

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
and Helen Pollard

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 22 April 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/9587>

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www.croydon.gov.uk/meetings
Wednesday, 14 April 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 Anoushka Clayton-Walsh on 020 8726 6000 x62537 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 8 April 2021 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 19/05539/FUL 80 Croham Road South Croydon CR2 7HA
(Pages 11 - 34)

Construction of a two-storey building with habitable roof space to accommodate 6 flats to the front and three terraced, two-storey, dwelling houses to the rear of the site; with associated vehicle parking, cycle and bin provision; following the demolition of existing dwelling house.

Ward: South Croydon
Recommendation: Grant permission

6.2 20/05305/RSM 10 Welcomes Road Kenley CR8 5HD
(Pages 35 - 48)

Reserved Matters relating to Landscaping (Condition 3) attached to planning application 19/04441/OUT for the 'Demolition of existing dwelling. Erection of 8 three/four storey dwelling houses (2 pairs of semi-detached properties and 4 terraced properties), provision of vehicular accesses, access road, parking areas, land level alterations and cycle storage'.

Ward: Kenley
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 49 - 50)

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

8.1 Weekly Planning Decisions (Pages 51 - 118)

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 29 March 2021 and 9 April 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."

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.

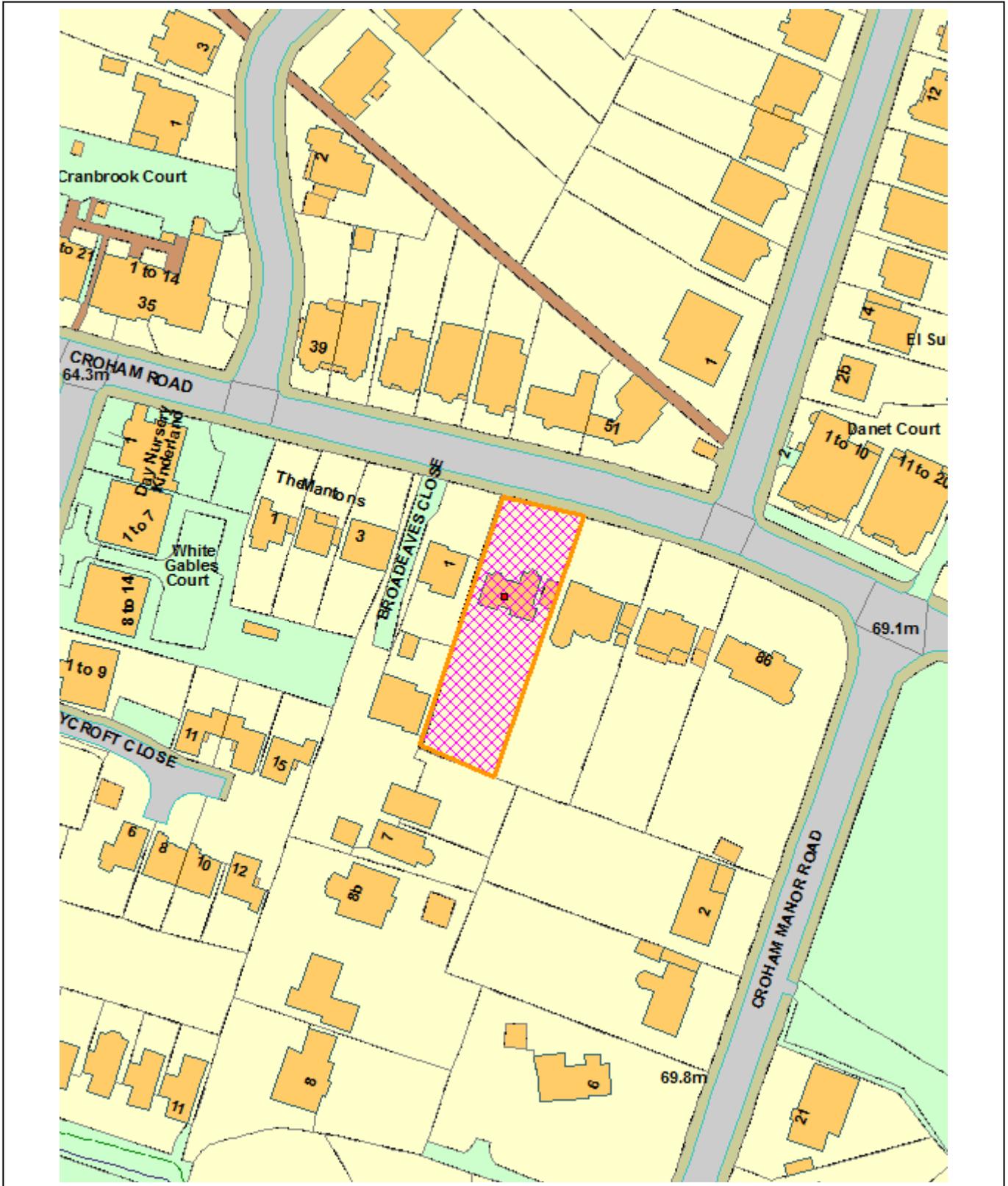
8. BACKGROUND DOCUMENTS

- 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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1.0 APPLICATION DETAILS

Ref: 19/05539/FUL
 Location: 80 Croham Road South Croydon CR2 7HA
 Ward: South Croydon
 Description: Construction of a two-storey building with habitable roof space to accommodate 6 flats to the front and three terraced, two-storey, dwellinghouses to the rear of the site; with associated vehicle parking, cycle and bin provision; following the demolition of existing dwellinghouse.
 Drawing Nos: J003349-DD-01; 02; 03; 04; 05; 06; 07C; 08F; 09E; 10E; 11C; 12C; 13D; 14E; 15A; 16A; 17C; 18B; 19B; 20E; 21G; 22; 23A; 24C; 25B; 26A; 27A; 28; 29; 30; 31
 Agent: Emily Hall, WS Planning & Architecture
 Applicant: Mrs Shahnaz Raja
 Case Officer: Yvette Ralston

	1 bed	2 bed	3 bed	4 bed+	TOTAL
Existing	0	0	0	1 x 5b	1
Proposed	3 (1b2p)	5 (2b4p)	1 (3b5p)	0	9

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
6	18

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

2.0 RECOMMENDATION

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

- A financial contribution of £13,500 for sustainable transport improvements and enhancements.
- Removal of parking permits in the CPZ for new residents

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. Commencement time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports

Pre-commencement conditions

3. Submission of Construction Management Plan and Construction Logistics Plan
4. Materials / details to be submitted
5. Protective fencing for trees at the rear of the garden and details of services installation in relation to RPAs

Pre-Occupation Conditions

6. Submission of details of refuse and recycling store including space for bulky waste, and details of cycle store including provision of 2 x visitor cycle spaces
7. Submission of details of EVCPs
8. Submission of details of child play, communal amenity space, boundary treatments between private and shared amenity space and screening for rear bin store (details in accordance with plans) and a management plan for the hard and soft landscaping
9. Submission of details of solar panels

Compliance Conditions

10. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
11. Development in accordance with accessible homes requirements; 1 unit to be M4(3), 4 units M4(2) and 4 upper floor flats M4(1)
12. Obscure glazing on flank elevation windows at first floor and above
13. In accordance with Tree Protection Plan and Arboricultural Impact Assessment
14. In accordance with SUDS details
15. Compliance with energy and water efficiency requirements
16. 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. Highways informative in relation to s278 and s38 works required
5. Compliance with Building/Fire Regulations
6. Construction Logistics Informative (in relation to condition 3)
7. Refuse and cycle storage Informative (in relation to condition 6)
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Demolition of the existing 2 storey detached dwelling and garage
- Erection of a replacement 3 storey building comprising 6 flats plus 3 x 2-storey houses to the rear
- A new access route from Croham Road to the houses at the rear including the relocation of the vehicular crossover (1.5m to the west)
- 6 parking spaces – 3 on the front forecourt for the flats and 3 at the rear for the houses - and 18 cycle parking spaces
- Private amenity space, play space and hard and soft landscaping

3.2 During the assessment of the application amended plans have been received with the following minor amendments:

- Amendments to the proposed materials and additional details provided for balustrades, window details and cycle store details



Site and Surroundings

- 3.3 The site is a rectangular shaped plot located on the south side of Croham Road comprising a 2 storey detached house with 5 bedrooms, a single storey garage and a large rear garden. The property on the site is a traditional suburban style property in white render and brick with front projecting bays and a pitched roof. There is a large front forecourt which is almost fully tarmacked used for car parking, a front boundary wall and trees. The site slopes gradually downwards from the pavement to the property and is then relatively flat to the end of the garden.
- 3.4 The area is suburban and residential in character, comprising properties of varying styles and materials. Examples of backland style development and flatted schemes are found in the area.
- 3.5 The site itself is not subject to any land use designations. There is a local heritage area on the opposite side of Croham Road. There are no TPO trees on the site but there is an area TPO on number 78 to the west (TPO 9, 1997). The site has a PTAL of 2 which is poor and Croham Road is a classified road. The site is at high risk of surface water flooding.



Aerial view of the site

Planning History

- 3.6 Site history is set out below.

Reference	Description	Decision	Date
18/02157/FUL	Demolition of the existing building. Erection of a three storey building with accommodation in the roofspace (totalling four stories) comprising of 7x two bedroom and 2x one bedroom flats. Provision of associated parking, landscaping, refuse and cycle stores.	Withdrawn	18.01.2019

3.7 A pre-app for was submitted before the current application (different architect/agent)

Reference	Description
19/00251/PRE	Proposed 9 Flats - 6x 2bed and 3x 1bed flats. Demolish existing 5 bed detached house and garage.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area
- The proposal includes a mix of different types and sizes of homes and a decent quality of accommodation and amenity space for residents.
- The design and appearance of the development is of a high quality, and would not harm the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The level of parking and impact upon highway safety and efficiency would be acceptable.

5.0 CONSULTATIONS

5.1 The views of the Planning Service are expressed in the Material Planning Considerations section below.

6.0 LOCAL REPRESENTATION

6.1 The application was publicised by 26 letters of notification to neighbouring properties.

6.2 The number of representations received in response to the initial notification and publicity of the application is set out below. A request for referral to committee was received from Cllr Gatland however this was received after the referral deadline so is treated as an objection but is detailed separately below.

- 6.3 No of individual responses: 20; Objecting: 20; Supporting: 0
- 6.4 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the Material Planning Considerations section of this report.

Objection	Officer comment
<i>Character and design</i>	
The roofline is too high; building is taller than neighbouring properties and others on the street; overbearing; inconsistent with scale of surrounding buildings	Addressed in paragraphs 8.5-8.17 of this report
Fails to integrate into the neighbourhood in terms of appearance and flats are not in keeping with the area	
Overdevelopment of the site; a total of 9 units / 15 bedrooms in comparison to the existing 1 x 5-bed house	
Do not support balconies	
<i>Transport and highways</i>	
3 parking spaces for the flats is inadequate – will lead to on-street parking in adjacent streets which are already busy and dangerous to pedestrians	Addressed in paragraphs 8.41-8.48 of this report
More residents will lead to congestion on the main road and public transport delays	
The entrance next to the bus stop would be dangerous	
The sightlines in the report ignore the obstruction of the bus shelter immediately to the west.	
It would be difficult to park a large vehicle at the rear	
The access road is too narrow for emergency vehicles to access the rear of the site	
Cumulative impacts from recent developments nearby on transport and parking need to be taken into account	
<i>Impacts on neighbouring amenity</i>	
Impacts on privacy due to overlooking from balconies and windows – for	Addressed in paragraphs 8.26-8.32 of this report

residents on Croham Road, Broadeves Close and Croham Manor Road	
Impacts on 80 Croham Road: extends beyond the rear building so the building would loom over the garden; side facing windows looking over the house and garden (windows must be obscured); rear balconies overlooking the garden	
Trees and environmental impacts	
Loss of greenery	Addressed in paragraphs 8.33-8.40 of this report
There is a climate emergency so green spaces must not be destroyed	
Loss of trees and impacts on roots of TPO trees	
Quality of accommodation	
Cycle storage for the 3 houses requires residents to bring bikes through the house	Noted
Bin storage will be too small	Addressed in paragraphs 8.51-8.53 of this report
Lack of shared amenity space	Addressed in paragraph 8.24 of this report
Play space does not have a secure boundary and could be used a public space	This is unlikely given its location in the centre of the site and not visible from the public highway.
Other	
Insufficient number of 3-bed units	Addressed in paragraphs 8.3-8.4 of this report

6.5 The Croham Valley Residents Association objected to the application, raising the following concerns:

- Overdevelopment: 2 buildings comprising 6 flats and 3 houses with a total accommodation size of 637sqm is much larger than the existing 5 bed house.
- Unacceptable loss of trees which provide screening
- Overbearing due to its bulk, mass and design and will harm the appearance of the surrounding area
- Roof ridge line is unacceptably higher than neighbouring properties and there are balconies
- 3 parking spaces for 6 flats is inadequate
- Concern about how emergency vehicles will access the houses at the back
- Lack of shared amenity space for the flats

6.6 Cllr Maria Gatland objected to the application, raising the following concerns:

- Overdevelopment of the site
- Loss of trees and nature habitats
- The design does not reflect the character of the area or enhance the streetscene
- 3 parking spaces for the flats is not sufficient in this area of parking stress

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 New London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2019). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.
- 7.3 The main planning Policies relevant in the assessment of this application are:

London Plan (2021):

- 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
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- 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 (2018):

- 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
- DM25 Sustainable drainage systems and reducing floor risk
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

Supplementary Planning Documents/Guidance

- Croydon Suburban Design Guide SPD (2019)
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy (2019)
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues relevant in the assessment of this application are as follows:

- Principle of development
- Design of the proposal and the impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Impacts on trees
- Landscaping
- Impacts on ecology and biodiversity
- Access, parking and highways impacts
- Waste / Recycling Facilities
- Sustainability and Flood Risk

Principle of Development

8.2 The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough

on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.

