

Planning Committee Agenda



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

Reserve Members: Jamie Audsley, Bernadette Khan, Caragh Skipper,
Andrew Pelling, Pat Clouder, Humayun Kabir, 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, 21 January 2021** at **6.00 pm**. 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/11397>

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Wednesday, 13 January 2021

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

To approve the minutes of the meeting held on Thursday 17 December 2020 as an accurate record.

[To Follow]

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 5 - 6)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 7 - 10)

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

6.1 19/03279/FUL Land R/O The Shirley Inn Public House, 158 Wickham Rd (Pages 11 - 30)

Erection of a residential development of two detached three storey buildings comprising a total of 6 flats (2x1bed, 2x2bed, 2x3bed), provision of refuse and cycle storage, hard and soft landscaping and provision of two parking spaces.

Ward: Shirley North
Recommendation: Grant permission

6.2 20/02074/FUL Sycamores, Kenley Lane, Kenley, CR8 5DF (Pages 31 - 54)

Demolition of existing single dwelling and construction of a building comprising 9 flats, associated vehicle and cycle parking, refuse storage and hard and soft landscaping.

Ward: Kenley
Recommendation: Grant permission

6.3 19/04067/FUL 27-29 Biddulph Road, South Croydon, CR2 6QB (Pages 55 - 82)

Demolition of the existing properties and erection of a building up to four storey's including 26 no. apartments with associated landscaping, car parking, bin and cycle storage. (Amended description).

Ward: Purley Oaks and Riddlesdown
Recommendation: Grant permission

6.4 20/02305/FUL Crown Point, Beulah Hill (Pages 83 - 102)

Erection of part four/part five storey building comprising 7 flats, and erection of four storey building comprising 2 townhouses, provision of associated off-street parking spaces, cycle storage, and refuse storage.

Ward: Crystal Palace and Upper Norwood
Recommendation: Grant permission

6.5 20/03107/FUL Homestead, Gibsons Hill, Norbury, London, SW16 3ER (Pages 103 - 120)

Demolition of existing dwelling and erection of a 3-storey block of 9 apartments including accommodation in the roof space together with associated parking and landscaping.

Ward: Norbury

Recommendation: Grant permission

6.6 20/05200/FUL 11 Hartley Old Road, Purley, CR8 4HH (Pages 121 - 140)

Demolition of single-family dwellinghouse and erection of 1x three-storey block containing 3x 2-bedroom flats and 4x 3-bedroom flats; and 2x 4-bedroom semi-detached houses with associated access, car parking, cycle and refuse storage.

Ward: Purley and Woodcote

Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

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

There are none.

8. Other planning matters (Pages 141 - 142)

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

8.1 Weekly Planning Decisions (Pages 143 - 266)

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 7 December 2020 and 8 January 2021.

9. Exclusion of the Press & Public

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

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

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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PART 6: Planning Applications for Decision

Item 6.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/03279/FUL
 Location: Land R/O The Shirley Inn Public House, 158 Wickham Rd
 Ward: Shirley North
 Description: Erection of a residential development of two detached three storey buildings comprising a total of 6 flats (2x1bed, 2x2bed, 2x3bed), provision of refuse and cycle storage, hard and soft landscaping and provision of two parking spaces.
 Drawing Nos: P207 ; P208 ; P300 ; P004 Rev A ; P100 Rev A ; P101 Rev A ; P200 Rev A ; P201 Rev A ; P202 Rev A ; P203 Rev A ; P204 Rev A ; P205 Rev A ; P206 Rev A ; A415 Rev A ; A416 Rev A ; A417 Rev A ; P103 Rev A ; P102 ; 0214/19/B/1B Rev B; A300 Rev A ; A419.
 Applicant: Tary Property Holdings Ltd
 Case Officer: D Gibson

Proposed Residential Accommodation

	1 bed	2 bed	3 bed	Total
Proposed	2 (33%) (2x1bed/2person)	2 (33%) (2x2 bed/4person)	2 (33%) (2x3bed/6person) Duplex Arrangement	6

Car Parking, and Cycle Storage Provision

	Total Number of car parking spaces	Number of cycle parking spaces
Residential	2 car spaces (compatible with disabled use).	14 (12 for standard cycles & 2 for cargo cycles)

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received and a local ward councillor, Sue Bennett, has objected and referred it to Committee.

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to **GRANT** planning permission subject to a S106 legal agreement to secure a financial contribution of £6000 towards sustainable transport enhancement/car club provision.

2.2 That the Director of Planning and Strategic Transport is delegated authority to issue a Grant of planning permission subject to the following conditions, legal agreement, and informatives :-

1. In accordance with the approved plans.
2. Development to be implemented within three years.
3. Materials to accord with submission details.
4. Details of children's playspace within rear communal for approval.
5. Following details to be submitted to Council for approval and provided, where appropriate, prior to first occupation of dwellings : finished floor levels, refuse storage appearance, security lighting, electric vehicle charging point manufacturer, sound insulation of windows, visibility splays to parking spaces.
6. Following to be provided prior to first occupation of dwellings: landscaping/boundary treatments and childrens' play space, refuse storage, residential cycle storage, parking spaces, electric vehicle charging points.
7. Development to meet Carbon Dioxide 19% reduction beyond 2013 Building Regulations.
8. Development to meet 110 litre per person/day water use target.
9. Submission of SUDs details to Council for approval.
10. First and second floor windows in flank elevations and rear elevations to be implemented and retained as obscure glazed and fixed shut in both blocks.
11. Flat roof areas not to be used as terraces.
12. Submission of Construction Logistics Plan to Council (in consultation with TfL) for approval.
13. Applicant to enter into Highway agreement to re-instate dropped kerbs to full height kerbs on Spring Park Road. Details to be submitted to Council for approval.
14. Adherence to Delivery and Servicing Plan.
15. Contaminated land - Submission of Environmental Historical Site Review to Council for approval.
16. Ground floor units to meet M4(3) accessibility standards.
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal is an application for full planning permission:

3.2 The proposal includes the following:

- Erection of a 3 storey building.
- Provision of 6 residential flats.
- Provision of 2 residential car parking spaces (compatible with disabled use).
- Provision of associated cycle storage (14 spaces) and refuse storage.
- Provision of communal external amenity space with children's play space.

- 3.3 During the course of the application amended plans were submitted on officer advice to simplify the overall form of the built form and appearance/material palette.

Site and Surroundings

- 3.4 The site comprises the rear car park (803 square metres) of a two storey public house on southern-side of Wickham Road at junction with Spring Park Road. The car park is accessed from Spring Park Road and has a slight slope upwards towards the south. The pub is a Locally Listed building (early Victorian period). The historic part of the pub is two storey. It also has ground floor rear and side extensions with flat roofs. The pub is designated as part of main retail frontage and is within a primary shopping area.
- 3.5 The site is bounded to the west by an alleyway and the rear gardens of two storey houses at 2 – 14 Barmouth Road. The site is bounded to the south by a single storey hall building used as a place of worship and which faces Spring Park Road. The Place Specific Policy for Shirley is DM45 of the Croydon Local Plan 2018.
- 3.6 The site is within close walking distance to several schools, including St.John's primary school, Shirley High, and Coloma. It is also within a short walking distance of Shirley Church Recreation Ground.
- 3.7 The site has a Ptal rating of 3 (Moderate Accessibility by Public Transport).
- 3.8 Wickham Road is a Red Route – Part of Transport for London's Strategic Road Network. Spring Park Road is subject to single yellow lines.

Relevant Planning History

- 3.9 07/02025/P - Construction of pergola with heating and lights.
Granted planning permission.
- 3.10 05/04063/P - Erection of single storey side and rear extensions and formation of access ramp.
Granted planning permission.
- 3.11 18/02967/Pre – A pre-application for extensions to the pub and new residential development in the rear car park was submitted in June 2018.
- 3.12 19/03187/FUL - Demolition of existing ancillary building at the rear, erection of a ground floor extension to provide dining and kitchen facilities, first floor rear and side extensions for ancillary staff facilities and new extract duct.
Decision Pending.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of a residential development is acceptable given the national and local need for housing.
- The proposal includes family units.
- The design and appearance of the development is appropriate. The three storey height of the development would accord with policy.
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and efficiency would be acceptable and further enhanced through a financial contribution towards sustainable transport.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning conditions.

5.0 CONSULTATION RESPONSE

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

Transport for London (TfL) (Statutory Consultee)

- 5.2 TfL welcomes the provision of parking bays compatible with disabled use and TfL advises the proposal as it stands would not result in an unacceptable impact to the Transport for London Road Network (TLRN).
- 5.3 Details of proposed construction access arrangements should be provided to TfL to confirm impacts on the TLRN and the surrounding transport network. Please note that any impacts to TfL Assets will require approval from TfL. Should the applicant wish to install scaffolding or hoarding on the footway of the A232 Wickham Road during construction works, then separate licences may be required. (Officer Comment: A Construction Logistics Plan will be secured by condition).
- 5.4 The proposed number of residential cycle parking spaces is compliant with the New London Plan.
- 5.5 The submission of a Delivery and Servicing Plan is welcomed in accordance with draft London Plan Policy T7. It is expected that 14 vehicles per week will undertake deliveries to the site, and that delivery vehicles will utilise the existing red route parking bay on Wickham Road. (Officer Comment: Adherence to the Delivery and Servicing Plan will be secured by condition).

6.0 LOCAL REPRESENTATION

6.1 The following Councillor has made representation:

Councillor Sue Bennett (Ward Councillor). Objecting and referred application to committee on the following grounds:

1. Loss of privacy and light, proposed development too close to houses in Barmouth Road and results in direct overlooking.
 2. The development does not respect or enhance the local character, specifically the architecture of the host building Shirley Inn which together with surrounding properties have pitched roofs and not flat as the proposed development.
 3. Inadequate parking provision.
 4. No designated play space for children
- 6.2 The application has been publicised by way of 45 letters of notification to neighbouring properties in the vicinity of the application site.
- 6.3 The number of representations received from residents in response to notification and publicity of the application are as follows:
- No of individual responses: 69 Objecting: 69 Supporting: 0
- 6.4 The following issues were raised in representations. Those objections that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of Objection Comments

Objection	Officer Comment
Townscape	
1. Overdevelopment 2. Density 3. Not an Intensification Area 4. Backland Development 5. Character	See paragraphs 8.9 to 8.17 below.
Amenity of Adjacent Residents	
6. Loss of outlook 7. Loss of privacy 8. Loss of light	See paragraphs 8.21 to 8.23 below.
9. Increased noise	See paragraph 8.24 below.
Amenity of Future Occupiers	
10. Poor layouts 11. Inadequate amenity space	See paragraphs 8.18 to 8.20 below.
Transport and Highways	
12. Increased traffic 13. Increased parking 14. Highway Safety	See paragraphs 8.26 to 8.32 below.

Other Matters	
15. Refuse storage	See paragraph 8.33 below.
16. Lack of sustainable features	See paragraph 8.35 below.
17. Affect on local services	See paragraph 8.23 below.
18. Permission not granted for adjacent church extension.	Applications are decided on merits.
19. Loss of property value.	Not a planning matter.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2016, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

Emerging New London Plan

7.2 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan has been responded to by the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

7.3 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

7.4 It is important to note that in the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more

new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.

7.5 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

7.6 Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.2 to 7.4 above.

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

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

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

7.9 Consolidated London Plan 2016

- 3.1 Ensuring equal life chances for all
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Childrens/young peoples play & informal recreation areas
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character

- 7.6 Architecture
 - 7.8 Heritage Assets
 - 7.14 Improving air quality
 - 7.19 Biodiversity and access to nature
 - 7.21 Woodlands and trees
- 7.10 Croydon Local Plan 2018
- SP1 The Places of Croydon
 - DM45 Shirley
 - SP2 Homes
 - DM1 Housing choice for sustainable communities
 - SP4 Urban design and local character
 - DM10 Design and character
 - DM13 Refuse and recycling
 - DM18 Heritage Assets
 - SP6 Environment and climate change
 - SP6.3 Sustainable design and construction
 - SP5 Community Facilities
 - DM21 Protecting Public Houses
 - DM23 Development and construction
 - DM25 Sustainable drainage systems and reducing floor risk
 - DM27 Biodiversity
 - DM28 Trees
 - SP8 Transport and communications
 - DM29 Promoting sustainable travel and reducing congestion
 - DM30 Car and cycle parking in new development
- 7.11 There is relevant Supplementary Planning Guidance as follows:
- London Housing SPG March 2016
 - Croydon Suburban Design Guide Supplementary Planning Document April 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

Principle of Development

- **Loss of Pub Car Park**
- 8.2 Policy DM21 – Protecting Public Houses - of the Croydon Local Plan states the Council will not grant planning permission for the demolition or change of use of a public house. In this instance the pub building and use would be retained. Furthermore, the policy does not specifically protect pub car parks from re-development. The existing pub car park is currently under-used. The applicant advises the re-development of the car park would enable the existing pub use not only to be retained, but also potentially improved to provide a restaurant as per the concurrent planning application Ref: 19/03187/FUL.
- 8.3 Given that the pub faces onto a main thoroughfare and is well served by local bus routes then it is considered the loss of the car park would not diminish the ongoing viability of the pub use. Transport policy also seeks to reduce dependency on car travel which the proposed development would do.
- **New Housing**
- 8.4 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.
- 8.5 This presumption includes Shirley, which is identified in the 'Places of Croydon' section of the CLP (2018) as being an area of sustainable growth of the suburbs with some opportunity for windfall sites will see growth mainly confined to infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness.
- 8.6 The Croydon Suburban Design Guide (2019) sets out how suburban re-development can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites

coming forward, in addition to the large developments within Central Croydon and on allocated sites.

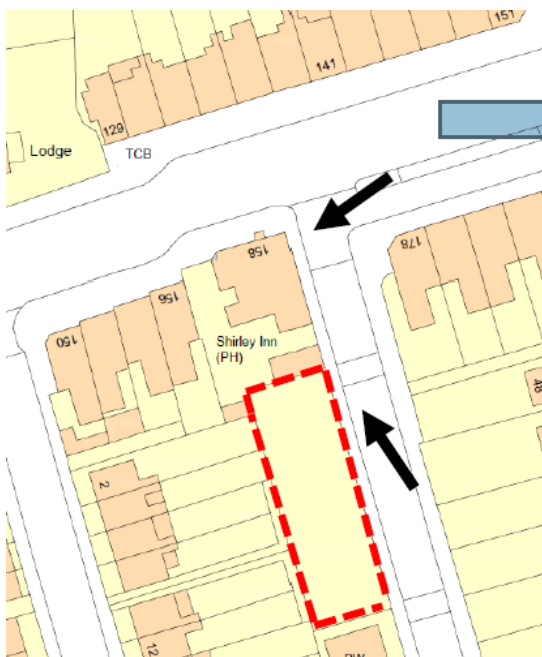
- 8.6 The application is for a residential development providing new and additional homes within the borough, which the Council is seeking to provide. The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported.

Housing and Housing Mix

- 8.7 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.
- 8.8 The development proposes a unit mix comprising of 2 x 1 bedroom (33%), 2 x 2 bedroom/4 person (33%), and 2 x 3 bedroom/45person (33%). The proposal would make provision for over 30% of the accommodation to be 3 bedroom family units and on that basis the proposed amount of family units would be acceptable. The varied accommodation would also provide a good housing mix, providing flats for smaller family units, couples, and singletons.

Townscape and Visual Impact

- 8.9 Policy promotes new housing development which achieves a minimum height of 3 storeys, but only on the basis that it respects the character with regard to the pattern, layout and siting; scale, height, massing, and density of its surroundings. It must also reference the appearance, existing materials and built and natural features of the surroundings.



- 8.10 The scheme would have a density of 349 habitable rooms per hectare. Notwithstanding that, emerging London Plan policy does not set out specific density ranges for new residential development. Instead, it advises that it is particularly important to scrutinise the qualitative aspects of the proposed built form, massing, site layout, external spaces, internal design and ongoing management of a proposed residential development through a design-led process.
- 8.11 The principle of developing the site to provide residential development is supported as the car park area of the pub is hardstanding and in itself is not subject to any specific design designation. The pub building is designated as a Locally Listed Building rather than its rear car park. The existing pub use of the site would be retained, so the proposal would not conflict with Policy DM21 of the Croydon Local Plan. The re-development of the car park for new housing would assist in meeting the need for new housing in Croydon. The development site is not part of an intensification area but that does not exclude it from being developed.
- 8.12 The proposed building would have a more contemporary form and appearance than the traditional inter-war dwellings found in the locality, but as it is a low density scheme (only 6 new dwellings) then its design would also be a conservative and low key addition to the local built environment. The proposed built form of flats would take the form of two individual blocks with a central separation space. It would rise to three storeys in height. Two storey residential development is predominant in the area, but there is one nearby three storey residential block, Windmill Court at 261 Wickham Road, which is evident in the locality, so there is at least one precedent in the locality of a three storey residential building. The built form would be formed of brick and would face east onto Spring Park Road. The siting, form and height of the proposed built form would be proportionate to the overall site and it would have a balanced appearance and respect the established building line of Spring Park Road. The space that would remain around the built form would allow views through the site.



- 8.13 The proposed built form would have a contemporary appearance, yet the front elevations would have an ordered composition. It would have a well articulated and active facade with a spacious fenestration treatment. This would be complemented by the high quality yet simple brick material palette which would

relate well to the materials found on built forms in the area. Brick patterns would also be used to good effect to create further visual interest. The main brick would be an Ibstock Tradesman Light with a soldier course provided between the floors. The ground floor facing brick would be different in appearance to the upper floors and would be finished in dark brickwork, Ibstock Staffordshire Slate Blue Smooth Black. This would add interest to the facade.

Proposed Bricks



- 8.14 The built form would have a flat roof. These are not prevalent in the locality, but the roof form would complement the contemporary appearance of the building and signpost the function of the built form as purpose built blocks of flats. In this case there is also no uniform roof scape evident in the locality, instead there are a mixture of roof forms, so a flat roof would not be detrimental to the local character of the area. The proposed balconies would be inset and would have either brick balustrade or steel upright railings to the balcony balustrades. There would be no competing or jarring elements within the composition and appearance of the built form and it would have a very harmonious appearance. The separation of the blocks and the soft landscaping around it would prevent any overbearing effect on the street scene and rear. Overall, the massing of the built form would be acceptable and articulated in a manner that would make a positive contribution to the visual amenity of the street scene and character of the area.
- 8.15 The ground floor frontage of the blocks would have pleasant landscaped forecourts. A rear communal garden 42 square metres would be provided and this would be able to accommodate the requirement of a 17.6 square metre childrens' play space, which is the require amount of play space for the number and mix of units proposed for this market housing development. The amount of hard surfacing area required to form the parking area would be proportionate to the overall amount of soft landscaping proposed within the site as a whole. The development would not adversely affect the visual amenity of the Locally Listed Pub, which main visual interest is the view of the building frontage on Wickham Road.
- 8.16 The application site is within an established residential area. The individual and cumulative impact of the development on the local character is considered to be acceptable as assessed above. The impact of the development on the

neighbouring highway network (including on and off street car parking capacity) is acceptable as considered further on in this report. The proposal would result in a development that would have an acceptable impact on the appearance of the street scene and accords with the national and local requirements to optimise the development potential of sites and to optimise the delivery of additional housing in a sustainable manner. It is also in a location that is accessible to a local shop and public transport on Wickham Road, schools accessed from Spring Park Road, Shirley Church Road, and Upper Shirley Road. Shirley Church recreation ground accessed off Spring Park Road is also a short walk away.

- 8.17 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of providing a high quality design of development.

Housing Quality for Future Occupiers

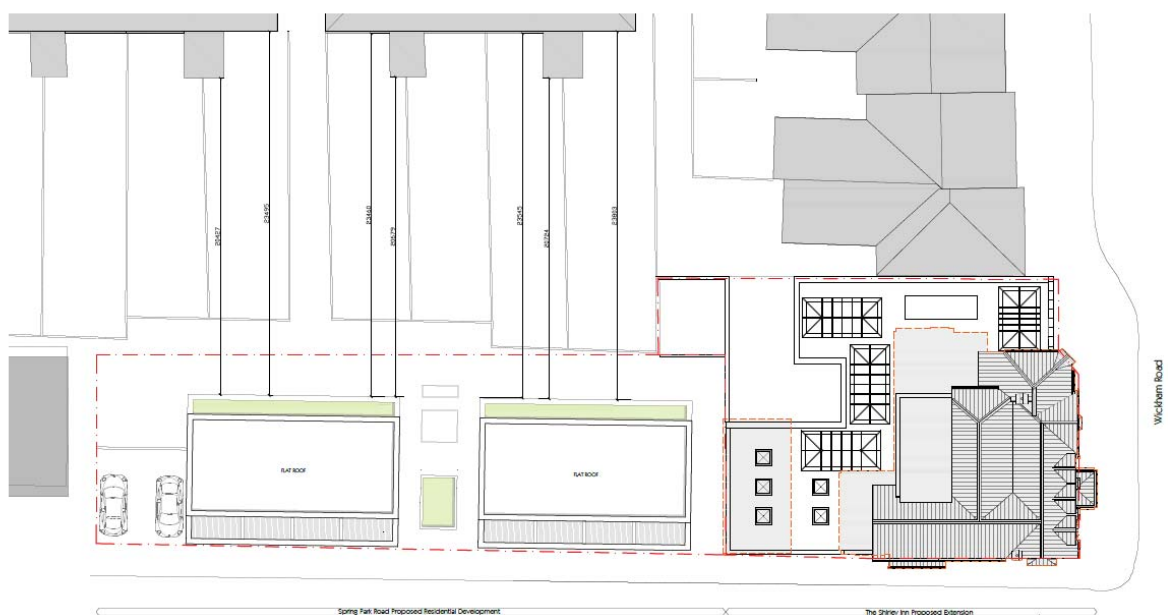
- 8.18 All of the proposed new units would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS). All would have private external amenity spaces in the form of a private garden area (ground floor flats) or balconies (first and second floor flats) to meet minimum space standards. There would be provision made for a rear communal garden at ground level. The rear communal garden would be able to incorporate an acceptable amount of childrens' play space, as noted above. Shirley Church recreation ground is also less than a 5 minute walk away and so would also be an outdoor resource close at hand for future occupiers and those with children. The new dwelling blocks would be sited between and pub building and place of worship, so under the agent of change principle additional sound insulation measures to glazing is likely to be required. Details of this can be secured by condition.
- 8.19 The internal layout and arrangement of the proposed flats would make the best use of available floor space and would provide pleasant outlooks from the main habitable rooms. All of the flats would have private garden or balcony space to meet minimum amenity standards, aswell as access to the ground floor rear communal garden area. Officers are satisfied that the provision of a lift within each of the blocks would not be viable for the proposed scheme, particularly given there are two separate blocks proposed. However, level access thresholds to the building would be provided and we would ensure through a condition that the layouts of both ground floor flats would accord M4(3) accessibility requirements as appropriate to ensure equality.
- 8.20 Overall, the proposed development could provide an interesting and pleasant place to live for future occupiers. The proposed soft landscaped communal garden would provide opportunity for recreational use for the residents and the buffer planting and low boundary treatment to the street would contribute to a pleasant public realm.

Residential Amenity for Neighbours

8.21 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. It is considered that the position of the site and siting and massing of the proposed building on the site would not have any adverse effect in terms of light, privacy, or outlook on the amenities of residents in adjacent properties. The residential properties bounding the site are to the west in Barmouth Road. There are also residential properties on the opposite side of Spring Park Road. To the south of the site is a single storey building used as a place of worship. The existing pub building has staff accommodation on its first floor but it is in the ownership of the applicant.

- **Barmouth Road**

8.22 The rear elevation of the proposed built form would be sited over 20 metres, window-to-window distance, from the rear elevations of houses in Barmouth Road. This would comply with guidance in the Council's suburban design guide. It should also be noted that the first and second floor layouts have been designed so that no habitable room windows would face west towards Barmouth Road. The first and second windows that do face west can be obscure-glazed and fixed shut and this matter can further be secured by condition to further protect the privacy of occupiers in Barmouth Road. The distance between the proposed built form and properties in Barmouth would also not lead to any adverse loss of light. The rear elevation of the built form would be sited a minimum 2.60 metres away from the end of the rear gardens of the properties on Barmouth Road, so adverse loss of outlook would occur. It would be prudent to ensure that no flat roof areas could be used as terraces or similar areas and this can be secured by condition. It is considered the proposed development would not lead to any adverse loss of amenity to properties in Barmouth Road.



- **Other Properties**

8.23 The front elevation of the proposed built form would be sited over 29 metres, window-to-window distance, from the front elevations of houses in Spring Park Road. The building to the south of the site is a place of worship, while the existing pub on the site is in the ownership of the applicant. Therefore, no adverse effects on amenity would result to those properties from the proposed built form. In terms of the effect on local services the development is a minor one so is unlikely to affect pressure on local services.

- **Other Amenity Issues**

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

8.25 In terms of safety and security, there would be natural surveillance from the proposed flats over the highway of Spring Park Road. Details of security lighting to the external access and external circulation areas would be secured by condition.

Parking and Highway Safety

8.26 Transport for London were consulted on the application due to the proximity of the site to Wickham Road (a Red Route). They have no objection to it. Their comments are reported in paragraphs 5.1 to 5.5 of this report.

8.27 Vehicular access to the site will be taken from the existing vehicle access from Spring Park Road. Any redundant dropped kerbs will be returned to a full height kerb and there is a condition to secure that outcome. A total of 2 car parking spaces will be provided at ground level and they would be compatible with disabled use. The parking provision would therefore equate to less than 1 car parking space per dwelling, but for a scheme including 2 one bedroom flats this is considered an acceptable provision. The applicant has agreed to enter into a legal agreement to provide a financial contribution of £6000 towards sustainable transport/car club provision in the locality. The availability of some on-site parking and contribution towards sustainable transport/car club provision should ensure that there would be no adverse material impact on the parking provision of the local road network. An electric vehicle charging point would be provided within the parking area and this matter would be secured by condition.

8.28 In Spring Park Road a high number of the existing dwellings also benefit from off-street parking. The site is within a relatively short walking distance to of local shops and bus stops and this should assist in promoting sustainable public transport use. Cycle storage provision for 14 cycles within the built form is also made for each of the dwellings as well as for short-stay visitor cycling. The cycle storage provision would comply with the minimum standards set out in the London Plan.

- 8.29 Given all these circumstances it is considered that the amount of off-street car parking provision would be acceptable.
- 8.30 In terms of road safety, vehicle access to the site already occurs. The layout of the parking area is acceptable and would provide acceptable visibility to the highway for vehicles reversing out of the spaces. The provision of the proposed visibility splay could be secured by condition.
- 8.31 Fire safety access would be acceptable as no part of the building would be more than 45 metres distance from the highway.
- 8.32 Full details of a construction logistics plan can be secured by condition, and as requested in consultation with TfL, to ensure that the demolition and construction works would be undertaken in a considerate manner. Delivery

Refuse Storage

- 8.33 The refuse storage would be sited between the blocks of the built form. Its indicative appearance would complement that of the built form. Full details of its appearance could be secured by condition. Officers are satisfied that the amount of refuse storage would be acceptable for the development and that bins could be moved in and out of it efficiently. It would be within 20 metres of the highway so would be an acceptable pull distance for Council operatives.

Flood Risk

- 8.34 The application was accompanied by a Flood Risk Assessment and the site is within an area with a low risk of flooding. A Sustainable Urban Drainage strategy (SUDs) can be secured by condition.

Sustainability

- 8.35 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO₂ reduction targets. The development would be required to meet a minimum 19% on-site CO₂ reductions beyond Part L of 2013 Building Regulations through on-site energy efficiency measures and renewable technologies. Conditions can be used to ensure CO₂ reduction compliance and to ensure water use targets have been met following construction.

Trees, Landscaping and Biodiversity

- 8.36 There are no trees on the site. A communal garden area and buffer planting and new tree planting is proposed on the site as part of a proposed landscaping scheme. This would promote biodiversity and help to combat climate change. Details of the childrens play space within the rear communal garden can be secured by condition.

Other Matters

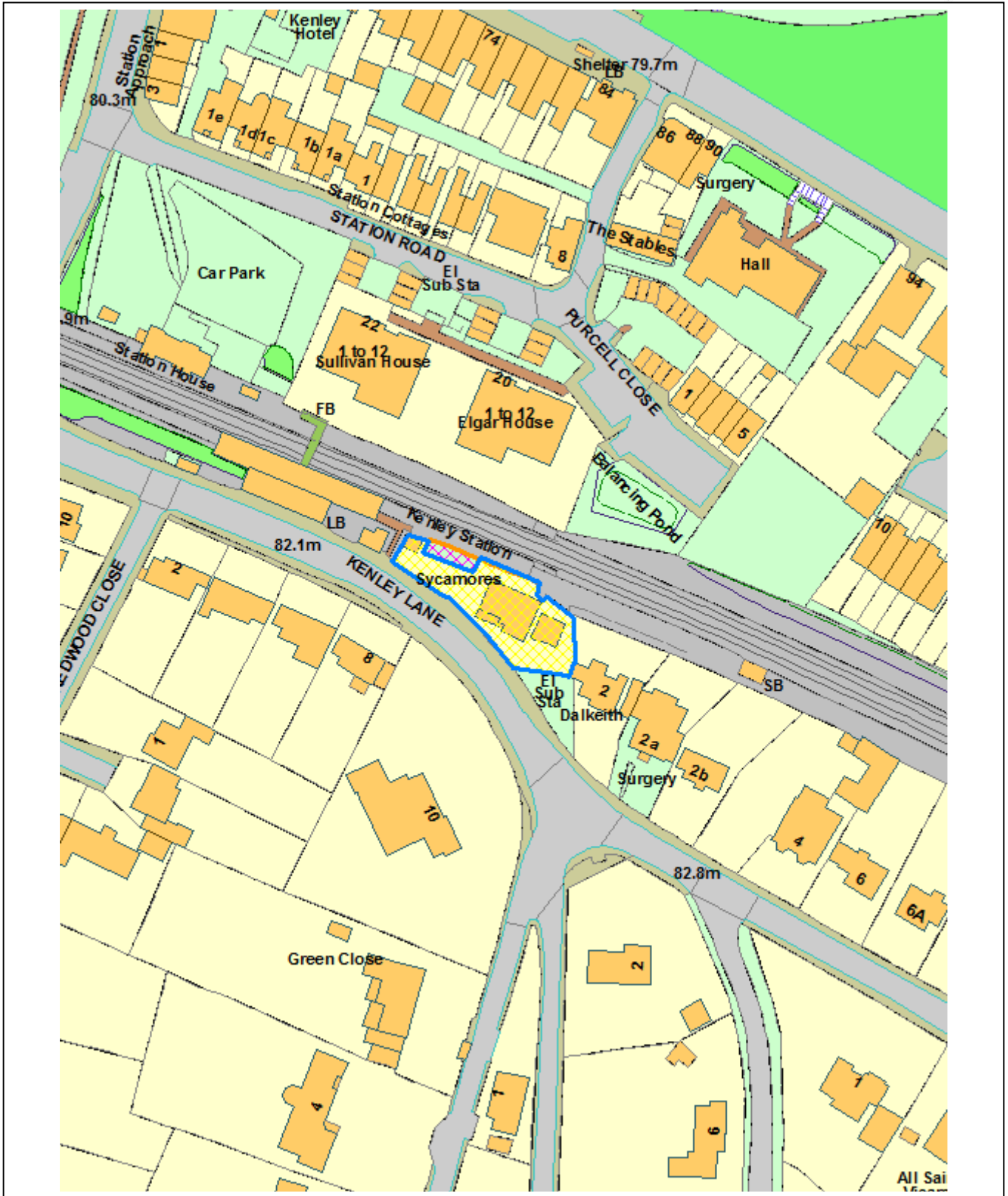
- **CIL**

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

Conclusions

- 8.38 Given the significant need for housing within the Borough, the principle of this residential development is considered acceptable within this area. The proposed design would respect the character and appearance of the residential area and would represent a sensitive and sustainable development of the site. The design and layout of the building would be of a high quality and the proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable. Officers are satisfied that the scheme is worthy of a planning permission.
- 8.39 All other relevant policies and considerations, including equalities, have been taken into account.

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PART 6: Planning Applications for Decision

Item 6.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 20/02074/FUL
 Location: Sycamores, Kenley Lane, Kenley, CR8 5DF
 Ward: Kenley
 Description: Demolition of existing single dwelling and construction of a building comprising 9 flats, associated vehicle and cycle parking, refuse storage and hard and soft landscaping.
 Drawing Nos: DR-A-01001 Rev P02, DR-A-01011 Rev P02, DR-A-01012 Rev P01, DR-A-01101 Rev P06, DR-A-01102 Rev P03, DR-A-01401 Rev P06, DR-A-02101 Rev P09, DR-A-02102 Rev P07, DR-A-02103 Rev P07, DR-A-02104 Rev P06, DR-A-02105 Rev P03, DR-A-04001 Rev P01, DR-A-04101 Rev P05, DR-A-04102 Rev P06 and Design and Access rev P06
 Applicant: Trinity Square Developments
 Agent: Trinity Square Developments
 Case Officer: Karim Badawi

	1B 2P	2B 3P	2B 4P	3B	Total
Existing Provision				1	1
Proposed Provision	3	2	1	3	9

All units would be allocated for private sales.

Number of car parking spaces	Number of cycle parking spaces
4	21

1.1 This application is being reported to Planning Committee as objections above the threshold in the Committee Consideration Criteria have been received and it has been referred by Kenley and District Residents' Association.

2.0 RECOMMENDATION

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

- a) A financial contribution of £13,500 for sustainable transport improvements and enhancements.
- b) Restriction on future parking permits

2.2 That the Planning Committee resolve to GRANT planning permission, the Director of Planning and Strategic Transport has delegated authority to issue the

planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Time limit of 3 years;
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions;

Pre-Commencement Conditions

3. Details and samples of materials to be submitted for approval;
4. Detailed drawings for:
5. Details of soft and hard landscaping including area fronting the site
6. Full details of cycle storage to be submitted for approval;
7. Final Demolition and Construction Method Statement / Construction Logistics Plan to be submitted;
8. Further information regarding SuDs (infiltration testing and EA acceptance confirmation)

Compliance Conditions

9. Parking and visibility splays to be laid out as proposed;
10. Refuse/cycle parking provided as specified;
11. Accessible homes;
12. Accordance with the submitted Noise Assessment report;
13. Accordance with Arboriculture Method Statement;
14. Energy and Water efficiency;
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives:

1. Community Infrastructure Levy;
2. Code of practise for Construction Sites;
3. Light pollution;
4. Requirement for ultra-low NOx boilers;
5. Network Rail informative
6. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal is for a four-storey building including an undercroft for vehicle parking. The proposed building would have an overall width of 25 metres and a maximum depth of 13.5 metres, occupying most of the east side of the site. The site plan would maintain the existing vehicular access and would have a communal amenity to the west of the site.



Fig. 1: Proposal from Kenley Lane



Fig. 2: Site Plan

3.2 Amended plans were received (and local residents notified of them) comprising the following:

- Amendments to parking arrangements including additional details and a parking survey
- Refuse and bike area increased as required
- the landscape area to the front of the site improved, boundary treatment to street amended and removal of one car parking space;
- Elevations amended to remove Crittall style bars from windows
- Balcony balustrade design amended to replace glass balustrade with a combination of hit-and-miss brick and metal upright railing
- The provision of a lift (NOTE: This was not the subject of re-notification)

Site and Surroundings

- 3.3 The site is an irregular shaped plot bordered with the railway line to the north, the railway station building to the northwest, a substation to the south and property No. 2 to the southeast.
- 3.4 The area has a varied character comprising from three-storey flatted blocks and traditional two-storey detached dwellinghouses of mixed residential design and sizes. The character of the area show deep front drives, except for the application site.
- 3.5 The area has a Public Transport Accessibility Level (PTAL) of 2 which is considered to have poor access to public transport and the road serves a series of smaller offshoot roads and lanes. The site is an Archaeological Priority Area and an area of urban intensification which falls within Croydon Panorama zone. The site lies within an area at medium/high risk of surface water flooding, and falls within Kenley Area of Focused Intensification as per the Croydon Local Plan 2018 and Suburban Design Guide SPD (2019).



Fig. 3: Aerial view of the site

Planning History

- 3.6 The site has no developed planning history, the submission of this application followed a pre-application reference 19/05065/PRE for a similar proposal with a different design.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensified residential development is acceptable given the national and local need for housing.

