be approved in writing by the Local Planning Authority prior to the installation of the same.

REASON: To ensure the air handling units, plant, machinery and screening does not cause an unacceptable visual impact.

- 30 Before the development commences (other than site clearance and preparation, relocation of services, utilities and public infrastructure, but prior to removal of any soil from the site):

- i) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
- ii) following the approval detailed in paragraph i), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

In the event that additional contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary, a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

REASON: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site and to protect ground water.

- 31 No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approved details.

REASON: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

- 32 Development shall not commence (other than site clearance and preparation) until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

REASON: The development may lead to sewage flooding as such the condition is needed to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community.

- 33 Development should not be commenced (other than site clearance and preparation) until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by the Local Planning Authority. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

- 34 No piling shall take place until a Piling Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Piling Method Statement must detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure. Additionally the Piling Method Statement must demonstrate that there will be no resultant unacceptable risk to groundwater.

Any piling must be undertaken in accordance with the terms of the approved Piling Method Statement.

REASON: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

- 35 Prior to commencement of superstructure works for the Main Stand, a scheme of "secured by design" measures to be installed relevant to the development, shall be

submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details, shall be installed before first occupation and retained for the lifetime of the development.

REASON: To ensure safety and security of the site.

- 36 Prior to commencement of superstructure works for the Main Stand, a CCTV scheme of passive and active security measures to be installed relevant to the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and shall be installed before first occupation and retained for the lifetime of the development.

Reason: To ensure the safety and security of the site.

- 37 The development shall be carried out in accordance with the Air Quality Assessment by Mott MacDonald (ref: 392351/1/B) unless otherwise agreed in writing by the Local Planning Authority. The agreed mitigation measures (control measures) set out in section 6 of the report, shall be provided prior to the relevant work being carried out and shall be retained on site for the lifetime of the development.

REASON: To prevent any unacceptable Air Quality Impacts.

- 38 The development shall be carried out in accordance with the water efficient design recommendations in the Sustainability Statement ref: 551019eg02Feb18_F02_Sus_stat unless otherwise agreed in writing by the Local Planning Authority.

REASON: To conserve water by promoting water efficient design measures to minimise the water consumption within the development.

- 39 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

In reaching this decision the Local Planning Authority has sought to work in a positive and pro-active manner based on seeking solutions to problems in the following way:

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and offers a pre planning application advice service. In this instance pre planning application advice was given. The local planning authority's suggested improvements to the scheme to comply with policies and written guidance and the advice was adopted by the applicant.

Informative(s):

1 IMPORTANT: Community Infrastructure Levy

A. You are advised that under the Community Infrastructure Levy Regulations 2010 on commencement of the development a financial payment will be required to Croydon Council and the Mayor of London. In relation to retrospective applications where the development has already taken place, the financial payment is due immediately on the grant of planning permission. The payment to the Mayor of London will be forwarded by Croydon Council.

B. A separate Liability Notice will be issued to any person who has assumed liability for the payment. If no person or body has already assumed liability then within 14 days of this permission the names and addresses of the person(s) responsible for the CIL payment should be forwarded to the Council using the agreed forms which can be obtained from the planning portal from the link below.

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

C. If no person or body has assumed liability, payment will be required from the owner of the land at the time of commencement of works. It should be noted that for the purpose of the above regulations commencement of the development will comprise any works of demolition necessary to implement the planning permission.

D. For further information please visit the Croydon Council's website at:
www.croydon.gov.uk/cil

2 Before commencing work on the site to ensure an environmentally acceptable construction process, and avoid possible enforcement action, you should consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites". The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.

Further details on Construction Logistics and Management Plans may be obtained from the following links:

<http://lovecleanair.org/wp-content/uploads/2014/11/A-practical-guide-to-drafting-a-construction-logistics-plan-CLP-August-2015.pdf>

<http://lovecleanair.org/wp-content/uploads/2014/11/Construction-logistics-handbook-August-2015.pdf>

https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

The site will require an Air Quality Dust Risk Assessment (AQDRA). This should include a written statement of the commitment for the purposes of monitoring and enforcement.

Please see the link below for the guidance document and further information:

https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

This planning permission is subject to a Section 106 Agreement under the Town and Country Planning Act 1990.

In relation to the planning obligations of the Section 106 agreement deed, details regarding payment of contributions can be obtained from emailing the Spatial Planning Team at: - planning.106agreements@croydon.gov.uk

In respect of financial planning obligations (which are required and encompassed in Section 106 agreements) payments are to be made ideally via BACS payment. When such payments are made both the planning application reference and Section 106 deed number are to be quoted for ease of reference.

- 3 Further information on Service and Delivery Plans can be found here: <https://tfl.gov.uk/info-for/freight/planning/delivery-and-servicing-plans>.
- 4 Definition of 'superstructure' and 'practical completion': A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.
- 5 The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with Environment Agency guidance 'Piling into Contaminated Sites'. The Environment Agency will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.
- 6 There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained.

Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
- 7 There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
8. Any reference to the uses or use classes stated within the decision notice are for the avoidance of doubt, to be read as they were specified in the Schedule to the Use Classes Order on the 31st August 2020.

Yours faithfully,

Pete Smith

Head of Development Management

Drawing No's:

Notes: This is a planning permission only. It does not convey any approval or consent which may be required under the Building Regulations or any other enactment.

DRAFT DECISION NOTICE

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