- 8.2 Policy DM1.2 seeks to prevent the net loss of three bedroom units and the loss of small family units that have a floor area of less than 130sqm. The existing property has 5 bedrooms and measures 171sqm. There is 1 x 3-bed family unit proposed which replaces a 3b+ property.
- 8.3 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms in order to meet the borough's need for family sized units and ensure that a choice of homes is available in the borough. In order to meet this strategic target, requirements for proportions of family sized accommodation based on PTAL are applied to major applications, and the general 30% target for 3-beds is normally applied on smaller scale suburban intensification schemes. In this case, there is only 1 x 3-bed unit proposed, which would not comply with the strategic target. However a good mix of different styles of homes are provided and the terraced homes at the rear of the site (1 x 3-bed and 2 x 2-beds) with private gardens would lend themselves to occupation by small families. This is considered to be acceptable on balance.

Design and impact on the character of the area

- 8.4 The existing building is a 2 storey detached property in white render and brick with a brown clay pitched roof. It does not hold any significant architectural merit and there is no in principle objection to its demolition.
- 8.5 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should seek to achieve a minimum height of 3 storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.
- 8.6 The site is located opposite the Campden & Spencer Road Local Heritage Area which contains a number of Locally Listed buildings including several well-preserved Victorian villas dating from before 1890 such as numbers 49-51 Croham Road, directly opposite the site. Impacts on the setting of the Local Heritage Area and locally listed buildings have been considered in the assessment of the scheme. The buildings are considered to be designed in an appropriately sensitive manner to preserve the special character of the area.
- 8.7 The proposed front flatted building is 3 storeys in height which complies with the Suburban Design Guide SPD which indicates that where surrounding buildings are predominantly detached dwellings of 2 or more storeys, new developments may be 3 storeys with an additional floor contained within the roof space. The height is appropriate and the building is considered to sit well within the

streetscene. It does not breach the 45 degree lines from neighbouring properties in elevation which indicates that the height and massing is appropriate.



Figure 2.10c: Where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below.

Extract from Suburban Design Guide SPD



Proposed massing / street elevation

- 8.8 The 3 x terrace houses at the rear are 2 storeys in height and are appropriately subservient to the front flatted block. They are of a similar height and scale to the neighbouring properties to the west (3 Broadeves Close) and south (5 & 7 Broadeves Close) and do not raise any concerns in terms of having an overbearing visual impact on neighbouring properties.
- 8.9 The proposed development on the site follows a similar pattern to the adjacent development at Broadeaves Close in terms of footprint and access arrangements. The front block extends approximately 2.8m beyond the rear of 1 Broadeves Close and respects the 45 degree sight line from the rear window of 1 Broadeves Close. The houses at the rear have a similar footprint to 3 Broadeves Close to the west but are aligned between 2.5 – 4m further forward to allow space for rear gardens behind. The positioning of the houses respects the 45 degree line from the back window of number 3 Broadeves Close (which is orientated with its front door facing south).
- 8.10 The front block extends approximately 1.75m beyond the rear of the conservatory / 8m beyond the main building of number 82 Croham Road to the east. The massing also respects the 45 degree site lines from the closest rear facing windows of this property. The proposed mass of the front block is acceptable and the front building line is appropriately stepped to correspond with neighbouring properties on either side.

8.11 The separation distance between the front block and the rear houses is 14m. At the front, the separation distance from the flank elevation of the block and the site boundary to the west is 1m, and the distance between the buildings is 4m. On the east side, the gap is larger to accommodate the access road; 3.5m to the site boundary and 6m to the adjacent building. The gaps are the same as the existing arrangement and maintain adequate separation between properties when viewed from the street scene. At the rear, there is a 1m gap on either side between the flank walls of the houses and the site boundary. The existing 1.8m high (on the east) or 2m high (on the west) close board fences would be retained. Overall, the positioning of the buildings is acceptable.



Proposed site plan showing positioning and footprint of buildings

8.12 In terms of the wider site layout, the proposal is to retain the existing vehicle crossover and introduce a new access road on the east side (adjacent to number 82) to provide access to the houses at the back. The front forecourt slopes down gradually by approximately 1.5m from the footway to the front of the property. No changes are proposed to the land levels apart from minor amendments at the front of the building to ensure level access. There is level access through the building at ground floor level to the rear amenity space. There are 3 car parking spaces proposed at the front forecourt for the 6 flats along with cycle storage and an area of landscaping. The soft landscaping at the front is not extensive but is an enhancement on the existing. A delineated pedestrian path leads to the main entrance and to the rear in a welcoming, legible building approach. The front boundary treatment is a low wall as per the existing and some hedging, with 2

large trees to be retained. The trees would screen the parking and bike store on the forecourt.

- 8.13 There are 3 car parking spaces proposed at the rear (in the centre of the site) for the 3 houses. An area of shared amenity space and play space is also proposed in the centre of the site. Refuse storage is mainly integrated within the front building envelope and there is also a small refuse store adjacent to the amenity space for use by the rear houses.
- 8.14 The proposed design approach is a contemporary reinterpretation. The roof form of the flatted block is a contemporary style pitched roof with no overhanging eaves featuring larger and smaller front facing gables and a sunken flat roof section in the centre with solar panels. The brick detailing involves the use of textured bricks around the edge of the roof and continuing around the building to reference the traditional bargeboards and quoins locally. This is considered to be successful and brick details have been amended as part of the assessment of the application to provide a more subtle contrast. There is also a protruding brick course between the upper floor windows of the front block. The proposed balconies at the rear and are appropriately integrated into the building and a metal upright balustrade is proposed which is acceptable. Materials specifications have been provided as well as details of the window reveals, bricks, guttering, etc and these are broadly acceptable at this stage but final details will be required by condition. The proposed balustrades for the inset balconies at the rear are metal upright balustrades which are acceptable. The proposed materiality responds well to materials found in the vicinity.
- 8.15 The design approach for the houses at the rear is simple with well-proportioned front gable roofs, some brick detailing between the windows and appropriate insets to windows and doors to add depth to the facades. This simple approach is considered to be suitable for a backland style development.
- 8.16 Overall, the proposed design is considered to be a high quality contemporary reinterpretation approach whilst maintaining an overall traditional building form, which responds well to the character of the area. The height, massing, layout and design approach to the site is compliant with policies SP4.1 and DM10 and is considered to represent a general enhancement to the streetscene.

Quality of Accommodation

- 8.17 London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. All proposed units exceed the minimum space standards and internal layouts have been well thought out with adequate storage space. In the flatted block, all proposed units are dual or triple aspect and will receive good levels of light and outlook. Side facing bathroom windows are appropriately obscure glazed.
- 8.18 The layout of the 3 houses at the rear is acceptable. Each has a ground floor kitchen, WC and living room with doors opening out to the private gardens, with 2 or 3 bedrooms upstairs and bathrooms. The layouts suggest that they would

provide adequate accommodation for small families. The 14m separation distance between the flatted block and the rear houses does not raise inter-overlooking issues.

- 8.19 London Plan policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'. 1 wheelchair user dwelling is provided (unit 1, the 1b2p unit on the ground floor of the flatted block) which has a floorspace of 58.5sqm and complies with this requirement. The remaining 90% of units should meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' which requires step free access to all units and the facilities of the site. Unit 2 on the ground floor of the flatted block (2b4p) complies with M4(2) requirements. However no lift is proposed internally which means that the 4 upper floor flats do not have step free access and are not M4(2) compliant. Policy D7 states that homes that are not on the ground floor on minor developments can comply with the M4(1) standard, which does not require step-free access, where provision of step-free access would be unfeasible. In this instance, officers are satisfied that providing a lift for four flats would not be viable. There is level access to the front of the flatted block and through the building to the amenity space.
- 8.20 There is level access to the houses at the rear via the pedestrian walkway from the front of the site. Internally within the houses the occupiers would need to install chairlifts if step free access is required, which could be accommodated. Step-free access to the amenity space / play space and bins is provided for all occupiers of both the flatted block and the rear houses. Therefore, the development can provide 1 M4(3) unit and four M4(2) units with only the upper floor flats being M4(1) standard.
- 8.21 Policy DM10.4 of the Local Plan requires provision of high quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter. In the flatted block the ground floor units have rear patios which face towards the communal areas (pedestrian path or shared garden); hedges are proposed to separate these spaces but full details of the boundary treatment will be required by condition. The upper floor flats have rear facing inset balconies which all comply with space requirements. The houses each have private rear gardens of over 20sqm in area, which is positive.
- 8.22 In addition, communal amenity space and play space is provided in accordance with policies DM10.4 and DM10.5. These spaces are combined in the centre of the site, with the majority (around 23sqm) being occupied by play space. This quantum of play space is sufficient but more detail is required with regards to how the communal amenity and play space will be laid out and landscaped in order to cater for different users. It will also be necessary to provide good screening between the small bin store adjacent and the communal amenity space. It is acknowledged that the amenity space is relatively small, however all units have private amenity space so it is considered acceptable.
- 8.23 In summary, the proposal would provide good quality accommodation for future occupiers internally and externally in accordance with Local Plan Policies SP2 and DM10 and the London Plan policies D6 and D7.

Impacts on Neighbouring Residential Amenity

- 8.24 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and 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. The nearest residential properties are number 82 Croham Road to the east and number 1 and 3 Broadeves close to the west. To the rear (south) is number 5 Broadeves Close. The assessment of impacts on neighbouring amenity takes into account the fact that the majority of the existing trees on the site are proposed for removal (discussed below), including those along the boundaries.
- 8.25 As mentioned, the front block complies with 45 degree lines in plan and elevation so would not be overbearing towards either neighbouring property, nor have a detrimental impact on their outlook. The flats are orientated with their main outlook towards the front and back, with all balconies inset, to avoid overlooking concerns to neighbouring properties.



Proposed site plan showing relationship with neighbouring properties (45 degree lines marked in red)

- 8.26 82 Croham Road is sited 5.9m to the east of the proposed building. It has 4 small ground floor side facing windows from the living room which currently look to the 1.5m high fence separating the property from number 80. These are secondary windows with the main living room windows facing the street and the adjoining

conservatory at the rear. Number 82 does not have any first floor windows facing number 80. The proposed front flatted block includes 2 east facing windows at ground floor, of which one would be obscured (as it is a bathroom window) and the other (bedroom window) would look towards the fence so would not raise privacy concerns. There are also 2 east facing windows at first floor, both of which are bathroom windows which would both be obscured. No overlooking concerns to the property, conservatory or garden of number 82 are raised.

- 8.27 1 Broadeves Close is sited approximately 4m to the west of the proposed building. It has 2 ground floor doors (with small glass windows) facing the site behind a 1.8m high fence. The proposed flatted block includes one west facing ground floor window which does not need to be obscured as it would face the fence, 2 first floor west facing windows, both of which would be obscured as they are secondary windows, and 1 second floor west facing window which would also be obscured as it is a secondary window. No overlooking concerns to the property or garden of 1 Broadeves Close are raised.
- 8.28 At the rear, the 3 x 2-storey terraced houses are positioned and laid out internally to avoid any overlooking impacts. The house on the west (house 3) is sited 2m from the side of number 3 Broadeves Close. 3 Broadeves Close is orientated with its front entrance to the south, so the 45 degree line from ground floor the rear window has been shown and it has been demonstrated that this is not breached by the proposed house on the west. 3 Broadeves Close does not have any flank windows facing the proposed houses. House 3 has 1 ground floor window and 1 first floor side window proposed, both of which would be obscured. The easternmost house (house 1) in the proposed terrace similarly would have 1 ground and 1 first floor window facing east. The first floor window is to a non-habitable space (stairs) and would face towards the end of number 82's garden so does not raise any amenity concerns.
- 8.29 The house to the rear, 5 Broadeves Close, has 1 first floor window facing the site. It is currently screened by a row of tall trees. These would be retained, as well as the 1.8m high fence. Ground floor windows do not raise overlooking concerns given the fence. At the first floor, each house has a Juliette balcony and a small windows facing south. The positioning of house 1 means that it could have the potential to overlook the first 10m of the rear garden of 5 Broadeves Close (which would be contrary to policy DM10.4d) however this would be from a distance of 15m and would be largely screened by the tall Poplar trees and so therefore does not constitute direct overlooking prohibited by policy. No amenity concerns are raised in terms of overlooking or privacy impacts to the house or garden of the property.
- 8.30 The assessment demonstrates that there are no detrimental amenity impacts on neighbouring properties resulting from the proposed development, and this is considered to be the case despite the proposed removal of the majority of the trees on the site (discussed below), including those along the boundaries. The buildings may be more visible to neighbouring properties than the current arrangement, but this does not equate to detrimental impacts on neighbouring amenity. The proposal complies with policy DM10.6.