- The living standards of future occupiers would be satisfactory (in terms of overall residential quality) complying with the Nationally Described Space Standard (NDSS).
- The development would not have significant impact on the living conditions of adjacent occupiers.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Trees and sustainability aspects have been properly assessed and the development's impact would be controlled through planning obligations and 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 17 letters of notification to neighbouring properties in the vicinity of the application site across two consultation exercises following the receipt of amended information. The number of representations received from neighbours, a Residents' Association and local ward Councillor in response to notification and publicity of the application are as follows:

No of individual responses: 95 Objecting: 93 Supporting: 2

6.2 **Table 1**, below, stated the issues 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>Principle of development Full assessment within paragraphs 8.2 to 8.11</i>	
Over development of the plot	The site is within an area of focused intensification.
Over supply of flats.	Policy SP2.2 commits to the delivery of 10.060 homes across the borough's windfall sites
Loss of family dwelling.	The existing dwelling is not protected by policy standards.
Density exceed London Plan Matrix	Agreed, assessment to density is explained in the following sections of the report.
<i>Design Full assessment within Section 8B of this report.</i>	
Out of character in terms of height, scale and mass.	Officers are satisfied that the proposal would fit within the existing and occurring pattern of development in the area.
Lack of four-storey buildings in the area.	The site is within a focused intensification area and policies require buildings to be four storeys.
Proposed building would be highly visible.	That is not a reason to refuse anything.
Impact on heritage assets	Officers are satisfied that the proposal would not have an adverse impact on heritage assets in the area.

Proposal would not allow for sufficient outdoor space for future occupiers.	The proposal would include a private outdoor amenity space per unit as well as a communal amenity area.
Proposed balconies intrude onto the street (public space)	Hilarious suggestion. Street is a public place without an amenity that requires protection.
<i>Neighbour Amenity Full assessment within Section 8D of this report.</i>	
Overlooking onto neighbouring properties	This is untrue, none of the fenestration would be have a view onto the neighbouring property. Any other near neighbouring property would be across the railway or the road with sufficient distance to avoid impact on privacy.
Loss of light to adjoining property	The site's location and orientation would result in lack of impact to direct sunlight received by the adjoining property to the east.
Front balconies intrude onto opposite facing properties.	The only two properties facing the building would be approximately 22 metres and 36 metres away from the building's edge.
<i>Traffic & Parking Full assessment within Section 8E of this report.</i>	
The site is too small to support sufficient parking for all units	The proposed parking provision would be acceptable as per the assessment in this report.
Impact on highway safety	The vehicular access would have appropriate vehicular and pedestrian sight lines, most egress manoeuvring would be in forward gear.
Impact on traffic	The proposal would not have significant impact on its own merits to traffic in the area, particularly as it would be close to the main entrance to Kenley on Godstone Road.
Parking not available on Redwood Close as stated in TS	Disregarding spaces on SYL, which includes Redwood Close, the parking stress survey still found available spaces for parking around the site.
<i>Other matters</i>	
Impact of construction onto the station.	Construction Logistics Plan would be requested via condition and would ensure minimum disruption to station entrance.
Additional strain on local services and utilities.	The application would be liable for CIL payment which would contribute to delivering infrastructure to support the development of the area.
Thames Water cope with the sewerage from all these development	Communication with Thames Water follows approval of a planning permission.
Querying why the council approves so many developments in a small area and whether the	The site is within Kenly focused intensification area. The Council's financial gain from CIL and S106 are all spent on local services and mitigation to any impact resulting from the development.

council would have financial benefits.	
Impact on flooding.	The application included a sustainable drainage strategy which was found acceptable by the Local Lead Flood Authority.
Objection to the WSP report for the Kenley Transport Study (KTS)	Not part of the assessment of this application.

6.3 Kenley & District Residents' Association raised the following objections:

Objection points	Officers response
Stating available parking spaces on Redwood Close	The amended Transport Assessment rectified this statement and removed Redwood Close from the surveys.
The TS fails to mention the impact on commuter parking in or the parking stress survey, which is clearly going to impact the availability of on-street parking to future residents.	The parking stress survey for residential developments is done overnight when most people are at home and gives the parking stress for residents' parking. Residents' vehicles parked overnight would stay parked in unrestricted bays would prevent commuters from parking in the bays. Commuter parking can be dealt with by removing access to parking via a CPZ and is not is not something that the Council would encourage or look to maintain in the long term and therefore if there is less parking available it would discourage commuters from using the street for parking.
Credibility of the ML Traffic Engineering Company	Credibility of the company is not relevant, the information submitted with any application is checked and approved by the Council's officers. Similarly objection letters received from any party is checked regardless of their credibility.
Issues raised the WSP report of the Kenley Transport Study	These issues should be discussed outside the scope of this application.
The majority of the house building that can be attributed to the "focused intensification" status of the area around Kenley Station has not yet commenced. It is clear that with the added number of residential units that are intended, the council will need to implement parking control measures, to improve road	Every application is required to assess the cumulative impact of approved applications in their vicinity for parking and local connection roads as part of their assessment. The proposed parking control measure, improvement of road safety and discourage car usage are all part of the KTS; the financial contributions from the development would be used for these sustainable transport measures.

safety and discourage car ownership/use.	
If the Council is minded to grant this application, then the future occupiers should be refused access to the residents' parking permits that will inevitably be required in the area around Kenley Station in the future.	Addressed in para 8.42 onwards (included in the recommendation)

6.4 Two comments in support of the proposal for the following reasons:

- This will be better use of the land than the current dwelling and more practical;
- This project would be far more suitable for this location than the present dwelling looking forward to it getting approval.

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. Such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2016, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.

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

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

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

7.4 Consolidated London Plan 2016

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities

- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.6 Architecture
- 8.3 Community infrastructure levy

7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM40 – Kenley and Old Coulsdon

7.6 Suburban Design Guide Supplementary Planning Document (SPD) 2019

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

7.7 Other relevant Supplementary Planning Guidance as follows:

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

7.8 Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Secretary of State has commented on the submitted version and the Plan appears to be proceeding to adoption. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.

For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues of this particular application relate to:

- A. The Principle of the Development
- B. The Design of the Proposal and its Impact on the Character of the Area
- C. The Quality of the Proposed Residential Accommodation
- D. Impact on Neighbouring Amenity

- E. Impact on Highways, Parking and Refuse Provision
- F. Impacts on Trees and Ecology
- G. Sustainability and Flooding
- H. Other matters

The Principle of Development

- 8.2 Proposed Land Use: Paragraph 11 of the NPPF 2018 applies a presumption in favour of sustainable development which means approving development proposal which accords with an up-to-date development plan without delay. Paragraph 68 acknowledges the contribution of small and medium size sites can make in meeting the housing requirements and supports the development of windfall sites.
- 8.3 The above policies are clearly echoed within Policy SP2.1 of the Croydon Local Plan (2018) (CLP 2018) while Policy SP2.2 commits to the delivery of 10,060 homes across the borough's windfall sites.
- 8.4 Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.8 above.
- 8.5 The site falls within Kenley Area of Focussed Intensification as defined in the Local Plan 2018. The Suburban Design Guide SPD (2019) states that developments in the area should seek to provide additional housing and support an associated increase in population through a variety of dwelling types, maintaining the leafy character of the area.
- 8.6 The site is a windfall site which could be suitable for sensitive renewal and intensification. The proposal is for a residential scheme comprising of flatted block with a maximum of three-storey height; it would maintain the overall residential character of the area and would be acceptable in principle.
- 8.7 Unit Mix: Policy SP2.7 of the CLP (2018) sets a strategic target for 30% of new homes to be three or bedroom homes. The proposal would have 44% of the overall mix of accommodation as family sized units including one dwelling as two-bedroom/four-person and three dwellings at three-bedroom. This would exceed the strategic target and would ensure a choice of homes of different sizes is available in the borough.
- 8.8 Loss of Existing Land Use: Policy DM1.2 of the CLP (2018) permits residential redevelopment where it would not result in the net loss of three-bedroom homes or the loss of homes smaller than 130 sq. The submitted DAS clarified the floor plans for the existing dwelling as a four-bedroom dwellinghouse proposal would provide two four-bedroom dwelling houses with an approximately 150sqm. Accordingly, its loss would be in accordance with policy.
- 8.9 Density: The site is in a suburban setting with a PTAL rating of 2; the London Plan indicates that a suitable density level range for such a setting would be 50-75 units per hectare (u/ha) and 150-200 habitable rooms per hectare (hr/ha). The site is approximately 0.052 ha and the proposal would have a density of 171u/ha

and 437 hr/ha. Both would exceed the maximum density. Officers note the increased density, however the site falls within an area of focused intensification. Furthermore, the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility to support higher density schemes (beyond the density range) where they are acceptable in all other regards such as design, quality of proposed accommodation and impact on neighbouring amenity and traffic.

- 8.10 In summary, the proposed residential use and its density would be acceptable in principle. The proposal would accord with the National and Local requirements and would optimise the delivery of additional housing in the borough.

Impact of the Development on the Character and Appearance of the Area

- 8.11 Policy DM.10 of the CLP (2018) states that proposals should be of high quality, respect the development pattern, layout and siting, scale, height, massing and density. This policy adds that developments should respect the appearance, existing materials and built and natural features of the surrounding area.
- 8.12 The development is located within the Focussed Intensification Zone according to table 6.3 of the Croydon Local Plan (2018). Policy DM10.11 of the Croydon Local Plan (2018) states that: *'In the locations described in Table 6.3 and shown on the Policies Map as areas of focussed intensification, new development may be significantly larger than existing and should;*
- a. Be up to double the predominant height of buildings in the area*
 - b. Take the form of character types "Medium-rise block with associated grounds", "Large buildings with spacing", or "Large buildings with Continuous frontage line"*
 - c. Assume a suburban character with spaces between buildings.'*
- 8.13 Impact on Heritage Assets: The site overlaps with the Croydon Panorama from Coombe Woods. Additionally, there are several locally listed buildings, one of which, the Station Master's House, is close to the site. Accordingly, the proposed massing would be particularly important in achieving a well-designed and integrated building with the local character and street scene in order to avoid harm to the setting of these buildings. The submitted documents provided a drawing which demonstrate that the proposal would not be visible in the Coombe Woods Panorama which would be acceptable, as per the Fig.4 below. Additionally, Officers assessed the impact on the Station Master's House and confirmed that the building would not likely to be visible and would be obscured by trees.



Fig. 4: View from Coombe Woods, the proposed building would be obscured by trees and seen in context with other buildings

8.14 **Massing:** The proposal massing of three-floors with a stepped-back fourth floor would be double the predominant two-storey height in the area. The proposal overall would take a “medium-rise block with associated ground” approach where it assumes suburban spacing between with existing buildings. All this would be acceptable and in accordance with DM10.11.



Fig. 5: Proposed Streetscene

8.15 **Site Layout:** The proposed building line would be acceptable considering lack of consistency in its character along the road. The site layout would have the parking under the proposed building which would maximise the opportunities for landscaping at ground level and would echo the green and open character of the area and the existing site. The siting of the proposed footprint would take careful consideration of providing appropriate separation distance to the boundaries and respecting the RPA of existing trees. The location of the vehicle access has been retained, as per the existing house. This provides a waiting area off the public highway which can be used while the garage doors are opening.



Fig. 6: Proposed Site Plan

- 8.16 The proposed building would incorporate cycle and refuse stores within the building. The location of the vehicular and pedestrian entrance would naturally provide safe pedestrian pathway for future occupiers. The design of the ground floor façade would clearly reflect the communal and private fenestration points.
- 8.17 The communal amenity space to the north-west of the site would be accessed by a secure gate from the main building core. This space would have an informal design with an irregular stone slab footpath providing access across the space, it would have a small seating area at the centre and a children playspace in the far corner. The front boundary treatment would have a dwarf brick wall topped with metal fence railing with planting backdrop to maintain both the characteristic openness of the area and the privacy for future occupiers. The boundary treatment would change along the side access to the east and the railway boundary to the north to be a 1.8-metres timber closed board fence while the boundaries with the adjoining property and substation would be retained as existing.
- 8.18 The landscape, albeit limited, successfully provide for a clearly segregated private and communal amenity areas, and child play space. The decision notice would include a condition for details on landscaping, proposed materials and planting to ensure a successful resolution of the site plan and ensure a welcoming approach to the building.
- 8.19 Architectural Expression: Policy DM10.11 of the Croydon Local Plan (2018) states that: *‘Developments in focussed intensification areas should contribute to an increase in density and a gradual change in character. They will be expected to enhance and sensitively respond to existing character by being of high quality and respectful of the existing place in which they would be placed.’*
- 8.20 The proposed building would have a contemporary aesthetic. The amendments to the elevation provided a residential appearance to the building which would

respond appropriately to the suburban location by removing the glass balustrades and the crittals (metal glazing) to windows. Additionally, the use of the red brick, tiered brick bond, hung tiles infills to windows surrounds would all reflect contextual materials.



Fig. 7: Proposed Front Elevation

8.21 In summary, the proposed would optimise a site within a Focussed Intensification Area while integrating with the streetscene and the character of the area. The site plan would reflect the character of the area, the massing of the proposal and its bulk would not have an adverse impact on the heritage assets, would fit with the context and the proposal would provide a contemporary approach to a residential block with the use of contextual materials. The use of conditions for landscape, materials and architectural details would ensure the quality of the implemented scheme. Accordingly, the proposal would be acceptable and in accordance with DM10 of the Croydon Local Plan (2018) and the Suburban Design Guide (2019).

The Quality of the Proposed Residential Accommodation

8.22 Internal Areas: Policy SP2.8 of the CLP (2018) states that the Council would require new homes to achieve the minimum standards set out in the Mayor of London Housing Supplementary Planning Guidance (SPG) and National Technical Standards (2015) or equivalent.

8.23 All proposed one-, two-, and three-bedroom flats would exceed the standards set in the National Technical Standards (2015). The proposed layout for the flatted block would ensure most units have double or triple aspect except for Units A3 and A6. The provision of two single-aspect units would be acceptable, particularly due to their south orientation and having all their habitable rooms would have direct access to a window or a balcony.

8.24 Officers note the proximity of the proposed building to the railway which would naturally raise concerns with potential noise pollution onto future occupiers. The application included a noise impact assessment which was agreed by the

Council's specialist officers and recommended that the recommendations within this report would be conditioned.

- 8.25 Accessibility: Guidance 3.48A of the London Housing SPG (2016) requires step free access, i.e. a lift where a dwelling is accessed above or below the entrance storey and require boroughs to seek to ensure that dwellings accessed above or below the entrance storey in buildings of four storeys or less have step-free access. Adding that for buildings of four-storeys or less, this requirement may be subject to development-specific viability assessments and consideration should be given to the implication of ongoing maintenance costs on the affordability of service charges for residents. Where such assessments demonstrate that the inclusion of a lift would make the scheme unviable or mean that service charges are not affordable for intended residents, the units above or below the ground floor that cannot provide step free access would only need to satisfy the requirements of M4(1) of the Building Regulations.
- 8.26 The applicant provided a statement explaining the financial implications of the lift provision on the development and the future occupiers. It also explained the site restricted size, the implications of providing the lift on the size of the development and the flats within. It concluded that the balancing exercise of achieving a policy compliant mix, acceptable sizes for the flats and the viability of the development would make the provision of a lift unfeasible. Additionally, a lift would place a significant financial implication on occupiers through an increased annual service charge. Additionally, the ground floor unit of the building would comply with M4(3) and M4(2) of the Building Regulations providing step free access from street level throughout the dwelling and onto the private amenity which would be acceptable.
- 8.27 Officers consider that the additional capital costs of a lift should not have a significant bearing in the consideration of a scheme; most policy requirements result in additional capital costs. The increased services charges from a lift are relevant and need to be taken into consideration. They do not however outweigh the policy requirement for a lift. Considering that this is a flat site, in a relatively accessible location with step free routes to public transport, officers consider that the "exceptional circumstances" identified in the draft London Plan to justify not providing a lift have not been met. The applicant therefore amended the proposals to incorporate a lift.
- 8.28 Amenity and Playspace Areas: Policy DM10.4 of the CLP (2018) states that all new residential development will need to provide private amenity space, this space should be functional with minimum depth of 1.5 metres and a minimum area of 5 sqm per 1-2 person unit and an extra 1 sqm per extra occupant thereafter. This policy echoes Standard 26 of the London Housing SPG for private open space.
- 8.29 All units would have balconies with sized exceeding their corresponding requirements which would be acceptable. Furthermore, the proposed units would have access to communal amenity with an approximate surface area of 116sqm.
- 8.30 The proposal would yield a requirement of approximately 18sqm of children playspace for the flatted block according to table 6.2 of the Croydon Local Plan (2018). An area has been designated for playspace at the northwest corner for

this purpose. The decision notice would include a condition for details for play equipment.

- 8.31 In summary, the proposal would provide adequate, sustainable accommodation for future occupiers in terms of quality of internal accommodation, habitable rooms' adequacy, private and communal amenity spaces in accordance with London Housing SPG (2015) and Croydon Local Plan Policies SP2 and DM10.

The Impact on Neighbouring Amenity

- 8.32 Policy DM10.6 of the CLP (2018) states that the Council will ensure proposals would protect the amenity of occupiers of adjoining buildings and that proposals will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 8.33 The site has only one adjoining residential property, no.2 Kenley Lane. The proposal would not have any windows or balconies along the shared boundary. Additionally the orientation and siting of the two plots would not result in significant impact on sunlight and daylight levels received by this neighbouring property.
- 8.34 The front building line would sit behind that of No.2, accordingly the proposal would not impact the 45° lines of its front windows. The 45° of the closest rear fenestration would not be encroached by the closest bulk of the proposed building in elevation and plan. Accordingly, the proposal would not be considered to have an adverse impact on the outlook of this neighbouring property.
- 8.35 Undue overbearing impact has been avoided through compliance with Suburban Design Guide SPD (2019) Section 2.11, as highlighted elsewhere in this document.



Fig. 8 : Relationship of Proposed Building with Neighbouring Property No. 2 Kenley Lane.

- 8.36 Considering the above, the proposal takes careful consideration to avoid significant impact onto the amenity of adjoining neighbouring property; as such, the proposal would be acceptable and in accordance with Policy DM10.6 of the Croydon Local Plan (2018).

Impact on Highways, Parking and Refuse Provision

- 8.37 Impact on Highways: Kenley has seen a number of approved and under considerations applications. This rise in development in the area would naturally raise concerns with the impact on the road from construction vehicles and added vehicle movement resulting from future occupiers. The Council's Kenley Transport Study (KTS) concluded that an increase in housing will exacerbate the existing issues on the Kenley road network due to the increase of pedestrian-vehicle interactions brought about by additional traffic and pedestrians using it. The study recommends a number of proposed measures and interventions to resolve the problems in Kenley and recommends the pooling of Section 106 contributions to fund these improvements in order to mitigate the exacerbation of existing issues caused by new development.
- 8.38 The submitted TS reflected upon the KTS and projected number of additional dwellings in Kenley and the suggested improvements identified for Kenley Lane. It also explained that the site falls within an area of Kenley Lane where it is considered to be performing adequately in terms of pedestrian and vehicular connectivity and parking. The KTS identified improvements in proximity to the site include extending the current bicycle parking provision and traffic calming measures on Kenley Lane, both of which aim to promote alternative modes of transport to private vehicles. The application's TS concluded that the proposed development would provide 44% car parking, on-site storage for bicycles and due to its location, would have great pedestrian connectivity to Kenley Station and beyond. Furthermore, the site would will benefit from improvements implemented as part of the Kenley Intensification Zone project, and will not negatively be impacted or impact the proposed improvements.
- 8.39 The TS assessed the cumulative impact of the development on Kenley Lane and the junction of Hayes Lanes and Godstone Road. It provided three comparable sites of similar PTAL in London, and concluded that the average traffic generation from the development would be 88 trips on daily basis and that the projected travel modes would comprise 14.7% walk, 23.3% public transport trips, 1.7% bicycle trips and 60% are car trips per day. The minimal level of car traffic generation in the peak periods, will not adversely affect the operation of Welcomes Road or the surrounding road network – particularly on the implementation of the improvements identified for the Kenley Intensification Zone.
- 8.40 Considering all points above, and that the decision would include Section 106 Agreement including a contribution of £13,500 to fund sustainable transport improvements, the potential generated traffic would not be considered to have a significant adverse impact on highways in the area.
- 8.41 The application included a draft construction logistics plan to ensure lack of conflict of construction service vehicles across different development in the area which was reviewed by Highways. The decision notice would include a pre-commencement condition for a detailed Demolition/Construction Logistic Plan (including a Construction Management Plan) to ensure minimum disruption to traffic movements in the area as a result of the construction process.
- 8.42 Vehicle Parking: The site falls within PTAL 2, while close to Kenley Station, there are only two buses nearby. There is a Single Yellow Line outside the site and

along the opposite side of the road which is operational Monday-Friday between 1-2pm to deter commuters from parking on the road. There are unrestricted parking bays on Kenley lane and Valley Road.

- 8.43 The site has an existing crossovers which would be retained to service the undercroft parking area. This area would comprise four vehicle parking spaces and one of the cycle stores. During the course of the application, the applicant submitted amended ground floor plan to increase the manoeuvring area of the car park and a car park management strategy to justify the use of the gate area for manoeuvring of vehicles to come out of the car park in forward gear. The car park management strategy explained that the gate would be automatic, garage door would be of the conventional electric vertical sliding type, sliding upwards and across the ceiling with an auto closing mechanism with automatic blockage detection. The car park management strategy was agreed and would be conditioned, as well as a condition for visibility splays. This would ensure all parked vehicles would leave the site in forward gear safely.
- 8.44 Policy sets out parking maximum targets of up to one space per unit for smaller units and up to 1.5 spaces for larger units. The policy maximum amount of parking would be approximately 10 space, but it is not always desirable, on sustainability grounds to provide the maximum level of parking. The proposal would provide four parking spaces for nine units giving a 44% parking provision and potential overspill of five vehicles.
- 8.45 The application included a parking stress survey within their TS; the amended TS included a morning and overnight parking stress survey in accordance with the Lambeth Methodology. The surveys show there is in excess of 57 available on-street car parking spaces parking between 12am and 5am on a weekday within 200m, this is the most critical time of the day for residential parking. It also shows there is a minimum of 24 available on-street car parking spaces parking between 8am and 6:30pm when timed parking restrictions apply to a portion of the surveyed area. These figures are for both SYL and dedicated parking bays together.
- 8.46 The surveys show there is a minimum of 14 available on-street car parking spaces, out of total 28 bays, between 1pm and 2pm, the time of day when parking restrictions in the area's SYL reduce the availability of on-street parking to only those within parking bays. The worst case scenario of parking overspill from the development would be five vehicles. This level of overspill is considered most likely to occur at night, when residential vehicles are parking, when bay occupation is low. Even if it happened at the same time as peak bay occupation, the overspill five vehicles would result in there still being nine spaces out of 28 available resulting in a parking stress level of 68% which would be well below the Council's limit of 85% parking stress capacity. It is recommended that the s106 agreement prevents residents from applying for permits if a CPZ is implemented in this location.
- 8.47 The submitted TS considered developments are proposed or under construction within 400m of the subject site and concluded that there are two proposed residential developments, one on Church Road and one of Park Road. However, these developments have 1:1 parking or above, with no expected significant overspill, and therefore would not impact on the availability of on-street parking in the vicinity of the subject site.

- 8.48 Considering the results of the parking stress survey, which was carried out to the satisfaction of the Council's Transport Strategy officers, and the sustainable transport contribution, the proposed parking provision would be acceptable and would not significantly impact parking in the area in accordance with DM30. The decision notice would include a condition to confirm that proposed parking and electric vehicle charging points (EVCP) would be laid as agreed and in accordance to policy prior to occupation.
- 8.49 Cycle Parking: Table 6.3 of The London Plan (2016) sets the cycle parking standards at two spaces for all dwellings of two or more bedrooms and the proposal would require 15 cycle parking space. The proposal would have a cycle store within the car parking area with the capacity of 16 bicycles on a double tier stacker, a second store at the edge of the communal amenity space for large bicycles to accommodate the 5% requirement of the LCDS, as well as a space for two visitor bikes close to the main building's entrance. The decision notice would include a condition requesting details of the proposed cycle parking layout and manufacturer for the stands prior to occupation as well as details of the external cycle store.
- 8.50 Waste Management: Policy DM13 of the CLP (2018) aims to ensure that the location and design of refuse and recycling facilities are treated as an integral element of the overall design and the Council would require developments to provide safe, conveniently located and easily accessible facilities for occupants, operatives and their vehicles.
- 8.51 The proposal would provide 2 x 1100L bins for general waste and recycling and 1 x 140L for food waste in a store located at the front of the site. This store would sit within 20 metres from the road and within 30 metres from all proposed flats. Officers note that the space allocated, remaining, in the bin store would not fully amount to the 10sqm bulky waste area. However, considering the site's space constraints, the integrated design of the bin store within the building, the fact that the bulky waste items are not a regular occurrence and the presence of at least 7sqm area for this purpose; on balance, this shortfall in the refuse provision would not amount for a reason for refusal.
- 8.52 In summary, the proposal's parking provision, vehicular movement and servicing of the proposed development would not result in a significant adverse impact on adjoining highway and its operation in terms of safety, significant increment to existing on-street parking as per the London Plan (2016) and Croydon Local Plan (2018) Policies DM13 and DM30.

Impact on Trees and Ecology

- 8.53 Trees: Policy DM10.8 of the CLP (2018) states that: 'In exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form.' Policy DM28 of the CLP (2019) states that the Council will seek to protect and enhance the borough's trees and hedgerows, adding that a condition require replacement of removed trees will be imposed and those replacement trees should meet the requirement of DM10.8.
- 8.54 The site itself does not contain any trees; however, there are a number of trees outside the west and north boundaries. The application included an Arboricultural

Assessment Report which concluded that the development would not impact any of existing trees except for T1 which is a sycamore, a street tree sitting close to the vehicular entrance. The report confirmed that the proposed building would have an incursion of 17% within its RPA. BS5837:2012 guidance recommends that new permanent hard surfacing should not exceed 20% within an RPA and the 17% would be acceptable. The report also identified other protection measures for the rest of the trees in the proximity of the site. The decision notice would include a condition to ensure the development following the methodology of this report.

Sustainability and Flooding

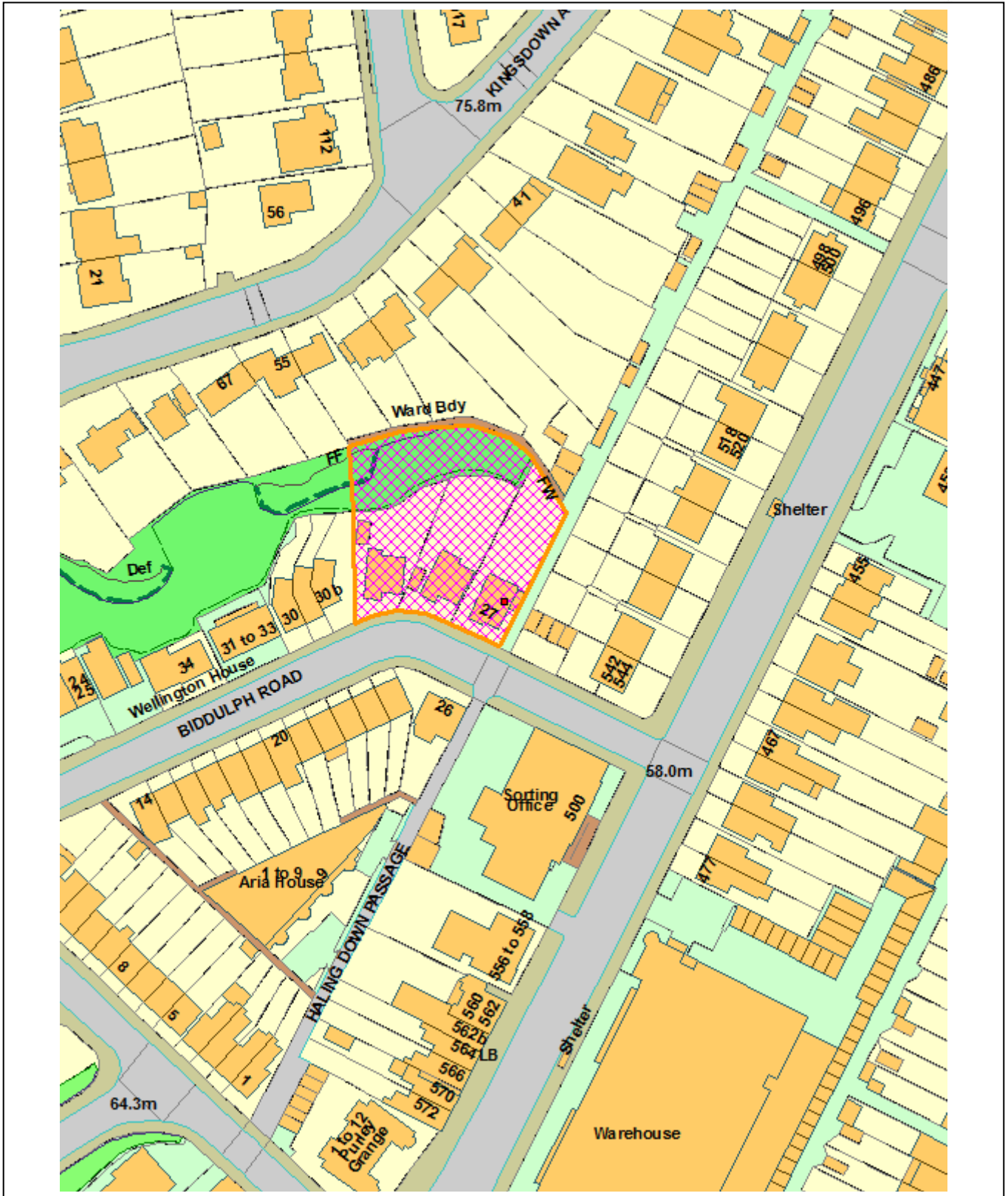
- 8.55 Sustainability and Energy Efficiency: Policy SP6.2 of the CLP (2018) states that the Council will ensure that development make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy to assist in meeting local, London Plan and national CO2 reduction targets. Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved.
- 8.56 Policy SP6.3 of the CLP (2018) requires all new-build residential development to meet water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. The decision notice would include a condition to ensure the development would adhere to the standards of this policy.
- 8.57 Flooding: Policy DM25 of the CLP (2018) states that sustainable drainage systems (SuDS) are required in all developments. This would ensure that sustainable management of surface water would not increase the peak of surface water run-off when compared to the baseline scenario.
- 8.58 The application included an FRA which was checked by the Council's Local Lead Flood Authority who concluded that the overall proposed drainage strategy would be in line with LLFA requirements. However, some information was still required to confirm that suitable strategy could be delivered on site such as further details to support the design of the proposed strategy. Accordingly, the LLFA requested that the decision notice would include two conditions to cover the requirements for:
- Provision of infiltration testing in accordance with BRE365 or an alternative non-infiltration strategy should infiltration not be viable.
 - Provision of correspondence with the EA and confirmation of any additional measures to be included within the strategy to address issues of infiltration within Ground Water Source Protection Zones.
- 8.59 Considering the above, the proposal would not be considered to have an adverse impact on flooding in the area or the site.

Other Matters

- 8.60 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the Borough, such as local schools.

9.0 CONCLUSIONS

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



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1. SUMMARY OF APPLICATION DETAILS

Ref: 19/04067/FUL
 Location: 27-29 Biddulph Road, South Croydon, CR2 6QB
 Ward: Purley Oaks and Riddlesdown
 Description: Demolition of the existing properties and erection of a building up to four storey's including 26 no. apartments with associated landscaping, car parking, bin and cycle storage. (Amended description).
 Drawing Nos: 3137-17, 3137-31, 3137-32 rev F, 3137-33 rev E, 3137-34 rev F, 3137-35 rev D, 3137-36 rev D, 3137-37 rev C, 3137-38 rev E, 3137-39 Rev C, 3137-40 rev B, 3137-41 rev B, 3137-42, 3137-43 rev B, 3137-44, 3137-45 rev C, 3137-49 rev B 3137-50, 3137-51 rev A
 Applicant: St Marks Properties (VII) Ltd
 Case Officer: Tim Edwards

	1b, 2p	2b, 3p	2b, 4p	3b	4b, 5p	Total
Existing Provision				3		3
Affordable Housing Provision		5		1	1	7
Market Housing	1	8	9	1		19
Total Proposed	1	13	9	2	1	26

Number of car parking spaces	Number of wheelchair accessible car parking spaces	Number of cycle parking spaces
15	3	51

- 1.1. This application is being reported to Planning Committee in accordance with the following committee consideration criteria:
- Objections above the threshold in the Committee Consideration Criteria

2. RECOMMENDATION

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

- a) Affordable housing – 30% by habitable room with a 60/40 split between affordable rent and intermediate housing.
 - b) Local Employment and Training Strategy and contributions;
 - c) Financial contribution towards air quality,
 - d) Financial contributions towards sustainable transport measures and highway improvements in the immediate area, calculated at £39,000;
 - e) S278 and S38 Agreement for the implementation of the highway works;
 - f) Carbon offsetting contribution
 - g) Monitoring fee; and
 - h) And any other planning obligations considered necessary.
- 2.2. That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.
- 2.3. That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1. Time limit of 3 years
- 2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions

Pre-Commencement Conditions

- 3. Construction Logistics Plan;
- 4. Detailed drainage and SUDs strategy
- 5. Phase 1 Contaminated Land Report;

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

- 6. Details and samples of materials to be submitted for approval;
- 7. Landscaping and child play / communal amenity space and boundary treatment notably between private amenity spaces and communal areas, ambulant design of external stairs;
- 8. Full details of cycle and refuse storage to be submitted for approval, including lighting details;
- 9. Biodiversity Enhancement Strategy including lighting;
- 10. Detailed air quality assessment and mitigations
- 11. Detailed noise assessment and mitigations.

Pre-Occupation Conditions

- 12. Delivery and servicing plan;
- 13. Car park management plan;
- 14. EVCP to be implemented on site;
- 15. Energy efficiency / sustainability;
- 16. Secured by design (D4)

Compliance Conditions

- 17. Accessible homes;
- 18. All proposed units to have access to all amenity areas irrespective of tenure;

19. Car parking provided as specified;
20. Visibility splays as approved;
21. Accord with the submitted Tree Protection Plan and Arboricultural Impact Assessment;
22. Accord with Conclusions and Recommendations section of the submitted Preliminary Ecological Appraisal;
23. Water efficiency; and
24. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

1. Granted subject to a Section 106 Agreement;
2. Community Infrastructure Levy;
3. Code of practice for Construction Sites;
4. Nesting birds in buildings;
5. Light pollution;
6. Requirement for ultra-low NOx boilers;
7. Thames Water informatives regarding underground assets and public sewers;
8. Highways informative in relation to s278 and s38 works required.
9. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3. PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1. The proposed development involves:
 - The demolition of 3 no. detached bungalows with accommodation within their roofs.
 - The erection of a building up to 4 storey's in height, comprising 26 apartments
 - 15 car parking spaces with associated hard and soft landscaping.
 - Provision of associated internal refuse and cycle stores.
- 3.2. During the course of the application amended plans have been received and were re-consulted upon. The main alterations to the scheme have been as follows:
 - Reducing the units numbers from 27 to 26.
 - Changing the internal arrangements and proposed mix.
 - Introduction of the first floor communal podium area
 - Alterations to the elevations.
 - Increasing the proposed affordable housing offer from 15% to 30%, all of which are
 - Changes to the vehicle and cycle parking layouts.

Site and Surroundings

- 3.3. The site comprises three detached bungalows with accommodation within the roof space. The site slopes significantly towards the rear, as land levels step up towards Kingsdown Avenue. The site also fronts onto the Haling Downs Passage which allows vehicular access to the rear of properties fronting onto both Brighton Road and Kingsdown Avenue and is an adopted highway.
- 3.4. Biddulph Road is a curved road, with varied character of in-fill three storey developments, such as Dell House located on the opposite curve to the site (with undercroft parking and two storeys of accommodation above) as well as two storey terraced properties.
- 3.5. The site is also closely located in relation to Brighton Road, being approximately 120 metres from the Brighton Road/Biddulph Road shopping parade, 450 metres from Purley Oaks Station (or 750 metres by step free access). The site has a Public Transport Accessibility Level (PTAL) of 3.
- 3.6. The site is located just outside an Archaeological Priority Area but within an area at risk from surface water and ground water flooding.