Trees

- 8.31 Policy DM10.8 and DM28 seek to retain existing trees and vegetation. There are currently a number of trees on and adjacent to the site; 45 in total which are of an adequate size to be assessed within the arboricultural assessment, and 10 of these are just outside the site boundary. Trees comprise 34 x Category C trees, 9 x Category B trees and 2 x Category U trees. The trees are spread across the site, with a few in the front garden, many along the east, west and south boundaries of the site, and a group in the rear garden.
- 8.32 There is an area TPO (TPO 9, 1997) on the former site of number 78 Croham Road (now Broadeves Close) to the west. The trees on the western and southern boundaries (outside the site) are therefore protected by TPOs. None of the adjoining TPO trees are to be impacted by the proposed development.
- 8.33 The proposal would involve the removal of a total of 33 trees, of which 2 are category B Cyprus trees in the centre of the rear garden (T17 and T18), 29 are category C trees within the site and 2 are Category U trees.
- 8.34 There are 12 trees to be retained, of which all but 2 are located just outside the site boundary within neighbouring properties. This means that all trees within the grounds of the site, apart from 2 Ash trees in the front garden, are to be removed. The removal of the 2 Cyprus trees T17 and T18 (13-14m in height) is regrettable but they are not protected and their removal is necessary to facilitate development. The remainder of the trees proposed for removal are of a poorer quality and smaller in size and their removal is accepted. It is acknowledged that this is a high number of tree removals and that there will be a fairly substantial reduction in tree coverage on the site, however those proposed for removal are generally of a low quality and their removal will be mitigated by a high quality landscaping scheme including 10 replacement trees. This approach has been agreed by appropriate Officers within the Council and, on balance, the removal of trees does not outweigh the benefits brought by the proposed development of the site.
- 8.35 The best quality trees are a group of large Poplar trees of around 20m in height at the rear (southern boundary) of the site, within the grounds of 5 Broadeves Close (T28-32), and are all to be retained. These trees are protected by the area TPO of 78 Croham Road. There is no development proposed within their RPAs as this is where the rear gardens of the proposed terrace of houses are located. 1 TPO tree on the western boundary is also to be retained, and its RPA will not be impacted as it is in the location where native boundary hedging is to be located. The other trees to be retained are 4 on the eastern boundary and 2 at the front of the site.
- 8.36 The proposed new access road on the eastern side of the site would conflict with the RPA of T14 (category C) within 82 Croham Road by 6sqm (14.6% of total RPA). This is a fairly significant root incursion which would be mitigated by ensuring that the road is of a no-dig design in this area, which is achievable as outlined in the Arboricultural Method statement. The road would also lead to very minor root incursions to tree T12 (Category C) by 0.4sqm or 3.6% of its RPA. The report states that there is adequate space on site to ensure that service runs

are located outside of the RPAs of retained trees, however in order for this to be demonstrated the Council will require details of services installation by condition to ensure that this is outside of the RPAs. Protective fencing and ground protection will be used around all retained trees as appropriate to safeguard the trees. This approach has been agreed with appropriate officers and will be required as a pre-commencement condition to ensure retained trees are protected from the outset.

Landscaping

- 8.37 Local Plan policy 10.8 requires proposals to incorporate hard and soft landscaping. A landscaping scheme and Landscape Statement has been submitted showing details of hard and soft landscaping, amenity planting and boundary treatments. At the front, a low brick wall would be reinstated with a hedge. Native hedging would be provided on the west side and the around the rear gardens to encourage biodiversity, and clipped hedging would be provided on the east side alongside the access road. 4 new trees are proposed in the front garden and 6 in the rear garden. Permeable paving would be used on the access route and parking areas, with lawn and some wildflower plug planting in the amenity spaces. Clipped hedging is proposed as the boundary treatment between private and shared amenity spaces. Species, size and density of proposed planting has also been provided.
- 8.38 Details of the play space has not been provided at this stage. A condition will be attached to require this detail, along with a management and maintenance plan for the landscaping and play space.

Access, Parking and Highway Safety

- 8.39 The site has a Public Transport Accessibility Level (PTAL) of 2 which indicates poor access to public transport. The site is within a CPZ.

Access arrangements

- 8.40 Currently the vehicle crossover is on the eastern site boundary adjacent to the fence with number 82. The proposal is to move the crossover 1.5m to the west, away from the site boundary. This enables the required pedestrian sightlines to be achieved on either side.
- 8.41 There is a bus stop outside the site and the crossover would be moved 1.5m closer to the bus stop, so that it would be around 10m away. The minor shift in the position of the crossover would not have a material impact on the operation of the bus stop. As a worst case scenario, exiting vehicles may have to wait momentarily whilst a bus is at the bus stop. The impact of the presence of the bus shelter on visibility for vehicles leaving the site would be acceptable as the bus shelter is narrow and does not have side panels or a bench so does not provide a significant obstruction to the view of oncoming cars. The shift in the location of the crossover would require the street sign outside the site to be relocated and this would be agreed through a S278 agreement. The width of the crossover would remain the same at 3.1m with 0.5m ramps on either side. The appropriate vehicular sightlines of 2.4m by 43m to the east and west are

achieved. A condition will be attached to ensure that no planting or obstructions above 0.6m in height are located within the sightline areas. No concerns are raised with regards to highway safety.

- 8.42 A new access road and pedestrian pathway would be constructed to provide access to the front and rear parts of the site. The access road includes appropriate passing space for cars and also a speed bump. The speed bump is to ensure vehicles move slowly to avoid any conflict between those parked at the front and the back of the site. As raised in representations, the access road is not wide enough for a fire appliance to access the rear of the site, however a sprinkler system could be installed at the rear which would be acceptable.

Car parking

- 8.43 In areas of PTAL 2 in outer London, London Plan policy T6 requires up to 0.75 parking spaces per dwelling for 1-2 bed units and up to 1 space per 3+ bed dwelling. This would equate to a maximum of 7 car parking spaces comprising 2.5 for the houses at the rear and 4.5 for the flats at the front. The proposal includes a total of 6 car parking spaces for the 9 units; 1 each for the houses at the rear and 3 for the 6 flats in the block at the front. This provision would therefore provide just short of the London plan maximum requirements. It is often not desirable to deliver the maximum amount of parking on site as this can, amongst other things, promote unsustainable travel patterns. There is a bus stop outside the site serving the 64 and 433 buses which provide access to East and West Croydon, Thornton Heath and New Addington. South Croydon train station is also located 650m to the west. Given the relatively good accessibility of the site to local public transport options, the provision of 6 car parking spaces for the 9 flats does not raise any concerns.
- 8.44 The site is within a CPZ so parking permits would be removed from future residents. However it is on the edge of the CPZ so residents would be able to park in surrounding roads and it therefore necessary to undertake some analysis of parking stress in the vicinity (outside of the CPZ), taking into account cumulative impacts from nearby developments. The Councils starting point for suburban sites such as this is normally for 1:1 parking. As such, in order to justify a worst case shortfall of 3 car parking spaces a parking survey has been undertaken. The survey assessed on-street parking availability overnight within 200m walking distance of the site on 13th November 2019. The survey included spaces on Sycamore Close where parking bays are private and therefore should not be included. When this road is removed, and parking spaces within Spencer Road and Campden Road within the CPZ are discounted (as residents will not be able to park here) the parking stress would be 55% (22 cars parked, 40 spaces). Should the worst case scenario of three overspill spaces from the development occur, this would increase the parking stress in these uncontrolled spaces to 62.5% (25 or 40 occupied). This is the parking stress resulting from the development and is considered to be acceptable.
- 8.45 When cumulative impacts from nearby developments are also factored in, there is potential for an increase in parking stress. 7 nearby development sites have been assessed. The majority provide 1:1 car parking and those that do not have justified this approach with their own parking beat surveys demonstrating parking

availability in the vicinity. These sites have been assessed as their survey areas overlap with the application site's and as they have less than 1:1 parking, however they are more than 200m away from the available parking spaces on Normanton Road, Hollycroft Close and Croham Manor Road and so are considered unlikely to result in a cumulative impact. Therefore the worst reasonable case is that the scheme results in a parking stress of 62.5% (25 of 40 occupied) of parking spaces outside of the Controlled Parking Zone, on suitable roads. This is an acceptable level of parking stress and it should be noted that the development itself provides 6 spaces (just 1 short of the maximum London Plan allowance) and parking permits for the CPZ will be removed from new residents through a S106 legal agreement, which is likely to deter residents from owning cars and contributing to parking stress in the vicinity. Furthermore, as mentioned, the public transport links in the area are considered to be relatively good, which may further encourage residents to use sustainable methods of transport, which would be supported.

- 8.46 Swept paths for the parking spaces are provided, demonstrating that the spaces are accessible. 1 disabled car parking space is proposed at the front of the site, closest to the entrance to the flatted block, and 1 of the spaces at the rear has been identified as potential second disabled bay if required. 2 electric vehicle charging points are provided (1 at the front and 1 at the back) and the remainder would be passive spaces.
- 8.47 A contribution of £13,500 will be secured via S106 agreement to contribute towards sustainable transport initiatives including on street car clubs with electric vehicle charging points (ECVPs) as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding would go towards traffic orders at around £2500, signing, lining of car club bay, EVCP provision including electrics and set up costs for the car club. Funding will also be used for extension and improvements to walking and cycling routes in the area to support and encourage sustainable methods of transport.
- 8.48 The car parking arrangements comply with Local Plan policy DM30 and London Plan policy T6.

Cycle parking

- 8.49 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 12.5 cycle parking spaces; 7.5 for the flats at the front and 5 for the houses at the rear. The proposal involves a total of 18 cycle parking spaces; 12 for the flats at the front and 2 each for the houses at the back. This is an oversupply of cycle parking space, however in the interests of promoting sustainable transport this is not a concern.
- 8.50 The cycle store for the flats is located on the front forecourt in a wooden store containing Sheffield stands including a space for an adapted bike. The cycle store is in a convenient and accessible location. The houses each have smaller wooden containers in their rear garden with space for 2 bikes each. In line with London Plan policy T5 it will also be necessary to provide 2 visitor cycle parking spaces; this is not shown on the site plan but there is sufficient space for a Sheffield stand at the front of the site. This will be required by condition.

Waste / Recycling Facilities

- 8.51 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin store is located within the building envelope, on the eastern elevation and accessed externally. Timber doors would open onto the pedestrian pathway so would not conflict with vehicles. The bin store is located within 20m of the roadside, enabling collection by Council operatives.
- 8.52 A second bin store is proposed at the rear of the site for use by the 3 houses. As previously mentioned, this bin store will need to be well screened as it is adjacent to the shared amenity space. A refuse management Strategy has been submitted outlining that it will be the responsibility of the Site Managers to move the refuse containers to the designated collection point by 6am on the scheduled collection day, and then to return the containers to their storage areas after emptying.
- 8.53 Proposed waste receptacles include a total waste provision of 1560L and recycling provision of 1320L and food waste is not indicated. The proposed quantum of bins is not compliant at this stage with the Council's New Build and Conversion waste management document, however there is more than enough space for the necessary number of bins for the site. Final details will be required by condition. A storage space for bulky waste, as required by policy DM13, is not shown on the plan but there is sufficient space on the site and this will be required as part of the condition.

Flood Risk and Energy Efficiency

Flood risk

- 8.54 The site is located within an area at high risk of surface water flooding and within a critical drainage area. There is also a moderate risk of groundwater flooding. The proposed development has been designed with appropriate flood risk mitigation measures incorporated. Ground floor levels would be raised to 56.6mAOD, which is 0.6m above external ground levels in the area of the surface water flow route; water resistance measures would be included in the development to ensure protection against the 1 in 100 year flood event, including the use of flood doors, raising electrical sockets and non-return valves for foul and surface water discharge pipes.
- 8.55 In order to mitigate impacts of surface water flooding, 2 geocellular crates would be provided; 1 at the front to provide attenuation for 15.2 cubic metres of surface water (which is in excess of the requirement for 14.7m³) and 1 at the back, beneath the proposed play area, to drain overland surface water from the flood flow route. Potential floodwaters from the rear attenuation tank would be released to the public sewer at a restricted rate of 2l/s. Drainage gulleys would be provided along the eastern side of each building to drain to the rear geocellular crate. Rainwater butts would also be provided for rainwater attenuation, and permeable paving on hard surfaces. The site is not appropriate for water infiltration into the ground due to the chalk soil.

8.56 Details provided within the Flood Risk Assessment and the SUDS Strategy are acceptable in line with Local Plan policy DM25 and the London Plan Sustainable Drainage Hierarchy (policy SI13).

Energy efficiency

8.57 The plans show that solar panels are provided on the roof of the flatted block and the houses. This is welcomed in line with policy SP6 and details will be required by condition. A standard condition will also be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. This is to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6.

Conclusion

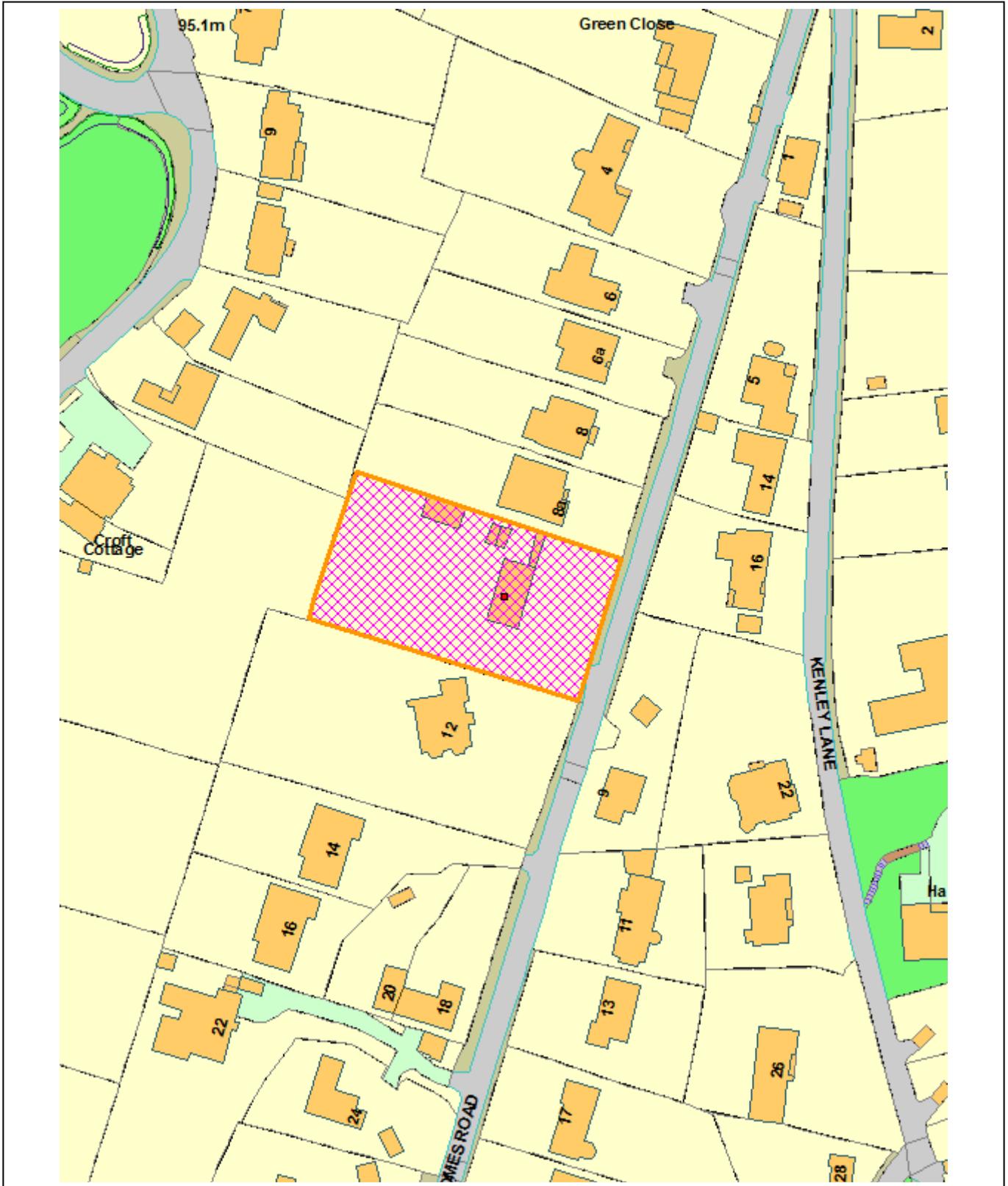
8.58 The provision of 6 flats and 3 houses in this location is acceptable in principle. The proposed mix of different types of accommodation and the layout of the site is supported. The design and massing of each building is appropriate as it provides a good quality of accommodation and avoids amenity impacts on neighbouring occupiers. The loss of trees is substantial but the best quality trees around the site boundary are to be retained and protected which is welcomed and a well-considered landscape plan has been provided. The approach to flood risk mitigation has also been thoroughly considered. The level of on-site car parking and the access arrangements are acceptable.

8.59 All material considerations have been taken into account, including responses to the public consultation. 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.

Other matters

8.60 The development would be liable for a charge under the Community Infrastructure Levy (CIL).

8.61 All other planning 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: 20/05305/RSM
 Location: 10 Welcomes Road Kenley CR8 5HD
 Ward: Kenley
 Description: Reserved Matters relating to Landscaping (Condition 3) attached to planning application 19/04441/OUT for the 'Demolition of existing dwelling. Erection of 8 three/four storey dwellinghouses (2 pairs of semi-detached properties and 4 terraced properties), provision of vehicular accesses, access road, parking areas, land level alterations and cycle storage.'
 Drawing Nos: Landscaping Planting Plan with Biodiversity Enhancements (0277/20/B/2E), External Lighting Plan (R/106), Hard Landscaping Plan (R/107), Boundary Treatments (R/108), Proposed Levels Strategy (R/109B), Sections through the site (R/111A, R/112A, R/113A, R/114B), Proposed Surface Water Drainage Strategy (CPWELCOMESRD.23/10 Rev P7).
 Applicant: Chartwell Land and New Homes
 Agent:
 Case Officer: Jimill Patel

	1 bed	2 bed	3 bed	4 bed	Total
Market Housing			5	3	8
Total Proposed			5	3	8

All units for private sale

Number of car parking spaces	Number of cycle parking spaces
12	16

1.1 This application is being reported to Planning Committee as the Committee requested that the reserved matters application come before Planning Committee when considering the outline application.

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT approval for Reserved matters Relating to Landscaping (Condition 3). A legal agreement has already secured the following:

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

Conditions

1. Approved Drawings
2. In Accordance with all Landscaping Information
3. Ecology

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

3.0 PROPOSAL AND LOCATION DETAILS

3.1 Reserved Matters relating to Landscaping (Condition 3) attached to planning application 19/04441/OUT dated 15/05/2020 for the 'Demolition of existing dwelling. Erection of 8 three/four storey dwellinghouses (2 pairs of semi-detached properties and 4 terraced properties), provision of vehicular accesses, access road, parking areas, land level alterations and cycle storage.

3.2 Condition 3 (Landscaping) of the approved Outline permission requires:

Prior to commencement of the development, the approval of the Local Planning Authority shall be obtained with respect to the following reserved matters:-

(1) Landscaping

This should include but not be limited to:

- a) Existing Planting to be Retained,
- b) Areas of New Planting
- c) Details of Species, Size and Density of New Planting including Pot Sizes
- d) Hard Landscaping including Paths and Open Area(s) including Details of Materials (which shall be permeable as appropriate)
- e) Maintenance and Management Strategy - Responsibilities, Frequency of Activities and Irrigation etc.
- f) Levels including Retaining Walls - Finish, Materials, Heights
- g) Boundary Treatments and Enclosures
- h) Lighting
- i) Amenity Spaces including Layout, materials
- j) Landscape Treatment, Planting and Habitat Provision to Increase Biodiversity on Site
- k) Sustainable Drainage Measures

Reason: These matters were not submitted for consideration as part of the application.



Figure 1: Indicative Landscaping Strategy submitted for 19/04441/OUT

3.3 The above figure is taken from the Outline permission to show the indicative siting of the hard and soft landscaping. This provides an indication of where the lawn, trees and hardstanding would be situated with the reserved matter condition to seek full details.

3.4 During the course of the application, the scheme was revised to include the following:

- Information needed on hard standing and boundary treatment – new plans showing this provided
- Full details of the levels including various sections throughout the site
- Three proposed trees within the rear garden of Block C moved further forward into the gardens to reduce overshadowing to the adjacent property
- Various sections through the site to understand the existing and proposed land levels alongside the boundary treatment
- New retaining walls within the sub-divided rear areas of Block C – approx. 0.7m in height
- Clarification on the responsibilities of landscaping management within private and communal areas

3.5 This revised information, which includes the above, would not prejudice those interested in the application and as such a public re-consultation was not considered necessary.

Site and Surroundings

3.6 The application site is located on the western side of Welcomes Road in Kenley. The site currently comprises a small detached bungalow within an extensive garden. There

are two existing vehicular access points onto Welcomes Road currently forming an in-and-out driveway.

- 3.7 Whilst the front of the site is relatively flat, land levels rise from east to west within the rear garden. There are a number of trees and shrubs on site, some of which are protected by a Tree Preservation Order (TPO 11 of 2006), which is discussed in more detail below.
- 3.8 In terms of policy constraints, the site falls within the Kenley Area of Focussed Intensification (AFI) and Croydon Panorama. The site falls within a surface water flood risk area, and a surface water critical drainage area.
- 3.9 The surrounding area is predominantly residential, with Kenley Station and Local Centre within the wider area. The site has a PTAL rating of 2, indicating poor access to public transport links.

Planning History

- 3.10 21/00859/DISC – Discharge of Condition 6 (Construction Logistics Plan) attached to planning permission 19/04441/OUT

Pending Consideration

- 3.11 19/04441/OUT – Demolition of existing dwelling. Erection of 8 three/four storey dwellinghouses (2 pairs of semi-detached properties and 4 terraced properties), provision of vehicular accesses, access road, parking areas, land level alterations and cycle storage [Amended description] –

Outline permission granted 14/05/2020. This reserved matters application is made pursuant to this permission.

- 3.12 21/00064/DEV – Enforcement investigation relating to whether development was occurring in breach of conditions.

Concerns were raised that works at the site had commenced prior to conditions being discharged and not in accordance with the approved arboricultural report. A site investigation concluded that the works being undertaken on site were works to trees which were in accordance with the approved arboricultural report. Works to trees are not development and so do not constitute commencement of development requiring conditions to be discharged.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- This application is a reserved matters application to consider the landscaping only.
- The submitted landscaped strategy is robust and will ensure the development is positive by respecting the verdant setting whilst providing ecological and sustainable benefits.

5.0 CONSULTATION RESPONSE

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

Ecology Consultant

5.2 The Council's Ecological Assessors advised that following review of the submitted Landscape Strategy (HW & Co, November 2019), the Landscape Planting Plan with Biodiversity Enhancements (HW & Co, September 2020) and the External Lighting Plan (Accura, October 2020) the level of information provided was sufficient. The landscape planting plan with Biodiversity Enhancements identifies that appropriate species planting will be undertaken, and that the development will include enhancement measures for biodiversity. Additionally, the External Lighting Plan (Accura, October 2020) states that low lumen LED bollard lighting will be provided. All mitigation and enhancement measures shall be carried in accordance with the submitted documents.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification of the application (including a re-consultation on amended plans received) are as follows:

No of individual responses: Objecting: 21 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:

Objection	Officer comment
Character and Appearance	
Too large	This application only refers to the landscaping element of this already consented Outline permission.
Overdevelopment	
Bin stores poorly sited	
Trees/Landscaping/Ecology	
Ecology will be destroyed	See paragraphs 8.2 – 8.15
Ecology Report does not conclusively demonstrate that there are no important reptiles	
Loss of wildlife	
Cooper Beech tree will be impacted by development	

Regal Prince trees to the front take many years to grow	
Autumn will cause issues – leaves dropping and blocking drains	
Impact on Neighbouring Occupiers	
Overlooking	This application only refers to the landscaping element of this already consented Outline permission.
45 degree rule broken	
Highway Safety, Access and Parking	
Highways and parking stress	This application only refers to the landscaping element of this already consented Outline permission. 21/00859/DISC – a planning application (discharge of conditions) has been submitted in relation to condition 6 (CLP). This is currently under assessment and does not form part of this application.
Roads will be disrupted	
A viable CLP is unlikely to be possible as road will be blocked during construction	
Roads need repairing alongside infrastructure improvements	
Not enough parking	
Two driveways to the site not acceptable	
Flooding	
Impact to drainage	See paragraph 8.13
No thought to further reduction of natural soak away by paving in an area subject to flooding.	
Other Matters	
Proposal would add stress to the surrounding services	This application only refers to the landscaping element of this already consented Outline permission.

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 London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

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

- Delivering a Sufficient Supply of Homes
- Promoting Sustainable Transport;
- Achieving Well Designed Places;

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

7.4 London Plan (2021)

- D1 London's form, character and capacity growth
- D3 Optimising site capacity through the design led approach
- D4 Delivering Good Design
- D5 Inclusive Design
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- SI 2 Minimising Greenhouse Gas Emissions
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage

7.5 Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- DM19 Promoting and Protecting Healthy Communities
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees

- DM29 Promoting Sustainable Travel and Reducing Congestion
- Applicable Place-Specific Policies

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG (March 2016)
- Croydon Suburban Design Guide Supplementary Planning Document (April 2019)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- The Nationally Described Space Standards (October 2015)

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 Outline planning permission (19/04441/OUT) has already been granted for the redevelopment of the site to provide 8 houses. As such, whilst concerns by residents have been raised, this is an established development and the purpose of this application is to deal with the reserved matters - landscaping.

Landscaping

8.2 The reserved matters landscaping condition requires the following information – with the drawings/information submitted relevant to each requirement in brackets afterwards. An assessment against each criteria of the condition is also provided.