Figure 1 Birds eye view of the site and its surroundings

- 3.7. There are no recent planning applications of relevance at the application site. However it should be noted that the following applications have been determined:
 - 27-28 Biddulph Road, South Croydon, CR2: 07/01272/P - Demolition of existing buildings; erection of two storey building with accommodation in roofspace comprising 9 two bedroom and 1 three bedroom flats; provision of associated parking: **Permission Refused.**
- 3.8. Applications of interest within the immediate surrounding area are detailed below:
 - 30 Biddulph Road, South Croydon, CR2 6QB: 05/00420/P - Demolition of existing building; erection of a terrace of 2 three storey four bedroom houses with integral garages and 1 two storey three bedroom house; formation of

vehicular accesses and provision of associated parking: **Permission granted and implemented.**

- Land R/O, 1-26 Biddulph Road, South Croydon, CR2 6QA: 10/03301/P - Erection of two storey building with accommodation in roofspace to provide 7 two bedroom, 1 one bedroom and 1 three bedroom flats; formation of vehicular accesses and provision of associated parking (renewal of planning permission 07/01382/P): **Permission Granted and implemented.**

3.9. Applications of interest within the wider surrounding area are detailed below:

- Land To The East Of Montpelier Road And Land And Garages South Of 75-135 Kingsdown Avenue, South Croydon, CR2 6QL: 16/06031/FUL - Demolition of existing garages and erection of 1 six storey building comprising 9 two bedroom, 1 one bedroom and 1 three bedroom flats, 1 four storey building comprising 4 two bedroom and 2 one bedroom flats and 13 three bedroom and 4 two bedroom houses. Provision of associated car parking, landscaping and associated works: **Permission Granted and in construction.**

4. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensified residential development is acceptable given the national and local need for housing.
- The proposal includes 30% affordable housing, in accordance with local plan requirements and is the maximum reasonable level of affordable housing currently deliverable in view of the schemes viability.
- The proposal includes a mix of units requested by a Registered Provider and in-line with policy expectations.
- The proposed design and appearance of the scheme would be acceptable;
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The proposed residential development would provide quality accommodation for future occupiers and adequate amenity provision.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning obligations and planning conditions.

5. CONSULTATION RESPONSE

- 5.1. Lead Local Flooding Authority (LLFA): The LLFA have objected to the scheme but state that subject to a detailed planning condition being applied details can be provided and reviewed at the detailed design stage accordingly.
- 5.2. Historic England: No objection as the site is not within an Archaeological Priority Area.
- 5.3. Thames Water: No objection subject to proposed informative relating to water pressure being added to the proposal.

- 5.4. Place Ecology: No objection subject to securing biodiversity mitigation and enhancement measures
- 5.5. The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6. LOCAL REPRESENTATION

- 6.1. The application has been publicised by 19 letters of notification to neighbouring properties, site notices and press notice.
- 6.2. The number of representations received from in response to notification and publicity of the application are as follows. It is noted that there are multiple entries submitted by the same objectors:

No of individual responses: 27 Objecting: 27 Supporting: 0

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

Objection	Response
<i>Principle of development</i> Full assessment within paragraphs 8.2 to 8.7.	
Overdevelopment and intensification of the area with the surrounding developments currently constructed and/or with planning approval.	Addressed in paras 8.2 – 8.7
Loss of a three-bedroom dwellings.	The proposal would provide 12 family units of which three would be 3b or larger dwellings.
Flats are not needed in this location	
<i>Design</i> Full assessment within paragraphs 8.13 to 8.21	
The proposal is not in keeping with the character of the area with predominately Edwardian Terraced houses to the south and 1960/70's apartment blocks to the north.	Officers are satisfied that the proposal reflects the character of buildings in the area as explained in the Design and Character Assessment.
The proposed massing is bulky and out of keeping with the context	The proposed design, roof shape and height would break up the massing of the proposal.
The proposed building is too high.	The proposal would be four-storeys above ground level as seen from the main road, in line with the Suburban Design Guide SPD2.

The proposed area should be designated as a Local Heritage Area.	The site does not fall within a Local Heritage Area.
Neighbour Amenity <i>Full assessment within paragraphs 8.31 to 8.37</i>	
Proposed leads to loss of privacy, and overbearing impact onto neighbouring properties.	The impact of the development onto all adjoining properties is set out in paragraphs 8.31 – 8.37
Noise to adjoining properties which is already an issue	This is a residential development and there is no evidence or reason to suggest that the proposal would result in undue pollution or noise that is not already associated with a residential area.
Loss of light to the adjoining occupiers	The submitted Daylight Assessment confirmed that any loss of light would be acceptable to No.134 and overlooking from Block C would be mitigated as per the assessment below.
Impact on amenities of adjoining occupiers which would change a peaceful calm area	Officers are satisfied that the proposal would not impact the amenities of adjoining occupiers as per the assessment within this report.
Impact upon the security of all existing properties within Kingsdown Avenue and Brighton Road.	The proposal, whilst being located in proximity to the rear of these properties does not change the existing relationship that the sites have with these properties.
Traffic & Parking <i>Full assessment within paragraphs 8.38 to 8.49</i>	
Impact upon parking overspill onto the road and cumulatively with the Brick by Brick development on Montpelier Road.	The Council's Transport Strategy are satisfied with the proposed parking level.
The road is a constant car park and does not have double yellow lines as shown by the developer.	
The proposal would build over a footpath.	The proposed building does not build over a footpath, in fact it proposes a new public footpath to allow for improve pedestrian access to and from the Hailing Down Passage which is south of the development.

Kingsdows Passage would be used as a rat run.	The proposal provides an improved entrance and exit onto Biddulph Road, with improved visibility, as well as pedestrian footpath.
Impractical location of the proposed refuse.	See para 8.49
Impact on Ecology <i>Full assessment within paragraphs 8.106 to 8.114.</i>	
Destruction of habitat for local wildlife such as bats (endangered species) birds foxes and badgers.	The submitted Preliminary ecological report found no evidence of endangered species. The decision notice would include a condition to mitigate impact on wildlife and increase biodiversity of the development.
The proposal includes the loss of mature trees.	The NPPF, the London Plan and Croydon Local Plan do not prohibit cutting down trees. The Council Tree Officer did not raise objections regarding the loss of non-TPO trees, the proposed landscape Plan would provide replacement trees with significant sizes to overcome the harm of removing existing trees.
Other matters	
Previous planning applications have been restricted due to the Bungalow at no.29.	Each application is assessed on its own merits, in relation to the relevant planning policies and guidance at the time.
Previous refusals on site and adjoining the site in 2002 have stated concerns relating to overdevelopment.	Each application is assessed on its own merits, in relation to the relevant planning policies and guidance at the time.
The proposal only provides 5 apartments of affordable housing.	Officers are satisfied of the quality of the development; the proposal provides more than an appraisal indicates can be viably supported on site and so provides the maximum reasonable amount of affordable housing
The proposed plans do not provide any community space for existing residents, only for the proposed residents.	There is no requirement, as part of this planning proposal, in line with national and local guidance for a development of this nature and size to provide

	communal space beyond that for the future occupiers.
No mention of the site proximity to the old quarry's cliff.	The development would provide adequate light and outlook
Impact on local infrastructure such as schools, and local surgeries.	The application would be liable for CIL payment which would contribute to delivering infrastructure to support the development of the borough.
Road and communities across Croydon are suffering from cumulative impact of too many HMO's.	The application proposes 26 individual apartments and not an HMO.
Impact of construction within old quarry.	This is a building control matter and not a planning consideration.
Construction traffic and disruption	A condition will be imposed requiring a Construction Logistics Plan to ensure construction activities do not cause undue disturbance to the highway network.
The proposed site location plan is wrong.	

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

6.7. Lower end Kingsdown Avenue Residents Association (LeKARA) objected to the application, raising the following (summarised) planning related concerns:

- Impact upon the amenity of the adjoining/local residents, especially when combined with Montpelier Road scheme.

7. RELEVANT PLANNING POLICIES AND GUIDANCE

7.1. In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations. Such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2016, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.

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

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

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

7.4. Consolidated London Plan 2016

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

7.5. Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character

- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM42 – Purley

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

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

7.8. Other relevant Supplementary Planning Guidance as follows:

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

7.9. Emerging New London Plan

7.10. Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Secretary of State has commented on the Mayor's Intend to Publish version and so it would appear to be nearing adoption. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

7.11. The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

- 7.12. It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.
- 7.13. For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

8. MATERIAL PLANNING CONSIDERATIONS

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

- The principle of the Development
- Affordable Housing and Housing Mix
- Townscape and visual impact
- The Quality of the Proposed Residential Accommodation
- Impact on Neighbouring Amenity
- Impact on Parking and Access
- Impacts on Trees and Ecology
- Sustainability and Flooding
- Environmental Health

Principle of Development

- 8.2. Proposed Land Use: Paragraph 11 of the NPPF 2018 applies a presumption in favour of sustainable development which means approving development proposal which accords with an up-to-date development plan without delay. Paragraph 68 acknowledges the contribution of small and medium size sites can make in meeting the housing requirements and supports the development of windfall sites.
- 8.3. The above policies are clearly echoed within Policy SP2.1 of the Croydon Local Plan (2018) (CLP 2018) while Policy SP2.2 commits to the delivery of 10.060 homes across the borough's windfall sites.
- 8.4. The site is a windfall site which could be suitable for sensitive renewal and intensification. The proposal is for a residential scheme within a residential area; it would comprise 26 flats which would accord with national and local policies. Accordingly, the proposed land use would be acceptable in principle.
- 8.5. Loss of Existing Land Use: Policy DM1.2 of the CLP (2018) permits residential redevelopment where it would not result in the net loss of three-bedroom homes

or the loss of homes smaller than 130 sqm. All three of the homes are three-bedroom dwellinghouse under 130 sq m in size. Twelve family homes (including three of three or more bedrooms) would be provided within the proposed development and therefore would be acceptable and in accordance with the requirements set out by Policy DM1.2.

- 8.6. Density: The site falls in an urban setting under The London Plan (2016) terms and has a PTAL score of 3. Table 3.2 of The London Plan identifies the optimum sustainable residential quality density; this table sets the density for such setting within a range of 200 - 450 hr/ha. The proposal would result in a density of 476hr/ha, which officers notes slightly exceeds density when compared with the London Matrix. However, the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility to support higher density schemes (beyond the density range) where they are acceptable in all other regards such as design, quality of proposed accommodation and impact on neighbouring amenity and traffic.
- 8.7. In summary, the proposed residential use and its density would be acceptable in principle. The proposal would accord with the National and Local requirements and would optimise the delivery of additional housing in the borough.

Affordable Housing and Housing Mix

- 8.9. Affordable Housing: Policy SP2 of the CLP (2018) states that to deliver affordable housing in the Borough on sites of ten or more dwellings, the Council will negotiate to achieve up to 50% affordable housing, subject to viability and will seek a 60:40 ratio between affordable rents homes and intermediate (including shared ownership) homes unless there is an agreement with a Registered Provider that a different tenure split is justified. CLP Policy SP2.5 requires a minimum provision of affordable housing to be provided preferably as a minimum level of 30% affordable housing on the same site as the proposed development.
- 8.10. A full viability appraisal accompanied the submitted documents for the planning application which concluded that the development would not be viable to provide any affordable housing within the development or make any financial contributions to affordable housing to the council. This appraisal was subject to a third party review during the course of the application who disagreed with the original viability findings and concluded that the scheme would be viable to support 26% of units as shared ownership units. However an agreement with a Registered Provider subsequently has meant that 30% of the development, by habitable room, is now proposed to be provided in-line with policy SP2 with a 60/40% split between affordable rent and intermediate housing provision. Therefore, the s106 would secure seven of the units, including two of the larger units as affordable housing, which is more than the site specific viability assessment indicates can be supported. This is therefore considered to be the maximum reasonable amount which can be secured.
- 8.11. Housing Mix: Policy DM1.1 of the Croydon Local Plan (2018) requires major developments to have a minimum amount of three-bedrooms in accordance with Table 4.1 except for where there is an agreement with an approved registered provider for a specific mix; this policy also allows an element of two-

bedroom/four-person dwellings as a substitute. Table 4.1 of Policy DM1.1 states that an urban setting with PTAL 3 should have 60% minimum percentage of three-bedrooms or larger.

- 8.12. 12 of the 26 units (approx. 46%) would be family units, including 2bed-4person units, and the affordable units are in accordance with a mix required by the registered provider, therefore meeting the policy requirements.

Townscape and Visual Impact

- 8.13. The existing buildings do not hold any special significant architectural merit and are neither locally nor statutorily listed. Therefore there is no objection to their demolition.
- 8.14. The proposed development would sit within a prominent corner both with Biddulph Road and to a lesser degree from Brighton Road. The proposal would also be visible from Hailing Down Passage, an adopted road which is notably fronted by garages and back entrances to the houses fronting Brighton Road and Kingsdown Avenue and therefore whilst the proposal must address this road accordingly, its role is much more prominent within Biddulph Road.
- 8.15. Biddulph Road, is made up of a variety of terraced housing as well as infill developments which are predominately three storeys in height and include for the most part parking at ground floor level and as seen by figure 2 below.



Figure 2 Site and the surroundings

- 8.16. As figure 2 indicates Biddulph Road, is not defined by one particular form of development with in-fill flatted blocks with flat roofs (Dell House) located on the adjacent curve of Biddulph Road, shallow pitched roofs such as those found on Cliff House as well as the crown roofs found on the backland development situated behind 1 – 26 Biddulph Road.

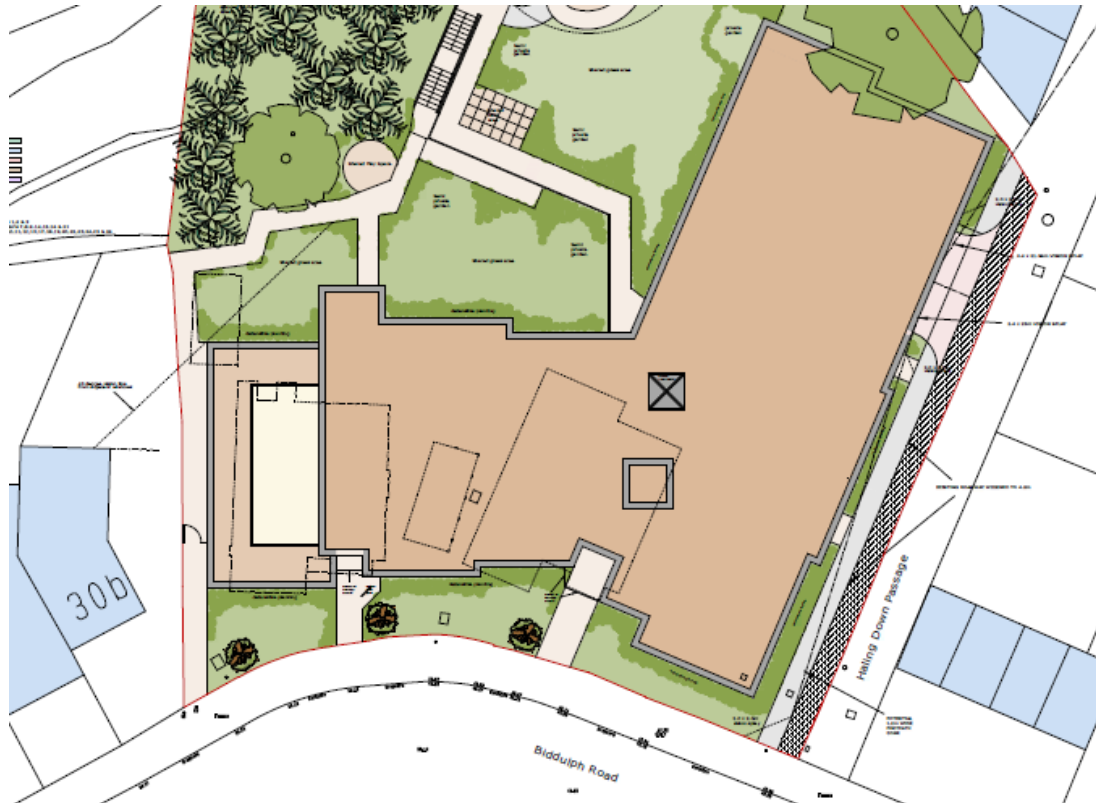


Figure 3 Proposed Block Plan

- 8.17. In line with the principles set out by the Suburban Design Guide (SDG) the location and site circumstances (i.e. the land level changes between this site and those set above within Kingsdown Avenue) provide the opportunity to create a marker point within the townscape by accommodating additional height and depth. The proposal aims to respond accordingly by proposing additional height as well as utilizing the combined depth of the site to create an L-shaped building which fronts onto the eastern and southern boundaries (as seen within figure 3). Additionally, Haling Down Passage provides separation from properties to the East and having a frontage on to this is positive in terms of providing a more defined setting and some passive surveillance to this route. Whilst the proposal is noted to be four storeys in height, taking into account the varied form of development including three storey flatted blocks such as 137 – 165 Montpelier Road, Dell House and Cliff House (see fig 4), the development is considered to be an innovative and original scheme which take its design queues from the existing built form.



Figure 4 The surroundings areas character (137 – 165 Montpelier Road – top left, Dell House – top right and Cliff House/30/30a and 30b Biddulph Road – bottom right).

- 8.18. Unlike the majority of examples seen throughout the wider streetscene, hard standing will not dominate the proposed scheme with the building set back by 2.50 metres at its closest point on the corner between Biddulph Road and Hailing Down Passage and then stepping back to 5.70 metres adjacent to 30b Biddulph Road to meet the building line seen within this stretch of the road. This setback allows for soft landscaping (with indicative replacement tree planting highlighted) and the two level access street facing entrances to the proposed two cores. On-site parking would instead be provided at ground floor level utilising the land levels to the rear and excavating accordingly. This parking space would then be topped with a podium and landscaped to provide additional communal/child play space, which would be accessible directly of the main core as well as externally from the ground floor amenity spaces seen within figure 5. Overall it is considered that the proposed development site layout, mass, height and scale respond to the evolving context of the area, whilst making the most efficient use of the land in line with guidance set out by the CLP 2018 and the SDG.

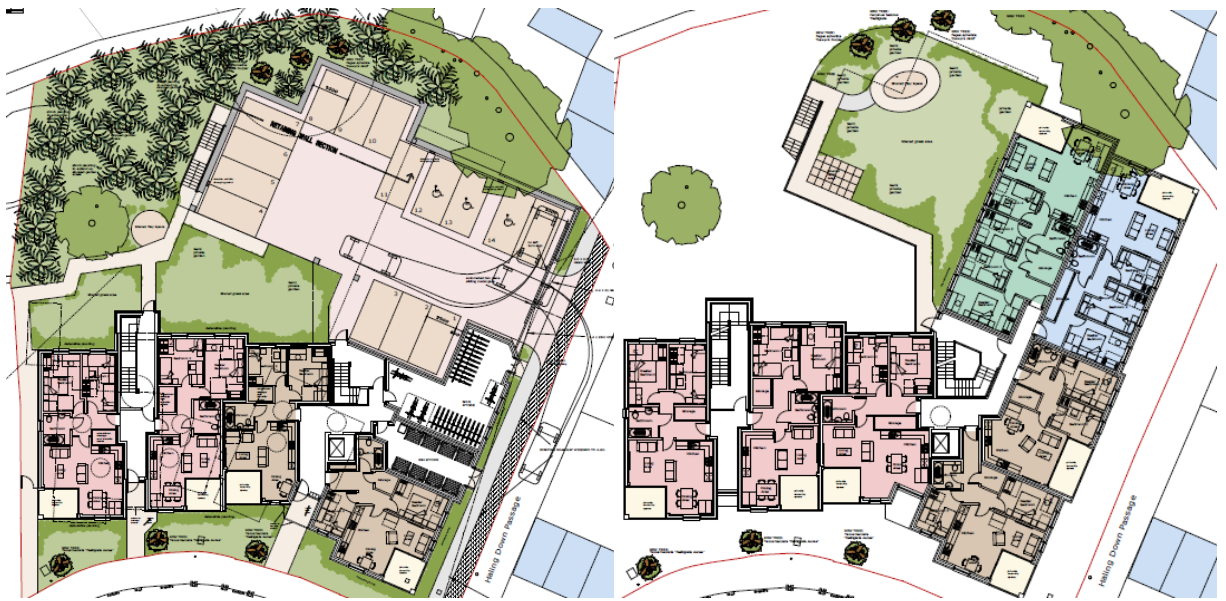


Figure 5 Site/Ground Floor Plan (left) and First Floor Plan (right)

- 8.19. The elevations have been broken down utilising recessed balconies, fenestration, as well as adding stepping brick course (as a response to the local context seen with 30- 30b Biddulph Road) and soldier course banding during the application process adding detail and interest to all elevations.
- 8.20. Biddulph Road and the surrounding area are predominantly made up of buildings where brick is utilised as the main material, especially within the later developments highlighted through this report. The proposal would follow this material palette with two variations of brick utilised alongside aluminium fenestration and steel capping for the parapet. Overall this choice of materiality and how it is proposed to be used are considered appropriate for the design ethos.



Figure 3 – Proposed Front Elevation onto Biddulph Road

- 8.21. Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development that would

comply with the objectives of the above policies in terms of respecting local character.

The Quality of the Proposed Residential Accommodation

- 8.22. Internal Areas: Policy SP2.8 of the CLP (2018) states that the Council would require new homes to achieve the minimum standards set out in the Mayor of London Housing Supplementary Planning Guidance (SPG) and National Technical Standards (2015) (NTS (2015)) or equivalent.
- 8.23. The proposal would comprise single-floor units with a mix of one, two, three and four bedroom units. All units would achieve or exceed their minimum respective sizes as set out in the NTS (2015). 21 of the 26 units are dual aspect with all single aspect units facing either east or west, ensuring no single aspect north facing units. Whilst the topography of the former quarry to the rear are noted, all units, notably including those at ground floor would be provided with acceptable outlook as well as acceptable daylight and sunlight as demonstrated by the average daylight calculations statement submitted with the amended plans.
- 8.24. Accessibility: London Housing SPG (2015) states that 90% of new-build housing should meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' with the remaining 10% meeting Building Regulation requirement M4(3) 'Wheelchair User Dwellings' unless viability has shown accordingly. Policy SP2.8 of the CLP (2018) states that the Council would ensure that new homes in Croydon meet the needs of residents over a lifetime.
- 8.25. The proposed building would be provided with two cores, one which provides access to 19 of the apartments and includes a lift whilst the other 7 in total and 5 units above ground floor are accessed solely via a stair core. Whilst this would mean that the proposed building cannot meet the London Housing SPG guidance for accessible dwellings the development would include 3 x M4 (3) units (10% on units) at ground floor level which is fully accessible from front door to rear door as well as to the proposed parking area and lower communal amenity space. The scheme has also been shown to be viable for an affordable housing provision that is below that now proposed and without any affordable rented accommodation which has been offered accordingly. Taking all this into account and the potential impact to viability in regards to introducing a lift for 5 units overall the proposed accessibility arrangements are considered acceptable.
- 8.26. Amenity Areas and Play Space: Policy DM10.4 of the CLP (2018) states that all new residential development will need to provide private amenity space, this space should be functional with minimum depth of 1.5 metres and a minimum area of 5 sqm per 1-2 person unit and an extra 1 sqm per extra occupant thereafter.
- 8.27. All of the units would meet or exceed the minimum private amenity areas in accordance with Policy DM10.4. Further details in relation to the proposed defensible planting treatment indicatively highlighted on the submitted plans would be conditioned to be provided as part of a detailed landscaping plan.

8.28. In addition to the private amenity areas, the development would have two communal spaces, one at ground floor level and the other at first floor level which would be accessible via steps externally or via the main core which includes a lift. Whilst this mean that those located within the other core do not have direct step-free access they would still be able utilise the lift within the other core to ensure that this communal space is accessible. Regardless of this point and to ensure ease of movement and connectivity between the communal spaces, the details relating to the communal stairs/routes including handrails, lighting and step depth are proposed to be secured via condition to ensure ambulant disabled accessible stair design.

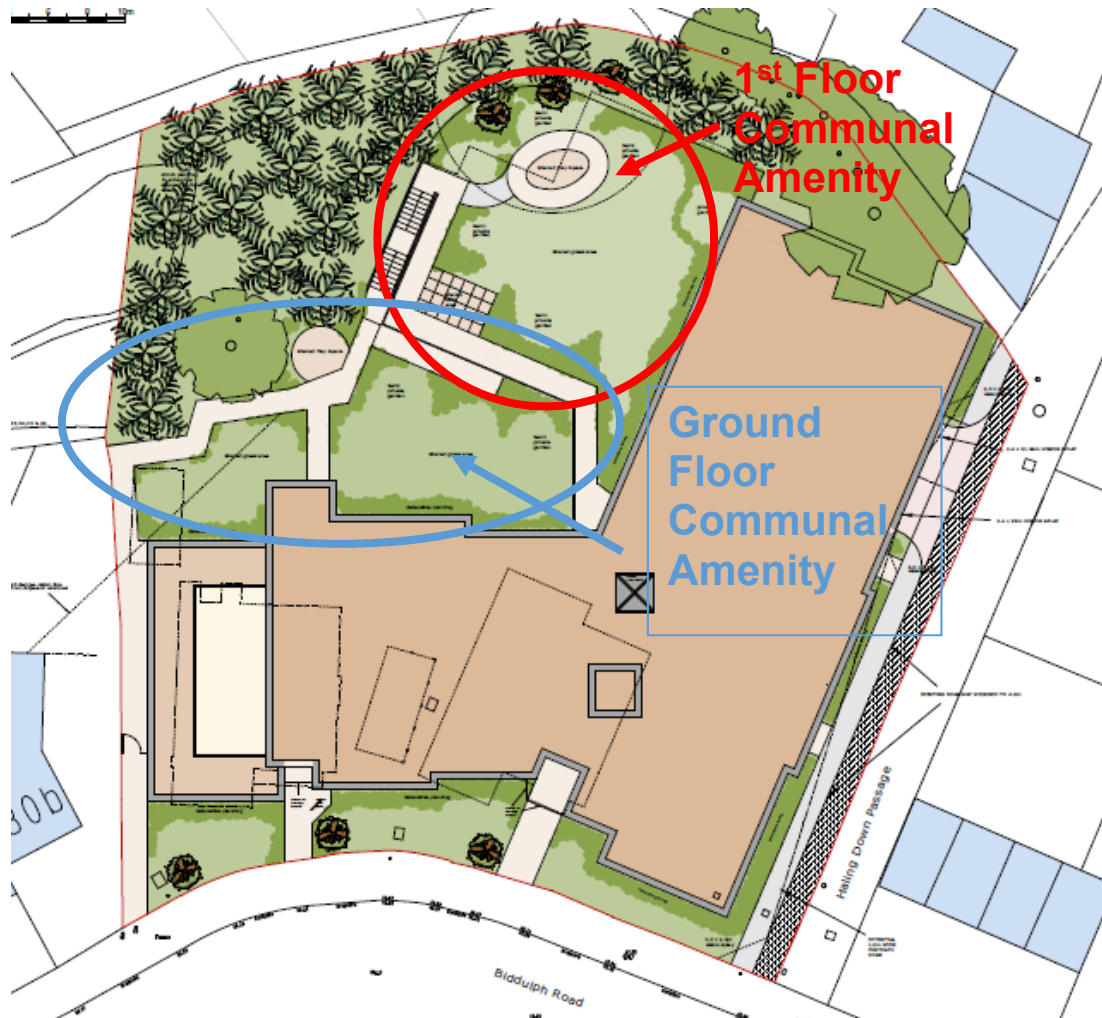


Figure 6 Communal amenity spaces

8.29. Policy DM10.4 also states that all flatted developments must provide a minimum of 10 sqm per child of new play space as set out in Table 6.2, this calculation will be based on the amount and tenure of affordable housing and the sizes of the proposed units. The proposal should therefore provide 103 sqm would be required as play space for the scheme. The proposed indicative site plans have indicated two areas for play and whilst this are noted not to meet the proposed policy requirements there is approximately 300 sq m of communal space (both at ground and first) floor which could further increase the play provision. Further details are proposed to be secured via condition as part of the landscaping scheme for the site.

8.30. Overall, the development is considered to provide an acceptable standard of accommodation for future occupiers.

Impact upon the adjoining occupiers

8.31. The properties most affected by the development would be the immediate neighbours (24 – 26 and 30b Biddulph Road, the properties fronting Brighton Road to the east and to the rear 47/49/49/51/53 Kingsdown Avenue).



Figure 7 Relationship with neighbouring properties

30b Biddulph Road

8.32. The proposed flatted block is located east of this adjoining occupier. There would be an approximate 3.60 metre separation between the buildings at the closest point between front elevations, further increasing to 5.25 metre as 30b steps into towards the rear.

8.33. There are no habitable side facing windows within the western elevation of the proposed development, with the balconies recessed within the building envelope, restricting overlooking towards this adjoining occupiers. There is noted to be a third floor private amenity space on the third floor, however this is set in from the flank elevation with further details in relation to the balustrading/screening treatment proposed to be conditioned to ensure that the impact of this on the streetscene is acceptable as well as ensuring that any overlooking towards 30b is minimised accordingly.

542/544 Brighton Road

- 8.34. There is an approximate 24 metres separation between the eastern elevation of the proposed development and these adjoining occupiers which is mirrored throughout those fronting onto Brighton Road. Whilst it is noted that these adjoining occupiers sit at lower land levels, overall considering the separation distances there is not considered to be an overbearing impact upon these adjoining occupiers.

24 – 26 Biddulph Road (opposite side of Biddulph Road)

- 8.35. To the south of the site is the end of the terrace to which 24 and 25 Biddulph Road are attached and then the detached two storey house, 26 Biddulph Road. There is approximately an 18 metre separation between the front elevations. Considering this separation across a road, overall there is not considered to be a detrimental impact upon these adjoining occupiers.

47/49/49/51/53 Kingsdown Avenue

- 8.36. To the rear of the site are the properties which front onto Kingsdown Avenue. Owing to the land levels, the site is set significantly below the properties and whilst the proposed development would be notably higher than the existing properties, there would remain approximately 35 metres separation between the rear elevation of the development and the rear elevation of these adjoining occupiers. Whilst there would be some overlooking to and from the very rear of 47 and 49 Kingsdown Avenue's rear garden. Considering the land levels changes, the separation distance and Policy DM10 which provides protection for the first 10 metres of a neighbouring garden, overall the proposal would have an acceptable impact upon these adjoining occupiers.
- 8.37. In summary, the proposal would not result in a significant adverse impact on adjoining neighbouring properties in terms of loss of privacy, overbearing impact or loss of sun and daylight, as per Croydon Local Plan (2018) Policy DM10.6 and the Croydon Supplementary Guidance (2019).

Parking and Access

Parking

- 8.38. The site is located on the corner of Biddulph Road and Hailing Down Passage which are adopted highways. Hailing Downs Passage is a single lane road, which allows access to the garages located at the rear of Brighton Road and Kingsdown Avenue but also allowing access through to Kingsdown Avenue itself.
- 8.39. The site has a PTAL rating of 3 which means that it has moderate access to public transport links. The site is also located approximately 120 metres from the Brighton Road/Biddulph Road shopping parade, local bus services on Brighton Road and 450 metres from Purley Oaks Station (or 750 metres by step free access).
- 8.40. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units up to 1.5 spaces per unit and for 4 bedroom units up to 2 spaces. However, it is important to note that Policy DM30 of CLP2018 states that

development should provide parking for affordable homes at an average rate not less than 2/3 that of other tenures. Taking all this into account the maximum requirement for this development would be 20 parking spaces.

- 8.41. The proposal provides 15 vehicular parking spaces on-site of which 3 would be wheelchair accessible with step free access provide to both cores from the proposed parking area. Therefore, the development would create a maximum of 5 vehicles onto the local road network. The applicant has undertaken an on-street parking survey to recognised Lambeth methodology which shows that local parking stress was 75%. Further details were subsequently provided following a request for a cumulative consideration of parking stress taking into account the approved scheme on Montpelier Road. Whilst this is a material consideration for this proposal, as identified by the submitted assessment owing to the separation distances between the two sites the immediate surrounding areas and those assessed by both parking surveys do not directly overlap with the area surveyed and considered for ref.16/06031/FUL being at points over 500 metres away from this proposed site. Overall it was considered that the parking stress linked to ref.16/06031/FUL would leave a capacity of 39 parking spaces on the street following the potential overspill from that development and which has been consider the baseline of parking capacity. As the development is likely to result in five overspill cars, there is ample on street capacity.
- 8.42. The proposal involves the removal of the three existing crossovers and therefore has the potential to create three additional spaces on street. Whilst concerns have been raised in relation to highway safety and the location of these spaces on the bend in the road, it is notable that there is unrestricted parking throughout Biddulph Road, barring single yellow lines with the Brighton Road junction, and that currently the areas adjacent to these existing crossovers on-site are utilised for parking. The existing on-site arrangements also require existing residents to enter or exit their drives in reverse with limited visibility which would be removed.
- 8.43. Considering the parking stress levels set out, and to encourage sustainable transport methods and discourage car ownership, it is recommended that the following measures are secured through the S.106 Agreement process:
- A financial contribution of £39,000 towards
- (1) the placement of car clubs with Electric Vehicle Charging Points within low to moderate PTAL area,
 - (2) contribute towards feasibility study to further develop proposals with TfL to introduce a tramlink extension along Brighton Road to Purley.
 - (3) remove parking permits from future occupiers should the site fall within a permit zone.
- 8.44. Taking into account the sites location, the potential the maximum demand of two additional on-street parking spaces alongside the sustainable transport contribution proposed to be secured via legal agreement overall the proposal is not considered to have an unacceptable impact upon highway safety and parking capacity to warrant refusal.

Access

- 8.45. The proposed access to the on-site parking arrangement would be via Hailing Down Passage with the applicant proposing to widening of the roadway to 4.2 metres (which would allow vehicle to pass each other) and the introduce a 1.2 metre pedestrian footpath for future residents to access the proposed cycle and refuse store externally in a safe manner. The proposed widening of this existing element of Hailing Down Passage would improve visibility to and from this road as well as to the site itself. This proposal is considered acceptable and the proposed work would be secured via legal agreement as well as via section 278 and section 38.
- 8.46. The proposed access and manoeuvring within the site is considered acceptable with adequate sightlines having been provided alongside pedestrian visibility splays which are proposed to be conditioned accordingly. An automatic gate is currently proposed on-site and whilst this is understood from a secure by design perspective, details in relation to its appearance and operation are proposed to be secured via condition to ensure that vehicles entering the site do not detrimentally impact highway safety within Hailing Down Passage.

Electric Charging Points

- 8.47. Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. In line with the relevant policies, 6 parking spaces are proposed with charging points and the other bays will be secured with passive provision by way of condition.

Cycle Storage

- 8.48. Cycle storage would be provided internally within the building, accessible via the footpath from Hailing Down Passage as well as via the building itself. 51 cycle parking spaces are proposed to be provided as required by policy. Full details of this storage area will be secured by condition.