8.3 a. Existing Planting to be Retained

(Landscaping Planting Plan with Biodiversity Enhancements (0277/20/B/2E))

In terms of tree planting, the level of information has been developed and also includes a further tree (to the front) – total of 5 mature heavy duty trees which is positive and will help reinforce the ‘green and leafy’ character of Kenley. The type, size, nature and specification of species proposed (trees, hedgerow, planting) is considered to be sufficient and would provide a variation across the site and its built form. This will provide a seasonal interest. Concerns were raised by neighbours that the front trees would take years to grow. However, these are high quality trees and whilst not of ‘instant’ growth, they will provide a long term screening of the development alongside re-providing the ‘leafy and verdant’ features of this area. Officers requested the 3 Betula Pendula proposed trees within the rear of Block C to be pushed further forward into the garden to mitigate any potential overshadowing to the amenities of this occupier, which has been done. This is now positive.

8.4 b. Areas of New Planting

(Landscaping Planting Plan with Biodiversity Enhancements (0277/20/B/2E))

A variety of planting such as Carex morrowii - Ice Dance, Abelia -Pinky Bells, Taxus baccata, Lavandula stoechas is proposed across the site. The landscaping aspect would provide a wide mix of interesting planting which would contribute and enhance the levels of greenery the proposals would bring.

8.5 c. Details of Species, Size and Density of New Planting including Pot Sizes

(Landscaping Planting Plan with Biodiversity Enhancements (0277/20/B/2E))

As per the above section, the species, size and density of the new planting is considered to be satisfactory.

8.6 d. Hard Landscaping including Paths and Open Area(s) including Details of Materials (which shall be permeable as appropriate)

(Hard Landscaping Plan (R/107)) - Revised and further information was requested in relation to all hardstanding and boundary treatment/retaining walls.

All paved footpaths would be finished in Kandla Grey Indian Sandstone. The access road and parking courts would be finished in a grey blend of block paving (Marshalls Coppice Pennant Blend). The parking bays and a section of the access road – as per the plan would be finished in permeable paving. The immediate frontages have a large area of hardstanding which are light and grey toned. Some of the more recent backland developments further along the road have a light coloured paving which helps the developments appear vibrant rather than overly dark. The proposed palette would respond well and reflect the pattern of the context which is positive and acceptable.

8.7 e. Maintenance and Management Strategy - Responsibilities, Frequency of Activities and Irrigation etc.

(Landscaping Planting Plan with Biodiversity Enhancements (0277/20/B/2E))

The maintenance and management of landscaping has been well considered.

It will be the responsibility of the individual dwelling owners to maintain their private gardens.

The communal areas however will be maintained by a management company, to be formed. The owners of the new dwellings will each have an equal share in the management company and will carry joint responsibility for the upkeep of the communal areas.

The sales contract for the new dwellings will include a condition stating that each purchaser must contribute a share towards the management company to cover the cost of the maintenance; an annual service charge will be levied from the management company to each owner. The developer will take responsibility until all houses are sold.

8.8 f. Levels including Retaining Walls - Finish, Materials, Heights

(Proposed Levels Strategy (R/109 B), Sections R/111A, R/112A, R/113A, R/114B))

A retaining wall would be positioned partially to the side of block C (house 4) and running along the rear of Block A and B – this would be finished in red brick multi brick to be similar to the proposed external material of the dwellings which is acceptable. Low level retaining walls are also proposed within the sub-divided areas of Block C in order to work with the land levels (revised amendment) and towards the side of House 8 – rear (west) and partially to the front of this dwelling. It is important to note that Condition 11 (materials) is pre-commencement and still requires to be discharged. So this does not necessarily mean that this application would allow or grant the use of this particular brick for the dwellings.

8.9 g. Boundary Treatments and Enclosures

(Boundary Treatments (R/108))

Separate plans have been provided which show the two types of timber boundary fences (1.8m high) that would be boarded around the site and within those 'sub-divided' areas including lattice over the top.

It should be noted that the low level brick retaining walls (as mentioned in section f) would be placed within the sub-divided areas of Block C (approx. 0.7m in height) in order to respond and work with the land level change. This would be acceptable.

From the submitted scheme, revised and new plans have been provided to include various sections throughout the site to understand the existing and proposed land levels. It should be noted that it has always been the intention of the neighbouring boundary treatment to include 1.8m high boundary fences (drawing R/108 confirms this). The requested sections have made it clearer on existing and proposed land levels. Following receipt of these plans, officers requested the land levels along the rear boundary of Block C (no.8 Welcomes Road) to be slightly lowered (0.2m) in order to prevent any potential overlooking and privacy concerns to this neighbour, noting a 1.8m high boundary fence would be installed. Furthermore, the proposed access drive, notably the immediate area adjacent to two parking bays in front of House 5 was requested to be lowered by approx. 0.2m in order to mitigate any concerns of overlooking and privacy to the occupiers of no.12 Welcomes Road.

8.10 h. Lighting

(External Lighting Plan (R/106))

The external lighting would comprise low lumen led bollard lighting with 'dusk till dawn' photocell operation. This is positive and the lighting bollards (10 in total) would be well placed and within areas that would be around the landscaping of the site and 'communal' areas – the notion and provision is positive.

8.11 I. Amenity Spaces including Layout, Materials

(Landscaping Planting Plan with Biodiversity Enhancements (0277/20/B/2E))

Each of the dwellings would have their own private garden – in lawn. This is supported.

8.12 J. Landscape Treatment, Planting and Habitat Provision to Increase Biodiversity on Site

(Landscaping Planting Plan with Biodiversity Enhancements (0277/20/B/2E))

The Councils Ecological Assessors reviewed the submitted scheme. In terms of mitigation, log piles and bird and bat boxes would be situated and well placed around the site.

8.13 K. Sustainable Drainage Measures

(Proposed Surface Water Drainage Strategy (CPWELCOMESRD.23/10 Rev P7))

In terms of SuDS, Condition 17 (Forecourt) required the frontage to be permeable paving. Condition 24 (SuDs) required the submission of a detailed design of the drainage scheme. The submitted surface water drainage strategy plan is sufficient and

demonstrates the location of the Infiltration tank (along front boundary) and areas of where permeable paving is proposed. As the site drops from the rear to the front, it is natural for the tank and permeable paving to be located towards the front (lower area) as surface water will naturally flow down the site. The notion is positive and all matters of SudS (detailed design) will be dealt through Condition 24. Please note this drawing only refers to the proposed sustainable drainage measures.

Conclusions and Planning Balance

- 8.14 This reserved matters application has been assessed against the relevant development plan policies and other material considerations above and is considered to be acceptable in planning terms. It is therefore recommended that permission be granted for appearance as set out above.
- 8.15 All material considerations have been taken into account, including responses to the consultation. The conditions recommended and obligations already secured by Section106 have ensured 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. As such, the proposal would comply with the relevant Policies within the London Plan (2021), Croydon Local Plan (2018) as well as the Croydon Suburban Design Guide (2019).

6. OTHER MATTERS

- 6.1 All other planning considerations including equalities have been taken into account.

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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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.

29.03.2021 to 09.04.2021

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. :	20/05977/FUL	Ward :	Addiscombe East
Location :	37 Havelock Road Croydon CR0 6QQ	Type:	Full planning permission

Proposal : Erection of a single storey rear outbuilding for use as home offices by occupiers of the flats, with site alterations including to front parking area

Ref. No. : 21/00735/LP
Location : 20 Claremont Road
Croydon
CR0 7DB
Proposal : Erection of single storey rear extension
Date Decision: 09.04.21

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

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00975/DISC
Location : 263 - 265 Lower Addiscombe Road
Croydon
CR0 6RD
Proposal : Discharge of Condition 4 (Details) of LPA ref: 19/02517/FUL (Erection of a (mansard) second floor with two side dormer windows, creation of two flats (Amended drawings received 10.12.2019.
Date Decision: 08.04.21

Ward : Addiscombe East
Type: Discharge of Conditions

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00210/FUL
Location : 149 Oval Road
Croydon
CR0 6BS
Proposal : Demolition of existing garage, erection of 1 bedroom single storey dwelling and excavation to provide basement accommodation, replacement boundary treatments and associated works
Date Decision: 30.03.21

Ward : Addiscombe West
Type: Full planning permission

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00517/FUL
Location : 58 Lower Addiscombe Road
Croydon
CR0 6AA
Proposal : Proposed conversion of the existing single family dwelling (C3) into a 5 bedroom HMO (C4)
Date Decision: 01.04.21

Ward : Addiscombe West
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Date Decision: 06.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/00329/FUL	Ward :	Bensham Manor
Location :	369A Bensham Lane Thornton Heath CR7 7ER	Type:	Full planning permission
Proposal :	Construction of dropped kerb		

Date Decision: 01.04.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	21/00472/LP	Ward :	Bensham Manor
Location :	58 Pawsons Road Croydon CR0 2QF	Type:	LDC (Proposed) Operations edged
Proposal :	Construction of loft conversion with dormers in the rear roof slopes and roof lights in the front.		

Date Decision: 01.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	21/00681/GPDO	Ward :	Bensham Manor
Location :	20 Braemar Avenue Thornton Heath CR7 7RG	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 2.86 metres and a maximum height of 3.73 metres		

Date Decision: 31.03.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. :	20/06702/FUL	Ward :	Broad Green
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Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 72 Sumner Road
Croydon
CR0 3LJ
Type: Full planning permission

Proposal : Erection of single storey rear extension with roof terrace, erection of loft conversion with dormers in the rear roof slope and rooflights in the front and conversion of single dwelling into two flats, with cycle and refuse storage. (amended)

Date Decision: 01.04.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00487/HSE
Location : 28 Euston Road
Croydon
CR0 3NR
Ward : **Broad Green**
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 31.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00595/LP
Location : 51 Wentworth Road
Croydon
CR0 3HY
Ward : **Broad Green**
Type: LDC (Proposed) Operations edged

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

Date Decision: 01.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00763/GPDO
Location : 67 Westcombe Avenue
Croydon
CR0 3DF
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 2.9 metres and a maximum height of 3 metres (Amended Drawings)

Date Decision: 09.04.21

Prior Approval No Jurisdiction (GPDO)

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Level: Delegated Business Meeting

Ref. No. : 21/00811/GPDO
Location : Churchill Mews
Unit 3, 137 Dennett Road
Croydon
CR0 3JH

Ward : Broad Green
Type: Prior Appvl - Class O offices to houses

Proposal : Change of use from an office to a 2 bedroom dwellinghouse (Use Class C3).

Date Decision: 07.04.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/00817/ADV
Location : 282 London Road
Croydon
CR0 2TG

Ward : Broad Green
Type: Consent to display advertisements

Proposal : Upgrade of existing 48 sheet advert to support digital poster.

Date Decision: 08.04.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/00961/DISC
Location : Canterbury Road Recreation Ground
Canterbury Road
Croydon
CR0 3HH

Ward : Broad Green
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 and 4 attached to Planning Permission Ref 20/01116/FUL for Erection of single storey temporary classroom buildings (retrospective). Formation of car parking area with associated 2.4m high fencing.

Date Decision: 07.04.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04251/DISC

Ward : Crystal Palace And Upper Norwood

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 1A Coxwell Road (Previously Known As 74 Westow Street)
Upper Norwood
London
SE19 3AF

Type: Discharge of Conditions

Proposal : Discharge of conditions 1 (materials), 2 (externals) and 4 (construction logistics plan) of planning permission 17/02641/FUL Erection of a single storey 2 bedroomed house at rear

Date Decision: 31.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05472/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : Telephone Exchange
Church Road
Upper Norwood
London
SE19 2QW

Type: Full planning permission

Proposal : Removal of 6 no. antennas and installation of 3 no. antennas and 2 no. equipment cabinets and associated apparatus and ancillary works

Date Decision: 06.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06199/DISC

Ward : **Crystal Palace And Upper Norwood**

Location : 55 - 133 College Green
Upper Norwood
London
SE19 3PR

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 8 (water target) in reference to 19/02633/FUL granted for Refurbishment of existing tower block and modifications at ground storey to include three new residential units with extended main entrance lobby and fire escape corridors. The roof above the tower block will also be refurbished with a new replacement insulated warm roof waterproofing system. The external areas will also be refurbished with two new car parking areas, external steps and rear private garden with patio. New low level railing and gates to be provided around the perimeter of the site with high level security railings and gate to the private garden area.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Date Decision: 09.04.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/06392/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 55 - 133 College Green
Upper Norwood
London
SE19 3PR
Type: Discharge of Conditions

Proposal : Details pursuant Condition 5 (Refuse storage) of planning permission 19/02633/ful granted for refurbishment of existing tower block and modifications at ground storey to include three new residential units with extended main entrance lobby and fire escape corridors. The roof above the tower block will also be refurbished with a new replacement insulated warm roof waterproofing system. The external areas will also be refurbished with two new car parking areas, external steps and rear private garden with patio. New low level railing and gates to be provided around the perimeter of the site with high level security railings and gate to the private garden area.