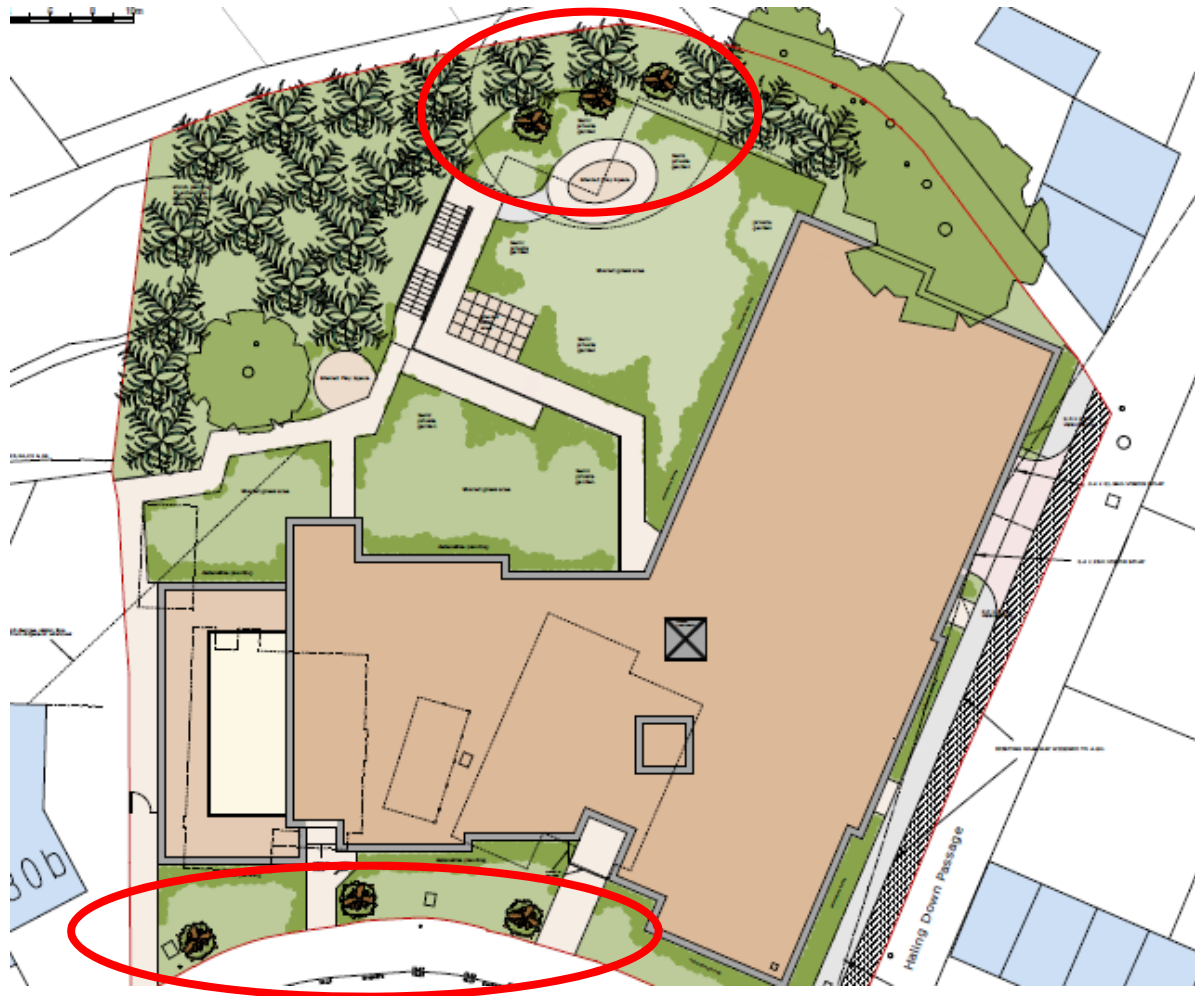
Refuse Storage

- 8.49. Refuse storage is located within the building, with access provided off Hailing Down Passage and in an appropriate position for waste personnel to access. Full details of waste collections on site are proposed to be secured via a waste management strategy which would be secured via condition accordingly.

Trees and Ecology

- 8.50. There are currently a total of 7 trees and one group of trees within the immediate vicinity of the development and identified within the submission. There are noted to be other trees within the site, however these are located on the old chalkface of the quarry on which the current bungalows are located. These are therefore not proposed to be impacted by the development. The proposal includes the removal of 6 trees on-site, all of which are C graded barring one B grade tree. These are proposed to be replaced like for like with 3 replacement trees at the rear and 3 trees located along the front boundary, further improving the frontage, whilst being located in appropriate locations adjacent to the proposed entrances footpath to ensure they do not come under undue pressure from future occupiers. The applicant proposed 3 Irish Yew Trees, 2 Beech trees (offering two different variations) and 1 Hornbeam, in the proposed locations

circled below. Considering the importance of the proposed trees, it is proposed that further details shall be secured via condition to ensure those notably proposed at the front of the site are of a size/quantity to ensure they have an instant on the wider streetscene.



8.51. The site is not subject to any statutory or non-statutory ecology designations. The application was submitted with relevant assessment which set out that sites likely impact upon designated sites, protected and priority species. This has been reviewed accordingly and considered to be sufficient ecological information for determination, subject to relevant conditions being added to the proposal. Details shall be secured in regards to biodiversity layout plan, indicating where the proposed enhancement measures would be located as well as a wildlife sensitive lighting design scheme.

8.52. In summary, the proposal would include replacements to the removed trees on site and would incorporate mitigation measures to reduce or avoid the impact on protected habitats on site as per Local Plan Policies DM10.8, DM27 and DM28.

Sustainability and Flooding

8.53. Sustainability and Energy Efficiency: Policy SP6.2 of the CLP (2018) states that the Council will ensure that development make the fullest contribution to

minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy to assist in meeting local, London Plan and national CO2 reduction targets. CLP policy SP6.3 requires all new developments to achieve a high standard of sustainable design and construction. All new dwellings in major development should be proposed to be zero carbon with a minimum a 35% reduction in regulated carbon emissions over the 2013 Building Regulations is required on site, with any remaining CO2 emissions to be offset through a financial contribution. Full relation into how the proposal will meet the 35% and provide any carbon offset funding will be secure via s106.

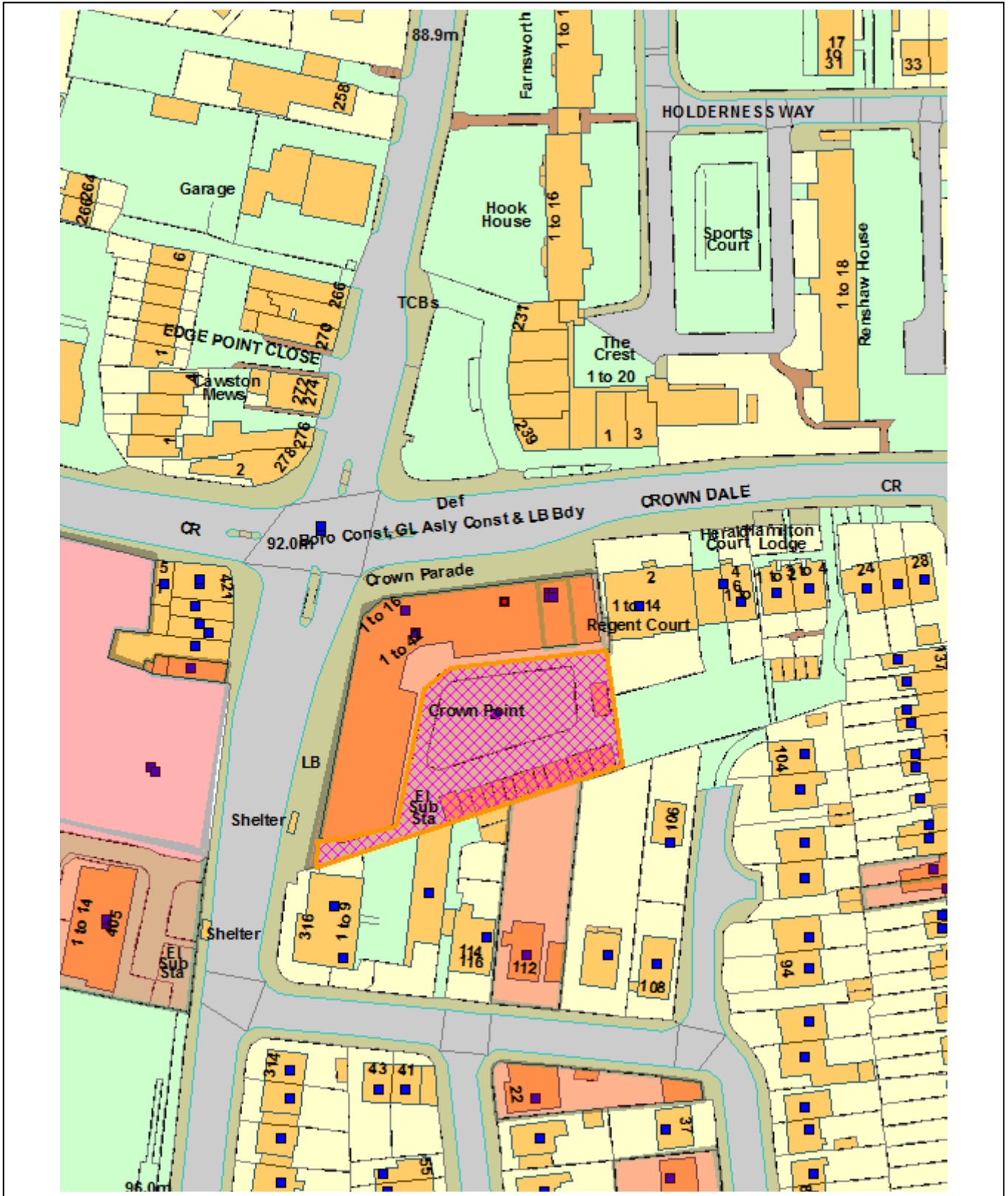
- 8.54. Policy SP6.3 of the CLP (2018) requires all new-build residential development to meet water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. The decision notice would include a condition to ensure the development would adhere to the standards of this policy.
- 8.55. Flooding and Sustainable Urban Drainage: The site falls within an area potentially at risk from groundwater flooding as well as very low levels of risk of surface water flooding. The applicants have submitted a Flood Risk Assessment which was reviewed by the LLFA and overall, whilst the LLFA accept the principle, they have set out a holding objection to the scheme. However, the LLFA have agreed that these matters can be addressed through planning condition to ensure the relevant details are considered and approved accordingly.

Environmental Health

- 8.56. Policy DM23 of the Croydon Local Plan (2018) states that the Council will promote high standards of development and construction throughout the borough by: a. Ensuring that future development, that may be liable to cause or be affected by pollution through air, noise, dust, or vibration, will not be detrimental to the health, safety and amenity of users of the site or surrounding land; and b. Ensuring that developments are air quality neutral and do not lead to further deterioration of existing poor air quality;
- 8.57. Air Pollution: An environmental management plan and a construction logistics plan prior to the commencement of the development are proposed to be condition. Additionally, the s106 agreement would include air quality financial contribution of £100 per unit.
- 8.58. Noise Pollution: Owing to the sites location, an assessment for environmental noise is proposed to be conditioned and would be required in order to understand noise levels during the survey, the max level both at daytime and nighttime, where the measurements were taken from, the weather conditions and noise meter used to ensure that the noise standards for all living rooms and bedrooms meet the good standard for acoustic design.
- 8.59. Contaminated Land: The site is in residential use and the land is unlikely to be contaminated. A stage 1 contamination report and intrusive investigation is however recommended by condition, along with remedial works in the event that contamination is found to be present during the construction phase, to ensure a safe environment for future residents.

9. CONCLUSIONS

- 9.1. The provision of 26 residential dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan.
- 9.2. The proposal would provide 30% affordable housing, with a 60/40 split as per agreement with a registered provider and in line with Policy SP2.4 of the local plan.
- 9.3. The proposed site layout and design of the new building has had sufficient regard to the scale and massing, pattern and form of development in the area and to existing building, and would result in an appropriate scale of built form on this site.
- 9.4. The proposed development would result in the creation of modern residential units ensuring good standard of accommodation for future occupiers. The development has been designed to ensure that the amenity of existing local residents would not be compromised.
- 9.5. In addition, the development would be acceptable on highways, environmental and sustainability grounds as well as in respect of the proposed planning obligations.
- 9.6. All material considerations have been taken into account, including responses to the consultation. The conditions recommended and obligations secured by Section 106 would ensure that any impacts of the scheme are mitigated against and it is not considered that there is any material planning considerations in this case that would warrant a refusal of this application. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.



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PART 6: Planning Applications for Decision

Item 6.4

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 20/02305/FUL
 Location: Crown Point, Beulah Hill
 Ward: Crystal Palace and Upper Norwood
 Description: Erection of part four/part five storey building comprising 7 flats, and erection of four storey building comprising 2 townhouses, provision of associated off-street parking spaces, cycle storage, and refuse storage.
 Drawing Nos: PL-100 Rev 3 ; PL-101 Rev 3; PL-102 Rev 2 ; PL-103 Rev 2 ; PL-104 Rev 1 ; PL-050 Rev 2 ; PL-099 Rev 3 ; PL-401 ; PL-301 ; PL-302 ; PL-201 ; PL-202 ; PL-001 ; PL-303 ; 547-201.
 Applicant: AP Assets Ltd
 Case Officer: D Gibson

Proposed Residential Accommodation

7 Flats and 2 Houses

	1 bed (Flats)	2 bed (Flats)	4 bed (Houses)	Total
Proposed	2 x 1 Bed/2Person	5 x 2 Bed (4 x 2 Bed/3Person) 1x2 Bed/4Person	2 x 4 Bed with internal garages	9

Car Parking, and Cycle Storage Provision

	Total Number of car parking spaces	Number of Disabled Spaces	Number of cycle parking spaces
Residential	3 car spaces (1 at surface and 2 in 4 Bed Houses.	1	22

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received and a local ward councillor, Stephen Mann, has objected and referred it to Committee.

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to **GRANT** planning permission subject to a S106 legal agreement to secure a sustainable transport contribution of £3,737.50 towards car club provision. Also, to restrict residential parking permits in the event of future controlled parking zone.

2.2 That the Director of Planning and Strategic Transport is delegated authority to issue a Grant of planning permission subject to the following conditions, legal agreement, and informatives :-

1. Development to be implemented within three years.
2. In accordance with the approved plans.
3. External Facing Materials to be submitted for approval.
4. Submission of details of soft and hard landscaping (including details to comply with Mayor's Vision 2020), including new/replacement semi-mature tree planting and biodiversity enhancements, and boundary treatments (including details of children's playspace) for approval.
5. Following details to be submitted to Council for approval and provided, where appropriate, prior to first occupation of dwellings : refuse storage enclosure appearance, cycle storage enclosure appearance, provision for larger cycle storage, privacy screens to balconies, security lighting, visibility splays/egress to vehicle access, finished floor levels, sound insulation to glazing, electric vehicle charging point.
6. Submission of a scheme of tree protective fencing and permanent ground protection to be installed before any works commence.
7. Adherence to estate management plan.
8. Development to meet Carbon Dioxide 19% reduction beyond 2013 Building Regulations.
9. Development to meet 110 litre per person/day water use target.
10. Submission of SUDs details to Council for approval.
11. Restriction of windows in northern flank elevations of both blocks.
12. Windows in western rear elevation of block of flats to be obscure-glazed.
13. Submission of Construction Logistics Plan to Council for approval.
14. Submission of Delivery and Servicing Plan to Council for approval.
15. Contaminated land - Submission of Environmental Historical Site Review to Council for approval.
16. Units to meet M4(2) and M4(3) accessibility standards as appropriate.
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal is an application for full planning permission:

3.2 The proposal includes the following:

- Provision of 7 flats in a part 4/part 5 storey block (east block) – lower ground, ground, first, second, and third floors).
- Provision 2 townhouses in a 4 storey building(west block – lower ground, ground, first, and second floors).
- Provision of 3 residential car parking spaces (including 1 disabled space). This would be 1 surface space and 2 spaces in the townhouse garages.
- Provision of associated cycle storage (22 spaces) and refuse storage.
- Provision of communal external amenity space and children's play space.

- 3.3 Amended plans were submitted during the course of the application to reduce the amount of car parking (from 6 spaces to 3 spaces) and to increase the number of trees proposed in the landscaping scheme.

Site and Surroundings

- 3.4 The site has an area of 1400 square metres and is on land behind Crown Parade/Crown Apartments, which is a four storey chevron shaped terrace facing onto Beulah Hill to the west and Crown Dale to the north. A central raised island with shrubs on it. Trees that were previously on the island have been removed. There is also a concrete air-raid shelter on the island. There is a vehicle access around the central island. There are 13 garages on the southern side of the site. There is informal hardstanding parking for 7 cars. There is an electricity sub-station to the southern perimeter of the site. The land has a significant downward slope from west to east (front to back). The site access is located adjacent to the southern flank of the Crown Parade/Crown Apartments building and has electronic black steel gates which open inwards.
- 3.5 Crown Parade is set at ground level and has 16 shop units which have rear exits onto the application site. Crown Apartments is formed of 42 flats (above Crown Parade) which have rear half-walled landings leading to half-walled fire-escapes.
- 3.6 The area is known as Crown Point and the site is close to an intersection where Beulah Hill, Crown Dale, Crown Lane, and Knight's Hill meet at a crossroads. Crown Parade is designated as a Shopping Parade. There is also a smaller shopping parade directly opposite Crown Parade and there are other shops near the intersection at Crown Lane and on both sides of Knights Hill. At 409-411 Beulah Hill there is a major mixed use site (Lidl supermarket) recently constructed in connection with planning permission 16/03817/P.
- 3.7 The area is predominantly residential in character and the housing to the east, south-east, and south of the site is generally from the inter-war and post-war period of the twentieth century. However, there is a pocket of housing on the western side of Preston Road, to the south of the site, that date from the Victorian period and which are within a Local Area of Special Character as designated in the Croydon Plan. In recent years several low to mid-rise flats have been constructed in the area. This includes a four storey block of nine flats at 316 Beulah Hill and a five storey block of flats at 405 Beulah Hill. The former is directly adjacent to the south-west corner of the site and the latter is on the opposite side of the carriageway. To the north east of the site 2 Crown Dale (Regents Court) accommodates fourteen flats. The site is bounded to the south by the rear gardens of houses on Grecian Crescent.
- 3.8 The Croydon Local Plan 2018 Place Policy is DM39 – Crystal Palace and Upper Norwood. Knight's Hill, and the northern sides of Crown Dale and Crown Lane are within the boundary of the London Borough of Lambeth.
- 3.9 The site has Transport for London Ptal Rating of 3 (Moderate access to public transport). This part of Beulah Hill is part of the Strategic Road Network

(controlled by Transport for London). There are several bus routes close to the site. The nearest railway station is West Norwood - approximately 1km to the north.

- 3.10 The site is within an area of low flood risk from fluvial flooding and surface water flooding.

Relevant Planning History

- 3.11 20/00571/Pre – A pre-application for the re-development of the site was submitted in February 2020.
- 3.12 19/02436/FUL - Erection of part three/part four storey building comprising 4 two bedroom and 2 one bedroom flats, erection of three storey building comprising 2 two bedroom maisonettes, provision of additional parking spaces.
Granted Planning Permission 1 August 2019 – not implemented.
- 3.13 18/02261/DISC - Discharge of Conditions 3 (Estate management plan) and partial discharge of condition 6 (Contaminated land report) of Planning Permission 15/05054/P.
Discharged (Approved) 19 October 2018.
- 3.14 15/05054/P - Alterations ; Erection of part three/part four storey building comprising 4 two bedroom and 2 one bedroom flats ; erection of three storey building comprising 2 two bedroom maisonettes ; provision of additional parking spaces.
Granted Planning Permission 8 July 2016 – not implemented.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of a residential development is acceptable given the national and local need for housing and the residential status of the land. There is also an extant planning permission for 8 dwellings in two separate blocks on the site.
- The proposal includes a significant number of family units.
- The design and appearance of the development is appropriate. Whilst acknowledged that the mass of built form is greater than the existing extant planning permission of site, the massing and height of the development would be in context with the extant planning permission and recent transitions in the surrounding built environment.
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and efficiency would be acceptable and be further controlled through restricting residential parking permits in the event of a future controlled parking zone and financial contribution towards car club provision.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning conditions.

5.0 CONSULTATION RESPONSE

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

Transport for London (TfL) (Statutory Consultee)

Summary of comments

- Number of proposed parking spaces (6) should be reduced. (Officer Comment : Amended plans received reduced the number of parking spaces to 3).
- A minimum of 20% of spaces should be provided with active electric charging points, with the remainder provided with passive provision. (Officer Comment: This would be secured by condition)
- If a CPZ is implemented the future residents of the site should be exempt from obtaining a permit. A contribution could be sought from the applicant to contribute toward the implementation of a CPZ in the area. (Officer Comment: The restriction of parking permits and a financial contribution (this would equate to £3,737.50) towards car club provision to promote sustainable transport. (Officer Comment : The applicant has agreed this subject to a S106 agreement).
- Measures should be put into place for the shared vehicle/pedestrian entrance to ensure the Mayor's Vision Zero Approach and Healthy Streets guidance is adhered to. It should include a clear change in materials or other method to provide segregation and emphasis pedestrian and cycle priority should be included within the design. (Officer Comment : This matter could be secured by condition).
- The amount of cycle provision (20 spaces) and storage provision is acceptable. (Officer Comment: The provision of cycle spaces is actually 22).
- The applicant should provide a proportion of cycle parking on wider spacings, to accommodate larger or adapted cycles (Officer Comment : This matter can be secured by condition).
- The cycle parking appears to be in an area of the development that is not overlooked, the applicant should consider locating the cycle parking in area that is more central to the site, and partial to passive surveillance. (Officer Comment : The cycle storage would be overlooked by the future occupiers of the new development and occupiers of Crown Apartments)
- A construction logistics plan (CLP) and a delivery and service plan (DSP), should be secured by condition. (Officer Comment : These will be secured by condition).

6.0 LOCAL REPRESENTATION

6.1 The following Councillor has made representation:

Councillor Stephen Mann (Ward Councillor). Objecting and referred application to committee on the following grounds:

- Overdevelopment
- 6.2 The application has been publicised by way of 125 letters of notification to neighbouring properties in the vicinity of the application site. A site notice was also erected in the vicinity of the site.
- 6.3 The number of representations received from neighbours in response to notification and publicity of the application are as follows:
- No of individual responses: 192 Objecting: 119 (includes one duplicate)
Supporting: 70
- 6.4 The following issues were raised in representations. Those objections that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of Objection Comments

Objection	Officer Comment
Townscape	
1. Overdevelopment/Density 2. Cumulative development 3. Out of character	See paragraphs 8.8 to 8.14 below.
Amenity of Adjacent Residents	
4. Loss of outlook 5. Loss of privacy 6. Loss of light 7. Increased noise 8. Increased vermin 9. No pre-consultation done	See paragraphs 8.18 to 8.21 below.
Amenity of Future Occupiers	
10. Poor layouts 11. Inadequate amenity space 12. No affordable housing 13. Noise from commercial units	See paragraphs 8.15 to 8.17 below.
Transport and Highways	
14. Increased traffic 15. Increased parking 16. Highway Safety 17. Fire Safety	See paragraphs 8.22 to 8.28 below.
Trees	
18. Loss of trees	See paragraphs 8.34 to 8.36 below.

19. Loss of habitat	
Other Matters	
20. Refuse storage	See paragraphs 8.29 to 8.31 below.
21. Loss of air-raid shelter	See paragraph 8.12 below.
22. Effect on drainage	See paragraph 8.32 below.
23. Effect on security	See paragraph 8.21 below.
24. No energy strategy	See paragraph 8.33 below.
25. Increased service charges	Not material to planning.

Summary of Supporting Comments

1. Will provide much needed housing / family housing.
2. Close to amenities and public transport.
3. Will regenerate site/surroundings.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2016, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

Emerging New London Plan

7.2 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan has been responded to by the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

7.3 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

- 7.4 It is important to note that in the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.
- 7.5 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.
- 7.6 Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.2 to 7.4 above.
- 7.7 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:
- Achieving sustainable development;
 - Making effective use of land;
 - Delivering a sufficient supply of homes;
 - Promoting healthy and safe communities;
 - Promoting sustainable transport.
- 7.8 The main policy considerations raised by the application that the Committee are required to consider are:
- 7.9 Consolidated London Plan 2016
- 3.1 Ensuring equal life chances for all
 - 3.3 Increasing housing supply
 - 3.4 Optimising housing potential
 - 3.5 Quality and design of housing developments
 - 3.6 Childrens/young peoples play & informal recreation areas
 - 3.8 Housing choice
 - 3.9 Mixed and balanced communities
 - 5.1 Climate change mitigation
 - 5.2 Minimising carbon dioxide emissions
 - 5.3 Sustainable design and construction
 - 5.12 Flood risk management
 - 5.13 Sustainable drainage
 - 5.16 Waste net self sufficiency
 - 6.3 Assessing effects of development on transport capacity

- 6.9 Cycling
 - 6.13 Parking
 - 7.2 An inclusive environment
 - 7.3 Designing out crime
 - 7.4 Local character
 - 7.6 Architecture
 - 7.14 Improving air quality
 - 7.19 Biodiversity and access to nature
 - 7.21 Woodlands and trees
- 7.10 Croydon Local Plan 2018
- SP1 The Places of Croydon
 - DM39 Crystal Palace and Upper Norwood
 - SP2 Homes
 - DM1 Housing choice for sustainable communities
 - SP4 Urban design and local character
 - DM10 Design and character
 - DM13 Refuse and recycling
 - SP6 Environment and climate change
 - SP6.3 Sustainable design and construction
 - DM23 Development and construction
 - DM25 Sustainable drainage systems and reducing floor risk
 - DM27 Biodiversity
 - DM28 Trees
 - SP8 Transport and communications
 - DM29 Promoting sustainable travel and reducing congestion
 - DM30 Car and cycle parking in new development
- 7.11 There is relevant Supplementary Planning Guidance as follows:
- London Housing SPG March 2016
 - Croydon Suburban Design Guide Supplementary Planning Document April 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

11. Other planning matters

Principle of Development

8.2 In this instance the principle of developing the site for new residential development has been established by the previous planning permissions for the site 15/05054/P and 19/02346/FUL which both made provision for 8 new dwellings on the site.

8.3 The planning permission 19/02436/FUL was granted 1st August 2019 for the erection of part three/part four storey building (east block) comprising 6 flats (4 x two bedroom and 2 x one bedroom flats), and the erection of a three storey building (west block) comprising 2 x two bedroom maisonettes, provision of additional parking spaces.

8.4 The current proposal seeks to add an additional third floor 2 bedroom/4person flat to the scheme by increasing the height of the proposed east block of flats by one storey, and to increase the height of the west block by one storey to provide two four bedroom townhouses with integrated garages (instead of two maisonettes). Effectively, the east block of flats would have 7 flats and one additional half width storey to facilitate its provision, and the west block would have one additional full storey to create larger living accommodation (i.e. 2 x 4 bedroom houses instead of 2 x 2 bedroom maisonettes).

- **New Housing**

8.5 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

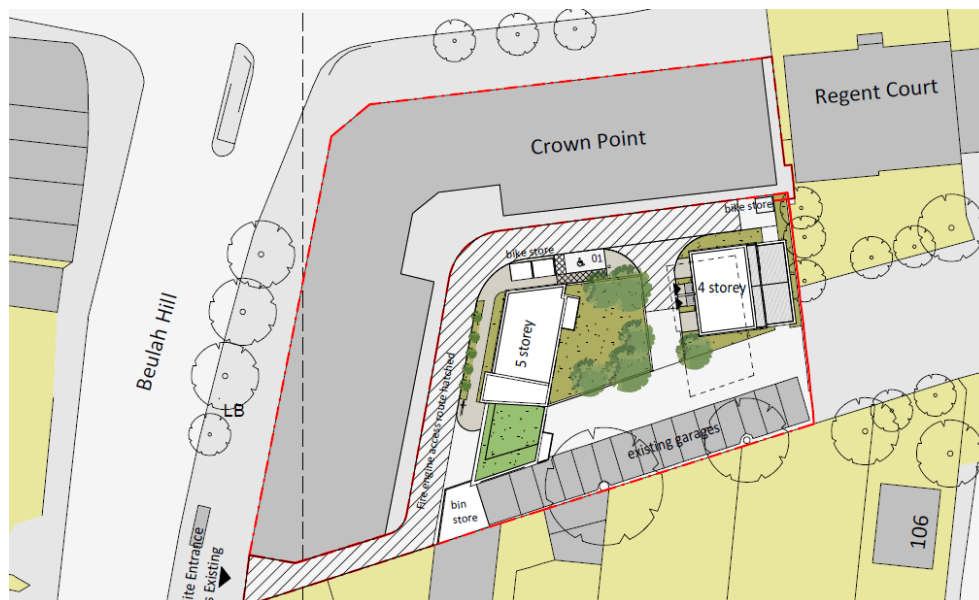
8.6 This presumption includes Crystal Palace and Upper Norwood, which is identified in the 'Places of Croydon' section of the CLP (2018) as being an area for '*Sustainable growth...including some opportunity for windfall sites, and limited infilling with dispersed integration of new homes that respect existing*

residential character and local distinctiveness'. The Croydon Suburban Design Guide (2019) sets out how suburban re-development can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.

- 8.7 The application is for a residential development providing new and additional homes within the borough, which the Council is seeking to provide. The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported.

Housing and Housing Mix

- 8.8 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.
- 8.9 The development proposes a unit mix comprising of 1 x 1 bedroom (11%), 5 x 2 bedroom/3 person (56%), 1 x 2 bedroom/4 person (11%) and 2 x 4 bedroom/6 person (22%). The proposal would make provision for over 30% of the accommodation to be family accommodation based on the inclusion of a 2 bedroom/4 person unit within the scheme and of two 4 bedroom/6 person townhouses. On that basis the proposed amount of family units would be acceptable. The varied accommodation would also provide a good housing mix, providing flats for larger families, smaller families, couples, and singletons.



Townscape and Visual Impact

- 8.10 Policy promotes new housing development which achieves a minimum height of 3 storeys, but only on the basis that it respects the character with regard to the pattern, layout and siting; scale, height, massing, and density of its

surroundings. It must also reference the appearance, existing materials and built and natural features of the surroundings.

- 8.11 The scheme would have a density of 171 habitable rooms per hectare (Number of habitable rooms = 24 divided by site area 1400 square metres x 10,000). This is just above the range of 150-170 habitable per hectare set out in the 2016 London Plan for Ptal 3 sites in a suburban location. Notwithstanding that, emerging London Plan policy does not set out specific density ranges for new residential development. Instead, it advises that it is particularly important to scrutinise the qualitative aspects of the proposed built form, massing, site layout, external spaces, internal design and ongoing management of a proposed residential development through a design-led process.
- 8.12 The proposed development would have a courtyard arrangement with one building set to the west and the other to the east. They would face one another across a landscaped communal garden terrace area. This would result in an intimate layout. The building to the west would have four and part five storeys comprising lower ground, ground, first and second floors. It would have 5 two bedroom flats and 2 one bedroom flats. The building to the east would have four storeys comprising lower ground, ground, first and second floors. It would have 2 townhouses arranged with the accommodation laid out over three floors (ground, first, second) and with integral garages on the lower ground floor. The removal of an air-raid shelter to facilitate the proposal has been agreed as acceptable in the previous extant planning permission.
- 8.13 The appearance of the proposed buildings would be contemporary and its height would decrease with the fall of the land to blend in with the buildings' surroundings and reduce the development's overall impact on surrounding buildings in the area. They would have a simple form based on straight lines and right-angles. The material palette would also be simple. It would be finished predominantly in two contrasting bricks with some areas of stone granite style cladding. Interest in the appearance of the elevations would be created through subtle setbacks and protrusions in the buildings would assist in defining shadow and form. Its windows would be arranged and formed in a rationale yet interesting manner and their deep reveals would also assist in creating shadow and form in the elevations. The overall appearance of the buildings would be well articulated.



8.14 Following the sloping gradient of the land allows the height of the buildings to graduate down with the slope of the land. The layouts of the accommodation would have double-aspects. Good outside amenity areas are proposed and include a communal landscaped courtyard between the two blocks and private roof gardens and balconies for the new flats. The access to the development would be provided by the existing vehicular access to the side/rear of Crown Point Parade. The existing service road and access to the rear of the individual shop units in the parade would be retained. Off-street parking would be provided for some of the flats at surface level and within integrated garages for the townhouses. At ground level a communal garden would provide a route between the existing flats in Crown Parade and the existing garages on the perimeter of the site.



Housing Quality for Future Occupiers

- 8.15 All of the proposed new units would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS). All would have private external amenity spaces in the form of a private garden area (ground floor flats) or balconies (first and second floor flats), private gardens for the houses, to meet minimum space standards. There would be provision made for communal amenity spaces to be provided at ground level in a communal garden and it would be able to incorporate an acceptable amount of children's play space. Also, Norwood Grove (accessed from Ryecroft Road) and the top of Streatham Common are also less than a 10 minute walk away and so would also be an outdoor resource close at hand for future occupiers and those with children.
- 8.16 The internal layout and arrangement of the proposed dwellings would make the best use of available floor space and have pleasant outlooks from the main habitable rooms. Officers are satisfied that the internal spaces would be able to accommodate acceptable in-built storage for future occupants. All of the dwellings would have private garden or balcony spaces to meet minimum amenity standards, as well as access to the communal garden area. A central courtyard communal garden of 133 square metres would be provided and this would be able to accommodate the requirement of a 32.4 square metre childrens' play space, which is the require amount of play space for the number and mix of units proposed for this market housing development. The east block (flats) would also benefit from a lift and this would assist ease of access for the family dwellings at first, second and third floors. A lift was not provided in the previously approved scheme. Level access thresholds to the buildings would be provided and we would ensure through a condition that the layouts accord with M4(2) and M4(3) accessibility requirements as appropriate to ensure equality. The scheme is below the threshold for affordable housing. The new blocks would be sited near the back of commercial units, so under the agent of change principle additional sound insulation measures to glazing is likely to be required. Details of this can be secured by condition.
- 8.17 Overall, the proposed development could provide an interesting and pleasant place to live for future occupiers. The proposed soft landscaped communal garden would provide opportunity for recreational use for the future residents of the development and the existing residents of Crown Apartments.

Residential Amenity for Neighbours

- 8.18 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. There is no statutory requirement for an applicant to consult local residents prior to the submission of a planning application. It is considered that the position of the site and siting and massing of the proposed building on the site would not have any adverse effect in terms of light, privacy, or outlook on the amenities of residents in adjacent properties.

8.19 The height of proposed east block and west block would decrease with the fall of the land which would reduce the overall impact of the new buildings on the surrounding building. There would be a distance of 12.38 metres and 10.79 metres between the northern flank elevations of the proposed blocks (Block A and B) to the south facing windows of Crown Apartments. There would be a distance of 11.38m from the western rear elevation of the proposed block of flats (Block A) to the eastern facing windows of Crown Apartments. The Council's Suburban Design Guide advocates a minimum 18 metres distance between facing windows on new development and surrounding properties. However, in this instance no windows are proposed to the flank northern elevation of either of the blocks and the windows on the western rear elevation of (Block A) would either serve non-habitable rooms or would be secondary windows and would be provided as obscured-glazed ; this arrangement would be secured by condition to prevent loss of privacy. There would be a distance of approximately 23m from the nearest windows of the courtyard facing windows of the proposed development to the surrounding Crown Apartments. Again, no windows are proposed to the northern flank elevation of either block. The northern side of balconies would have high screens to prevent loss of privacy and the provision of the screens would be secured by condition to prevent loss of privacy. The lower ground floor flats would be level with the courtyard space. The proposed buildings have also been located away from the boundaries not only to prevent overlooking to Crown Apartments, but also other buildings adjacent to the site and to allow the retention of perimeter trees on the boundary. Unlike the previous planning permissions no roof top amenity space is proposed to the townhouses. The proposed development would not have any adverse effect on the privacy of dwellings on Grecian Crescent as it would be set over 22 metres away from the nearest habitable windows on of 106 Grecian Crescent. Adverse loss of privacy would therefore not result from the proposed development. As with the previous permissions there would be no adverse loss of light resulting from the proposed development.

Other Amenity Issues

- 8.20 In terms of noise and general disturbance it is considered that there would be some noise and general disturbance resulting from construction works. However, a condition is recommended to ensure that a construction logistics plan is submitted for approval to manage and minimise disturbance.
- 8.21 In terms of safety and security, there would be natural surveillance from the proposed flats over the current gated access into the site. Details of security lighting to the external access and external circulation areas would be secured by condition. There is no evidence the scheme would attract vermin.

Parking and Highway Safety

- 8.22 Transport for London were consulted on the application due to this part of Beulah Hill being part of a Red Route.
- 8.23 Vehicular access to the site will be taken from the existing vehicle access from off Beulah Hill. A total of 1 car parking space will be provided at ground level

(and it would be provided as a disabled space). A further 2 car parking spaces are proposed within the integral townhouse garages. The parking provision would therefore not exceed the maximum parking standards of the new London Plan and this is considered an acceptable provision. In the previously approved scheme (19/02436/P) a total of 6 off-street parking spaces would have been provided in comparison to the total of 3 off-street parking spaces proposed in the current application. However, this reduction in overall off-street parking spaces is at the request of Transport for London, who are responsible for the highway management of this part of Beulah Road, and they advise it is in accordance with the policy intention of the new London Plan to minimise off-street parking provision in areas well served by public transport and local services. However, a benefit of the current application is that the applicant has also agreed to enter into a legal agreement to restrict the provision of residential car parking permits in any future controlled parking zone that comes into place in the locality and to make a financial contribution of £3737.50 towards provision of a car club. The availability of on-site parking and restriction of future car parking permits is a benefit that should ensure that there would be no adverse material impact on the parking provision on the local road network. An electric vehicle charging point would be provided within the parking area and this matter would be secured by condition.

- 8.24 The site is well served by local bus stops on Beulah Hill and the shops in Crown Point, including a new Lidl supermarket. Cycle storage provision for 18 cycles within an enclosed structure is also made for each of the dwellings as well as for short-stay visitor cycling. The cycle storage provision would comply with the minimum standards set out in the London Plan.
- 8.25 Given all these circumstances it is considered that the amount of off-street car parking provision would be acceptable.
- 8.26 In terms of road safety the vehicle access is an existing one and the layout of the parking area would allow vehicles to turn safely on the site and enter and exit the access in a forward gear.
- 8.27 Fire safety access would be acceptable as no part of the building would be more than 45 metres distance from the highway.
- 8.28 Full details of a construction logistics plan can be secured by condition to ensure that the demolition and construction works would be undertaken in a considerate manner.

Estate Management Plan / Refuse Storage

- 8.29 Previous planning permissions have been subject to a condition imposed which required an Estate Management Plan to be submitted to the Council for approval. It sought to ensure works of good to the environs were carried out, that a refuse management plan was put in place, and that future occupiers were given a welcome pack to advise them of the Estate Management Plan.

- 8.30 An Estate Management Plan was approved under a discharge of condition application (Ref: 18/02261/DISC) and has been submitted as part of the current application proposal. Its active measures would again be secured by condition.
- 8.31 The location of the refuse storage in the south-western corner of the site, near to the site access, was considered acceptable in the previous planning permission. The refuse storage would be sited within 20 metres pull distance of the highway of Beulah Hill and so would be an acceptable distance from the highway. Details of its appearance can be secured by condition.

Flood Risk

- 8.32 The application was accompanied by a Flood Risk Assessment and the site is within an area with a low risk of flooding. A Sustainable Urban Drainage strategy (SUDs) can be secured by condition as per the previous extant planning permission.

Sustainability

- 8.33 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. The development would be required to meet a minimum 19% on-site CO2 reductions beyond Part L of 2013 Building Regulations through on-site energy efficiency measures and renewable technologies. Conditions can be used to ensure CO2 reduction compliance and to ensure water use targets have been met following construction.

Trees, Landscaping and Biodiversity

- 8.34 The acceptability of the loss of a group of trees on the site was established by the previous planning permissions and the trees have been removed from the site prior to the determination of this application. There was no objection to the removal of the group of trees to the centre of the site. With regard to the two mature oak trees on the boundary it is proposed to retain both trees, as per the previous planning permissions.
- 8.35 An indicative landscaping scheme for the proposed development effectively follows on from the previous planning permission, however in the current application additional trees will be planted within the development. Amenity space would be provided in the form of private and shared open spaces. The communal courtyard would provide a more useable open space than the existing fallow space. Access to it would be made available for the existing residents of Crown Apartments as well as the future occupiers of the new dwellings, as this was proposed as part of the previous planning permission. To combat climate change the developer would be expected to include measures to promote biodiversity/habitats for wildlife (e.g. log piles, bird and bat boxes, etc) as part of a detailed landscaping scheme. Please note that the Council will expect new trees (preferably native species) to be provided within the soft landscaped areas. The hardstanding areas must be permeable or porous surfaces and/or have soakaways. A landscape and planting plan should

be submitted in view of a full planning application. As advised in the pre-application meeting the applicant should engage a 'landscape architect' to design hard and soft landscape areas.

- 8.36 Further details to promote biodiversity, and assist surface water drainage, and to combat climate change can also be secured as part of the recommended landscaping condition. Full details of tree planting and other planting could be secured as part of the recommended landscaping condition.

Other Matters

- **CIL**

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

Conclusions

- 8.38 Given the significant need for housing within the Borough, the principle of this residential development is considered acceptable within this area. The proposed design would respect the character and appearance of the residential area and would represent a sensitive and sustainable redevelopment of the site. The proposal represents a minor addition to the approved residential scheme on the site would be in context with the transition of the surrounding environment. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable. Officers are satisfied that the scheme is worthy of a planning permission.
- 8.39 All other relevant policies and considerations, including equalities, have been taken into account.



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PART 6: Planning Applications for Decision

Item 6.5

1 SUMMARY OF APPLICATION DETAILS

Ref: 20/03107/FUL
 Location: Homestead, Gibsons Hill, Norbury, London, SW16 3ER
 Ward: Norbury
 Description: Demolition of existing dwelling and erection of a 3-storey block of 9 apartments including accommodation in the roof space together with associated parking and landscaping
 Drawing Nos: 2704/03/PLA, 2704/04/PLC, 2704/05/PLB, 2704/06/PLB, 2704/07/PLA, 2704/08/PLA, 2704/09/PLA, 2704/10/PLA, 2704/11/PLA, 2704/13/PLA, 2704/14/PLA
 Applicant/Agent: Earlswood Homes Holdings Ltd
 Case Officer: Christopher Grace

	1 bed	2 bed	3 bed	4 bed
Houses	0	0	0	0
Flats	2(2 person)	3(3/4 person)	4(4/5 person)	0
Totals	2(51-52sqm)	3 (64sqm-73sqm)	4 (74-95sqm)	0

Type of floorspace	Existing Floorspace	Proposed Floorspace	Net gain
Residential	371Sq.m	724Sq m	353Sq m
Number of car parking spaces		Number of cycle parking spaces	
9 (including 1 disabled space)		18	

1.1 This application is being reported to Planning Committee because the application has exceeded the required number of objections and has been referred by a ward councillor (Sherwan Chowdhury).

2 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission.

2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission conclude a S.106 Agreement and impose conditions [and informatives] to secure the following matters:

- Financial contribution to sustainable transport measures of £1500.00 per flat.

Conditions

- 1) 3 years
- 2) Built in accordance with approved plans
- 3) Materials to be submitted for approval
- 4) Details to be provided:-
 - a) Hard and soft landscaping – including paving surfaces, parking spaces, playspace, planting and species to be submitted
 - b) Windows (head/cills) dormers, roof details, ridge detail, terrace parapet walls at scale 1:10; main entrance scale 1:10
 - c) Boundary treatment –
 - d) Vehicle sight lines along Gibson’s Road including point of entry/exit
 - e) Details of wheelchair lift to rear garden for units 2 and 4
- 5) Refuse Storage Area to be submitted
- 6) Cycle storage Area to be submitted
- 7) Parking to be provided as specified (including disabled space, active and passive charging points)
- 8) Details of land levels prior to occupation
- 9) Demolition and construction method statement
- 10) 19% reduction in carbon emissions
- 11) 110 litre water consumption target
- 12) Details of security lighting
- 13) Details of Suds measures
- 14) Details of tree maintenance, means of protection and new tree planting scheme
- 15) Details of rooflights, joinery openings, architectural key junctions, rain water goods and ventilation extracts
- 16) Unit 4 to comply with M4(3), Units 1, 5, 7 ,to comply with M4(2) accessibility requirements
- 17) Commence within 3 Years

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

Informative

- 1) CIL -
- 2) Code of Practice regarding small construction sites
- 3) Highways works and or/damage to the existing highway during the construction phases to be made good at developer’s expense
- 4) Any [other] informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3 PROPOSAL AND LOCATION DETAILS

Proposal



- 3.1 The proposal involves the demolition of the existing house and construction of a three-storey building involving accommodation within the roofspace to provide 9 flats.
- 3.2 The proposed building would be 9.3m high, 22m wide, 21m deep and provide 9 car parking spaces (including 1 disabled space, 18 bicycle spaces and refuse store) across the site.
- 3.3 The proposal includes the removal of six trees (Category C and U), the provision of new extensive landscaping, large communal garden and playspace, with each flat benefiting from private balconies and garden areas.
- 3.4 The proposal has been amended to include new internal layout with family sized flat at ground floor level, internal lift, internal access to communal garden area, inclusion of recessed balconies, provision of private amenity areas to ground floor flats and new refuse enclosure.

Site and Surroundings



- 3.5 The 0.12ha is located to the southern side of Gibson's Hill with the bulk of the site occupying an area west of Leathfield Close east of Averil Grove with a smaller triangular area of the land west of Averil Grove east of 108 Gibson's Hill also included. The site comprises a detached 1930s residential property with several extensions. The land slopes south/westward with a fall of about 1.3m. There are a number of mature trees along the western boundary of the site but no protected trees identified within the site or immediate surroundings

- 3.6 The area is residential in character, with a mixture of houses and blocks of flats, and the site lies opposite the Norwood Grove Conservation Area. However, it is not within a conservation area itself. There are three Grade II Listed Buildings in close proximity of the site on Arnall's Road (Beech Cottage on the corner with Gibson's Hill and nos.4 and 10) and St Joseph's College on the corner of Gibson's Hill is locally listed, the nearest of these is located about 40m from the front boundary of the site.

Planning History

- 3.8 The following planning decisions are relevant to the application:-

17/04018/FUL: Refused planning permission for demolition of existing detached house erection of three-storey building with further accommodation in roofspace comprising 3 x 1 bedroom flat, 4 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage (Dismissed on appeal ref: APP/L5240/W/18/3206499 Dec 2018: as a consequence of its height, would appear as an unduly dominant, bulky and intrusive form of development that would fail to respect the scale and of neighbouring properties, cause significant harm to the character and appearance of the surrounding area). (Application for award for cost ref: APP/L5240/W/18/3206499 dismissed in Dec 2018)

17/01616/PRE: Demolition of existing building and erection of new building to provide 12 flats.

06/01652/P – Planning permission refused and dismissed on appeal for erection of a two storey building with accommodation in roof space comprising 11 x 2 bedroom units and 1 x 1 bedroom units (Reasons: design, building position, size, appearance, overdevelopment).

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The proposed development would provide an appropriate scale for a development making effective use of the residential site and increasing the Council housing stock.
- 4.2 The proposed new building would preserve the character of the area and would not harmfully affect the appearance of the immediate surroundings
- 4.3 The proposed new building would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.4 The development would provide an appropriate level of parking for the proposed development, encourage sustainable modes of transport other than the car, incorporate safe and secure vehicle access to and from the site and would have an acceptable impact on the highways network.
- 4.5 The development would incorporate sustainability requirements and incorporate sustainability technics as part of the overall drainage strategy.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of neighbour consultation letters and site notice. The number of representations received from neighbours, local groups etc. in response to initial consultation notification and publicity of the application were as follows:

No of individual responses: 29 Objections: Supporting: 0

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

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment no outside space; high density; intensification; clearly two sites bisected by road; a density of increase over 90 dwelling per hectare in excess of London Plan which suggests 40-80	Refer to paragraphs 8.2 to 8.5 of this report.
<i>Scale, massing and appearance</i>	
Not in keeping, particularly close to Conservation Area, no comparable buildings; overbearing, negative impact; larger footprint than existing; cramped development; not enhance area; obstruct street scene; unduly dominant; incongruous; excess scale; still too bulky despite previous appeal; insufficient screening from road	Refer to paragraph 8.6 to 9.1 of this report.
<i>Daylight and sunlight, privacy, outlook</i>	
Loss of light to neighbours	Refer to paragraph 9.5 – 9.9 of this report.
<i>Noise and Environment</i>	
Increase in noise and disturbance; increase pollution	Refer to paragraph 9.5 – 9.9 of this report.
<i>Standard of accommodation</i>	

Limited amenity space; refuse storage inadequate; top 3 bedroom flat unviable due to eaves without amenity space; no privacy to rear 1 bedroom flats	Refer to paragraph 9.2 – 9.4 of this report.
<i>Trees</i>	
Loss of established trees; destruction of green area	Refer to paragraphs 10.5 to 10.6 of this report.
<i>Transport</i>	
Not enough parking 13 spaces required; Lead to pollution and accidents due to extra cars; Leathfield Close already experiences parking problems congestion and significant traffic; block refuse and emergency vehicles along Gibson Hill; cars moving along Gibson Road would be dangerous along blind bend; no proper turning within site; double vehicle activity	Refer to paragraphs 10.1 to 10.4 of this report.

Councillor Sherwan Chowdhury has made the following representations

- The development is too large for the site
- Overdevelopment of the street scene
- Harm the character and appearance of the surrounding areas

Norwood Society

- Object to proposal consider the design of the proposed building overlarge and over dominant in the local context,
- Inappropriate architectural style. The stepped sections to the rear gives the appearance of a building with later additions.
- The use of balconies is not a feature of the area.
- The amenity space provided to the 3 bed flats on the ground floor would overlook the 1 bed units.
- The car parking area for 6 cars in the front the proposed building would be very visible and detract from the adjacent conservation area
- The proposed use of part of 108 Gibson's Hill to park an additional 3 cars is totally unacceptable and in addition would result in a number of trees being felled

7 RELEVANT PLANNING POLICIES AND GUIDANCE

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

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018 (Amended in February 2019). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Achieving sustainable development (Chap 2)
- Delivering a sufficient supply of homes (Chap 5)
- Promoting sustainable transport (Chap 9)
- Achieving well designed places (Chap 12)
- Meeting the challenge of climate change, flooding and coastal change (Chap14).

7.3 The main Local Plan policy considerations raised by the application that the Committee are 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
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide
- 5.3 Sustainable design
- 5.14 Water quality and wastewater infrastructure
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 7.4 Local character
- 7.6 Architect

Emerging New London Plan

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

weight can be applied to those policies to which the Secretary of State has not directed modifications to be made

- GG2 Making best use of land
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- HC1 Heritage conservation and growth

- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan: Strategic Policies 2018:

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and Climate Change
- SP8 Transport and communication

Croydon Local Plan Policies 2018:

- DM1 Homes
- DM10 Design and character
- DM13 Refuse and recycling
- DM23 Development and construction
- DM25 Sustainable drainage systems
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- DM45 Shirley

7.5 There is relevant Supplementary planning Guidance as follows

- London Housing SPG, March 2016.
- National Technical Housing Standards, 2015.
- National Planning Practice Guidance, 2014.
- Supplementary Planning Document (SPD2) Suburban Design Guide 2019.

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact and consideration of density
3. Housing Quality for future occupiers
4. Residential amenity/Daylight & Sunlight, Overlooking Privacy for neighbours
5. Transport
6. Trees
7. Sustainability and flooding
8. Waste

Principle of Development

8.2 In considering this proposal the local planning authority has had regard to delivering a wide choice of homes in favour of sustainable development in line with the principles of the NPPF, Policy 3.3 of the London Plan relating to increase housing stock; policies SP2 of the Croydon Local Plan in providing a choice of housing for all people at all stages of life and DM1 in supplying new housing.

8.3 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular will play in part resolving the current housing crisis. The Croydon Local Plan 2018 further identifies that a third of housing should come from windfall sites and suburban intensification, in order to protect areas such as Metropolitan Green Belt.

8.4 This is the second planning application for redevelopment of this site in recent years. The previous proposal for 9 flats within a three-storey building with further accommodation in roofspace was refused by Committee in 2017 on design grounds and dismissed on appeal in December 2018. On reaching a decision the Planning Inspector raised no objection to the demolition of the existing property and its redevelopment. This aspect of the proposal would be acceptable as the floor space of the existing dwelling is over 130m² and its demolition would not result in the net loss of a 3 bedroom home. Four of the nine flats would provide family sized 3 bedroom accommodation with a further a flat providing 2 bedroom (4 person) accommodation regarded as suitable for

small families. The proposal therefore would make a suitable contribution (55%) to family housing in line with the Council overall strategic objective policy SP2 and the Boroughs housing stock in general.

- 8.5 Neighbours have objected to overdevelopment of the site and the inclusion of part of the public road along Averil Grove as part of its area. The applicants have clarified this matter in terms of ownership and access rights to the either side of this stretch of Averil Grove. In terms of density the site is a suburban setting with a PTAL rating of 2 and as such, the London Plan indicates that the density levels ranges of 150-250 habitable rooms per hectare (hr/ha) with 50–95 u/ha; the proposal would be within this range at 241hr/ha and 75u/ha on a site area of 0.12ha (without the section of road along Averil Grove) and is within London Plan Standards. Paragraph 3.4 of The London Plan identifies that density is only the start of the planning housing development and not the end. The range, for a particular location, is broad enabling account to be taken of other factors including local context, design and transport capacity which, where appropriate, can provide a tool for increased density in certain situations. It is considered that the sites location, design, transport capacity and parking provision density is justified and the proposed development is appropriate in line with Council aspirations for the site and surrounding area.

Townscape and Visual Impact



- 8.6 As mentioned above the previous proposal in 2017 to replace the existing building was refused by the Committee on design grounds due to its overall proportions, style, form, mass, external treatment and architectural response, failing to respect the character and appearance of neighbouring properties. In deciding the subsequent appeal, the Planning Inspectorate considered that the accommodation over the proposed floors would appear as an overly tall structure, when compared with the single and two storey dwellings directly opposite. This resulted in it appearing unacceptably tall, bulky and overly dominant in the context of its surroundings, accentuated by its position close to the road than the existing dwelling. The result an intrusive development which failed to respect the scale and mass of the buildings within which it was viewed and therefore detrimental to the character and appearance of the surrounding area.
- 8.7 The current proposal when compared with the previous 2017 scheme has been substantially reduced in height from 11.4m (8.3m at eaves) to 9.3m when

viewed from Gibson's Hill with a full storey removed for the building. The proposed building would be 0.7m lower than the existing house.

- 8.8 In heritage terms, the principle of the proposal can be accepted and would preserve the setting of the nearby conservation area. The simplified design (relative to the refused scheme) is an improvement as it does not draw undue attention in the streetscene.



- 8.9 The scale and positioning of massing is considered acceptable in principle with the two storey plus roof level not disrupting the street scene. The Inspector in deciding the previous proposal considered the size of the plot, able to accommodate the footprint of the building proposed without it appearing as a cramped form of development with the rear projection as an appropriate subordinate addition to the main street frontage. The current proposal occupies a similar footprint and includes a lower rear addition which would play a similar subordinate role when viewed in its surroundings.
- 8.10 The applicants have chosen a similar Georgian design expression as the previous proposal. The Inspector did not consider this design approach as a mere pastiche, particularly given the varied character of the surrounding buildings. This traditional approach was generally considered in keeping with the character of the surrounding area and the Inspector concluded that the architectural expression did not warrant the dismissal of the appeal. Following officer advice the applicants have amended the proposal to further simplify the building appearance and clarify its setting to better respond to traditional design principles. The applicants have introduced balconies with raised parapet surrounds; removed railings at roof level, simplified the parapet surrounds and dormer access at roof level, introduced a new main entrance and improved architectural detailing in Georgian style, the details to be agreed by condition.
- 8.11 The applicants have revised the landscaped layout to identify how the areas of land would be used. This includes dedicated permeable hard and soft landscaped areas to bin and cycle areas, driveways, private paved areas, screened gardens, paths, seating areas and playspace area. The landscape strategy details including playspace area to be confirmed and secured by condition. The proposed scheme is considered to be a sensitive intensification of this site. In light of the previous decision and based on the information provided the design would preserve this site and local character in line with national, regional and local policies.

Housing Quality/Daylight and sunlight for future occupiers.

- 8.12 The proposed flats would accord with the National technical housing standards guidelines in terms of floor space requirements including areas for storage. Each property would have dual aspect and would receive good levels of sunlight and daylight. The applicants have demonstrated through section drawings that sufficient head height would be afforded to the accommodation within the roof space. This arrangement is, therefore acceptable. Each of the flats would have their own private amenity space, with private gardens, recessed balconies and roof terraces. The proposal includes a communal garden and playspace area both of which would be accessed directly from the building in line with London Plan standards. The proposal including provision of private, communal areas and playspace would therefore be in accordance with the principles of the NPPF in delivering a wide of choice of quality homes and London Plan Policies, and Croydon Local Plan 2018.
- 8.13 In terms of accessibility, the Housing SPG recognised that for developments of four-stories or less the provision for new build homes being accessible and adaptable should be applied flexibly to ensure that the development is delivered. The applicants have highlighted the change in land levels associated with this site and that accommodation in the front half necessitates steps down to access the floorspace towards the rear due to the front half being at a higher level. They have however been able to introduce a lift which would provide wheelchair access to all three levels. Flat 4 would be M4(3) with flats 1, 5 and 7 M4(2) compatible. The applicants have proposed wheelchair lift for direct access to the garden while step free access to the rear would be possible from internal corridor and by exiting the building and travelling along its side to the rear garden.
- 8.14 Based on the introduction of the lift officers are satisfied that efforts have been made to enable as many flats direct access by a variety of occupiers as is possible additional information officers are satisfied that sufficient efforts have been made to consider the viability of a lift as part of this development.

Residential Amenity Daylight/Sunlight, Overlooking, Privacy for neighbours

- 8.15 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light and a loss of outlook.
- 8.16 The proposed dwelling is well separated from all adjoining occupiers. The neighbours closest to the site at 118 Gibson's Hill would be 26m from the building to the east separated by Leafield Close. To the west the rear of 108 Gibson's Hill would be 18m from the building separated by Averil Grove. Towards the south, the building would be 10m from the site boundary 17m from the building with no.2 Leafield Close which has no windows in its flank elevation. Garages exist to the rear of no.2 and along the south and along the south west of the application site. The proposal would not result in loss of light or significant overlooking or loss of privacy for these neighbours with the proposal positioned further away from the boundary with no.2 than the existing property and angled away from neighbouring gardens

- 8.17 The application site is 20m south from neighbouring properties opposite (nos 161 and 163). The proposal would be set back 12m into the site boundary. The proposal at 32m overall would be a considerable distance in an suburban context. It is not considered that the development would harm the living conditions of any neighbours to the north. The scale and massing of the building is considered appropriate to the size of the site and the surrounding area, therefore it is not considered that the development would result in visual intrusion or harm to the amenity of neighbours. It should be noted that in dismissing the appeal in relation to the previous applications that the Inspector concluded *“the proposed elevations are reasonable separated from all adjoining occupiers. As such, the proposal would not cause demonstrable harm to the living conditions of the occupants of neighbouring properties of an extent to warrant dismissal of this appeal on those grounds”*.
- 8.18 Several neighbours have raised concerns over the impact of the construction of the development. It is acknowledged that there will be some noise and disturbance during the construction process, with pollution and vehicle access also a concern expressed by neighbours. A planning informative is recommended to advise the applicant to follow the Councils “Code of Practice on the Control of Noise and Pollution from Construction Sites”. A Construction Logistics Plan would need to be submitted and approved prior to the start of building works. It is also recommended that a demolition / construction logistics plan be provided in order to reduce amenity considerations, traffic impacts and safeguard the development during the build; the detail of which is to be controlled by condition. Further informatives would ensure the reinstatement of the highway with developers to meet the cost of reinstatement of any work
- 8.19 A condition requiring details of lighting and illuminance to the rear and along the vehicle parking at the front would ensure that neighbours amenity is protected.

Transport

- 8.20 Neighbours have objected to the level of parking associated with the proposal and impacts on the road network. The site is located in an area with PTAL level of 2 (on a scale of 1 to 6b), which is considered to be a poor level of public transport accessibility. There is no Control Parking Zone within the area. It is however within walking distance to several bus routes on Beulah Hill and Crown Lane/Crown Dale (115m away) and close to local shops and schools (300m away). A total of 9 car parking spaces within 2 areas is proposed. The Draft London Plan states that for PTAL 2 up to 1 parking space per dwelling can be provided. This level of parking provision and the layouts proposed are considered acceptable. Electric vehicle charging points should also be provided and one of the parking spaces within the front forecourt should be designed for disabled use and be located close to the entrance to the property. It is recommended that details of this should be secured by condition. The applicants have also agreed to contribute £1500 per flat towards sustainable road improvements to be secured as part of a 106 agreement.
- 8.21 The application proposes that the two existing crossovers be replaced with one central vehicle crossover. It is the responsibility of the applicant to enter into an agreement with the Council’s Highways team to ensure these works are

undertaken. For all accesses to the parking areas pedestrian visibility splays should be provided to either side of the access with no obstruction over 0.6m in height. Vehicle sight lines should also be indicated on the deposited plans. It is recommended that this detail is secured by condition.

- 8.22 The proposal includes a cycle storage in line with London Plan standards. The external stores would need to be secure and covered. It is recommended that these details are secured by condition.
- 8.23 The location of a refuse store is considered acceptable. It is recommended that details of the screening and size for the proposed refuse store should be secured by condition. As identified above a condition requiring details of a construction logistic plan would further safeguard highway and neighbours concerns during the build process.
- 8.24 The proposed parking is the same as that considered in 2017. With regard to neighbour concerns the inspector considered that there was insufficient reason to conclude that the proposal would compromise highway safety. The proposal is therefore considered to be in accordance with London Plan policies and Croydon Local Plan policies in respect to traffic and highway impacts

Trees

- 8.25 No issues surrounding biodiversity or ecology were raised within the previous Inspectors report. There are several trees on the site and several large mature trees on a piece of land to the east of the site. The applicants tree report identifies the removal of 8 trees across the two areas of land with minor pruning to another tree nearest to the bin enclosure. Neighbours have objected to the loss of trees associated with the proposal. The trees to be removed are however categorised as either C (low quality) or U (suitable for removal) trees. There are no protected trees on site and subject to a suitable planting replacement programme, tree officers have not raised any objection to their removal. New tree planting will help to preserve the site and screen and help soften the development when viewed from neighbouring properties.
- 8.26 A number of trees exist around the perimeter of the site particularly along the east. The proposal would be away from these trees on the neighbouring land and is therefore not considered to result in any harm to these trees. The applicants tree report includes a tree protection plan. Tree officers have examined the report and raise no objection to the removal or protection measures for neighbouring trees including street trees, the details to be secured by condition to ensure that appropriate protection is put up during construction. The proposal would therefore be in accordance with Council policy DM28.

Sustainability and Flooding

- 8.27 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. In line with Policy 5.2 of the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide

emissions. In addition, the Council would require the development to achieve a water use target of 110 litres per head per. Subject to conditions the development would need to achieve sustainable requirements in line with national, regional and local level.

- 8.28 The site does not fall within a major flood risk area or surface water flood risk area and no mitigation measures are considered necessary. However, in order to reduce any potential surface water runoff through rain water harvesting, a condition is recommended to secure the provision of at least 2 water butts for the site. All connections will be made in accordance with the building regulation requirements and those of Thames Water including retention and slow release systems (SUDS) to reduce the outflow to limit the risk of adding to flooding elsewhere in the vicinity. The details to be secured by condition.

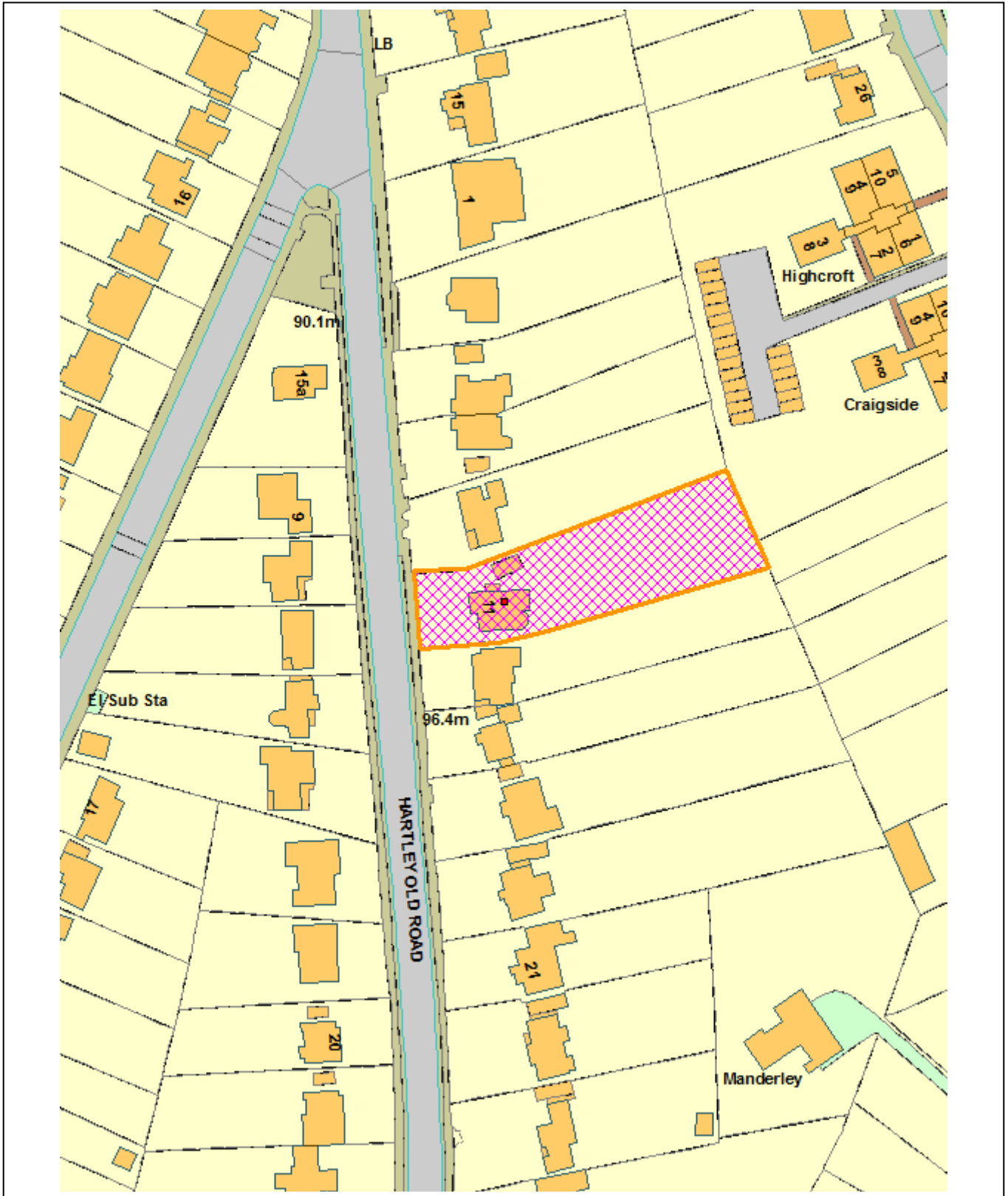
Waste

- 8.29 The proposed plans indicate waste storage facilities within the front of the site. Officers have identified that the proposed development would be within an acceptable distance for collection. Residents have expressed concerns over the capacity of the bin storage and its likely appearance. Waste officers confirm that 9 flats would require 2 x 660ltr landfill bin, 4 x 360ltr co-mingled recycling bin and 1 x 140ltr food waste bin. The applicant has designed the bin store to the Council's capacity requirements minimising the number of bins in place of wheelie bins for general waste and recycling with food storage. Final details of the bin enclosure including boundary treatment and screening should ensure suitable capacity and protection to the enclosure. The details to be secured by condition to ensure suitable facilities are provided in line with the principles of London Plan policy 5.17 waste capacity; CLP policies SP6 and DM13.

Conclusions

- 8.30 The recommendation is to grant planning permission subject to 106 agreement to secure sustainable transport contribution.

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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 20/05200/FUL
 Location: 11 Hartley Old Road, Purley, CR8 4HH
 Ward: Purley and Woodcote
 Description: Demolition of single-family dwellinghouse and erection of 1x three-storey block containing 3x 2-bedroom flats and 4x 3-bedroom flats; and 2x 4-bedroom semi-detached houses with associated access, car parking, cycle and refuse storage.
 Drawing Nos: CX14-101A, CX14-102, CX14-103B, CX14-104, CX14-105A, CX14-106A, CX14-107A, CX14-108A, CX14-109A, CX14-110A, CX14-111A, CX14-112A, CX14-113B, CX14-114B, CX14-115A, CX14-116A, CX14-117, CX-14-118, CX14-119A, CX14-122, CX14-123A, CX14-124, CX14-125A.
 Applicant: Mr Gerasimos Stamatelatos of Aventier Ltd
 Case Officer: Nathan Pearce

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision				1		1
Proposed Provision		3		4	2	9

	Car parking spaces	Cycle parking spaces
Existing	1	0
Proposed	9	18

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received and it has been referred by the Hartley & District Residents' Association (HADRA).

2.0 RECOMMENDATION

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

- a) A financial contribution of £13,500 for improvements to sustainable transport improvements in Purley Ward including but not limited to on

street car clubs with EVCP's and/or highway changes such as on street restrictions, membership of car club for the units for 3 years.

b) And 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. 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. Construction Logistics Plan
4. Tree Protection Plan
5. Details of facing materials
6. Landscaping
7. Sustainable urban drainage details
8. Electric Vehicle Charging Points
9. Cycle parking and refuse
10. Car parking
11. Windows restrictions
12. Visibility splays
13. Accessible units
14. Energy emissions
15. Ecology conditions
16. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

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

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing detached house
- Erection of a two-storey building plus accommodation in roof-space at the front of the site.
- Erection of a one / two storey building plus accommodation in roof-space at the rear of the site.
- Provision of 3 x 2 bedroom flats (3 person), 4 x 3 bedroom flats, 2 x 4 bedroom houses.
- Provision of 9 off-street parking spaces including one disabled bay.

- Provision associated refuse/cycle stores.

3.2 Amended plans were received on 07/12/2020 showing an additional refuse store at the front of the site where bins will be temporarily stored for collection. There are also amendments to the cycle and refuse storage.

Site and Surroundings

3.3 The application site is a large detached property situated on the east side of Hartley Old Road. The topography of the site is a sloping site. The land rises from the lower level on the north and east side, to a higher level on the south and west of the site.

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



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

Planning History

3.5 None relevant

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving

its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018) and emerging housing targets. The proposed development would provide an appropriate mix of units including 2x four-bed houses and 4x three-bed flats.

- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 26 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, a Residents' Association and local ward Councillors in response to notification and publicity of the application are as follows:

No of individual responses: 35 Objecting: 35 Supporting: 0
 Comment: 0

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

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.6
Loss of family home	Addressed in the report at paragraph 8.2 – 8.6
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.6
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.12
Massing too big	Addressed in the report at paragraphs 8.7 – 8.12

Over intensification – Too dense	Addressed in the report at paragraph 8.7 – 8.12
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.7 – 8.12
Accessible provision	Addressed in the report at paragraphs 8.23
Number of storeys	Addressed in the report at paragraphs 8.9
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.13 – 8.18
Loss of light	Addressed in the report at paragraphs 8.13 – 8.18
Loss of privacy	Addressed in the report at paragraphs 8.13 – 8.18
Overlooking	Addressed in the report at paragraphs 8.13 – 8.18
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.13 – 8.18
Refuse store	Addressed in the report at paragraphs 8.31
<i>Traffic & Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.25 – 8.32
Not enough off-street parking	Addressed in the report at paragraphs 8.25 – 8.32
Negative impact on highway safety	Addressed in the report at paragraph 8.25 – 8.32
Refuse and recycling provision	Addressed in the report at paragraph 8.25 – 8.32
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.41
Impact on wildlife	Addressed in the report at paragraphs 8.33 – 8.38
Impact on flooding	Addressed in the report at paragraph 8.40
Local services cannot cope	Addressed in the report at paragraph 8.43
Lack of affordable homes	Addressed in the report at paragraph 8.42
Impact on trees	Addressed in the report at paragraphs 8.33 – 8.35

6.3 Cllr Oni Oviri (Purley & Woodcote Ward) objected to the application and raised the following issues:

- Overdevelopment of site
- Loss of privacy due to scale and mass

- Insufficient accessibility provision due to lack of lift and limited accessible parking spaces

6.4 The Hartley & District Residents' Association has referred the application to committee and raised the following issues:

- The development pattern, layout and siting is out of character
- The scale, height, massing, density and increased height is out of character
- Insufficient car parking
- Poor quality living environment for future occupiers
- Impact on privacy and light of neighbouring occupiers
- Overintensification of the site
- Impact on local infrastructure
- Insufficient Construction Logistics Plan
- Inadequate wildlife protection
- Inconsistent with pre-application advice

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

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

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

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

Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally

adopted. Despite this, in accordance with paragraph 48 of the NPPF substantial weight can be applied to those policies to which the Secretary of State has not directed modifications to be made.

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

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character

- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM42 – Purley

7.6 Suburban Design Guide Supplementary Planning Document (SPD) 2019

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

7.7 Other relevant Supplementary Planning Guidance as follows:

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

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues of this particular application relate to:

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

The Principle of Development

8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Furthermore

the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery over the plan period will come from District Centres and windfall sites.

- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification.
- 8.4 Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and small family homes and homes built as 3-bed homes are also protected. The existing dwellinghouse is a 3-bed and the proposal would provide 6x 3 and 4-bed units which would provide adequate floorspace for families. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.5 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be within this range (155 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

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

- 8.6 The existing property is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement coming forward. The proposal seeks to replace it with 9 units formed of a semi-detached dwellinghouse at the front of the site and a block of 7 flats at the rear. The scheme has been specifically designed to resemble a replacement house at the front and a sympathetically designed flatted block at the rear, rather than a single block of flats at the front of the site. Officers are satisfied that the scheme respects the street-scene.
- 8.7 The Croydon Local Plan has a presumption in favour of three storey development. The front block consists of two stories plus accommodation in the roof and the rear block is split 1 / 2 storeys plus accommodation in the roof, this is considered acceptable because the change in levels would make the rear building appear approximately one storey lower in height. The application provides a high quality built form that respects the land level changes, pattern, layout and siting in accordance with Policy DM10.1.



Figure 1 Site cross section showing front block on right hand side is higher than rear block which follows the land levels of the site

8.8 The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties.



Fig 2: Front of elevation of front dwellings



Fig 2: Front elevation of rear flatted block

- 8.9 The design of the buildings would incorporate a traditional styled appearance consisting of gables and bays to the front elevation, maintaining the overall street scene with use of an appropriate materials palette with an adequate balance between render, facing bricks, soldier course brickwork, hanging tile, glazing and appropriate roof proportions. The main front element would present a traditional architectural response, consisting of a gabled bay. It is noted that hung tile roofs and white render are characteristic of the area. As such, whilst there are concerns about the appearance of render over time, a building with a small amount of render is considered to be an appropriate design response in this situation. The use of Alderley Burgundy bricks or similar would be acceptable, brick slips would not be an appropriate facing material.
- 8.10 The rear flatted block is on a sloping site and would have a lower floor that is accessible from the rear and via internal stairs. This would give the appearance of a two storey building when viewed from the rear.



Fig 3: Proposed site plan showing proposal in relation to neighbouring properties

8.11 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Whilst the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the boundary. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the rear.

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



Fig 4: CGI of site showing proposal in relation to neighbouring properties

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

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

8.13 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the adjoining properties at 9 & 13 Hartley Old Road, dwellings opposite on Hartley Old Road and to the rear on Old Lodge Lane.

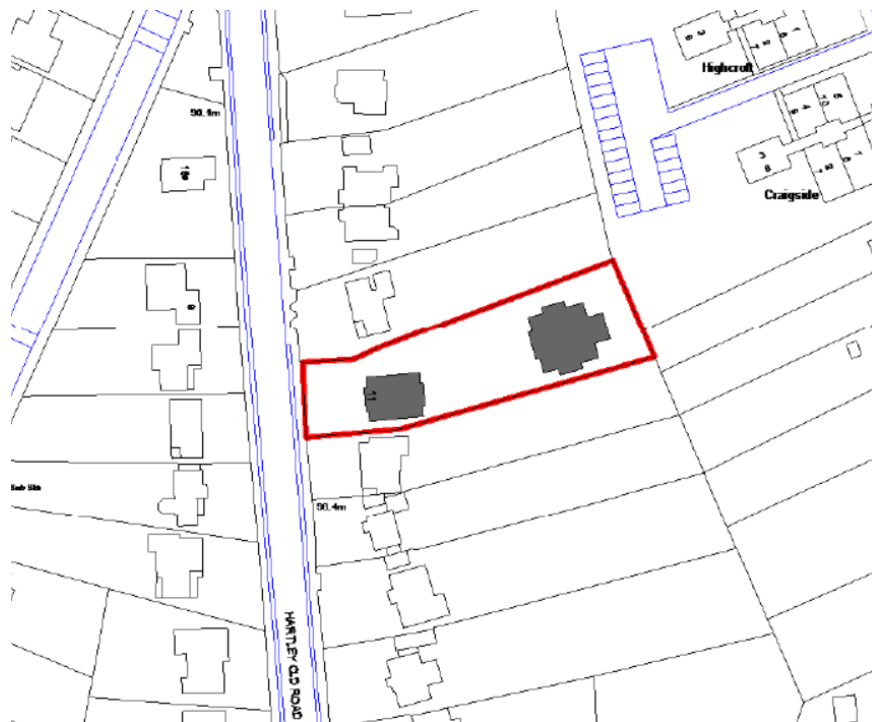


Fig 5: Proposed site plan

9 Hartley Old Road

8.14 This dwelling is to the north and is at a lower level than the proposal site. The rear of the proposed frontage building would not break a 45 degree line drawn from rear habitable room windows, it is considered that given the separation distances and the angles that there would not be a significant impact on this dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

8.15 The side elevation is approximately 10m from the side of the proposed houses and is separated by an existing boundary hedge and mature tree. The access to

the rear parking would run between them. Given the number of vehicles likely to use this access, it is not considered likely that significant noise or disturbance would result from its siting.

- 8.16 The height, forward and rear projections of the proposed dwelling are considered to have an acceptable relationship to no.9 in terms of the impact of daylight & sunlight on the habitable room windows.
- 8.17 The flatted block at the rear would conflict with the 45 degree lines of the adjoining dwellings, however the distance from the rear of the dwellings would be more than 20m and they would be at a lower level given the change in levels on the site.
- 8.18 Given the separation distance and change in levels it is considered that the proposed development would not result in a significant loss of privacy and overlooking of neighbouring property. Although there would be some additional overlooking of neighbouring private amenity, this amenity is already overlooked by the existing windows of neighbouring properties.

13 Hartley Old Road

- 8.19 This dwelling is to the south and is at a higher level than the proposal site. There are 4 windows on the side elevation. Two on the ground floor serving a shower room and a utility room, two on the first floor serving the stairs/landing and a bathroom. Although there may be some loss of light to these windows they are not primary windows serving habitable rooms. The frontage block would not break lines taken at 45degrees from the rear windows of 13 Hartley Old Road.
- 8.20 The rear of the proposed building would not break a 45 degree line drawn from rear habitable room windows, it is considered that given the separation distances and the angles that there would not be a significant impact on this dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

Dwellings opposite on Hartley Old Road and to the rear on Old Lodge Lane

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

General

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

The effect of the proposal upon the amenities of future occupiers

- 8.23 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.
- 8.24 The units would have access to private and communal amenity space which meets the required standard.
- 8.25 Unit 3 would be on a split level with two bedrooms on the ground floor and one bedroom & kitchen/lounge on the basement level. The lower ground windows would look out on to their private amenity space and rear garden beyond it that is at a lower level.
- 8.26 The local plan also requires all flatted development to provide new child play space as well as the amenity space to be provided. In terms of the child play space, this can be secured through use of planning conditions.
- 8.27 In terms of accessibility, the block of flats has no provision of a lift therefore units 1, 2, 6 and 7 on the first and second floor will not be accessible. This is considered acceptable because given the small scale of the development, it would be unviable to provide a lift for 4 units. All other units can meet M4(2) standard and one two-bedroom unit meets M4(3), in compliance with policy.
- 8.28 Overall the development is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space and child play space, and thus accords with relevant policy.

Traffic and highway safety implications

- 8.29 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 12 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.

- 8.30 The proposed car parking provision is considered acceptable when taking into account the site constraints, the need to provide high quality multi-functional spaces whilst ensuring the best use of land.
- 8.31 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highway safety, the scheme provides 9 off-street parking spaces including 1 disabled space and these will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions.
- 8.32 A financial contribution of £13,500 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions or membership of car club for the units for 3 years. This is required because of the increased traffic generated from the increased number of units.
- 8.33 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 18 spaces) as these are located in a secure and covered cycle store within the rear communal amenity space. Vertical cycle parking would not be appropriate. This can be secured by way of a condition.
- 8.34 The refuse arrangements would be acceptable and for a nine units scheme would require 1 x 1100ltr landfill receptacle; 1 x 1280ltr for dry recycling and 1 x 140ltr food recycling, which has been accommodated within the site. The refuse store will be located at the side of the houses. A refuse collection and bulky goods storage area is provided at the front of the site. A refuse management condition is required to take the bins to the collection point on the day of collection. It can be secured by condition.
- 8.35 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

Trees and Ecology

- 8.36 The site contains some established trees and shrubs. There is one protected tree within the site (T2) and two protected trees within close proximity of the boundary (T3 and T4), these will be retained. Five category C trees and one category U tree will be removed, these trees have a low amenity value and are not protected. The site provides an opportunity to plant a number of new trees as part of a landscaping scheme. A landscaping and planting plan can be conditioned.
- 8.37 Foundations for parts of the new houses and underground services extend into the theoretical Root Protection Areas of T3. However, the footprint of the new building is similar to that of the house that will be demolished and the underground services will run between the existing house and existing garage.

In order to minimise the potential impact upon these trees, it is proposed to excavate the foundations within the Root Protection Areas of these three trees using hand tools.

- 8.38 The works should be undertaken in accordance with the tree protection plan; Arboricultural Report and Impact Assessment recommendations and this has been conditioned.



Fig 7: Extract from submitted soft landscaping scheme (Indicative only)

- 8.39 A Preliminary Ecological Appraisal, Preliminary Inspection for Bats and reptile report relating to the likely impacts of development on designated sites, protected species and priority species & habitats has been submitted with the application which has been assessed by the Council's ecology consultant. In addition a Bat Survey did not record any evidence of bats.
- 8.40 The ecology consultant is satisfied that there is sufficient ecological information available for determination. The likely impacts on protected and priority species & habitats can be made acceptable with appropriate mitigation measures secured.
- 8.41 The mitigation measures identified in the Bat Emergence/Re-entry Surveys and Mitigation Report should be secured and implemented in full. This is necessary to conserve and enhance protected and priority species particularly bats. This has been conditioned.
- 8.42 A Biodiversity enhancement strategy is also required as a pre-commencement condition to enhance protected and priority species/habitats. This has been conditioned.
- 8.43 The Council has certainty of the likely impacts on protected species and sites. Through the imposition of planning conditions and work undertaken to date, the local planning authority has operated in accordance with its statutory duties relating to biodiversity and national and local policy requirements.

Sustainability Issues

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

Other Matters

8.45 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.

8.46 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.

8.47 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for nine units and as such is under the threshold where the provision for affordable homes would be required.

8.48 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusions/planning balance

8.49 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.

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

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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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.

07/12/2020 to 08/01/2021

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. :	20/04083/FUL	Ward :	Addiscombe East
Location :	86 Outram Road Croydon CR0 6XF	Type:	Full planning permission
Proposal :	Alterations including single storey rear extension as part of conversion of existing house into 3 flats including 3 parking spaces, refuse and cycle storage.		
Date Decision:	11.12.20		

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 186C Lower Addiscombe Road Type: Full planning permission
Croydon
CR0 6AH

Proposal : Erection of new detached double garage building to rear of property.

Date Decision: 06.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05945/DISC Ward : **Addiscombe East**
Location : Land R/O 2 & 4 Cheyne Walk Type: Discharge of Conditions
Croydon
CR0 7HG

Proposal : Discharge of Conditions 4 and 8 attached to Planning Permission 20/01321/CONR for Variation of Conditions 4 - Various - and 9 - SUDs - attached to planning permission 18/03004/FUL for Alterations, demolition of existing garages behind 2 and 4 Cheyne Walk to form 2 bedroom single storey Bungalow, provision of associated off-street parking accessed from Addiscombe Road.

Date Decision: 22.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01517/FUL Ward : **Addiscombe West**
Location : 5A Bisenden Road Type: Full planning permission
Croydon
CR0 6UN

Proposal : Erection of hip to gable roof extension with 3 roof lights, rear dormer window with Juliet balcony and loft conversion

Date Decision: 18.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01931/FUL Ward : **Addiscombe West**
Location : 41 Clyde Road Type: Full planning permission
Croydon
CR0 6SY

Proposal : Creation of a lightwell with railings and new basement window

Date Decision: 16.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03174/DISC **Ward : Addiscombe West**
Location : Development Site Former Site Of **Type: Discharge of Conditions**
30 - 38 Addiscombe Road
Croydon
CR0 5PE

Proposal : Discharge of Conditions 5b-e (design and ASHP details), 6 (landscaping details), 7 (biodiversity details) and 8 (refuse and cycle details) attached to planning permission 18/06102/FUL for the redevelopment of the site to provide 137 residential units across an 8 and 18 storey building with associated landscaping and access arrangements.

Date Decision: 05.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04198/HSE **Ward : Addiscombe West**
Location : 35 Morland Road **Type: Householder Application**
Croydon
CR0 6HA

Proposal : Construction of a single storey rear and first floor rear extension (Amended).

Date Decision: 22.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04340/LP **Ward : Addiscombe West**
Location : 31 Morland Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 6HA

Proposal : Proposed alterations to the roof including a rear dormer and hip to gable extension

Date Decision: 04.01.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/04394/DISC **Ward : Addiscombe West**
Location : 59 Cedar Road **Type: Discharge of Conditions**
Croydon
CR0 6UJ

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Discharge of Conditions 4 and 5 attached to Planning Permission 19/05376/FUL for Alterations and conversion to 1 x 3 bedroom flat and 1 x 2 bedroom flat, provision of associated refuse storage, cycle storage, and rear garden amenity areas.

Date Decision: 22.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05259/HSE
Location : 48 Chisholm Road
Croydon
CR0 6UP

Ward : Addiscombe West
Type: Householder Application

Proposal : Alterations, erection of ground floor rear/side extension.

Date Decision: 08.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05465/HSE
Location : 117 Cedar Road
Croydon
CR0 6UJ

Ward : Addiscombe West
Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 15.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05497/CAT
Location : 58A Canning Road
Croydon
CR0 6QF

Ward : Addiscombe West
Type: Works to Trees in a
Conservation Area

Proposal : 1 x Mature Lawson Cypress (*Chamaecyparis lawsoniana*) section-fell to near ground level
1 x Mature Elder (*Sambucus nigra*) section-fell to near ground level

Date Decision: 29.12.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/05536/LP
Location : 25 Edward Road
Croydon
CR0 6DZ

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

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

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 23.12.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. :	20/05765/LP	Ward :	Addiscombe West
Location :	18 Colson Road Croydon CR0 6UA	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of L-shaped rear dormer.		

Date Decision: 17.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	20/05774/GPDO	Ward :	Addiscombe West
Location :	18 Colson Road Croydon CR0 6UA	Type:	Prior Appvl - Class A Larger House Extns
Proposal :	Erection of a two single storey rear extension projecting out 6 metres from the rear walls of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres		

Date Decision: 11.12.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. :	20/05789/HSE	Ward :	Addiscombe West
Location :	27 Davidson Road Croydon CR0 6DL	Type:	Householder Application
Proposal :	Erection of single storey side/rear extension		

Date Decision: 22.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/05797/GPDO	Ward :	Addiscombe West
Location :	31 Morland Road Croydon CR0 6HA	Type:	Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Erection of a single storey rear extension projecting out 5.95 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 23.12.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05896/DISC

Ward : **Addiscombe West**

Location : 29 Leslie Park Road
Croydon
CR0 6TN

Type: Discharge of Conditions

Proposal : Discharge of 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: 22.12.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/06183/DISC

Ward : **Addiscombe West**

Location : 28 - 30 Addiscombe Grove
Croydon
CR0 5LP

Type: Discharge of Conditions

Proposal : Condition 18 (External lighting) for planning permission 17/02680/FUL for Demolition of existing buildings and redevelopment of the site for a part 9, 20 and 21 storey building with 153 apartments along with associated landscape works.

Date Decision: 06.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05225/FUL

Ward : **Bensham Manor**

Location : 30-32 Chipstead Avenue
Thornton Heath
CR7 7DG

Type: Full planning permission

Proposal : Demolition of existing dwellings. Erection of part 3-storey, part 4-storey building comprising 2 x 3-bed, 1 x 2-bed, 3 x 1-bed and 2 x studio flats with associated landscaping, boundary treatments, refuse and cycle storage.

Date Decision: 07.01.21

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

Level: Delegated Business Meeting

Ref. No. : 20/00471/FUL **Ward : Bensham Manor**
Location : 231A & 231B Bensham Lane **Type: Full planning permission**
Thornton Heath
CR7 7ET
Proposal : Retention of containers
Date Decision: 31.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03868/FUL **Ward : Bensham Manor**
Location : 7 Langdale Road **Type: Full planning permission**
Thornton Heath
CR7 7PS
Proposal : Alterations; change of use from a dwellinghouse (C3) to a small HMO for 6 people (C4), with associated cycle and refuse storage and erection of outbuilding in rear garden (part retrospective).
Date Decision: 07.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04375/FUL **Ward : Bensham Manor**
Location : 157 - 157A Ecclesbourne Road **Type: Full planning permission**
Thornton Heath
CR7 7BR
Proposal : Alterations, Demolition of existing building behind façade and removal of side fence on Bensham Lane and rear fence on Bert Road, and removal of existing advertisement hoarding, erection of two storey building (ground and first floors), re-provision of ground floor retail unit Use Class E(a) (Display or retail sale of goods, other than hot food) facing Ecclesbourne Road with ancillary storage, kitchen and w/c in existing basement. Provision of 3 flats, one at ground floor and two on first floor accessed from Bensham Lane. Provision of rear ground floor amenity spaces and rear first floor balconies, and provision of off-street parking at rear, and associated cycle and refuse storage.
Date Decision: 09.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05052/HSE **Ward : Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 17 Carew Road
Thornton Heath
CR7 7RF
Type: Householder Application
Proposal : Erection of single storey side/rear extension

Date Decision: 10.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05361/LP
Location : 20 St Stephen's Crescent
Thornton Heath
CR7 7NP
Type: LDC (Proposed) Operations
edged
Proposal : Erection of hip to gable end roof extension and installation of rooflights in front and rear
roofslopes

Date Decision: 10.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05366/LP
Location : 154 Frant Road
Thornton Heath
CR7 7JW
Type: LDC (Proposed) Operations
edged
Proposal : Erection of loft conversion, with dormers in the rear roof slopes and roof lights in the front
roof slopes.

Date Decision: 11.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05468/LP
Location : 178A Frant Road
Thornton Heath
CR7 7JW
Type: LDC (Proposed) Operations
edged
Proposal : Erection of loft conversion with dormers in rear roof slopes and single storey rear
extension.

Date Decision: 17.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05542/LP
Ward : Bensham Manor

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 68 Queens Road
Croydon
CR0 2PR
Type: LDC (Proposed) Operations
edged
Proposal : Erection of side/rear dormer roof extensions. Installation of 2 x roof lights to front roof
slope.

Date Decision: 22.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05778/DISC
Location : 216 - 220 Brigstock Road
Thornton Heath
CR7 7JD
Ward : **Bensham Manor**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3, 4, 5, 10, 11, 16, and 18 of Planning Permission 18/04811/FUL for Removal of existing structures, demolition of existing building, alterations erection of part three storey / part four storey building, provision of retail use (A1 Use Class) at lower ground floor and ground floor, provision of 8 flats comprising 1 x 1 bedroom flat at rear lower ground floor, 2 x 1 bedroom flats at rear ground floor, 2 x 1 bedroom flats, 1 studio flat, and 1 x 3 bedroom flat at first floor, and 1 x 3 bedroom flat at second floor (in roofspace), provision of associated refuse storage and cycle storage, provision of one off-street parking space at rear.

Date Decision: 22.12.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/05912/LE
Location : 20 Langdale Road
Thornton Heath
CR7 7PP
Ward : **Bensham Manor**
Type: LDC (Existing) Use edged
Proposal : Use of the building as 4 self contained flats

Date Decision: 07.01.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/06107/NMA
Ward : **Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 14 Totton Road
Thornton Heath
CR7 7QR
Type: Non-material amendment

Proposal : Non-material Amendment to LPA reference 19/05574/HSE (Erection of single storey rear extension and raising the roof to provide an additional floor of accommodation. New facade and erection of photovoltaics).

Date Decision: 14.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06161/LP
Location : 12 Frant Road
Thornton Heath
CR7 7JQ
Type: LDC (Proposed) Use edged
Ward : **Bensham Manor**

Proposal : Change of use of dwellinghouse (C3) to a HMO for 3-6 people (C4).

Date Decision: 07.01.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/01579/FUL
Location : Land West Of Units 8 And 9
Mill Lane Industrial Estate
Mill Lane
Croydon
CR0 4AA
Type: Full planning permission
Ward : **Broad Green**

Proposal : Continued use of the site as a scaffold yard with a number of open storage structures

Date Decision: 31.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04046/FUL
Location : 41A Kidderminster Road
Croydon
CR0 2UF
Type: Full planning permission
Ward : **Broad Green**

Proposal : Erection of loft conversion, with roof lights in the front roof slope and dormers in the rear.

Date Decision: 08.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04338/HSE
Location : 28 Nova Road
Croydon
CR0 2TL
Proposal : Erection of single storey rear extension.
Date Decision: 22.12.20

Ward : Broad Green
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04372/NMA
Location : Former Stewart Plastics Factory Site,
Waddon Marsh Way, Croydon CR9 4HS;
Including Adjacent Hardstanding, Part Of
Latham's Way, Part Of The Car Parking Area
At Valley Retail Park, Part Of Hestermann
Way, And Part Of Waddon Marsh Way.
Proposal : Non material amendment to Planning permission 18/02663/ful granted for Demolition of the existing buildings, hardstanding and car parking on the site. The erection of up to 11,398sqm (GEA) of new floorspace, arranged as 3no. 1-2 storey buildings for industrial, warehousing and ancillary use (Use Classes B1b, B1c, B2 and/or B8); a single storey security hut; and a single storey substation. The construction of a new road linking Hesterman Way to Purley Way via Waddon Marsh Way. Reconfiguration of car park spaces (with 13 additional spaces), external landscaping, 1.8-3.0m high boundaries, access gates, freestanding bin stores, plant and equipment, covered cycle stores, service yards and associated works.
Date Decision: 07.12.20

Ward : Broad Green
Type: Non-material amendment

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05373/HSE
Location : 8 Westcombe Avenue
Croydon
CR0 3DA
Proposal : Alterations; erection of external front access ramp with railings.
Date Decision: 07.12.20

Ward : Broad Green
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05390/HSE
Location : 5 Greenside Road
Croydon
CR0 3PP
Ward : **Broad Green**
Type: Householder Application
Proposal : Loft conversion with dormers in the rear roof slopes and roof lights in the front roof slope.
Date Decision: 15.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05423/FUL
Location : 11 Fairmead Road
Croydon
CR0 3NQ
Ward : **Broad Green**
Type: Full planning permission
Proposal : Demolition of existing garage and erection of two-bedroom detached dwelling.
Date Decision: 15.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05637/GPDO
Location : 72 Sumner Road
Croydon
CR0 3LJ
Ward : **Broad Green**
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 2.735 metres and a maximum height of 3 metres
Date Decision: 15.12.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/05653/HSE
Location : 23 Martin Crescent
Croydon
CR0 3JQ
Ward : **Broad Green**
Type: Householder Application
Proposal : Alterations; erection of two-storey rear extension and installation of first-floor window in side elevation.
Date Decision: 21.12.20

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06238/DISC **Ward : Broad Green**
Location : Land Former Site Of **Type: Discharge of Conditions**
78 Purley Way
Croydon
CR0 3JP

Proposal : Discharge of condition 4 (iii)(land contamination - verification report) in connection with planning permission 19/03360/FUI for the 'Erection of four storey building for storage (Use Class B8) with associated water sprinkler tank, landscaping, cycle parking and car parking/ access'

Date Decision: 07.01.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/02546/FUL **Ward : Crystal Palace And Upper Norwood**
Location : 103 Church Road **Type: Full planning permission**
Upper Norwood
London
SE19 2PR

Proposal : Installation of replacement shopfront.

Date Decision: 09.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03844/DISC **Ward : Crystal Palace And Upper Norwood**
Location : Development Site At Garage Block Rear Of **Type: Discharge of Conditions**
98 - 176
College Green
Upper Norwood
London
SE19 3PN

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Details pursuant to Condition 3 (Landscaping) of planning permission 20/00006/ful granted for Demolition of existing garage block providing 16 no. units and replace with 14no. car parking spaces with electric vehicle charging points (EVCP) infrastructure. Including disabled bays and active electric vehicle charge points, ambulance/ carer`s drop off/ pick up point, new vehicle gate and resurfacing works at the development site at rear garage block

Date Decision: 09.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05146/FUL **Ward : Crystal Palace And Upper Norwood**

Location : Flat 1
139 Auckland Road
Upper Norwood
London
SE19 2RR

Type: Full planning permission

Proposal : Alterations; installation of door in rear elevation.

Date Decision: 17.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05325/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 2 Stambourne Way
Upper Norwood
London
SE19 2PY

Type: Householder Application

Proposal : Alterations; conversion of the existing garage to a habitable room, demolition of existing rear extension and erection of single-storey rear/side extension, erection of replacement roof to front porch and garage, installation of replacement first-floor window in rear elevation, installation of windows in side elevation and installation of 3x rooflights in side roofslopes.

Date Decision: 10.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05487/CAT **Ward : Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Norwood
Location : 17 Sylvan Road
Upper Norwood
London
SE19 2RU
Type: Works to Trees in a
Conservation Area
Proposal : T5 (Tag 412) Sycamore - Fell. T26 (Tag 433) Common Lime - Remove epicormic basal growth. T32 (Tag 439) Common Lime - Remove epicormic basal growth. T39 (Tag 446) Robinia - Reduce crown of tree by 3m in height and 1m in spread. T40 (Tag 447) (Tag 458) Common Lime - Remove epicormic basal growth. Remove dead and diseased wood. T66 (Not Tagged) - Fell as close to ground level as possible. - See Attached Report

Date Decision: 29.12.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/05500/HSE
Ward : **Crystal Palace And Upper Norwood**
Location : 57 Harold Road
Upper Norwood
London
SE19 3SP
Type: Householder Application
Proposal : Demolition of the existing ground floor garage to side, existing conservatory to rear and existing chimney to side. Erection of a part single/part two storey side extension, part single/part two storey rear extension and single storey front porch/garage extension. Replacement of all existing windows with new double glazed windows. Installation of 3 X roof windows to front main roof slope.

Date Decision: 23.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05503/GPDO
Ward : **Crystal Palace And Upper Norwood**
Location : 54 Church Road
Upper Norwood
London
SE19 2EZ
Type: Prior Appvl - Class O offices to houses
Proposal : Change of Use of existing ground floor and basement unit from offices to 3 self-contained studio units within Use Class C3 (residential)

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : Buddhist Temple
76 Beulah Hill
Upper Norwood
London
SE19 3EW

Type: Discharge of Conditions

Proposal : Approval of details required by Conditions 7 (noise management plan), 8 (Vehicular layout), 9 (visibility splays), 11 (waste stores) and 12 (cycle stores) attached to planning permission 19/02690/FUL.

Date Decision: 23.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05781/HSE

Location : 65 Eversley Road
Upper Norwood
London
SE19 3QS

Proposal : Erection of single storey side/rear extension

Ward : **Crystal Palace And Upper Norwood**

Type: Householder Application

Date Decision: 18.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05782/LP

Location : 65 Eversley Road
Upper Norwood
London
SE19 3QS

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

Ward : **Crystal Palace And Upper Norwood**

Type: LDC (Proposed) Operations edged

Date Decision: 18.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05892/NMA

Ward : **Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Norwood
Location : 37 Pytchley Crescent
Upper Norwood
London
SE19 3QT
Type: Non-material amendment
Proposal : Non-material amendment to PP 20/03856/HSE (The alteration of garage into a habitable room and the demolition and erection of single storey rear and side extension.) Reduce the rear wall extension and replace the bay with a flat wall at the front of the side extension.

Date Decision: 10.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06023/GPDO
Location : 126 Queen Mary Road
Upper Norwood
London
SE19 3NP
Ward : **Crystal Palace And Upper Norwood**
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 2.9 metres and a maximum overall height of 3 metres

Date Decision: 17.12.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/06040/GPDO
Location : 137 Ingram Road
Thornton Heath
CR7 8EH
Ward : **Crystal Palace And Upper Norwood**
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 2.8 metres and a maximum overall height of 3.6 metres

Date Decision: 06.01.21

Prior Approval No Jurisdiction (GPDO)

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : Car Park And Adjoining Land Lion Green Road, Coulsdon, CR5 2NL Type: Discharge of Conditions

Proposal : Discharge of condition 15 (highway agreement), 21(ecology) and 22 (piling) attached to planning permission 17/06297/FUL for the redevelopment of site to provide 5 x five, six and seven storey buildings providing 157 units (96 one bedroom, 42 two bedroom and 19 three bedroom flats): provision of vehicular access, residential and town centre car parking spaces, hard and soft landscaping works and new private and public amenity space.

Date Decision: 18.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02831/DISC Ward : **Coulsdon Town**

Location : Cane Hill Park Development Site Type: Discharge of Conditions
Off Brighton Road
Coulsdon
CR5 3YL

Proposal : Partial discharge of condition 5 (details) and discharge of conditions 8 (materials) and 9 (materials) attached to the decision notice of the reserved matters application ref. 17/06316/RSM (The proposal is for the following components of the former Cane Hill Hospital: 1) Refurbishment, rebuild and extension the administration building to create 14 apartments 2) Refurbishment of the chapel to provide a range of potential uses falling within Classes A1-A5, B1 and D1-D2 3) Conversion and extension to the water tower to create a single residential dwelling 4) Associated landscaping, access and parking (Legacy Buildings Phase) (approval of reserved matters in respect of hybrid planning permission 13/02527/P for Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units). Class A1-A5, B1, C1, D1-D2 Uses. Car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5, B1, C3, D1-D2 purposes. Re-Use/Rebuild of North Lodge as Use Class C3 single dwellinghouse. Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwellinghouse, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site, a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses. Up to 473 new residential units (Class C3) and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane/Brighton Road (A237) Roundabout and associated infrastructure including drainage).

Date Decision: 08.12.20

Part Approved / Part Not Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Proposed demolition of existing kitchen and erection of new single storey flank and rear extension and patio works.

Date Decision: 31.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05328/FUL

Ward : Coulsdon Town

Location : 145 Brighton Road
Coulsdon
CR5 2NJ

Type: Full planning permission

Proposal : Erection of rear dormer extension

Date Decision: 06.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05441/CONR

Ward : Coulsdon Town

Location : James Court
58 Brighton Road
Coulsdon
CR5 2FJ

Type: Removal of Condition

Proposal : Application to vary condition 1 (approved plans) and condition 12 (flank windows) of planning reference 19/02996/FUL at 58 Brighton Road, Coulsdon CR5 2FJ

Date Decision: 15.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05454/DISC

Ward : Coulsdon Town

Location : 21 Hollymeoak Road
Coulsdon
CR5 3QA

Type: Discharge of Conditions

Proposal : Discharge of Conditions 10 (SUDS) and 16 (Archaeology) attached to planning permission 19/05077/FUL for Demolition of a single-family dwelling and erection of 6x detached dwellings and associated hard & soft landscaping, car parking, cycle and refuse storage.

Date Decision: 10.12.20

Approved

Level: Delegated Business Meeting

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05736/GPDO
Location : 28 Parkside Gardens
Coulsdon
CR5 3AS

Ward : Coulsdon Town
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 2.4 metres and a maximum height of 3.88 metres

Date Decision: 16.12.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05812/HSE
Location : 1A The Chase
Coulsdon
CR5 2EJ

Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of a single storey rear extension.

Date Decision: 06.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05833/GPDO
Location : 5 Petersfield Crescent
Coulsdon
CR5 2JQ

Ward : Coulsdon Town
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 3.6 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 2.8 metres

Date Decision: 23.12.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/06203/LP
Location : 28 Clifton Road
Coulsdon
CR5 2DU

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

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Alterations, erection of hip-to-gable roof extension and rear dormer

Date Decision: 11.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06340/LP

Ward : Coulsdon Town

Location : 17 Portnalls Rise
Coulsdon
CR5 3DA

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a hip to gable roof extension and rear dormer, including three rooflights to the front roofslope.

Date Decision: 11.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06349/NMA

Ward : Coulsdon Town

Location : 95 Woodcote Grove Road
Coulsdon
CR5 2AN

Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 20/01837/HSE (Construction of a single storey rear extension) to add an additional high level window.

Date Decision: 22.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00012/LP

Ward : Coulsdon Town

Location : 13 Chipstead Close
Coulsdon
CR5 3AL

Type: LDC (Proposed) Operations
edged

Proposal : Rear dormer roof extension; three front rooflights and enlargement of rear soil ventilation pipe.

Date Decision: 07.01.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Ref. No. : 19/05985/CONR **Ward : Fairfield**
Location : 21 Sheldon Street Type: Removal of Condition
Croydon
CR0 1SS
Proposal : Application to vary Condition 4 (contaminated Land) of Permission 18/05680/CONR
Application to vary Condition 13 (Restriction over use of commercial unit as Chapel of
Rest only) and Condition 1 (Approved Plans to allow for the reduction in the size of the
basement and an increase in the size of the commercial unit on the ground floor) of
Permission 16/03825/P for the Demolition of existing buildings; erection of three/four
storey building with basement comprising ground floor commercial space (Chapel of
Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three bedroom flats;
provision of associated landscaping and services, front service bay, disabled and cycle
parking (amended description)

Date Decision: 14.12.20

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

Level: Delegated Business Meeting

Ref. No. : 20/01982/DISC **Ward : Fairfield**
Location : 6-44 Station Road And Queens Hall Car Type: Discharge of Conditions
Park, Poplar Walk, Croydon (St Michaels
Square)
Proposal : Discharge of Condition 18 part B (CMP/CLP) of planning permission 15/01419/P
(amended in application 19/05691/NMA)

Date Decision: 11.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02181/FUL **Ward : Fairfield**
Location : 9 Chatsworth Road Type: Full planning permission
Croydon
CR0 1HE
Proposal : Alterations, Conversion of single dwelling to form 1 x 3-bed flat, 1 x 2-bed flat and 1x 1-
bed flat, erection of single-storey rear extension and erection of rear dormer, with
associated parking, landscaping and refuse storage.

Date Decision: 21.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02313/FUL **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : Kiosk Corner Of Dingwall Road Type: Full planning permission
George Street
Croydon
CR0 1LD

Proposal : Replacement of existing single storey kiosk with an enlarged replacement kiosk.

Date Decision: 23.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02566/DISC Ward : **Fairfield**
Location : 7 - 11 High Street Type: Discharge of Conditions
Croydon
CR0 1QB

Proposal : Details pursuant to Condition 6 (Construction Logistics Plan) of planning permission ref 19/00368/ful granted for Use of the first and second floor as a House in Multiple Occupation (HMO) (26 single occupancy rooms), erection of a two storey infill side extension, alterations to the elevations and roof, and provision of communal amenity space and associated cycle and refuse storage facilities.

Date Decision: 22.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02828/CONR Ward : **Fairfield**
Location : 1 Parker Road And Land To The Rear Type: Removal of Condition
Including
18A, 20A And 20C South End
Croydon
CR0 1DN

Proposal : Variation to Condition 1 (approved plans) of planning permission 18/04953/FUL for minor changes to internal layouts, cycle store, additional rooflights, provision of additional fencing and soft and hard landscaping.

Date Decision: 29.12.20

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

Level: Delegated Business Meeting

Ref. No. : 20/02833/FUL Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 1 Parker Road And Land To The Rear Type: Full planning permission
Including
18A, 20A And 20C South End
Croydon
CR0 1DN

Proposal : Erection of (additional) single storey building comprising one additional dwelling situated to the rear of numbers 26-30 Parker Road.

Date Decision: 06.01.21

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

Level: Delegated Business Meeting

Ref. No. : 20/03066/FUL **Ward : Fairfield**
Location : Park House Type: Full planning permission
Park Lane
Croydon
CR0 1JG

Proposal : Alterations to existing car park to create 1 new car parking space, reconfiguration of 2 existing car parking spaces and bin collection point

Date Decision: 16.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03834/CONR **Ward : Fairfield**
Location : Ryan House Type: Removal of Condition
96 Park Lane
Croydon
CR0 1JB

Proposal : Removal of Conditions 4 and 5, and Variation of Conditions 3, 7 and 8 of Planning Permission 14/03683/P Partial demolition, alterations to roof, erection of dormer extensions in front and rear roof slopes; erection of single/two storey rear extension with balcony, conversion to form 3 two bedroom and 6 one bedroom flats; provision of associated parking and cycle/refuse storage.