Date Decision: 09.04.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00389/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 17 Summit Way
Upper Norwood
London
SE19 2PU
Type: Works to Trees in a Conservation Area

Proposal : 3x Lime 1x Oak (G1) - Front garden. Neighbouring woodland overhanging the clients property. To remove the epicormic growth up to the crown break and to reduce a selection of lower laterals on one of the Lime trees by approximately 1.5 metres. To also cut back all other vegetation overhanging the boundary fence. To also remove one limb from the Oak tree standing further back extending and almost touching the side of the property.
1x Sycamore, 1x Oak, Yew, Holly (G2) - Side of property and rear garden. To remove the trunk (epicormic) growth up to the crown break and to cut back and shape a mixed Yew and Holly bush. To strip the dead ivy off of the Sycamore tree.

Date Decision: 31.03.21

No objection (tree works in Con Areas)

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 46-48 Westow Street
Upper Norwood
London
SE19 3AF

Type: **Norwood**
Consent to display
advertisements

Proposal : Erection of two fascia signs and one projecting sign

Date Decision: 06.04.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/00650/CAT

Ward : **Crystal Palace And Upper Norwood**

Location : 14 Stoney Lane
Upper Norwood
London
SE19 3BD

Type: Works to Trees in a
Conservation Area

Proposal : T1, T2 _ T3 (3x) - Conifers to fell to ground level. T4 Oak - Fell to ground level, blocking window/ emergency exit. T5-T11 (7x) Sorbus - crown lift to 3m measured from ground level. T12 Sycamore - remove suckers and crown thin by 30%

Date Decision: 01.04.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/00659/TRE

Ward : **Crystal Palace And Upper Norwood**

Location : 24 Hamlyn Gardens
Upper Norwood
London
SE19 2NX

Type: Consent for works to protected
trees

Proposal : T1 - Sycamore - Reduce height by 3m from 12m to 9m and lateral spread by 3m from 10m to 7m.
The trees were reduced around 5 years previously and the regrowth should be pruned to maintain a reasonable size crown for the environment and for health & safety reasons.

Date Decision: 09.04.21

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 22 - 24 Chipstead Valley Road
Coulsdon
CR5 2RA

Type: Full planning permission

Proposal : Erection of two storey rear extension to provide storage to the shop and a 2 bedroom apartment at first floor

Date Decision: 01.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05873/DISC
Location : Cane Hill Park Development Site
Off Brighton Road
Coulsdon
CR5 3YL

Ward : Coulsdon Town
Type: Discharge of Conditions

Proposal : Discharge of condition number 76 (Code for Sustainable Homes) attached to planning permission ref. 13/02527/P. (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 dwelling house; Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwelling house, 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: 09.04.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06566/HSE
Location : 41A Hollymeoak Road
Coulsdon
CR5 3QA

Ward : Coulsdon Town
Type: Householder Application

Proposal : Demolition of outbuilding and conversion of garage; Erection of single storey side/rear extension, single-storey side extension and new entrances involving formation of attached annex.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 4 Woodplace Lane
Coulsdon
CR5 1NB
Type: Consent for works to protected trees

Proposal : 2 x Yew - Reduce branches overhanging neighbour by 1m leaving 2m
(TPO 25,1972)

Date Decision: 01.04.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00591/TRE
Location : 4 Charlton Gardens
Coulsdon
CR5 1AS
Type: Consent for works to protected trees
Ward : Coulsdon Town

Proposal : T1 - Pine Tree - remove overextended scaffold limb (located on the north west side of canopy overhanging property at 4 Charlton Gardens) - branch previously had a cable brace installed which has recently failed. Tree is located on the grassed area at the rear of 3-4 Charlton Gardens.
(TPO 12/1968)

Date Decision: 01.04.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00648/HSE
Location : 2 Bramley Avenue
Coulsdon
CR5 2DP
Type: Householder Application
Ward : Coulsdon Town

Proposal : Erection of a single-storey side and rear extension, with steps to rear garden.

Date Decision: 08.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00649/LP
Location : 45 Winifred Road
Coulsdon
CR5 3JJ
Type: LDC (Proposed) Operations hatched
Ward : Coulsdon Town

Proposal : Rear dormer roof extension; hip to gable extension; two front roof lights; single storey rear extension; new side windows and increase of side SVP.

Date Decision: 09.04.21

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Level: Delegated Business Meeting

Ref. No. : 21/00995/GPDO
Location : 51 Smitham Downs Road
Purley
CR8 4NJ

Ward : Coulsdon Town
Type: Prior Appvl - Class AA upto 2 storeys

Proposal : Erection of 2 additional storey's to the existing house (increasing the height of the house from 9.1 metres to 14.68 metres)

Date Decision: 07.04.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/01120/NMA
Location : 1 Grove Wood Hill
Coulsdon
CR5 2EN

Ward : Coulsdon Town
Type: Non-material amendment

Proposal : Non-material amendment (alterations to the proposed front extension and fenestration) linked to planning application ref. 20/05162/HSE for the Alterations, erection of a proposed two storey rear extension, two storey side extension, single storey front, side and rear extension

Date Decision: 31.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01394/LP
Location : 156 St Andrews Road
Coulsdon
CR5 3HF

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

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

Date Decision: 08.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01433/LP
Location : 11 Bramley Avenue
Coulsdon
CR5 2DR

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

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Proposal : Alterations, erection of a single-storey rear extension.

Date Decision: 08.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01631/LP

Ward : Coulsdon Town

Location : 356 Chipstead Valley Road
Coulsdon
CR5 3BF

Type: LDC (Proposed) Operations
edged

Proposal : Alterations, erection of a single-storey rear extension

Date Decision: 08.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01636/LP

Ward : Coulsdon Town

Location : 67 Brighton Road
Coulsdon
CR5 2BE

Type: LDC (Proposed) Operations
edged

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

Date Decision: 08.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05689/DISC

Ward : Fairfield

Location : Land Adjacent To Croydon College
College Road
Croydon, CR0 1PF

Type: Discharge of Conditions

Proposal : Discharge of condition 4 (drainage strategy) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 09.04.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Proposal : T1, 3x White Poplar trees located at the front of the church by the bus stop, reduce/ re pollard to most previous points by 2-3 metres to prevent weak regrowth from snapping out over footpath and bus stop.

T2, 1x Holly tree located at the front of the church growing close to the fence and starting to affect church railings, Reduce height by 1.5 metres and hedge cut sides to match.

T3, 1x Lime tree located in the rear car park close to the building, re pollard to previous points to prevent foliage from blocking gutters and rubbing on building.

T4, 1x Holly tree located in the courtyard area, reduce the height by 50% and cut back from building, to stop shading from church window.

Date Decision: 09.04.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/00582/FUL

Ward : **Fairfield**

Location : 290 High Street
Croydon
CR0 1NG

Type: Full planning permission

Proposal : Replacement shopfront and replacement windows to frontage (following fire damage).

Date Decision: 07.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00583/ADV

Ward : **Fairfield**

Location : 290 High Street
Croydon
CR0 1NG

Type: Consent to display advertisements

Proposal : Erection of replacement illuminated fascia signage.

Date Decision: 07.04.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/00722/FUL

Ward : **Fairfield**

Location : 63 North End
Croydon
CR0 1TG

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Proposal : Installation of new shopfront and roller shutter

Date Decision: 09.04.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01074/DISC

Ward : Fairfield

Location : Ryan House
96 Park Lane
Croydon
CR0 1JB

Type: Discharge of Conditions

Proposal : Discharge of Condition 6 - Contaminated Land - of Planning Permission 20/03834/CONR for 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: 31.03.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/01278/NMA

Ward : Fairfield

Location : Wandle Road Car Park
Wandle Road
Croydon
CR0 1DX

Type: Non-material amendment

Proposal : Non material amendment to permission 17/06318/FUL for Redevelopment of part of site to provide part 5, 22 and 25-storey mixed used building, incorporating 128 no. residential units (Class C3) in addition to flexible commercial floorspace (Class A1/A3/B1/D2) on lower levels, as well as new vehicular access, residential car parking spaces, new public realm including shared pedestrian and cycle access through the site.

Date Decision: 09.04.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/02410/OUT

Ward : Kenley

Location : 10 Cedar Walk
Kenley
CR8 5JL

Type: Outline planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Proposal : Outline application for the proposed demolition of side extension to existing house to allow access to the rear and the construction of 4 new two storey dwellings with associated amenity space, the provision of 8 parking spaces and cycling space.

Date Decision: 01.04.21

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

Level: Planning Committee - Minor Applications

Ref. No. : 20/02777/HSE
Location : 25 Mosslea Road
Whyteleafe
CR3 0DR

Ward : Kenley
Type: Householder Application

Proposal : Raise of land levels along the rear boundary (part-retrospective).

Date Decision: 30.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03622/FUL
Location : 72 Hayes Lane
Kenley
CR8 5JQ

Ward : Kenley
Type: Full planning permission

Proposal : Demolition of existing dwelling; erection of a three storey residential development with roof accommodation comprising 7 flats; erection of a pair of two-storey semi-detached houses at the rear; provision of nine parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity space

Date Decision: 09.04.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05831/DISC
Location : Fir Hollow
35 Uplands Road
Kenley
CR8 5EE

Ward : Kenley
Type: Discharge of Conditions

Proposal : Details of condition 3(Construction Logistics Management Plan), Condition 4 (Site Specific Suds), Condition 6 (Materials), Condition 7 (Hard and Soft Landscaping) and Condition 10(Carbon dioxide reduction) pursuant to planning permission 20/00331/FUL for the demolition of existing dwelling and attached garage and erection of 6 townhouses and associated parking and access road at Fir Hollow, 35 Uplands Road, Kenley, CR8 5EE

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 247 Hayes Lane
Kenley
CR8 5HN
Type: Consent for works to protected trees

Proposal : T1 - Beech tree. To be felled. - reason for works. tree has had a rapid decline in health and believe to have Biscogniauxia nummularia. (Beech Tarcrust)
Replant with new tree if requested.
(TPO 10,1978)

Date Decision: 31.03.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/00630/TRE
Location : 73 Hayes Lane
Kenley
CR8 5JR
Type: Consent for works to protected trees
Ward : Kenley

Proposal : T1. Weeping Silver Lime - To re-pollard back to previous pruning points (2.5m Reduction)
Reasons - Repeat cyclical pruning.
(TPO no.188)

Date Decision: 01.04.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00684/TRE
Location : 18 Cullerden Road
Kenley
CR8 5LR
Type: Consent for works to protected trees
Ward : Kenley

Proposal : T1. Beech. Reduce the crown by 2-3m laterally and in height. To allow light onto the property and reduce crown weight. T2 Western Red Cedar - Remove the lower, co-dominant stem that faces the house, back to the mainstem and raise the lower crown to 3m from ground level. To allow more light in and onto the property
(TPO No. 23, 2007)

Date Decision: 09.04.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00824/TRE
Location : 7 Highwood Close
Kenley
CR8 5HW
Type: Consent for works to protected trees
Ward : Kenley

Proposal : Refer to attached report for all proposed tree works and reasons
(TPO NO. 11, 1971)

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 4 Arnalls Road
Norbury
London
SW16 3EP

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 6 of Listed Building Consent ref 20/00141/LBC approved for Demolition of existing outbuilding, erection of enlarged outbuilding, ground floor rear link extension and internal alterations.

Date Decision: 07.04.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00397/HSE

Location : 70 Gibson's Hill
Norbury
London
SW16 3JS

Ward : **Norbury Park**

Type: Householder Application

Proposal : Proposed first floor rear extension and double storey part-side extension.

Date Decision: 31.03.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/00428/HSE

Location : 262 Norbury Avenue
Norbury
London
SW16 3RL

Ward : **Norbury Park**

Type: Householder Application

Proposal : Erection of single/two storey side/rear extension.

Date Decision: 09.04.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/00441/HSE

Location : 68 Gibson's Hill
Norbury
London
SW16 3JS

Ward : **Norbury Park**

Type: Householder Application

Proposal : Erection of first floor side and rear extensions.

Date Decision: 01.04.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/00983/GPDO

Ward : Norbury Park

Location : 77 Norbury Hill
Norbury
London
SW16 3RU

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension which projects out 8 metres from the original rear wall of the dwelling house (4.5 metres from the extended wall) and a maximum height of 3.8 metres

Date Decision: 09.04.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/05742/FUL

Ward : Norbury And Pollards Hill

Location : 1342 - 1344 London Road
Norbury
London
SW16 4DG

Type: Full planning permission

Proposal : Change of use of ground floor from Metropolitan Police Safety Neighbourhoods Unit office (Use Class E) to Education Centre (Use Class F.1)

Date Decision: 31.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00437/DISC

Ward : Norbury And Pollards Hill

Location : 101 Kilmartin Avenue
Norbury
London
SW16 4RA

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 5 (landscaping) from planning permission 20/00156/FUL for 'Ground floor and rear roof extensions and conversion of the house into two flats'

Date Decision: 31.03.21

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00491/LP
Location : 14 Benett Gardens
Norbury
London
SW16 4QE
Proposal : Hip to gable roof alteration, rear roof extension and installation of two rooflights to front roof slope

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

Date Decision: 31.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00524/LP
Location : 42 Norbury Court Road
Norbury
London
SW16 4HT
Proposal : Erection of a detached studio in the rear garden incidental to the dwellinghouse

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

Date Decision: 01.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00709/GPDO
Location : 63 Pollards Hill South
Norbury
London
SW16 4LR
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum height of 3.92 metres

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

Date Decision: 30.03.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Date Decision: 01.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00237/TRE
Location : Alden Court
1 Fairfield Path
Croydon
CR0 5QN
Ward : **Park Hill And Whitgift**
Type: Consent for works to protected trees
Proposal : T703 Oak - Reduce North And North East Side Of Crown By 1.5m. Reduce South And South West Side Of Crown By 2-2.5m To Balance. Remove epicormic growth from ground level to crown break approx 5m)
(TPO no.17, 1987)

Date Decision: 31.03.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00616/HSE
Location : 15 Radcliffe Road
Croydon
CR0 5QG
Ward : **Park Hill And Whitgift**
Type: Householder Application
Proposal : Alterations to existing front porch and erection of single storey rear extension.