Date Decision: 22.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05124/DISC **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

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

Proposal : Discharge of Condition 25 (District heating strategy) in respect of Plot B04/B05 attached to planning permission 20/01503/CONR for development without compliance with conditions 7 (approved plans), 71 (B04 wind mitigation), 72 (B04 design details), 73 (B05 reveal depths) and 74 (B05 design details) subject to which previous planning permission 11/00631/P (The erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class B1 use for a minimum of 88,855 sq metres and a maximum of 151, 420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of retail (class A1-A5 floorspace); provision of a maximum of 400 sq metres of community use (class D1); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces) was granted to allow for a revised office building across plots B04 and B05. (This application is accompanied by an Environmental Statement Addendum)

Date Decision: 08.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05135/FUL **Ward :** **Fairfield**
Location : Matico Dance Studio **Type:** Full planning permission
36 Pitlake
Croydon
CR0 3RA

Proposal : Alterations, retention of existing dance studio - Class E(d) - at ground floor, Use of first floor as 4 self-contained flats, and retention of existing flat at second floor level, with provision for associated off-street parking, cycle storage and refuse storage.

Date Decision: 08.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05202/HSE **Ward :** **Fairfield**
Location : 29 Chatsworth Road **Type:** Householder Application
Croydon
CR0 1HE

Proposal : Replacement of front garden fence with a brick wall, front garden tarmac paths with brick, replacement wooden gates and repainting of front door and porch

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 07.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05351/DISC **Ward : Fairfield**
Location : Land At The Junction Of Coombe Road And Edridge Road, Croydon, CR0 1BD Type: Discharge of Conditions

Proposal : Details pursuant to Condition 12 (Construction Method Statement) of planning permission 17/06330/ful granted for Erection of a three storey building to provide eight one bedroom flats with accommodation in the roof space and the erection of a two storey 3 bedroom house with accommodation in the roof space with landscaping and other associated works

Date Decision: 22.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05439/DISC **Ward : Fairfield**
Location : 72 - 78 Frith Road Croydon CR0 1TA Type: Discharge of Conditions

Proposal : Details pursuant to Condition 19 (M4(3) compliant) 19/04307/FUL Demolition of the existing buildings, followed by a new mixed use development consisting on two separate blocks. 9 new residential apartments, ground floor retail, first floor offices, soft landscaping, amenity space, refuse and cycle stores.

Date Decision: 10.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05463/DISC **Ward : Fairfield**
Location : S T P House 14 St Andrew's Road Croydon CR0 1AB Type: Discharge of Conditions

Proposal : Discharge of Condition 7 - Construction Logistics Plan - Attached to Planning Permission 18/00794/FUL for Demolition of office building, erection of single/two storey building comprising 2 one bedroom and 1 two bedroom dwellings: provision of associated cycle and refuse stores.

Date Decision: 22.12.20

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05479/FUL **Ward : Fairfield**
Location : Flat 2 **Type: Full planning permission**
42 Lansdowne Road
Croydon
CR0 2BD

Proposal : Construction of loft conversion with dormers in the rear roof slopes and roof lights in the front roof slope.

Date Decision: 17.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05554/DISC **Ward : Fairfield**
Location : Land Adjoining East Croydon Station, **Type: Discharge of Conditions**
Bounded By George Street (Including 1-5
Station Approach), Dingwall Road, (Including
The Warehouse Theatre), Lansdowne Road
And Including Land To The North Of
Lansdowne Road, Croydon

Proposal : Discharge of Conditions 33 (Cycle parking) and 57 (Motorcycle parking) in respect of Plot B04/B05 attached to planning permission 20/01503/CONR for development without compliance with conditions 7 (approved plans), 71 (B04 wind mitigation), 72 (B04 design details), 73 (B05 reveal depths) and 74 (B05 design details) subject to which previous planning permission 11/00631/P (The erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class B1 use for a minimum of 88,855 sq metres and a maximum of 151,420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of retail (class A1-A5 floorspace); provision of a maximum of 400 sq metres of community use (class D1); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces) was granted to allow for a revised office building across plots B04 and B05. (This application is accompanied by an Environmental Statement Addendum)

Date Decision: 17.12.20

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Ref. No. : 20/05636/ADV **Ward : Fairfield**
Location : 12 High Street Type: Consent to display
Croydon advertisements
CR0 1YA
Proposal : Display of 1 x internally illuminated fascia sign and 1 x non-illuminated projecting sign
Date Decision: 17.12.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/05717/DISC **Ward : Fairfield**
Location : Land At The Junction Of Coombe Road And Type: Discharge of Conditions
Edridge Road, Croydon, CR0 1BD
Proposal : Details pursuant to Condition 11 (Noise Assessment) in reference to planning permission
17/06330/ful granted for Erection of a three storey building to provide eight one bedroom
flats with accommodation in the roof space and the erection of a two storey 3 bedroom
house with accommodation in the roof space with landscaping and other associated
works.
Date Decision: 22.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05766/DISC **Ward : Fairfield**
Location : 1 Parker Road And Land To The Rear Type: Discharge of Conditions
Including
18A, 20A And 20C South End
Croydon
CR0 1DN
Proposal : Partial discharge of Condition 17 (archaeological investigation) attached to planning
permission 18/04953/FUL for the Demolition of existing buildings and erection of a 2
storey building containing music rehearsal and event space at ground floor level (sui
generis) and 2 residential units (1 x 1 bed and 1 x studio) above and the erection of a 3
storey terrace containing 6 x 3 bedroom dwellinghouses to the rear together with car and
cycle parking, refuse storage and amenity space.
Date Decision: 22.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05883/DISC **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : Development Site Former Site Of Type: Discharge of Conditions
5 - 9 Surrey Street
Croydon
CR0 1RG

Proposal : Discharge of condition 2 (materials) and condition 32 (1:20 scale plans showing design detailing and junctions between materials) pursuant to planning permission 18/01211/FUL.

Date Decision: 06.01.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/06056/ADV Ward : **Fairfield**
Location : Bus Shelter Outside Luna House, 40 Type: Consent to display
Wellesley Road advertisements
Croydon
CR0 9YD

Proposal : Single freestanding Forum Structure located inside TfL shelter, featuring Digital 84" double sided screen.

Date Decision: 29.12.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/06057/ADV Ward : **Fairfield**
Location : Bus Shelter Outside Whitgift Centre Car Park Type: Consent to display
Wellesley Road advertisements
Croydon
CR0 2AG

Proposal : Single freestanding Forum Structure located inside TfL shelter, featuring Digital 84" double sided screen.

Date Decision: 29.12.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/06058/ADV Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : Green At Junction Roffey Close And Wontford Road
Purley
CR8 4BH
Type: Full planning permission

Proposal : Partial development of the land to provide a part three, part four-storey apartment building comprising 17 flats, and 9 part two to three storey houses together with associated landscape treatments, a new access off Wontford Road, car parking, cycle and refuse stores and enhancements to the remaining green space

Date Decision: 14.12.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03106/HSE
Location : 99 Mosslea Road Whyteleafe
CR3 0DS
Type: Householder Application
Ward : Kenley

Proposal : Erection of raised decking at the rear of the property and replacement of steps down to the existing patio.

Date Decision: 18.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03774/HSE
Location : 38 Wattendon Road Kenley
CR8 5LU
Type: Householder Application
Ward : Kenley

Proposal : Construction of a hip to gable and rear roof extension with installation of 5 front rooflights. Construction of a single storey side and rear extension.

Date Decision: 10.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03852/FUL
Location : Coombe Bank 6 Church Road Kenley
CR8 5DU
Type: Full planning permission
Ward : Kenley

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Demolition of existing dwellinghouse and erection of a part three, part four storey building comprising 7 self-contained flats and a three storey semi detached pair (two dwellings) including excavation; hard and soft landscaping; alterations to existing crossover and new crossover for proposed access drive for vehicular parking; communal/private/play space boundary treatment; refuse and cycle provision and external alterations.

Date Decision: 05.01.21

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

Level: Delegated Business Meeting

Ref. No. : 20/03940/CONR

Ward : Kenley

Location : 35 Old Lodge Lane
Purley
CR8 4DL

Type: Removal of Condition

Proposal : Variation of Condition 2 (plans), 3 (CLP), 4 (landscaping), 5 (various) and 6 (balcony) of Planning Permission 19/02561/FUL granted for Alterations. Erection of a single/two storey side/rear extension including accommodation within roof space. Conversion to form 1x one bedroom, 2x two bedroom and 2x three bedroom flats. Provision of associated parking, landscaping, bicycle, refuse stores.

Date Decision: 10.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04309/DISC

Ward : Kenley

Location : 1 Roke Road
Kenley
CR8 5NQ

Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (Materials) and 4 (Landscaping) attached to planning permission 18/05752/FUL for Demolition of the existing dwelling and erection of a two storey building comprising 1x two bedroom and 1x three bedroom flats. Provision of associated parking and amenity areas.

Date Decision: 06.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04996/TRE

Ward : Kenley

Location : 122 Hayes Lane
Kenley
CR8 5HR

Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Cedar (T1) fell for health and safety reasons. Tree dropping large branches in rear garden where children playing.

Woodpecker holes and gross defects.
(TPO 59 of 2008)

Date Decision: 07.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05175/DISC

Ward : Kenley

Location : Iona, 12 Abbots Lane
Kenley
CR8 5JH

Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (CLP) and Condition 4 (Tree protection) attached to planning permission 19/03959/FUL for Demolition of a single-family dwelling and erection of two 4-storey blocks containing a total of 8 houses with associated access, car parking, cycle and refuse storage.

Date Decision: 23.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05222/FUL

Ward : Kenley

Location : 11 Hermitage Road
Kenley
CR8 5EA

Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of apartment block containing 9 apartments over 2 levels with accommodation in the roof

Date Decision: 08.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05346/DISC

Ward : Kenley

Location : 42 Welcomes Road
Kenley
CR8 5HD

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Discharge of Condition 4 (CEMP) and Condition 5 (Materials & Details) for application 19/00548/FUL decision dated 13/05/2019 for: ' The erection of a three storey building with accommodation in the roof space (comprising 6 x two bedroom and 1 x three bedroom apartment) and 2 x four bedroom, semi-detached houses, with associated access, amenity space, landscaping, alterations to land levels and off street parking.'

Date Decision: 10.12.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/05348/DISC

Ward : Kenley

Location : 1 The Grange
Firs Road
Kenley
CR8 5LH

Type: Discharge of Conditions

Proposal : Discharge of conditions 4 (refuse), 10 (construction logistics plan) and 15 (cycle parking) attached to planning permission 19/03839/FUL for the erection of a new two storey side extension and single storey rear extension and conversion of existing building to provide 9 no. 1 and 2 bedroom flats together with associated access, parking and landscaping.

Date Decision: 10.12.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/05349/FUL

Ward : Kenley

Location : 67 Welcomes Road
Kenley
CR8 5HA

Type: Full planning permission

Proposal : Demolition of the existing dwelling and erection of a 4 storey building including accommodation in the roofspace to provide 8 flats with associated parking, cycle store, bin store and landscaping.

Date Decision: 11.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05352/FUL

Ward : Kenley

Location : 52 Welcomes Road
Kenley
CR8 5HD

Type: Full planning permission

Proposal : Demolition of the existing dwelling and erection of a 3 storey building to provide 9 flats with associated parking, cycle storage, landscaping and childrens play space.

Date Decision: 22.12.20

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 06.01.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/06092/LP

Location : 49 Wattendon Road
Kenley
CR8 5LW

Ward : Kenley

Type: LDC (Proposed) Operations
edged

Proposal : Alterations, erection of a rear dormer

Date Decision: 11.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05911/HSE

Location : 40 Mickleham Way
Croydon
CR0 0PN

Ward : New Addington North

Type: Householder Application

Proposal : Alterations, erection of single storey front/side extension to include porch, erection of first floor side extension and erection of two storey rear extension

Date Decision: 07.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05115/HSE

Location : 108 Homestead Way
Croydon
CR0 0DS

Ward : New Addington South

Type: Householder Application

Proposal : Erection of a first floor side extension and single storey rear extension.

Date Decision: 30.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05572/HSE

Ward : New Addington South

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 2 Salcot Crescent
Croydon
CR0 0JH
Type: Householder Application

Proposal : Demolition of detached garage; Erection of a two-storey side and single-storey rear extension and extension to the existing front porch.

Date Decision: 23.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05764/FUL
Location : 38 Central Parade
Croydon
CR0 0JD
Type: Full planning permission
Ward : **New Addington South**

Proposal : Alterations; demolition of outbuilding and erection of a rear extension at ground floor and basement level to provide additional kitchen and storage space associated with the café, plus a garage. Installation of flue associated with the commercial premises and external stairs at the rear.

Date Decision: 07.01.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03272/FUL
Location : 83 Northwood Road
Thornton Heath
CR7 8HW
Type: Full planning permission
Ward : **Norbury Park**

Proposal : Erection of single storey side/rear extension and alterations to the roof of the existing side/rear extension.

Date Decision: 17.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03805/FUL
Location : 266 Green Lane
Norbury
London
SW16 3BA
Type: Full planning permission
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Demolition of existing detached house and the erection of a 3-storey flat roofed building to provide 7 flats.

Date Decision: 16.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04042/HSE
Location : 51 Virginia Road
Thornton Heath
CR7 8EN
Ward : **Norbury Park**
Type: Householder Application
Proposal : Alterations; erection of hip to gable extensions and rear dormer and installation of 4 rooflights in front roofslope.

Date Decision: 10.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04246/PA8
Location : O/S 353 Norbury Avenue
Norbury
London
SW16 3RW
Ward : **Norbury Park**
Type: Telecommunications Code
System operator
Proposal : Proposed telecommunications installation: Proposed 15m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

Date Decision: 10.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05311/FUL
Location : 74 Norbury Hill
Norbury
London
SW16 3RT
Ward : **Norbury Park**
Type: Full planning permission
Proposal : Alterations to rear ground floor extension and proposed roof extension

Date Decision: 10.12.20

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Level: Delegated Business Meeting

Ref. No. : 20/05462/LP
Location : 44 Croft Road
Norbury
London
SW16 3NF
Proposal : Erection of single-storey rear extension.

Ward : **Norbury Park**
Type: LDC (Proposed) Operations edged

Date Decision: 11.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05592/HSE
Location : 6 Biggin Hill
Upper Norwood
London
SE19 3HY
Proposal : Erection of two storey side extension

Ward : **Norbury Park**
Type: Householder Application

Date Decision: 21.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05642/GPDO
Location : 1A Northwood Road
Thornton Heath
CR7 8HU
Proposal : Prior approval for a change of use of part of the existing betting shop (sui generis) to C3 dwellinghouses) to create 4 no. flats

Ward : **Norbury Park**
Type: Prior Appvl - Class M A1/A2 to dwelling

Date Decision: 22.12.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/06301/PDO
Location : O/S 2 Buckingham Avenue
Thornton Heath
CR7 8AS
Proposal : Installation of 1 x 9m wooden pole (7.2m above ground)

Ward : **Norbury Park**
Type: Observations on permitted development

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 18.12.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/02505/HSE
Location : 61 Semley Road
Norbury
London
SW16 4PL
Ward : **Norbury And Pollards Hill**
Type: Householder Application
Proposal : Removal of existing air raid shelter and construction of a garage at rear with access from Hatch Rd

Date Decision: 10.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03356/HSE
Location : 72 Isham Road
Norbury
London
SW16 4TF
Ward : **Norbury And Pollards Hill**
Type: Householder Application
Proposal : Alterations; conversion of existing garage, erection of first floor side extension, erection of single-storey rear extension, erection of rear dormer and installation of 2 rooflights in front roofslope.

Date Decision: 23.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03983/FUL
Location : 1124 - 1126 London Road
Norbury
London
SW16 4DT
Ward : **Norbury And Pollards Hill**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Demolition of buildings to rear, alterations to building fronting London Road and erection three storey building with basement accommodating 6 flats, 2 x Class E units and associated car parking, cycle parking and refuse storage

Date Decision: 17.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04311/FUL **Ward : Norbury And Pollards Hill**
Location : 8 St Helen's Road Type: Full planning permission

Norbury
London
SW16 4LB

Proposal : Conversion of single dwellinghouse to 5 flats, reconfiguration of area in front of 8 and 8A St Helen's Road, alterations, erection of a two storey side extension, erection of a part single/part two storey rear extension and dormer extension in rear roof slope

Date Decision: 10.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05150/HSE **Ward : Norbury And Pollards Hill**
Location : 45 Southbrook Road Type: Householder Application

Norbury
London
SW16 5QU

Proposal : Alterations; Erection of two-storey side extension.

Date Decision: 18.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05283/HSE **Ward : Norbury And Pollards Hill**
Location : 14 Granden Road Type: Householder Application

Norbury
London
SW16 4SS

Proposal : Erection of a single storey side and rear extension

Date Decision: 18.12.20

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 27 Norbury Court Road
Norbury
London
SW16 4HU

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.6 metres

Date Decision: 09.12.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05628/LP

Location : 1 Roche Road
Norbury
London
SW16 5PR

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

Proposal : Erection of detached building at rear

Date Decision: 18.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05634/GPDO

Location : 115 Pollards Hill South
Norbury
London
SW16 4LS

Ward : **Norbury And Pollards Hill**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 7.995 metres from the rear wall of the original house with a height to the eaves of 2.965 metres and a maximum height of 2.965 metres

Date Decision: 09.12.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05670/GPDO

Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 3 Cranbourne Close
Norbury
London
SW16 4NG
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 2.8 metres and a maximum height of 3.41 metres

Date Decision: 14.12.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/05786/GPDO
Location : 36 Dunbar Avenue
Norbury
London
SW16 4SD
Ward : **Norbury And Pollards Hill**
Type: Prior Appvl - Class AA upto 2
storeys

Proposal : Erection of an additional storey increasing the height of the existing house

Date Decision: 21.12.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/05886/FUL
Location : 1455 London Road
Norbury
London
SW16 4AQ
Ward : **Norbury And Pollards Hill**
Type: Full planning permission

Proposal : Installation of extraction and ventilation system to existing ground floor commercial unit.

Date Decision: 07.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05937/GPDO
Location : 261 Norbury Crescent
Norbury
London
SW16 4LF
Ward : **Norbury And Pollards Hill**
Type: Prior Appvl - Class A Larger
House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.15 metres

Date Decision: 06.01.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/06098/GPDO
Location : 24 Kilmartin Avenue
Norbury
London
SW16 4RD

Ward : Norbury And Pollards Hill
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 2.77 metres and a maximum height of 3.8 metres

Date Decision: 06.01.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/03234/HSE
Location : 14 Bradmore Way
Coulsdon
CR5 1PA

Ward : Old Coulsdon
Type: Householder Application

Proposal : Alterations including the erection of a rear roof dormer extension, front dormer roof extension, two rooflights to the front roof slope, single storey rear extension, front porch, adjustments to existing fenestration and doors on the ground floor, and the construction of a pergola to the rear with a raised decking area.

Date Decision: 31.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03265/HSE
Location : 110 Caterham Drive
Coulsdon
CR5 1JG

Ward : Old Coulsdon
Type: Householder Application

Proposal : Rear dormer roof extension; hip to gable extension and two front rooflights including external alterations (Retrospective).

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 08.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03885/HSE
Location : 95 Tollers Lane
Coulsdon
CR5 1BG
Proposal : Replacement roof of existing single storey side/rear extension and external alterations within.

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 17.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05280/HSE
Location : 50 Mead Way
Coulsdon
CR5 1PJ
Proposal : Erection of a part single, part two-storey rear, single-storey front extension and front gable end.

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 08.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05478/HSE
Location : 20 Inwood Avenue
Coulsdon
CR5 1LN
Proposal : Demolition of the existing garage and rear utility area. Erection of a single storey side/rear extension and front porch.

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 17.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05520/GPDO
Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 25 Kerrill Avenue
Coulsdon
CR5 1QB
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 2.7 metres and a maximum height of 3.6 metres

Date Decision: 09.12.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05522/DISC
Location : Land And Garages At Goodenough Way And
Ellis Road
Coulsdon
CR5 1DX
Ward : Old Coulsdon
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (refuse) attached to Planning Permission 16/06505/FUL granted for demolition of existing garages, substation, refuse stores and community centre; erection of 7 buildings varying in height between two and three storeys comprising 18 three bedroom and 4 two bedroom houses and 14 two bedroom and 4 one bedroom flats and 161 sq m community centre space (Use Class D1), provision of associated car parking, landscaping and other associated works.

Date Decision: 11.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05535/HSE
Location : 46 Tollers Lane
Coulsdon
CR5 1BB
Ward : Old Coulsdon
Type: Householder Application

Proposal : Erection of a single storey rear extension.

Date Decision: 31.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05671/CAT
Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 3 Blakefield Gardens
Coulsdon
CR5 1AY
Type: Works to Trees in a
Conservation Area

Proposal : T1: Western Red Cedar - Fell as close to ground level as possible. T2: Sycamore - Thin crown by 15-20% by removing branches within the crown giving less density.

Date Decision: 29.12.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/05732/CAT
Location : St Johns Rectory
232 Coulsdon Road
Coulsdon
CR5 1EA
Type: Works to Trees in a
Conservation Area
Ward : **Old Coulsdon**

Proposal : As per map and specification attached 38722

Date Decision: 29.12.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/05741/DISC
Location : Land And Garages At Goodenough Way And
Ellis Road
Coulsdon
CR5 1DX
Type: Discharge of Conditions
Ward : **Old Coulsdon**

Proposal : Discharge of condition 14 (Low Emissions Strategy) attached to permission 16/06505/FUL dated 23/06/17 for Demolition of existing garages, substation, refuse stores and community centre. Erection of 7 buildings varying in height between two and three storeys comprising 18 three bedroom and 4 two bedroom houses and 14 two bedroom and 4 one bedroom flats and 161 sq m community centre space (Use Class D1) . Provision of associated car parking, landscaping and other associated works.

Date Decision: 30.12.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/05926/LP
Ward : **Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 89 Mead Way
Coulsdon
CR5 1PQ
Type: LDC (Proposed) Operations edged
Proposal : Alterations, erection of a single storey rear extension

Date Decision: 11.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06286/LP
Location : 209 Coulsdon Road
Coulsdon
CR5 1EL
Type: LDC (Proposed) Operations edged
Ward : **Old Coulsdon**
Proposal : Erection of a hip to gable roof extension and rear dormer, including three rooflights to the front roofslope.

Date Decision: 10.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04000/HSE
Location : Deepdene
1 Deepdene Avenue
Croydon
CR0 5JP
Type: Householder Application
Ward : **Park Hill And Whitgift**
Proposal : Erection of single storey rear and side extension

Date Decision: 18.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05117/GPDO
Location : 157 Coombe Road
Croydon
CR0 5SQ
Type: Prior Appvl - Class A Larger House Extns
Ward : **Park Hill And Whitgift**
Proposal : Erection of a single storey rear extension projecting out 7.7 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.95 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 06.01.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05191/HSE
Location : 52 Fitzjames Avenue
Croydon
CR0 5DD
Ward : **Park Hill And Whitgift**
Type: Householder Application

Proposal : Alterations to roof including partial increase of ridge line, replacement and alterations to apertures of windows and doors in front side and rear elevations, construction of patio, erection of single front extension/porch, single storey rear extension and first floor rear extension, removal of chimney and new external wall finishes.

Date Decision: 07.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05504/DISC
Location : Ridgehanger
95 Park Hill Rise
Croydon
CR0 5JD
Ward : **Park Hill And Whitgift**
Type: Discharge of Conditions

Proposal : Discharge of Condition 14 - Contaminated Land - Attached to Planning Permission Ref 18/01994/FUL for Demolition of an existing house, erection of a three storey building comprising 6 two bedroom and 3 three bedroom flats: provision of driveway and associated parking to rear and provision of associated refuse and cycle storage.

Date Decision: 16.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06376/NMA
Location : 39 Grimwade Avenue
Croydon
CR0 5DJ
Ward : **Park Hill And Whitgift**
Type: Non-material amendment

Proposal : Non Material Amendments proposed to PP 20/01642/HSE for (Alterations; erection of single/two storey front/side and rear extensions, construction of gable roof and front gable projection; erection of domer extension in rear roofslope and installation of rooflights in front roofslope).

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 29.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/05295/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	91 Grasmere Road Purley CR8 1DZ	Type:	Householder Application
Proposal :	Single storey rear extension		

Date Decision: 07.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/05396/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	16 Ingleboro Drive Purley CR8 1EE	Type:	Householder Application
Proposal :	Two storey side and single storey rear extension.		

Date Decision: 23.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/05514/GPDO	Ward :	Purley Oaks And Riddlesdown
Location :	Cappella Court 725 Brighton Road Purley CR8 2PG	Type:	Prior Appvl - Class O offices to houses
Proposal :	Change of use at basement to fourth floor from offices (Class B1a) to residential use (Class C3) to include 132 self-contained units.		

Date Decision: 14.12.20

(Approval) refused

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Level: Delegated Business Meeting

Ref. No. : 20/05654/TRE **Ward : Purley Oaks And Riddlesdown**

Location : 30B Warren Road **Type: Consent for works to protected trees**
Purley
CR8 1AA

Proposal : Lime: Crown thin by 10%, raise crown to 5m & reduce lateral crown spread growing towards No.30b by 1.5m leaving. Pine: Remove over extended branch & reduce lateral crown spread growing towards No.30b by 2m. Yew - Reduce height by approx. 3m to natural lower crown shape. Sycamore: Reduce & shape crown by 2m leaving 3m raise crown to 5m over rd. Sycamore: Remove 3 low branches growing over road and 1 branch growing towards property. Hornbeam: Remove low over extended limb & raise crown to 5m.
(TPO no.12, 1988)

Date Decision: 07.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05906/NMA **Ward : Purley Oaks And Riddlesdown**

Location : 10 Purley Bury Avenue **Type: Non-material amendment**
Purley
CR8 1JB

Proposal : Non Material Amendment to planning approval 20/03348/HSE (Demolition of existing garage, erection of single-storey side extension) for replacement of front garage door with window.

Date Decision: 11.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06011/DISC **Ward : Purley Oaks And Riddlesdown**

Location : 64 - 74 Whytecliffe Road North **Type: Discharge of Conditions**
Purley
CR8 2AR

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Discharge of condition (4 ii Land contamination) of planning permission 19/02678/FUL 'Demolition of the existing three pairs of semi-detached houses and the erection of a part 3/part 5/part 6 storey building with part basement to provide 39 residential units, together with associated terraces, disabled car parking spaces, amenity space and landscaping.'

Date Decision: 07.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06172/NMA

Ward : Purley Oaks And Riddlesdown

Location : 31 Buttermere Gardens
Purley
CR8 1EJ

Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 19/00349/HSE (Demolition of existing garage, erection of two storey side, single storey rear extension and front porch) to amend the roof of the rear extension from a pitched to a flat roof.

Date Decision: 09.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05797/FUL

Ward : Purley And Woodcote

Location : Land Opposite 6 Famet Walk
Purley
CR8 2DY

Type: Full planning permission

Proposal : Demolition of existing structures/garages on site and redevelopment of land to provide 3 x two storey dwellings houses with accommodation in the roofspace and associated parking and private amenity space.

Date Decision: 18.12.20

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 20/01658/FUL

Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 36 Oakwood Avenue
Purley
CR8 1AQ

Type: Full planning permission

Proposal : Demolition of a single-family dwellinghouse and erection of 4x two-storey semi-detached houses with accommodation in the roof, and 4x one-storey semi-detached houses with accommodation in the roof, with associated access, car parking, cycle and refuse storage.

Date Decision: 18.12.20

Permission Refused

Level: Planning Committee

Ref. No. : 20/03357/CONR

Location : Carlow Court
1 Hill Road
Purley

Ward : **Purley And Woodcote**

Type: Removal of Condition

Proposal : Variation of conditions 1 (drawings), 2 (landscaping) and 9 (windows) attached to planning permission ref.19/05149/CONR (Variation of condition 1 to planning permission ref. 18/04955/OUT (Demolition of existing property. Erection of three/four storey building comprising 9 flats (1 x three bedroom, 7 x two bedroom and 1 x 1 bedroom flats) including balconies with parking area, refuse and cycle storage).

Date Decision: 11.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03736/HSE

Location : Merlewood
5A Furze Hill
Purley
CR8 3LB

Ward : **Purley And Woodcote**

Type: Householder Application

Proposal : Alterations, new gates/piers to accesses, removal of trees to provide a wider access, erection of single storey side and rear extension with patio area with balustrading and steps, erection of first floor side extension, enlarged roof, loft conversion and dormer extensions on the front and rear roof slopes and roof canopies at front and rear.

Date Decision: 21.12.20

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Ref. No. : 20/03975/TRE
Location : 57 Downs Court Road
Purley
CR8 1BF
Proposal : Yew (T1) - requires minor pruning
(TPO no. 01, 2018)

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

Date Decision: 29.12.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/04037/DISC
Location : 37 Russell Hill Road
Purley
CR8 2LF
Proposal : Discharge of Condition 8 (Piling Method Statement) for application 19/00467/FUL decision dated 10/05/2019 for the: ' Demolition of the existing building and erection of a building ranging from 2 - 8 storeys, with basement, to accommodate 47 residential units; formation of associated access, landscaping, parking, refuse and cycle storage'

Ward : Purley And Woodcote
Type: Discharge of Conditions

Date Decision: 22.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04113/PA8
Location : Car Park, Whytecliffe Road South
Purley
CR8 2AY
Proposal : Proposed upgrade to the existing rooftop telecommunications apparatus. The proposed relocation of 4 no antennas and replacement of 6 no existing antenna (6 no in total, 23.50m pole mount mast AGL / 5.00M pole mount mast above intermediate roof level and 26.70m pole mount mast AGL / 3.9m pole mount mast above upper roof level), 2 no dishes together with ancillary development thereto.

Ward : Purley And Woodcote
Type: Telecommunications Code System operator

Date Decision: 23.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04132/DISC
Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : St Nicholas School
Reedham Drive
Purley
CR8 4DS
Type: Discharge of Conditions

Proposal : Discharge of Condition 16 (Land contamination) attached to planning permission 17/06229/FUL for Demolition of existing school buildings; Erection of a replacement four storey school with associated car park, play areas, landscaping and associated works.

Date Decision: 11.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04308/LP
Location : 10 Silver Lane
Purley
CR8 3HG
Type: LDC (Proposed) Operations edged
Ward : **Purley And Woodcote**

Proposal : Erection of rear garden outbuilding

Date Decision: 30.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04376/DISC
Location : 37 Russell Hill Road
Purley
CR8 2LF
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Proposal : Discharge of Condition 7 (Surface Water Drainage) for application 19/00467/FUL decision dated 23/12/2019 for the: ' Demolition of the existing building and erection of a building ranging from 2 - 8 storeys, with basement, to accommodate 47 residential units; formation of associated access, landscaping, parking, refuse and cycle storage'

Date Decision: 22.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04950/FUL
Location : Carlene House
17 Woodcote Valley Road
Purley
CR8 3AL
Type: Full planning permission
Ward : **Purley And Woodcote**

Proposal : Erection of a detached summer house at rear in connection with existing use

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : Forbury Heights
39 Russell Green Close
Purley
Type: Removal of Condition

Proposal : Section 73 application seeking to vary condition 1 (approved drawings), to allow for amendments to the car parking layout, cycle and refuse storage areas) in respect to ref 18/03701/FUL granted for Demolition of existing dwelling and proposed erection of 2 storey building with lower ground floor and accommodation in roof to provide 9 flats (4 x 1 bed, 3 x 2 bed and 2 x 3 bed) with associated car parking and new crossover, amenity space, refuse and cycle stores.

Date Decision: 08.01.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/05219/TRE
Location : 63 Foxley Lane
Purley
CR8 3EH
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : T1 Pine (nearest house) - Remove primary limb overhanging roof, entirely to trunk.
(TPO no. 20, 2006)

Date Decision: 07.01.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 20/05255/DISC
Location : 95 - 95A Foxley Lane
Purley
CR8 3HP
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 12 (CO2 reduction) attached to planning permission ref.18/02613/FUL

Date Decision: 07.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05339/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 75 Stoats Nest Road
Coulsdon
CR5 2JJ
Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (Refuse and Cycle storage), 3 (Noise 1) and 4 (Noise 2) attached to planning permission 19/03242/GPDO for Changes of Use Class M Use from Class A1/A2 to Class C3 1x residential dwelling.

Date Decision: 11.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05379/DISC
Location : 2 Wyvern Road
Purley
CR8 2NP
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Proposal : Discharge of Condition 24 of planning application REF: 20/00532/FUL-Archaeological Written Scheme of Investigation

Date Decision: 11.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05450/CAT
Location : 11 Silver Lane
Purley
CR8 3HJ
Type: Works to Trees in a Conservation Area
Ward : **Purley And Woodcote**

Proposal : Front garden: 2 x Silver birches - Fell to ground level & grind stumps (Dying and birch polypore fungus present on stems/replace with 2 new Silver birch). 1 x Horse chestnut - Fell to ground level
Rear garden: Beech (neighbours) - Reduce lateral branches growing in to Cedar by approx. 3m leaving 4m (supressing growth of Cedar lateral branches) 2 x Beech - Reduce lateral spread growing towards property by 2m leaving 5m, crown thin by 15% , raise crown to 4m & remove deadwood (to reduce crown overhanging garage roof and allow more light into side elevation of property)

Date Decision: 29.12.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/05494/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 1 Higher Drive
Purley
CR8 2HP
Type: Discharge of Conditions

Proposal : Discharge of condition 5 Highways survey and condition 8 Construction management plan of 19/04216/FUL

Date Decision: 15.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05549/LP
Location : 6 Manor Wood Road
Purley
CR8 4LE
Ward : **Purley And Woodcote**
Type: LDC (Proposed) Operations edged

Proposal : Demolition of existing rear conservatory, erection of single-storey rear extension and alterations to rear patio and steps.

Date Decision: 22.12.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/05625/HSE
Location : 2A Hillcroft Avenue
Purley
CR8 3DG
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Construction of a single storey rear extension and rear roof extension.

Date Decision: 29.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05632/TRE
Location : 42A Selcroft Road
Purley
CR8 1AD
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : T1 x Oak tree - Reduce crown by 1m leaving 3-4m, crown thin by 10% raise crown to 3m (TPO no. 10, 1972)

Date Decision: 07.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05658/TRE
Location : 13A The South Border
Purley
CR8 3LL
Proposal : T1: Horse Chestnut - 2.5m reduction. T2: Oak - Fell. T3: Horse Chestnut - Lift branches away from roof to give 1m clearance of property.
(TPO no.12, 1977 & TPO no. 12,2012)

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

Date Decision: 07.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05666/DISC
Location : 37 Pampisford Road
Purley
CR8 2NG
Proposal : Discharge of condition 2 - external materials and condition 6 - various matters attached to planning permission 19/01886/FUL for Demolition of the existing building and garage. Erection of two storey building with accommodation in the roof space and single storey building at the rear to provide a total of 8 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.

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

Date Decision: 17.12.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/05705/HSE
Location : St Christophers
23 Woodcote Park Avenue
Purley
CR8 3NL
Proposal : Demolition of conservatory and detached garage; Erection of two storey side and rear extensions with associated internal alterations, ground floor front and rear extension with raised patio to the rear garden and front driveway alterations including formation of new vehicular access and entrance gates.

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

Date Decision: 14.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05738/DISC **Ward : Purley And Woodcote**
Location : John Russell House **Type: Discharge of Conditions**
28 Russell Hill
Purley
CR8 2JA

Proposal : Discharge of condition 17 (Travel Plan) attached to planning permission ref. 18/00891/FUL. (Demolition of existing building; Erection of 1 x four storey building and 1 x two storey building comprising 5 x one bedroom, 5 x two bedroom and 3 x three bedroom flats. Provision of vehicular access and provision of parking spaces, refuse storage and landscaping.)

Date Decision: 07.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05754/LE **Ward : Purley And Woodcote**
Location : The Billiards **Type: LDC (Existing) Use edged**
32 Plough Lane
Purley
CR8 3QA

Proposal : Use of an ancillary building (known as The Billiards) as a self-contained second dwelling

Date Decision: 31.12.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/05776/CAT **Ward : Purley And Woodcote**
Location : 17 Briar Hill **Type: Works to Trees in a**
Purley **Conservation Area**
CR8 3LF

Proposal : 1 x Leylandi cypress - Fell to ground, 1 x Monterey cypress - Fell to ground, 1 x Ash - Fell to ground (suffering from Ash die back), 1 x Elm - Fell to ground (damaging fence/roots damaging tennis court surface)

Date Decision: 29.12.20

No objection (tree works in Con Areas)

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Level: Delegated Business Meeting

Ref. No. : 20/05801/GPDO
Location : 93 Downlands Road
Purley
CR8 4JJ

Ward : Purley And Woodcote
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: 10.12.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/05872/FUL
Location : 18 Rose Walk
Purley
CR8 3LG

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Demolition of existing house and outbuildings; erection of two storey 8 bedroom detached house with accommodation in roofspace and garage

Date Decision: 06.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05885/NMA
Location : Venture House Car Park
15 High Street
Purley
CR8 2AF

Ward : Purley And Woodcote
Type: Non-material amendment

Proposal : Non-material amendment to permission 18/04812/FUL for the erection of a detached four storey building comprising of 2x studio, 2x one bedroom and 2x two bedroom flats. Provision of associated parking and landscaping. The effect of the amendment is to change the materials of the balcony/terrace railings from aluminium to metal and internal layout alterations to the third floor flat (flat 6).

Date Decision: 10.12.20

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Ref. No. : 20/05887/GPDO **Ward : Purley And Woodcote**
Location : 2 St James Road **Type: Prior Appvl - Class A Larger**
Purley **House Extns**
CR8 2DL

Proposal : Erection of a single storey rear extension projecting out 3.7 metres from the rear wall of the original house with a height to the eaves of 2.6 metres and a maximum height of 3.85 metres

Date Decision: 06.01.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/06009/LP **Ward : Purley And Woodcote**
Location : 56 Hartley Hill **Type: LDC (Proposed) Operations**
Purley **edged**
CR8 4EN

Proposal : Erection of a detached garden building with associated patio/hardstanding area.

Date Decision: 18.12.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/06024/NMA **Ward : Purley And Woodcote**
Location : 75A & 75B Pampisford Road **Type: Non-material amendment**
Purley
CR8 2NJ

Proposal : Demolition of existing detached house; erection of a pair of two storey four bedroom semi detached houses with accommodation in roofspace one with an attached garage and 1 two storey four bedroom detached house with attached garage; formation of vehicular access and provision of associated parking (Amendments to planning permission 15/03878/P). It proposes alterations to the external area in front of the building including new vehicle access and parking space.

Date Decision: 17.12.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/06060/LP **Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 34 Northwood Avenue
Purley
CR8 2EP
Type: LDC (Proposed) Operations
edged
Proposal : Loft conversion with a rear dormer. Conversion of hip to gable end

Date Decision: 31.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06069/DISC
Location : 2 Wyvern Road
Purley
CR8 2NP
Type: Discharge of Conditions
Ward : Purley And Woodcote
Proposal : Discharge of Condition 6 (materials) of planning application REF: 20/00532/FUL

Date Decision: 14.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06171/NMA
Location : 8 Briar Hill
Purley
CR8 3LE
Type: Non-material amendment
Ward : Purley And Woodcote
Proposal : Non-material amendment to planning permission ref. 16/03017/P (Alterations, erection of a green house towards the rear of the site) (as amended by 18/00559/NMA) to amend the size and location of skylights.

Date Decision: 08.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06375/NMA
Location : Purley Baptist Church And Hall, Banstead
Road, 1-4 Russell Hill Parade,1 Russell Hill
Road And, 2-12 Brighton Road And 1-9
Banstead Road Purley CR8
Type: Non-material amendment
Ward : Purley And Woodcote
Proposal : Non material amendment to 16/02994/P for Demolition of existing buildings on two sites; erection of 3 to17 storey building with basements comprising 114 flats, community and church space and a retail unit on Island Site and a 3 to 8 storey building comprising 106 flats on south site and public realm improvements with associated vehicular accesses

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 99 Upper Selsdon Road Type: LDC (Proposed) Operations
South Croydon edged
CR2 0DP
Proposal : Erection of a part single, part two storey rear extension.

Date Decision: 17.12.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/05312/HSE Ward : **Sanderstead**
Location : 6A Beech Avenue Type: Householder Application
South Croydon
CR2 0NL
Proposal : Construction of a first floor side extension and a single storey extension to the rear of the property.

Date Decision: 21.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05493/HSE Ward : **Sanderstead**
Location : 53A Upper Selsdon Road Type: Householder Application
South Croydon
CR2 8DG
Proposal : Erection of a detached garage.

Date Decision: 31.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05539/HSE Ward : **Sanderstead**
Location : 6 Onslow Gardens Type: Householder Application
South Croydon
CR2 9AB
Proposal : Demolition of the existing single storey rear Garden Room. Construction of new rear glazed canopy. Conversion of existing garage into habitable room.

Date Decision: 22.12.20

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 10 Downsway
South Croydon
CR2 0JA
Type: Householder Application

Proposal : Alterations, demolition of conservatory at rear and part demolition of existing two storey and single storey side extension, erection of two storey side extension and single storey side/rear extension

Date Decision: 18.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05874/HSE
Location : 20 Arkwright Road
South Croydon
CR2 0LD
Type: Householder Application
Ward : **Sanderstead**

Proposal : Single storey rear extension.

Date Decision: 29.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05888/DISC
Location : Fair Oak House
43 Kingswood Lane
Warlingham
CR6 9FG
Type: Discharge of Conditions
Ward : **Sanderstead**

Proposal : Discharge of Condition 5 (Energy) attached to planning permission 19/01561/FUL for Demolition of existing dwelling and erection of a three storey building comprising 2 x 3 bedroom and 7 x 2 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Date Decision: 08.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06102/LP
Location : 9 The Ridge Way
South Croydon
CR2 0LG
Type: LDC (Proposed) Operations
Ward : **Sanderstead**

Proposal : Alterations, erection of single storey rear extension

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 113 Farley Road
South Croydon
CR2 7NL
Type: Householder Application

Proposal : Demolition of garage and erection of a two storey side extension, single storey rear extension, hip to gable roof extension including rear dormer extension, and a porch extension.

Date Decision: 18.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05071/HSE
Ward : **Selsdon And Addington Village**
Location : 25 Featherbed Lane
Croydon
CR0 9AE
Type: Householder Application

Proposal : Conversion of garage into habitable room. Demolition of the existing conservatory and the erection of a single-storey wrap around extension, first floor rear extension, two storey side extension and porch.

Date Decision: 18.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05432/HSE
Ward : **Selsdon And Addington Village**
Location : 75 Farley Road
South Croydon
CR2 7NG
Type: Householder Application

Proposal : Erection of a single storey rear extension and replacement patio area.

Date Decision: 15.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05530/HSE
Ward : **Selsdon And Addington Village**
Location : 29 Rylandes Road
South Croydon
CR2 8EB
Type: Householder Application

Proposal : Conversion of garage into habitable use including replacement garage door with windows.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 18.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05647/HSE

Ward : **Selsdon And Addington
Village**

Location : 18 Ingham Road
South Croydon
CR2 8LT

Type: Householder Application

Proposal : Demolition of existing garage and proposed single storey front, side and rear extension.

Date Decision: 23.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05648/HSE

Ward : **Selsdon And Addington
Village**

Location : 77 The Ruffetts
South Croydon
CR2 7LT

Type: Householder Application

Proposal : Erection of a single storey side extension.

Date Decision: 06.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05657/LP

Ward : **Selsdon And Addington
Village**

Location : 55 Chapel View
South Croydon
CR2 7LJ

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single storey rear extension

Date Decision: 16.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05924/HSE

Ward : **Selsdon And Addington**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 233 Addington Road
South Croydon
CR2 8LQ

Type: **Village**
Householder Application

Proposal : Demolition of the existing garage and erection of single/two storey side extension and single/two storey rear extension

Date Decision: 08.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05992/LP

Location : 110 Edgecombe
South Croydon
CR2 8AD

Type: **Ward : Selsdon And Addington Village**
LDC (Proposed) Operations edged

Proposal : Alterations, erection of hip-to-gable roof extension and rear dormer

Date Decision: 11.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03956/HSE

Location : 50 Benhurst Gardens
South Croydon
CR2 8NU

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

Proposal : Alterations and front infill extension to the existing carport

Date Decision: 16.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04203/HSE

Location : 38 Dulverton Road
South Croydon
CR2 8PG

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

Proposal : Alterations, erection of single/two storey side and single storey rear extension and dormer extension on rear roof slope

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 09.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05519/GPDO

Location : 6 Linnet Close
South Croydon
CR2 8PZ

Ward : Selsdon Vale And Forestdale

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 3.8 metres from the rear wall of the original house with a height to the eaves of 2.35 metres and a maximum height of 3.45 metres

Date Decision: 09.12.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05655/HSE

Location : 170 Markfield
Court Wood Lane
Croydon
CR0 9HQ

Ward : Selsdon Vale And Forestdale

Type: Householder Application

Proposal : Erection of a single storey rear extension.

Date Decision: 22.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05796/HSE

Location : 109 Benhurst Gardens
South Croydon
CR2 8NZ

Ward : Selsdon Vale And Forestdale

Type: Householder Application

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

Date Decision: 29.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06041/GPDO

Ward : Selsdon Vale And Forestdale

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 155 Markfield
Court Wood Lane
Croydon
CR0 9HQ

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 2.9 metres and a maximum overall height of 3 metres

Date Decision: 06.01.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/06198/LP

Location : 20 Old Farleigh Road
South Croydon
CR2 8PB

Ward : **Selsdon Vale And Forestdale**
Type: LDC (Proposed) Operations
edged

Proposal : Alterations, conversion of existing garage to habitable accommodation and erection of a 3m extension to the rear

Date Decision: 17.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06201/LP

Location : 53 Mallard Road
South Croydon
CR2 8PX

Ward : **Selsdon Vale And Forestdale**
Type: LDC (Proposed) Operations
edged

Proposal : Alterations, erection of a rear dormer

Date Decision: 11.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06313/DISC

Location : 54 Selsdon Park Road
South Croydon
CR2 8JD

Ward : **Selsdon Vale And Forestdale**
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (cycles/refuse/buggies) attached to permission for 18/04998/FUL for the Proposed change of use from a Children's Home (C2 use class) to a Day Care Nursery (D1 use class) for up to 46 Children at Willow House.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 14.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05027/FUL

Ward : **Selhurst**

Location : Brit Performing Arts And Technology School
60 The Crescent
Croydon
CR0 2HN

Type: Full planning permission

Proposal : The proposal is for a three-storey extension that will insert into the existing building's northwest courtyard, for educational use across both academic and performing arts curricula.

Date Decision: 17.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05112/HSE

Ward : **Selhurst**

Location : 376 Sydenham Road
Croydon
CR0 2EA

Type: Householder Application

Proposal : Formation of vehicular access

Date Decision: 17.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05401/HSE

Ward : **Selhurst**

Location : 11 Grace Road
Croydon
CR0 2QQ

Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 11.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05649/FUL

Ward : **Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : Flat 2
333 Sydenham Road
Croydon
CR0 2EL
Type: Full planning permission

Proposal : Erection of dormer extension in rear roofslope

Date Decision: 21.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05711/GPDO
Location : 19 - 21 Selhurst Road
South Norwood
London
SE25 5PP
Type: Prior Appvl - Class M A1/A2 to dwelling
Ward : Selhurst

Proposal : Change of use of the ground floor from a betting shop to two flats

Date Decision: 17.12.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/06077/LP
Location : 376 Sydenham Road
Croydon
CR0 2EA
Type: LDC (Proposed) Operations edged
Ward : Selhurst

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

Date Decision: 17.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02691/DISC
Location : Pegasus
Fairhaven Avenue
Croydon
CR0 7RX
Type: Discharge of Conditions
Ward : Shirley North

Proposal : Discharge of conditions 14 (external lighting) and 15 (play space equipment) of planning permission 20/00305/CONR

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 167A Shirley Road
Croydon
CR0 8SS
Type: Full planning permission

Proposal : Conversion; Use of existing 1st floor flat (C3- residential) as a 6 bedroom HMO with associated parking, refuse and cycle storage.

Date Decision: 11.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05380/FUL
Location : 167A Shirley Road
Croydon
CR0 8SS
Type: Full planning permission
Ward : Shirley North

Proposal : Alterations; construction of front gable roof extension, erection of dormer extension in the rear roofslope and installation of rooflights in the front roofslope. Conversion of the existing first floor flat to create 4 self-contained flats (1 two bedroom, 1 one bedroom and 2 studios) with associated parking, refuse and cycle storage.

Date Decision: 11.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05529/HSE
Location : 397 Wickham Road
Croydon
CR0 8DP
Type: Householder Application
Ward : Shirley North

Proposal : Alterations; erection of single/two storey side/rear extension and extended patio area at rear

Date Decision: 17.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05619/TRE
Location : 40 Peter Kennedy Court
180 Orchard Way
Croydon
CR0 7LX
Type: Consent for works to protected trees
Ward : Shirley North

Proposal : T1 - Ash: Reduce the crown over the garden of no.85 Altyre Way, by 2m. Remove the lowest branch over the garden (100mm diameter). (TPO no. 41, 1979)

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 07.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05659/HSE
Location : 6 Woodmere Gardens
Croydon
CR0 7PL

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

Proposal : Erection of single storey rear extension, front extension and porch, and alteration of first floor windows.

Date Decision: 17.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05822/LP
Location : 147 Shirley Avenue
Croydon
CR0 8SQ

Ward : **Shirley North**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 18.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06266/NMA
Location : 37 Woodmere Avenue
Croydon
CR0 7PJ

Ward : **Shirley North**
Type: Non-material amendment

Proposal : Non-material amendment to application 19/03064/FUL of the relocation the internal bin and cycle storage to external stores, and internal alterations to change the layouts of flats 2, 4, 6, 7 and 8 and to enlarge flats 1 and 8 from 1b2p units to 2b4p and 2b3p units.

Date Decision: 29.12.20

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Retention of existing outbuilding in the rear garden.

Date Decision: 16.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05813/HSE

Ward : Shirley South

Location : 47 Ash Road
Croydon
CR0 8HW

Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 23.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05978/HSE

Ward : Shirley South

Location : 104 Devonshire Way
Croydon
CR0 8BS

Type: Householder Application

Proposal : Proposed two storey side and single storey rear extension, loft conversion including rear dormer. Single storey outbuilding in the rear garden.

Date Decision: 29.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06383/LP

Ward : Shirley South

Location : 9 Ash Road
Croydon
CR0 8HW

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a hip to gable roof extension and rear dormer, including three rooflights to the front roofslope.

Date Decision: 14.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Demolition of garage and erection of a pair of two storey houses with accommodation within the roofspace with associated refuse and cycle storage

Date Decision: 22.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05184/HSE

Ward : **South Croydon**

Location : 39 St Peter's Road
Croydon
CR0 1HN

Type: Householder Application

Proposal : Erection of a double storey rear extension, lightwell to the rear and addition of basement windows to the front bay.

Date Decision: 11.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05308/HSE

Ward : **South Croydon**

Location : 2D Rocklands Drive
South Croydon
CR2 0FE

Type: Householder Application

Proposal : Retention of outbuilding to the rear garden.

Date Decision: 09.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05399/GPDO

Ward : **South Croydon**

Location : 108 Selsdon Road
South Croydon
CR2 6PG

Type: Prior Appvl - Class M A1/A2 to dwelling

Proposal : Conversion of Class A1 (shop) to Class C3 (residential) to provide 4 no. flats

Date Decision: 11.12.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/05461/HSE

Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 92 Blenheim Park Road
South Croydon
CR2 6BF
Type: Householder Application
Proposal : Alterations and erection of single storey rear extension

Date Decision: 10.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05506/CONR
Location : 5 Croham Valley Road
South Croydon
CR2 7JE
Type: Removal of Condition
Ward : **South Croydon**
Proposal : Variation of Condition 1 associated with 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: 18.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05534/FUL
Location : 273 Brighton Road
South Croydon
CR2 6EN
Type: Full planning permission
Ward : **South Croydon**
Proposal : Single storey rear infill extension and loft conversion comprising of rear dormer and hip-to-gable alteration.

Date Decision: 21.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05661/NMA
Location : Coombe Lodge Playing Fields
Melville Avenue
South Croydon
CR2 7HY
Type: Non-material amendment
Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Ref. No. : 20/05921/FUL **Ward : South Croydon**
Location : 108 Selsdon Road Type: Full planning permission
South Croydon
CR2 6PG
Proposal : Construction of a first floor side/rear extension, rear/side roof extensions to enlarge the existing first floor 1 bed flat to provide a 2 bed flat and a studio flat at second floor level with associated alterations. Provision of a communal refuse store.

Date Decision: 08.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06066/NMA **Ward : South Croydon**
Location : 17 Moreton Road Type: Non-material amendment
South Croydon
CR2 7DN

Proposal : Non Material Amendment to planning approval 20/01552/CONR (Section 73 application to vary Condition 2 (Drawings) of 19/02480/FUL (Demolition of the existing garage. Erection of a basement/two storey side extension to form an additional one bedroom flat) to insert front door, canopy over lightwell, external steps to basement and internal alterations.) for minor alterations to the rear elevation, creation of walkway and omission of external stairs.

Date Decision: 22.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06173/DISC **Ward : South Croydon**
Location : Coombe Wood School Type: Discharge of Conditions
30 Melville Avenue
South Croydon
CR2 7HY

Proposal : Discharge of condition 12 (Carbon Emissions) of planning permission reference 18/01711/FUL 'Change of use of the site from playing fields (D2) to secondary school (D1) for 1680 pupils (1200 pupils 11 to 16 and 480 pupils 6th form) eight form entry secondary school, with associated erection of two/three storey high secondary school with associated separate sports hall building, with connected access, hard and soft landscaping, car parking, all weather pitch and sports areas and other ancillary facilities.'

Date Decision: 08.12.20

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 363 Holmesdale Road
South Norwood
London
SE25 6PN

Type: Discharge of Conditions

Proposal : Discharge of Condition 03 attached to planning permission 20/00887 for (Change of use from care home (C2 use class) to a large house in multiple occupation (sui generis use class) for up to 10 people).

Date Decision: 21.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03850/LBC

Location : Stanley Hall
South Norwood Hill
South Norwood
London
SE25 6AB

Ward : **South Norwood**

Type: Listed Building Consent

Proposal : Listed Building consent for installtion of banner pole advertisement signes and poster panels.

Date Decision: 29.12.20

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 20/03857/ADV

Location : Stanley Hall
South Norwood Hill
South Norwood
London
SE25 6AB

Ward : **South Norwood**

Type: Consent to display advertisements

Proposal : Advertisement Consent for installtion of banner pole advertisement signes and poster panels.

Date Decision: 23.12.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/05272/FUL

Location : 21 Sunny Bank
South Norwood
London
SE25 4TQ

Ward : **South Norwood**

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Erection of first floor rear extension to provide additional bedroom for Children's Residential Care Home (C3b)

Date Decision: 11.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05304/FUL
Location : The Old Print House
1 Grosvenor Road
South Norwood
London
SE25 5AW

Ward : South Norwood
Type: Full planning permission

Proposal : Erection of First & Second Floor Extension; Conversion To Form Three 1 Bedroom Flats & Associated Facilities

Date Decision: 07.12.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/05313/LP
Location : 35 Woodvale Avenue
South Norwood
London
SE25 4AD

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

Proposal : Erection of a hip-to-gable and dormer extension in the rear roof slope to enable a loft conversion. Demolition of the existing rear extension and erection of a new rear extension.

Date Decision: 11.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05481/LP
Location : 88A Holmesdale Road
South Norwood
London
SE25 6JF

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

Proposal : Erection of single storey rear extension and side extension to dwelling

Date Decision: 15.12.20

Certificate Refused (Lawful Dev. Cert.)

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Level: Delegated Business Meeting

Ref. No. : 20/05538/GPDO
Location : 111 Clifton Road
South Norwood
London
SE25 6QA

Ward : South Norwood
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 2.65 metres and a maximum height of 3 metres

Date Decision: 09.12.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/06059/GPDO
Location : 45 Sunny Bank
South Norwood
London
SE25 4TJ

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

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.6 metres

Date Decision: 06.01.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/06316/NMA
Location : 25 Woodvale Avenue
South Norwood
London
SE25 4AD

Ward : South Norwood
Type: Non-material amendment

Proposal : Non-material amendment to PP 19/02908/HSE (Replacement of a single storey rear/side extension.), Single storey rear extension alterations of roof design from part pitch to flat roof, reducing size, and removal of side elevation window on rear extension.

Date Decision: 17.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02502/DISC
Location : 33 Sandfield Road
Thornton Heath
CR7 8AW
Ward : **Thornton Heath**
Type: Discharge of Conditions
Proposal : Details pursuant to Conditions 2 (materials), 3 (landscaping), 4 (Refuse), 5 (Bicycle storage), 11 (Construction logistics Plan) of planning permission 17/02101/ful granted for demolition of garage: erection of two storey one bedroom attached house.

Date Decision: 09.12.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/05302/HSE
Location : 109 Grange Road
South Norwood
London
SE25 6TQ
Ward : **Thornton Heath**
Type: Householder Application
Proposal : Erection of single storey rear extension

Date Decision: 07.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05372/LP
Location : 82 Ross Road
South Norwood
London
SE25 6SB
Ward : **Thornton Heath**
Type: LDC (Proposed) Operations edged
Proposal : Erection of hip to gable extension and rear dormer.

Date Decision: 18.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05435/LP
Location : 12 Thirsk Road
South Norwood
London
SE25 6QG
Ward : **Thornton Heath**
Type: LDC (Proposed) Operations edged
Proposal : Single storey rear extension, erection of dormer extensions in rear roof slopes and rooflights at front

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 15.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05459/HSE
Location : 30 Grange Road
Thornton Heath
CR7 8SA
Ward : **Thornton Heath**
Type: Householder Application
Proposal : Construction of hip to gable loft conversion with dormer in the rear roof slope and roof lights in the front roof slope.

Date Decision: 17.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05501/DISC
Location : 84D Beulah Road
(Formerly Known As Rear Of 84B Beulah Road)
Thornton Heath
CR7 8JF
Ward : **Thornton Heath**
Type: Discharge of Conditions
Proposal : Details pursuant to conditions 2 (refuse) , 3 (cycle) and 4 (water butt and Drainage Report) in reference to application 18/02304/gpdo granted for Use of building at rear as dwelling house (a one bedroom, 1 person unit).

Date Decision: 18.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05585/FUL
Location : 7B Sandfield Road
Thornton Heath
CR7 8AW
Ward : **Thornton Heath**
Type: Full planning permission
Proposal : Erection of outbuilding.

Date Decision: 17.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05651/TRE
Ward : **Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 15.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04177/DISC

Ward : Waddon

Location : Mansi House
90 - 92 Southbridge Road
Croydon
CR0 1GS

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 8 (carbon dioxide emissions of 19%) of planning permission ref 18/05530/FUL Demolition of existing building and construction of a new three-storey building to provide 8 flats.

Date Decision: 10.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04981/GPDO

Ward : Waddon

Location : 33 Bramleyhyrst
Bramley Hill
South Croydon
CR2 6LL

Type: Prior Appvl - Class AA upto 2 storeys

Proposal : Erection of an additional storey increasing the height of the existing house by 2.52m.

Date Decision: 22.12.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/05110/HSE

Ward : Waddon

Location : 70 Tanfield Road
Croydon
CR0 1AL

Type: Householder Application

Proposal : Alterations; erection of single-storey side/rear extension and alteration to land levels at rear of site.

Date Decision: 09.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05158/DISC

Ward : Waddon

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 6 Trojan Way
Croydon
CR0 4XL
Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (CPMP) and Condition 9 (DSP) for application 19/06007/FUL decision dated 07/05/2020 for the: ' Change of use of existing building from retail (Use Class A1) to storage and distribution (Use Class B8), partial demolition of existing foyer, erection of canopy, amendments to car park layout, installation of floodlighting and other associated works.'

Date Decision: 18.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05300/HSE
Location : 58 Waddon Park Avenue
Croydon
CR0 4LU
Type: **Ward : Waddon**
Householder Application

Proposal : Single Storey Side Extension

Date Decision: 08.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05330/HSE
Location : 30 Layton Crescent
Croydon
CR0 4EA
Type: **Ward : Waddon**
Householder Application

Proposal : Alterations; erection of single-storey rear extension, single-storey side extension and front porch extension.

Date Decision: 23.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05473/DISC
Location : J Sainsbury Plc
2 Trafalgar Way
Croydon
CR0 4XT
Type: **Ward : Waddon**
Discharge of Conditions

Proposal : Discharge of condition 3 (parking) attached to permission 20/01234/FUL for Alterations, erection of an extension to existing building, new access from Trafalgar Way, car park alterations, erection of a canopy and associated signage

Date Decision: 11.12.20

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05492/GPDO
Location : 9 Goodwin Gardens
Croydon
CR0 4HS
Ward : **Waddon**
Type: Prior Appvl - Class AA upto 2
storeys

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3 metres

Date Decision: 07.01.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05578/GPDO
Location : 42 Layton Crescent
Croydon
CR0 4EA
Ward : **Waddon**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.5 metres

Date Decision: 09.12.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05663/LP
Location : 49 Croydon Road
Croydon
CR0 4QE
Ward : **Waddon**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 17.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05744/FUL
Location : 56 Abbey Road
Croydon
CR0 1RT
Ward : **Waddon**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Proposal : Erection of a two-storey side extension to create additional accommodation to serve existing Flats A and C

Date Decision: 29.12.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/05784/GPDO
Location : 18 Courtney Road
Croydon
CR0 4LS

Ward : Waddon
Type: Prior Appvl - Class AA upto 2 storeys

Proposal : Erection of an additional storey increasing the height of the existing house

Date Decision: 21.12.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/05811/NMA
Location : Flat 1, 59 Benson Road
Croydon
CR0 4LR

Ward : Waddon
Type: Non-material amendment

Proposal : Non material amendment to permission 17/05137/FUL - Erection of single storey rear extension.

Date Decision: 07.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05877/GPDO
Location : 14 Heighton Gardens
Croydon
CR0 4DH

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

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

Date Decision: 23.12.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Ref. No. : 20/06104/GPDO **Ward : Waddon**
Location : 41 Alton Road **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 4LZ

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 2.4 metres and a maximum height of 3 metres

Date Decision: 07.01.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/06229/DISC **Ward : Waddon**
Location : Schumann Court **Type: Discharge of Conditions**
49 Haling Park Road
South Croydon
CR2 6ND

Proposal : Discharge of condition 9 (cycle store) of planning permission 19/03992/CONR 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: 08.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01473/DISC **Ward : Woodside**
Location : The Beehive **Type: Discharge of Conditions**
47 Woodside Green
South Norwood
London
SE25 5HQ

Proposal : Discharge of Condition 5 (water target) and Condition 8 (cycle storage, refuse storage, external lighting, Electric Vehicle Charging Points) attached to permission 19/02322/CONR (The erection of 2 two and a half storey buildings at the rear of the Beehive Public House comprising 22 flats (2 one bedroom, 14 two bedroom and 6 three bedroom) including the provision of associated parking, cycle and refuse storage and amenity space. Retention of the existing public house with minor external alterations to the rear (without compliance with Condition 12 - requirement to conform to M4(3) of the Building Regulations - attached to planning permission 17/06381/FUL).

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Date Decision: 31.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03735/FUL

Ward : Woodside

Location : 90 Birchanger Road
South Norwood
London
SE25 5BG

Type: Full planning permission

Proposal : Conversion of single dwelling into separate units with proposed amenity area to the rear to both proposed properties, and alterations, including the demolition and erection of single storey rear extension, construction of roof light in the front roof slope and construction of external stair case at the rear with treatment/screening.

Date Decision: 17.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03770/LE

Ward : Woodside

Location : 8B Portland Road
South Norwood
London
SE25 4PF

Type: LDC (Existing) Use edged

Proposal : Use of the ground floor rear part of the building as a separate self contained dwelling

Date Decision: 17.12.20

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 20/04146/HSE

Ward : Woodside

Location : 144 Albert Road
South Norwood
London
SE25 4JT

Type: Householder Application

Proposal : Construction of loft conversion with dormer in the rear roof slope

Date Decision: 05.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04959/FUL

Ward : Woodside

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 95 Birchanger Road
South Norwood
London
SE25 5BG
Type: Full planning permission

Proposal : Change of use from a dwellinghouse (C3) to larger HMO for no more than 9 persons
(Use class sui generis).

Date Decision: 17.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05101/DISC
Location : 113-121 Portland Road
South Norwood
London
SE25 4UN
Type: Discharge of Conditions
Ward : **Woodside**

Proposal : Details pursuant to Conditions 2 (landscaping, security lighting) 10 (contamination) 11 (viability, gates, balconies, lighting) granted 16/05299/FUL for Alterations to shop front. Erection of second floor extension and ground, first and second floor rear extension with basement to provide 5 three bedroom 5 two bedroom and 4 one bedroom flats ; part demolition to rear; provision of associated parking ; provision of associated refuse and cycle storage (amended description)

Date Decision: 10.12.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/05136/DISC
Location : 72 Woodside Green
South Norwood
London
SE25 5EU
Type: Discharge of Conditions
Ward : **Woodside**

Proposal : Details pursuant to conditions 3 (external materials document) in respect to decision 19/01531/FUL granted for creation of a second floor to accommodate a 1x2 bedroom (3 person) self-contained flat

Date Decision: 18.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05231/HSE
Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 23 Southcote Road
South Norwood
London
SE25 4RG

Type: Householder Application

Proposal : Erection of rear dormer roof extension to facilitate loft conversion.

Date Decision: 10.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05285/DISC

Ward : Woodside

Location : 9 Dickensons Lane
South Norwood
London
SE25 5HJ

Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (Materials) of LPA ref: 18/04668/FUL (Demolition of the existing commercial buildings on the site and the redevelopment of the site to provide a terrace of five, three storey, three-bedroom houses with garden areas and five off street parking spaces)

Date Decision: 06.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05386/FUL

Ward : Woodside

Location : 18 Enmore Road
South Norwood
London
SE25 5NQ

Type: Full planning permission

Proposal : Conversion of a single residential dwelling into 3 x units (1 x 2 bedroom and 2 x 1 bedroom), erection of a rear dormer and installation of a balcony [part-retrospective]

Date Decision: 16.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05403/LP

Ward : Woodside

Location : 43 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: 11.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05505/GPDO
Location : Norwood Ultrasonics Depot
Adjacent Norwood Junction Station
South Norwood
SE25 5LT

Ward : Woodside
Type: Observations on permitted development

Proposal : Erection of 3 single storey cabin units and relocation of existing store

Date Decision: 15.12.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/05558/LP
Location : 610 Davidson Road
Croydon
CR0 6DG

Ward : Woodside
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension.

Date Decision: 17.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05559/LP
Location : 652 Davidson Road
Croydon
CR0 6DJ

Ward : Woodside
Type: LDC (Proposed) Operations edged

Proposal : Construction of loft conversion with roof lights in the front roof slope and a dormer in the rear roof slope.

Date Decision: 18.12.20

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 20/05595/HSE
Location : 13 Elmers Road
South Norwood
London
SE25 5DS

Ward : Woodside
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

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

Date Decision: 17.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05709/FUL

Ward : **Woodside**

Location : 130 - 132 Portland Road
South Norwood
London
SE25 4PT

Type: Full planning permission

Proposal : Addition of new second floor with roof over the existing building fronting Portland Road to provide 2 x 2 bed flats. Provision of refuse store to front of building.

Date Decision: 18.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05739/HSE

Ward : **Woodside**

Location : 43 Harrington Road
South Norwood
London
SE25 4LX

Type: Householder Application

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

Date Decision: 05.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05876/NMA

Ward : **Woodside**

Location : 113-121 Portland Road
South Norwood
London
SE25 4UN

Type: Non-material amendment

Proposal : Non-Material Amendment - Description of Development - to Planning Permission Ref 18/06013/CONR for Variation of Conditions 3, 9, 11 and 13 attached to Planning Permission 16/05299/FUL for Alterations, Alterations to shopfront. erection of second floor extension and ground, first and second floor rear extension with basement to provide 5 three bedroom 5 two bedroom and 4 one bedroom flats, part demolition to rear, provision of associated parking, provision of associated refuse and cycle storage.

Date Decision: 08.12.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05908/FUL **Ward : Woodside**
Location : 52 Birchanger Road **Type: Full planning permission**
South Norwood
London
SE25 5BB
Proposal : Alterations, part demolition of rear ground floor, erection of single storey rear extension, erection of dormer extension in rear roof slope, use as 2 flats, provision of associated cycle storage and refuse storage.
Date Decision: 31.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06189/DISC **Ward : Woodside**
Location : The Beehive 47 Woodside Green (Including **Type: Discharge of Conditions**
Land To The Rear) South Norwood
London
SE25 5HQ
Proposal : Discharge of Conditions 5 and 8 attached to Planning Permission 19/02322/CONR for The erection of 2 two and a half storey buildings at the rear of the Beehive Public House comprising 22 flats (2 one bedroom, 14 two bedroom and 6 three bedroom) including the provision of associated parking, cycle and refuse storage and amenity space. Retention of the existing public house with minor external alterations to the rear (without compliance with Condition 12 - requirement to conform to M4(3) of the Building Regulations - attached to planning permission 17/06381/FUL).
Date Decision: 22.12.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/06428/DISC **Ward : Woodside**
Location : Development Site Formerly 83 - 87 **Type: Discharge of Conditions**
Portland Road
South Norwood
London
SE25 4UN
Proposal : Discharge of Conditions 2 - Materials - and 5 - Landscaping and Boundary Treatment - attached to Planning Permission Ref 17/06228/FUL for Erection of three storey building with accommodation in the roofspace, comprising 6 one bedroom and 1 two bedroom apartments, provision of associated refuse and cycle stores.
Date Decision: 22.12.20

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 79 Boston Road
Croydon
CR0 3EJ
Type: Householder Application
Proposal : Erection of Annex in garden
Date Decision: 06.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05138/FUL
Location : 797 London Road
Thornton Heath
CR7 6AW
Ward : **West Thornton**
Type: Full planning permission

Proposal : Replacement of windows and doors (in conjunction with Prior Approval 18/06144/GPDO).
Date Decision: 31.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05342/FUL
Location : 88 Canterbury Road
Croydon
CR0 3HA
Ward : **West Thornton**
Type: Full planning permission

Proposal : Alterations; change of use from a dwellinghouse (C3) to a small HMO for 6 people (C4).
Date Decision: 08.12.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05526/LP
Location : 14 Dovercourt Avenue
Thornton Heath
CR7 7LG
Ward : **West Thornton**
Type: LDC (Proposed) Operations edged

Proposal : Construction of hip to gable loft conversion, with roof lights in the front roof slope and dormer in the rear roof slope, and single storey rear extension

Date Decision: 17.12.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05656/HSE
Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th January 2021

Location : 24 Broughton Road
Thornton Heath
CR7 6AL
Type: Householder Application

Proposal : Erection of single storey side and rear extension.

Date Decision: 17.12.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05775/GPDO
Location : 18 Goldwell Road
Thornton Heath
CR7 6HS
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.3 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: 18.12.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/05821/FUL
Location : 55 Queenswood Avenue
Thornton Heath
CR7 7HZ
Ward : **West Thornton**
Type: Full planning permission

Proposal : Conversion of first floor extension into a 1 bed self-contained flat

Date Decision: 05.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05889/PA8
Location : 7 - 69 Wingate Crescent
Croydon
CR0 3AN
Ward : **West Thornton**
Type: Telecommunications Code
System operator

Proposal : Installation of assorted steelwork to accommodate 6no antenna apertures & 4no 600mm dishes on the roof; installation of 9no cabinets; ancillary development thereto

Date Decision: 06.01.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/05894/HSE
Location : 28 Woodcroft Road
Thornton Heath
CR7 7HE
Proposal : Ground floor rear/infill extension
Date Decision: 08.01.21

Ward : West Thornton
Type: Householder Application

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05898/FUL
Location : 850 London Road
Thornton Heath
CR7 7PA
Proposal : First and second floor rear extensions with alterations to the ground floor including the installation of a new door to the shopfront, conversion of the existing dwelling on the upper floors into a five bedroom HMO

Ward : West Thornton
Type: Full planning permission

Date Decision: 08.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05976/GPDO
Location : 26 Wortley Road
Croydon
CR0 3EA
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 2.75 metres and a maximum overall height of 2.9 metres

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

Date Decision: 18.12.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/06629/PDO
Location : Opposite Flat 3 Rear Of 505 London Road
Thornton Heath
CR7 6AR

Ward : West Thornton
Type: Observations on permitted development

Proposal : Installation of 1 x 10m wooden pole (8.2m above ground)

Date Decision: 06.01.21

No Objection

Level: Delegated Business Meeting