Date Decision: 08.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00181/FUL
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : Riddlesdown Collegiate
Honister Heights
Purley
CR8 1EX
Type: Full planning permission

Proposal : Two storey extension including an upper link bridge (northern buildings) to provide additional class room space, new office area and associated rooms for the school.

Date Decision: 06.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00465/FUL
Ward : **Purley Oaks And Riddlesdown**
Location : Telecommunications Mast
Adj 120 Lower Barn Road
Purley
Type: Full planning permission

Proposal : Existing 15 meter monopole to be removed and replaced with 20.0 m monopole, with new headframe to support proposed 3no. TEF antennas, 3no. VF antennas, 15no. TEF RRHs, 15no. VF ERS. Proposed TEF GPS module installed on new headframe as well as 2No. 300mm dishes. Along with the removal of 1No. Meter cabinets and the installation of 2No. cabinets to be painted fir green. Together with ancillary development thereto.

Date Decision: 06.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00612/HSE
Ward : **Purley Oaks And Riddlesdown**
Location : 10 Penwortham Road
South Croydon
CR2 0QS
Type: Householder Application

Proposal : Single storey rear extension; external alterations including new side window and door and raising of land levels to the rear.

Date Decision: 07.04.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 56 Brighton Road
Purley
CR8 2LJ
Type: Discharge of Conditions

Proposal : Discharge of condition 6 (construction logistics plan) attached to planning permission 19/04275/FUL for 'Conversion from a dwellinghouse to 4 self-contained flats (comprising 1x1 Bed, 1x2 Bed and 2x3 Bed flats) with external alterations including three storey side extension, rear and roof extensions, changes to front, demolition of existing garage, outside WC, conservatory, associated private and communal amenity space, cycle storage, hard & soft landscaping, bin storage and car parking spaces, alterations to openings'

Date Decision: 08.04.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06357/DISC
Location : 67 Higher Drive
Purley
CR8 2HR
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Proposal : Discharge of Condition 3 (Construction logistics plan) attached to planning permission 20/01484/FUL for demolition of existing building and erection of a four storey block of flats (including roofspace accommodation) and associated car parking, cycle parking, bin storage and landscaping.

Date Decision: 07.04.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06595/DISC
Location : 8 Woodcote Drive
Purley
CR8 3PD
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Proposal : Discharge of conditions 4 (Construction Logistics Plan), 5 (Arboricultural Tree Report and Tree Protection Plan) and 7 (Flood Risk Assessment) for 20/00277/FUL

Date Decision: 01.04.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/06642/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 32 - 42 High Street
Purley
CR8 2AA
Type: Discharge of Conditions

Proposal : Discharge of condition 16 (35% carbon dioxide reduction) of planning permission ref 16/06329/FUL dated 13.12.2017 (Continued use of ground floor for purposes within use class A3: Additional A1 and A3 use: Alterations and extension to upper floors to include an additional 4 storey extension to provide; 20 one bedroom, 12 two bedroom and 4 three bedroom flats)

Date Decision: 30.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00198/CAT
Location : 22 Rose Walk
Purley
CR8 3LG

Ward : Purley And Woodcote
Type: Works to Trees in a
Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Proposal : T1 Lime Tree - Reduce six previously reduced branches hanging over Danecroft property by 2 metres back to old pruning points or suitable growth points. T2 Horse Chestnut - Removal of two lowest large limbs over hanging Danecroft back to main trunk. And reduce any smaller overhanging lateral limbs over property by 3 metres maintaining balance. (Two lowest limbs are heavily weighted and could cause serious damage if not removed. Limiting light. Neighbouring side is very sparse so will balance tree substantially.) T3 Horse Chestnut - Reduce lateral limbs over hanging Danecroft property by 3m (Again heavily one sided over property with branches breaking and landing on roof as seen in photo)

Tree (4/5) Horse Chesnuts - Reduce lateral limbs over hanging Danecroft property by 3m (Again one sided with branches breaking and damaging roof)

Tree (6) Large Beech - Sectional dismantle large Beech tree over hanging Danecroft but in the garden of Beech House to ground level. (Beech tree had only two live branches last summer, lots of dead wood throughout, left any longer may become a danger to both properties and be more of a risk to climb. We will replant close to where this Beech is removed.

Tree (7) Sycamore - Reduce lateral spread overhanging Danecroft property by 1 metre.

Tree (8) Sycamore - Reduce lateral spread over hanging Danecroft property by 2m and shape accordingly. Again very one sided so will balance tree

Tree (9) Cherry Tree - Reduce/prune medium Cherry all over by 2m maintaining shape, leaving suitable growth points.

Tree (10) Sycamore - Reduce lateral overhang from neighbouring side by 3 m, lots of snapped out branches hanging and breaking because of lateral length.
(TPO no 14, 1976)

Date Decision: 31.03.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	21/00208/TRE	Ward :	Purley And Woodcote
Location :	63 Foxley Lane Purley CR8 3EH	Type:	Consent for works to protected trees

Proposal : Pine Tree (front garden in proximity to the house elevations) - Reduce lateral limb overhanging the property to provided a 2.5m clearance from the roof.
(TPO no. 20, 2006)

Date Decision: 31.03.21

Consent Granted (Tree App.)

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Level: Delegated Business Meeting

Ref. No. : 21/00267/TRE
Location : Amberley Lodge
86 Downlands Road
Purley
CR8 4JF
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees
Proposal : T2 - Douglas Fir - Fell to ground level. Tree appears to be dead. Photograph of tree was taken on 17th September 2020.
(TPO no.5, 1986)

Date Decision: 31.03.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00367/TRE
Location : 6 Rose Walk
Purley
CR8 3LG
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees
Proposal : T1 - Sweet chestnut- Overall crown reduction of 3-4m
(TPO. 20, 1980)

Date Decision: 31.03.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/00369/HSE
Location : 8 Briar Hill
Purley
CR8 3LE
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Retention of an air source heat pump and acoustically lined timber housing.

Date Decision: 31.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00404/CAT
Location : 17 Woodcote Lane
Purley
CR8 3HB
Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Proposal : G1 Coppice the small Hazel located directly in front of the small Yew tree on the front boundary.
Prune and trim (by up to 1m) the 3x Yew located in the front corner of the garden to produce a more compact and symmetrical shape.

G2 - Section dismantle 2x Sycamore (southern side of garden) - 2x smaller trees located adjacent to the shed and competing with the crown of the larger Beech.

G3 Overhanging Sycamore (northern boundary) - Cut back to the boundary 2-3 branches overhanging the garden room to provide clearance.

G4 - 3x Sycamore - Section dismantle the tree located on the fence line adjacent to the car port.

Reduce the crowns of 2x trees located to the rear and western side of the car port (stem damage and decay evident on all 3x trees).

To maintain healthy tree stock and manage the associated risks.

Date Decision: 31.03.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	21/00479/HSE	Ward :	Purley And Woodcote
Location :	53 Purley Vale Purley CR8 2DU	Type:	Householder Application
Proposal :	Erection of a rear dormer window and 3x front roof lights to facilitate a loft conversion.		

Date Decision: 31.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	21/00525/TRE	Ward :	Purley And Woodcote
Location :	Onslow Farm Lane Purley CR8 3PW	Type:	Consent for works to protected trees
Proposal :	T1 Beech - Reduce lateral spread growing towards the property by 2m leaving 3m, raise crown to 4m T2-T4 Beech - Remove 3/4 low branches over hanging garage roof (TPO 4, 1971)		

Date Decision: 01.04.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00564/TRE
Location : 17 Purley Knoll
Purley
CR8 3AF
Proposal : T1 1 x Beech - Reduce & shape crown by approx. 2.5m leaving 4-5m, raise crown to 4m & crown thin by 10% & remove major deadwood
T2 1 x Beech - Reduce & shape crown by 2m leaving 3m, raise crown to 4m & remove major deadwood
(TPO 29/2016)

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

Date Decision: 01.04.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00572/TRE
Location : 42 Oakwood Avenue
Purley
CR8 1AQ
Proposal : T1 Silver Birch - Crown thin by 15% and remove 2 lowest minor branches
(TPO 8/1983)

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

Date Decision: 01.04.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00609/CAT
Location : 24 Rose Walk
Purley
CR8 3LG
Proposal : Tree no. (9), Cherry Tree - Reduce all over by 2m maintaining shape, leaving suitable growth points.

Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area

Date Decision: 01.04.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/00668/TRE
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 122A Woodcote Valley Road
Purley
CR8 3BF
Type: Consent for works to protected trees

Proposal : T1. Beech - To crown thin by 20%
Reasons: The crown was reduced a few years ago and the result is dense regrowth within the canopy. The client would like more light penetration, plus thinning will improve the branching structure of the crown.
(TPO no.17, 1989)

Date Decision: 09.04.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00695/PDO
Location : 1 - 18 The Pines
Purley
CR8 2DZ
Ward : **Purley And Woodcote**
Type: Observations on permitted development

Proposal : Removal and replacement of 3no antennas, installation of 1no. GPS node and associated ancillary works thereto under Class A of Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, (as amended) (the GPDO).

Date Decision: 09.04.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/00704/HSE
Location : 18 Manor Wood Road
Purley
CR8 4LE
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Erection of front porch, single storey side and rear extension with proposed decking with steps. Boundary treatment

Date Decision: 09.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00736/DISC
Location : 67 Higher Drive
Purley
CR8 2HR
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Proposal : Details of condition 4 (SUDS) pursuant to planning permission 20/01484/FUL for the Demolition of existing building and erection of a four storey block of flats (including roofspace accommodation) and associated car parking, cycle parking, bin storage and landscaping. The proposed development comprises 17 residential apartments and 13 car parking spaces at 67 Higher Drive Purley CR8 2HR

Date Decision: 09.04.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/00797/CAT

Ward : Purley And Woodcote

Location : 6 Rose Walk
Purley
CR8 3LG

Type: Works to Trees in a
Conservation Area

Proposal : TG2 - Conifer Group - Height 14m, Located along front boundary circa 12 trees in group. Proposed works are crown reduction of c.0.5m from lateral limbs and 3-4m from height, crown lift to 2m on all lower branching.
Works are required for routine management to maintain tree health and condition.

Date Decision: 09.04.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/00838/TRE

Ward : Purley And Woodcote

Location : 6 Gregory Court
Dale Road
Purley
CR8 2EF

Type: Consent for works to protected
trees

Proposal : T1 - Beech Tree - Located south of 6 Gregory Court. Tree height 20m. Large tree with Ivy, deadwood and branching in contact with building.
Tree crown to be pruned by 2m from lateral limbs leaving height as is.
This work is required to stop direct contact and damage to the property.
(TPO NO. 47, 2010)

Date Decision: 09.04.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/01226/DISC

Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 19 Box Ridge Avenue
Purley
CR8 3AS
Type: Discharge of Conditions

Proposal : Full discharge of conditions 3 (landscaping) and 4 (cycle and refuse storage) attached to permission 19/04829/CONR for the demolition of existing two storey house and detached garage. Erection of two/three storey building with accommodation in the roofspace to provide 8 units including the provision of car and cycle parking, refuse storage facilities, hard and soft landscaping and land alterations throughout the site.

Date Decision: 09.04.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01711/LP
Location : 90 Beaumont Road
Purley
CR8 2EG
Ward : **Purley And Woodcote**
Type: LDC (Proposed) Operations edged

Proposal : Alterations and conversion of a garage to a habitable room

Date Decision: 09.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05347/DISC
Location : 48 Mitchley Hill
South Croydon
CR2 9HB
Ward : **Sanderstead**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (Materials) and 11 (CLP) attached to planning permission 19/02209/FUL for Demolition of single-family dwelling and erection of one 3-storey block, containing 6 x 2-bedroom apartments, 2 x 4-bedroom houses and 1 x 3 bedroom house with associated access, 10 parking spaces, cycle storage and refuse store.

Date Decision: 08.04.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06470/FUL
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 18 Brambledown Road Type: Full planning permission
South Croydon
CR2 0BL
Proposal : Demolition of existing dwelling, and erection of a three storey building with
accommodation in the roof comprising 8 flats, provision of new access, 7 parking spaces,
refuse store, cycle parking and landscaping

Date Decision: 09.04.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00187/HSE Ward : **Sanderstead**
Location : 112 The Woodfields Type: Householder Application
South Croydon
CR2 0HF
Proposal : Erection of single storey side/rear extension

Date Decision: 07.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00456/LP Ward : **Sanderstead**
Location : 62 Sanderstead Court Avenue Type: LDC (Proposed) Operations
South Croydon edged
CR2 9AJ
Proposal : proposed hip to gable alteration; rear dormer extension and three front rooflights

Date Decision: 01.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00458/HSE Ward : **Sanderstead**
Location : 1 Attwood Close Type: Householder Application
South Croydon
CR2 9EN
Proposal : Proposed part single part two storey side extension and part single storey part two storey
rear extension

Date Decision: 09.04.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Level: Delegated Business Meeting

Ref. No. : 21/00631/HSE
Location : 39 Ewhurst Avenue
South Croydon
CR2 0DH
Proposal : Erection of single storey rear extension.

Ward : **Sanderstead**
Type: Householder Application

Date Decision: 07.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00652/TRE
Location : Hurnford Cottage
325 Sanderstead Road
South Croydon
CR2 0JP
Proposal : All works as per Appendix 3: Tree Works Schedule (attached).
(TPO no. 26, 2005)

Ward : **Sanderstead**
Type: Consent for works to protected trees

Date Decision: 09.04.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00663/HSE
Location : 28 Rectory Park
South Croydon
CR2 9JN
Proposal : Alterations, erection of a side and front extension and proposed rear gate to be installed to allow access directly in to Sanderstead Recreational Park

Ward : **Sanderstead**
Type: Householder Application

Date Decision: 06.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01559/LP
Location : 44 Hyde Road
South Croydon
CR2 9NP
Proposal : Erection of single storey rear and side extensions

Ward : **Sanderstead**
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : Brackens
Bishops Walk
Croydon
CR0 5BA
Type: Consent for works to protected trees

Proposal : T7 Holly - Fell to ground & grind stump (remaining trees not considered old enough to be covered by the order)
(TPO no.51, 1985)

Date Decision: 31.03.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00385/TRE
Ward : **Selsdon And Addington Village**

Location : 2 Riesco Drive
Croydon
CR0 5RS
Type: Consent for works to protected trees

Proposal : Thin by 30% a Beech tree approximately 24M in height. This is to let more light into the property.
(TPO NO. 8, 1969)

Date Decision: 31.03.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00457/TRE
Ward : **Selsdon And Addington Village**

Location : 16 Crozier Drive
South Croydon
CR2 8DX
Type: Consent for works to protected trees

Proposal : Mature Beech Tree - Fell
(TPO 11/1978)
The trunk is 17ft from garage and 23ft from the house.
Excessive shading from the canopy which is overhanging the glass lantern of Orangery extension.
Large tree roots were found in rain water 'down pipes' and drainage during the Orangery building works
Replant with one standard tree in the same position - your guidance would be welcome.

Date Decision: 31.03.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Proposal : Replacement conservatory

Date Decision: 09.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00712/PA8

**Ward : Selsdon And Addington
Village**

Location : Land At Coombe Lane
Junction Of Gravel Hill
Croydon
CR0 5R

Type: Telecommunications Code
System operator

Proposal : The installation of a new 15.0m column supporting 6 no antennas, together with ground-based equipment cabinets and ancillary development thereto.

Date Decision: 09.04.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/01409/LP

**Ward : Selsdon And Addington
Village**

Location : 30 Crossways
South Croydon
CR2 8JL

Type: LDC (Proposed) Operations
edged

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

Date Decision: 08.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01557/LP

Ward : Selsdon Vale And Forestdale

Location : 6 Elmpark Gardens
South Croydon
CR2 8RU

Type: LDC (Proposed) Operations
edged

Proposal : Alterations, erection of a single-storey rear extension

Date Decision: 08.04.21

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Proposal : Single storey rear extension (4 metres in depth with a maximum height of 3 metres) in accordance with the Prior Approval given by the London Borough of Croydon on 17/09/2020 (Ref- 20/03422/GPDO).

Date Decision: 08.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00752/GPDO
Location : 81 Beulah Grove
Croydon
CR0 2QW

Ward : Selhurst
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 2.6 metres and a maximum overall height of 2.8 metres

Date Decision: 30.03.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/00855/DISC
Location : 26 Burdett Road
Croydon
CR0 2HH

Ward : Selhurst
Type: Discharge of Conditions

Proposal : Discharge Condition No.2 (Bicycle storage and Refuse Storage) from PP.18/03473/FUL

Date Decision: 01.04.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/00233/DISC
Location : Land Adjacent To Malling Close And Land
Adjacent To Stockbury Road
Croydon

Ward : Shirley North
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Proposal : Details pursuant to Condition 18 (Water Efficiency Calculations) in respect to REF 16/06422/FUL granted for Demolition of a single-storey temporary structure and garages. Erection of a four/ six storey building, 3 three-storey buildings and 1 two/four storey building to provide a total of 18 one bedroom and 23 two bedroom flats. Formation of vehicular access and provision of associated car parking, landscaping and other associated works

Date Decision: 06.04.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00408/DISC

Ward : Shirley North

Location : 11 Orchard Avenue
Croydon
CR0 8UB

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of conditions 4 (boundaries, bins, bikes) and 5 (CLP) from planning permission 20/01578/FUL for 'Provision of an additional storey to convert the existing single family house into two flats'

Date Decision: 30.03.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/00495/DISC

Ward : Shirley North

Location : Shirley Garden Centre
Wickham Road
Croydon
CR0 8BA

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 4 (soft landscaping) from application 20/00433/CONR for 'Demolition of existing buildings to the rear of the site (A1) and construction of a part 1 and part 2 storey building, change of use of part of the ground floor commercial space (A1) to form a mixture of A1 and B1. Associated car parking, boundary treatment, cycle and refuse stores, landscaping and ancillary works to allow changes to the site layout, the inclusion of a basement level and alterations to the elevations'

Date Decision: 31.03.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/00559/HSE

Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 11 Tower View
Croydon
CR0 7PY

Type: Householder Application

Proposal : Alterations; Erection of single storey rear extension to existing garage and for use as a habitable space; erection of front porch and installation of rooflight on rear roofslope.

Date Decision: 01.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00719/GPDO
Location : 28 Mardell Road
Croydon
CR0 7TG

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

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 30.03.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/01678/TRE
Location : 112 Montpelier Court
Kempton Walk
Croydon
CR0 7XF

Ward : Shirley North
Type: Consent for works to protected
trees

Proposal : Oak (T1) - fell due to serious fungal infection at base of tree.
(TPO NO.16, 2006)

Date Decision: 09.04.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00275/HSE
Location : 46 Tideswell Road
Croydon
CR0 8PU

Ward : Shirley South
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Proposal : Alterations including erection of a single storey side and rear extension, and raising walls to existing first floor level above existing garage and constructing hipped roof over, including new window at first floor level to the front of the property.

Date Decision: 31.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00320/HSE
Location : 12 Lake Road
Croydon
CR0 8DS
Proposal : Erection of single storey side and rear extension.
Ward : **Shirley South**
Type: Householder Application

Date Decision: 08.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00638/HSE
Location : 184 Bridle Road
Croydon
CR0 8HL
Proposal : Enlargement of existing side garage/outbuilding and conversion into habitable space (bedroom); removal of front garage door; installation of rear window; relocation of side door and external alterations.
Ward : **Shirley South**
Type: Householder Application

Date Decision: 09.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00675/HSE
Location : 17 West Way
Croydon
CR0 8RQ
Proposal : Erection of ground floor rear extension, alteration to rear door
Ward : **Shirley South**
Type: Householder Application

Date Decision: 09.04.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 1 Ballards Way
South Croydon
CR2 7JP
Type: Householder Application

Proposal : Demolition of garage. Erection of two-storey side and rear extension and alterations to rear patio and steps.

Date Decision: 09.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00393/FUL
Location : 46 Avondale Road
South Croydon
CR2 6JA
Type: Full planning permission
Ward : **South Croydon**

Proposal : Erection of a single 2-bedroom basement flat and new carport forecourt

Date Decision: 01.04.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00449/LP
Location : 88 Brighton Road
South Croydon
CR2 6AD
Type: LDC (Proposed) Operations edged
Ward : **South Croydon**

Proposal : Lawful development certificate (proposed) for the erection of a hip to gable alteration; rear roof extension within main rear roofslope and second floor roof extension to rear outrigger and 3x rooflights within the front roofslope.

Date Decision: 01.04.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00501/DISC
Location : Land Rear Of 31-33 Croham Valley Road
Ballards Rise
South Croydon
Type: Discharge of Conditions
Ward : **South Croydon**

Proposal : Discharge of Condition 11 - Construction Logistics Plan attached to planning permission 19/04615/FUL for Erection of 2 two storey detached buildings with accommodation within the roofspace comprising 8 flats, bin store, formation of vehicular access and provision of 7 parking spaces

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Date Decision: 30.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00694/HSE
Location : 32 St Augustine's Avenue
South Croydon
CR2 6JG

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

Proposal : Erection of a rear roof dormer window and 1x front rooflight to facilitate a loft conversion.

Date Decision: 09.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00716/HSE
Location : 33 Newark Road
South Croydon
CR2 6HR

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

Proposal : Alteration, erection of a proposed front porch extension

Date Decision: 08.04.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01091/NMA
Location : 17 Moreton Road
South Croydon
CR2 7DN

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

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, omission of external stairs and creation of a wider window at rear of the ground floor.

Date Decision: 31.03.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Date Decision: 09.04.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00744/GPDO
Location : 60 Windsor Road
Thornton Heath
CR7 8HE

Ward : Thornton Heath
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 2.5 metres and a maximum height of 3.5 metres

Date Decision: 30.03.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/00587/PA8
Location : Area Of Grass Verge, Denning Avenue,
Croydon, Waddon,
London,
CR0 4DT

Ward : Waddon
Type: Telecommunications Code
System operator

Proposal : Street Pole with Built-In Cabinet, 3no. Separate Cabinets and Ancillary Works

Date Decision: 01.04.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/00594/HSE
Location : 49 Bates Crescent
Croydon
CR0 4ET

Ward : Waddon
Type: Householder Application

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

Date Decision: 07.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00625/LP
Location : 55 Waddon Park Avenue
Croydon
CR0 4LW
Proposal : Erection of an outbuilding in the rear garden
Date Decision: 07.04.21

Ward : Waddon
Type: LDC (Proposed) Operations
edged

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00633/CONR
Location : Unit 6, 17 Whitestone Way
Croydon
CR0 4W
Proposal : Variation of condition 3 of planning application REF: 19/04093/FUL, to extend opening hours from 09:00-17:00 Monday - Friday to 06:00-23:30 7 days a week.

Ward : Waddon
Type: Removal of Condition

Date Decision: 07.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01056/NMA
Location : 2 & 4 Trojan Way
Croydon
CR0 4XL
Proposal : Non-material amendment to planning permission ref. 19/03735/FUL (External alterations including erection of signage to retail units. Reconfiguration of existing car park with provision of additional spaces and associated works including cycle parking and landscaping) for alterations to the external lighting and the external plant fencing at the site.

Ward : Waddon
Type: Non-material amendment

Date Decision: 09.04.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06707/HSE
Ward : Woodside

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 22 Birchanger Road
South Norwood
London
SE25 5BB

Type: Householder Application

Proposal : Alteration: Demolition of existing single storey rear extension and rebuilding with a 2m longer single-storey rear extension with a flat roof.

Date Decision: 09.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00392/FUL

Ward : **Woodside**

Location : 113 - 121 Portland Road
South Norwood
London
SE25 4UN

Type: Full planning permission

Proposal : The erection of a mansard roof extension at the third storey level to accommodate 5 no. residential units.

Date Decision: 09.04.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00461/LP

Ward : **Woodside**

Location : 41 Percy Road
South Norwood
London
SE25 5NA

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension

Date Decision: 30.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00585/LP

Ward : **Woodside**

Location : 38 Oakley Road
South Norwood
London
SE25 4XQ

Type: LDC (Proposed) Operations edged

Proposal : Erection of L-shaped rear dormer, single-storey side/rear extension and installation of 2 rooflights in front roofslope.

Date Decision: 06.04.21

Decisions (Ward Order) since last Planning Control Meeting as at: 12th April 2021

Location : 30 Leander Road
Thornton Heath
CR7 6JU
Type: Householder Application

Proposal : Retrospective application for alterations, erection of wall to side access.

Date Decision: 09.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00546/HSE
Location : 25 Lavender Road
Croydon
CR0 3BH
Type: Householder Application
Ward : West Thornton

Proposal : Part single, part two storey rear extensions and rear dormer roof addition with other alterations

Date Decision: 09.04.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00693/HSE
Location : 49 Bensham Lane
Croydon
CR0 2RX
Type: Householder Application
Ward : West Thornton

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

Date Decision: 09.04.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00948/DISC
Location : 791 London Road
Thornton Heath
CR7 6AW
Type: Discharge of Conditions
Ward : West Thornton

Proposal : Discharge of Condition 18 attached to Planning Permission 19/01563/FUL for Demolition of existing buildings, erection of part three / part four storey building, with flexible A1/A2/D1 Use Class at ground floor frontage, and provision of 17 flats with rear rooftop amenity area at third floor, provision of associated bin storage, and cycle storage.

Date Decision: 07.04.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00970/GPDO
Location : 167 Silverleigh Road
Thornton Heath
CR7 6DT

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.66 metres and a maximum height of 3.45 metres

Date Decision: 09.04.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting